

PARK COUNTY BOARD OF COMMISSIONERS  
AGENDA  
856 CASTELLO AVE.  
FAIRPLAY, COLORADO  
**Thursday, March 28, 2019**

9:30 AM CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

APPROVAL OF VOUCHERS

CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:

- .I. CONSIDERATION OF RENEWAL OF ZBZ CORP PARK COUNTY RETAIL MARIJUANA STORE, RETAIL MARIJUANA CULTIVATION FACILITY, AND RETAIL MARIJUANA INFUSED PRODUCTS MANUFACTURING LICENSES

**ADDRESS:** 100 W. HWY 24, HARTSEL, CO., 80449  
**APPLICANTS:** BRENT AND FLORIBETH BECKMAN

Documents:

[ZBZCorp\\_2018\\_Renewal\\_BOCC Staff Report.pdf](#)

- .II. APPROVE/DENY LAND AND WATER TRUST FUND PROJECT APPLICATIONS AND BOARD APPOINTMENTS
- .III. APPROVE/DENY A RESOLUTION APPROVING A COMMON PLAT AMENDMENT VACATING THE PLATTED BUILDING ENVELOPE IN LOT 17, LIONS HEAD RANCH SUBDIVISION

Documents:

[19AMN-01 BOCC Resolution.doc](#)

PUBLIC HEARING(S)

PUBLIC COMMENTS

EXECUTIVE SESSION IN REGARD TO LEGAL & PERSONNEL MATTERS (CLOSED SESSION)

ADJOURN

ADMINISTRATIVE SESSION ( OPEN )

12:00 PM LUNCH

TIMES ARE APPROXIMATE. ITEMS MAY BE HEARD EARLIER OR LATER THAN SHOWN

ABOVE.

NOTE: Items May Be Added To These Agendas Up To 48 Hours Before The Scheduled Time. Items May Be Deleted Or Cancelled At Any Time. Please Check Website "[Parkco.Us](http://Parkco.Us)" for most Updated Agendas. If You Need Further Information, Please Contact The BOCC (Board of County Commissioners) Office At: 719-836-4201.

**PARK COUNTY BOARD OF COMMISSIONERS  
PLANNING DEPARTMENT STAFF REPORT**

BOCC Meeting Date: March 28, 2019

To: County Commissioners

Date: March 18, 2019

Prepared by: Louise Derengowski, Planning Technician  
Sheila Cross, Director of Development Services

Subject: ZBZ Corp DBA Antero Junction  
Retail Marijuana License Renewal

Request: Renewal of Retail Marijuana Store, Infused Products Manufacturing  
& Cultivation Facility Licenses

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**License Summary:**

Business:	ZBZ Corp.
Applicant(s):	Brent & Floribeth Beckman
Property/Business Owner(s):	Brent & Floribeth Beckman
Location:	100 W Hwy 24, Hartsel
Zone District:	Commercial (C) - see Attachment 1, Zoning Map.
Lot Size:	25 Acres
License Type:	Retail Marijuana Store, MIPS & Cultivation Facility

**Background:**

ZBZ Corp was approved for Park County Marijuana Licenses to allow for a retail cultivation facility, retail store, and infused products manufacturing. The facility is located at 100 West Highway 24, at the historic Antero Junction townsite. A vicinity map is included as Attachment 2. Renewal of their licenses is due, and proper application has been made. The applicants are requesting renewal of the retail store, cultivation facility, and infused products manufacturing licenses.

While Ordinance 17-01 allows for administrative review of marijuana license renewals, staff is deferring ZBZ's renewals to the Board of County Commissioners (BOCC) because the initial license was granted in 2014, but the facility has not yet opened for business; and because the facilities' state licenses have expired and renewal has not been applied for by the operators. At the time of writing this report the license owners

have a personal tax delinquency from 2016 of \$1,775.15 and 2017 \$1,482.48. A request for an abatement has been filed with the Assessor.

### Licensing History

- The Retail Marijuana Store, Retail Products Manufacturing, and Retail Marijuana Cultivation Facility Licenses were originally approved on September 18, 2014; and renewed on October 1, 2015; October 2, 2016, and November 8, 2017.

### Operational Comments

This facility is still under construction. The applicants' projected development plan is attached, see Attachment 3.

### Conditions

The original licenses and renewals were granted with no conditions.

### Ordinance 16-01

Section 7(d) states "a license issued pursuant to this Ordinance does not eliminate the need for the licensee to obtain other required permits or licenses related to the operation of the retail marijuana establishment, including, without limitation, a license from the state licensing authority..." The subject state license expired October 1, 2017 and, at the time of writing this report, the operators have not applied to renew the licenses.

Section 14 (a) states that no license shall be issued to, held by, or renewed by any of the following: (8) Any person who fails to file any tax return with a taxing agency... At the time of writing this report the facility owner has personal property taxes due from 2016 and 2017.

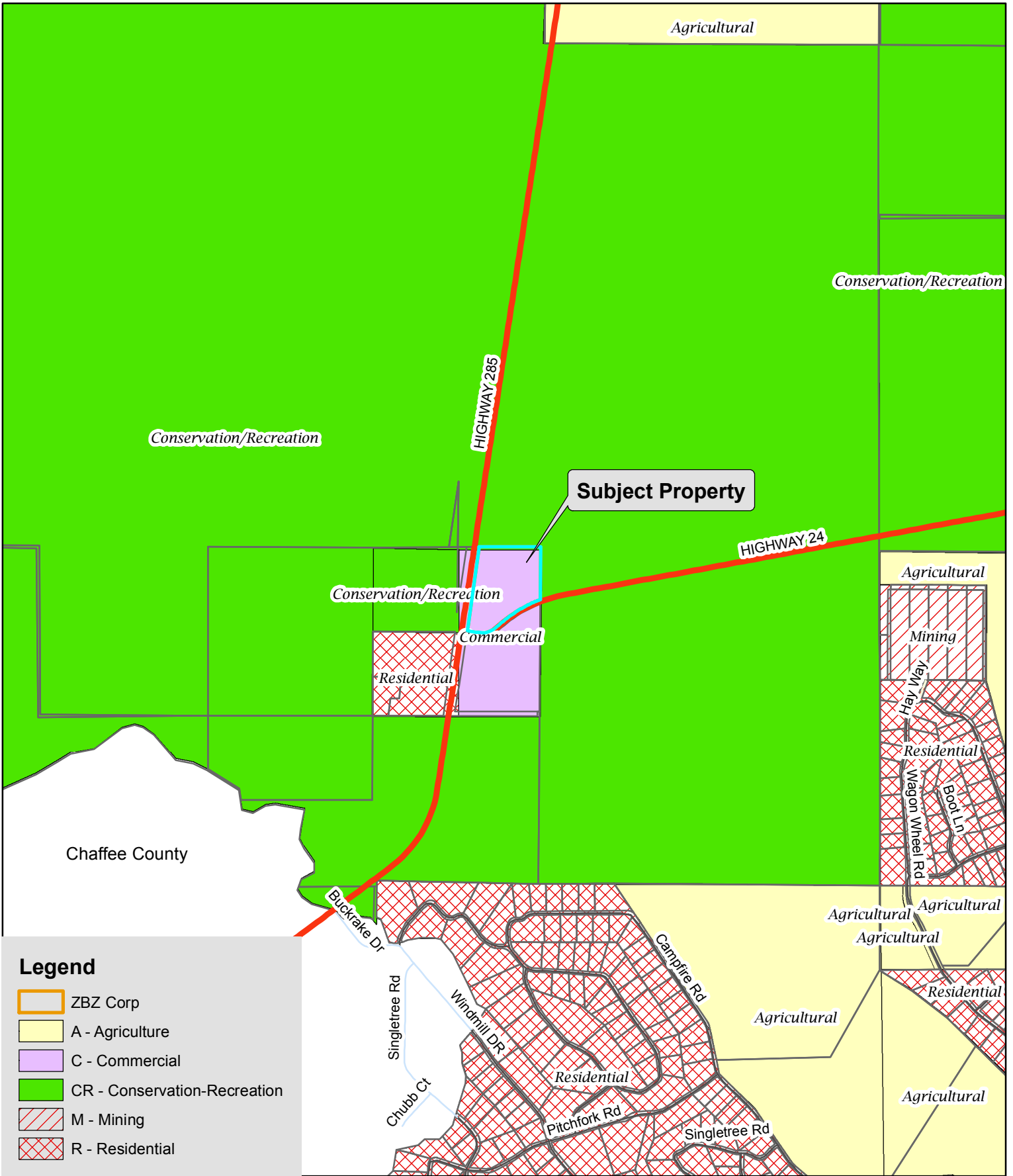
Section 15(b) states "no retail marijuana store license shall be renewed where the licensee has not commenced operation of the licensed facility during the initial term of the license." This facility has not opened for business, but the referenced stipulation was added to the ordinance after ZBZ's license was issued.

### **BOCC Action:**

A public hearing is not required for license renewal. The BOCC's options are to:

- Approve the license renewals, or
- Schedule a public hearing regarding the license renewals.

# Attachment 1: Zoning Map



## Legend

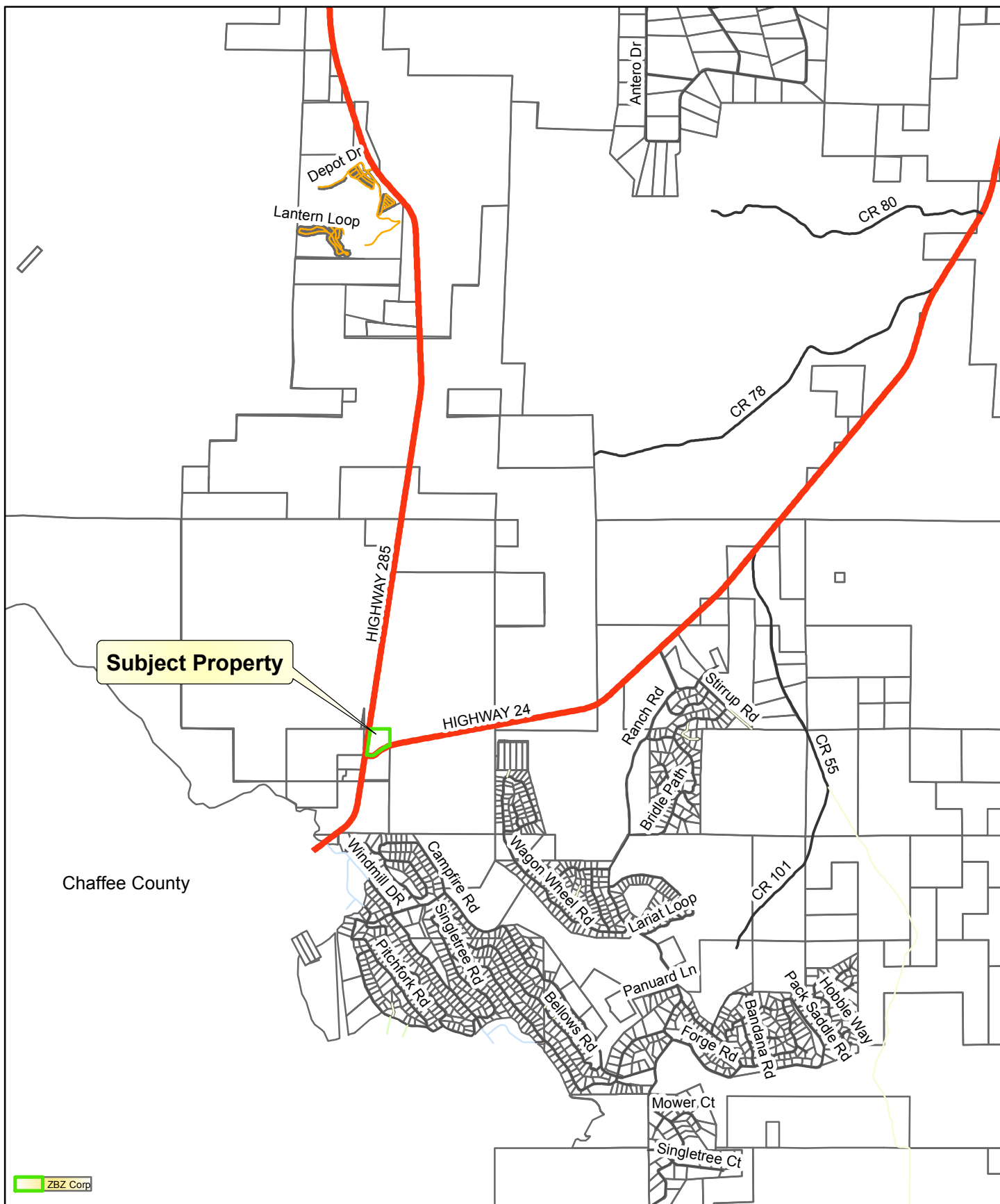
-  ZBZ Corp
-  A - Agriculture
-  C - Commercial
-  CR - Conservation-Recreation
-  M - Mining
-  R - Residential

1 inch = 2,000 feet



Parcel data should not be considered survey quality.  
 Park County will not be held liable for misuse or  
 misinterpretation of this data. © Park County GIS 2014

# ZBZ Corp Vicinity Map



Chaffee County

ZBZ Corp

1 inch = 6,750 feet

Parcel data should not be considered survey quality.  
Park County will not be held liable for misuse or  
misinterpretation of this data. © Park County GIS 2014



October 2, 2018

Dear **Louise, Sheila, and the BOCC,**

This letter is to update you about the progress and timeline regarding the grand opening of Antero Junction.

Due to conditions outside of our control there have been several delays in our opening. The work is due to be completed in 2019.

Our progress will be carried out with the following goals::

**December 2018**

Meet with building department to reopen permits.

**January 2019**

Plumbing, HVAC, and Electrical

**February 2019**

Plumbing, HVAC, and Electrical inspections  
Insulation/Drywall, Interior Finishes

**March 2019**

Painting, Flooring, Fixtures, Final inspections and CO signoff

**April 2019**

Grand Opening!

We appreciate your flexibility and understanding as we get closer to our goal!

**Brent & Floribeth Beckman**  
**Brent@Herbanoids.com**  
100 west Hwy 24 Hartsel Co. 80449

**PARK COUNTY, COLORADO**  
**BOARD OF COUNTY COMMISSIONERS**  
**Resolution No. 2019\_\_\_\_\_**

**A RESOLUTION APPROVING A COMMON PLAT AMENDMENT  
VACATING THE PLATTED BUILDING ENVELOPE IN LOT 17,  
LIONS HEAD RANCH SUBDIVISION.**

WHEREAS, the applicant, Lions Head Ranch LLC (the “Applicant”) has filed an application for a Common Plat Amendment to vacate the platted building envelope in Lot 17, Lions Head Ranch subdivision, so that only typical building setbacks would apply; and

WHEREAS, at a regularly scheduled meeting of the Park County Board of County Commissioners, the Board of County Commissioners reviewed the application and all supporting documentation, the recommendations of the Planning Department and the Park County Planning Commission, and the testimony of the Applicant, and was presented with no information to justify denial or rejection of the application; and

WHEREAS, based on the evidence and testimony presented at the public hearing the Board of County Commissioners further finds and determines that compliance with the standards for approval of a common plat amendment set forth in Section 6-504 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence.

**NOW, THEREFORE, BE IT RESOLVED BY THE PARK  
COUNTY BOARD OF COUNTY COMMISSIONERS THAT THE  
APPLICATION FOR A COMMON PLAT AMENDMENT IS  
APPROVED.**

Moved, seconded, and approved this X day of X, 2019.

**PARK COUNTY BOARD OF COUNTY  
COMMISSIONERS**

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Richard Elsner, Chairperson

ATTEST:

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County Clerk