



Park County Planning Department

1246 County Road 16
Fairplay, Colorado 80440
Phone: 719.836.4293

www.parkco.us

Office Hours: Monday - Thursday 7am to 6pm

Retail Marijuana Establishment License Application

Note: Failure to progress in construction and operation of a facility may result in denial of license renewal.

Type of License (check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Retail Marijuana Store | <input checked="" type="checkbox"/> Retail Marijuana Products Mfg. |
| <input checked="" type="checkbox"/> Retail Marijuana Cultivation | <input checked="" type="checkbox"/> Renewal |
| <input type="checkbox"/> Retail Marijuana Testing Facility | <input checked="" type="checkbox"/> Transfer of Ownership |

Submitting the Application:

Follow the steps listed in this checklist and supply the requested information. Be sure to include:

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Copy of completed Colorado Marijuana License application or |
| <input checked="" type="checkbox"/> | Copy of Current Colorado Marijuana License; and |
| <input type="checkbox"/> | Application Fee of \$2900.00 PER LICENSE; or |
| <input checked="" type="checkbox"/> | Annual Renewal Application Fee of \$700.00. |

Enclosed Fee:	\$2100
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Make checks payable to Clerk and Recorder's Office.

Note: The Application Fee for a Retail /Medical Marijuana License is non-refundable.

Please review the Park County Retail Marijuana Licensing Regulations for complete information <http://parkco.us/ArchiveCenter/ViewFile/Item/1535>. Applicants should carefully read all local regulations prior to submission. Any local licenses issued under these regulations shall be valid for a period of one (1) year from the date of issuance. Applications for renewals shall be processed in the same manner as new licenses under these regulations.

Incomplete applications will be returned with general instructions as to which documents are required for completion. Failure to provide the documents deemed necessary by the Authority in sufficient detail to determine full compliance with State and Local Regulations shall be grounds for denial of the application.

1. Location Basics:

Address of Proposed Facility: 80 Rosalie Rd., Bailey Co 80421

Tax Parcel Number: 44487 **Zoning:** Commercial

The physical location(s) of the business must be located within the following zone districts: Commercial (C), Industrial (I), Agricultural (A), or Agricultural Small Lot (A35). Please confirm with the Park County Planning & Zoning Department the correct zoning of the proposed business location(s) prior to the submission of this application.

2. Applicant Information: Provide one of the following forms of identification: a) a state-issued driver’s license, state-issued identification card, United States military identification card, valid United States passport, or enrollment card issued by the government authority of a federally recognized tribe.

Applicant Daniel Sprague		
Mailing Address 80 Rosalie Rd.		Email Address dan@thcbailey.com
City Bailey		Phone Number 303-816-0420
State Co	Zip Code 80421	Fax Number N/A

The applicant shall also provide the following information for all applicants, employees, managers, and persons having a ten percent or more financial interest in the marijuana establishment, or, if the applicant is an entity, having ten percent or more financial interest in the entity:

- Name, address, and date of birth.
- Complete set of fingerprints submitted to the Park County Sheriff’s Department.
- Acknowledgment and consent to a background investigation, including a criminal history check.

3. Business Information:

Legal Name of Business CCC Inc.		Date of Business Establishment 06/09/2014
Trade Name of Business (dba) The Happy Camper Cannabis Company		
Physical Address (specify all locations) 80 Rosalie Rd.		
Mailing Address Same		
City Bailey	State Co	Zip Code 80421
Phone Number 303-816-0420	Fax Number N/A	Email Address dan@thcbailey.com

2. Applicant Information: Provide one of the following forms of identification: a) a state-issued driver’s license, state-issued identification card, United States military identification card, valid United States passport, or enrollment card issued by the government authority of a federally recognized tribe.

Applicant Name Brian Grabow		
Date of Birth 07/25/1978		
Mailing Address 907 E Dakota Ave.		Email Address brian@thcbailey.com
City Denver		Phone Number 859-393-0281
State Co	Zip Code 80209	Fax Number

The applicant shall also provide the following information for all applicants, employees, managers, and persons having a ten percent or more financial interest in the marijuana establishment, or, if the applicant is an entity, having ten percent or more financial interest in the entity, on a separate sheet of paper:

- Name, address, and date of birth.
- New Applicants: Fingerprint submittal to Park County Sheriff Department will be verified.
- Proof of Residence: Physical residence mailing. Acknowledgment and consent to a background investigation, including a criminal history check.

3. Location Basics:

Address of Facility: _____

Tax Parcel Number: _____ **Zoning:** _____

The physical location(s) of the business must be located within a proper zone district. Please confirm with the Park County Planning & Zoning Department the correct zoning of the proposed business location(s) as well as the permitted uses within that zone district prior to the submission of this application.

4. Pre-Existing Business: If the application is for a pre-existing business, provide the date the business was established and submit evidence of establishment such as leases or sales tax receipts (as attachments).

2. Applicant Information: Provide one of the following forms of identification: a) a state-issued driver’s license, state-issued identification card, United States military identification card, valid United States passport, or enrollment card issued by the government authority of a federally recognized tribe.

Applicant Name Colleen Scanlon-Maynard		
Date of Birth		
Mailing Address 907 E Dakota Ave.		Email Address colleen@thcbailey.com
City Denver		Phone Number 770-527-8671
State Co	Zip Code 80209	Fax Number

The applicant shall also provide the following information for all applicants, employees, managers, and persons having a ten percent or more financial interest in the marijuana establishment, or, if the applicant is an entity, having ten percent or more financial interest in the entity, on a separate sheet of paper:

- Name, address, and date of birth.
- New Applicants: Fingerprint submittal to Park County Sheriff Department will be verified.
- Proof of Residence: Physical residence mailing. Acknowledgment and consent to a background investigation, including a criminal history check.

3. Location Basics:

Address of Facility: _____

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The physical location(s) of the business must be located within a proper zone district. Please confirm with the Park County Planning & Zoning Department the correct zoning of the proposed business location(s) as well as the permitted uses within that zone district prior to the submission of this application.

4. Pre-Existing Business: If the application is for a pre-existing business, provide the date the business was established and submit evidence of establishment such as leases or sales tax receipts (as attachments).

If the applicant is a business entity, provide the following information:

- Legal status of entity and proof of registration with, or certificate of good standing from, the Colorado Secretary of State.
- Evidence of a valid State sales tax or excise tax license for the business.

4. Property Owner(s) Information: Provide the name, address, and signature of the property owner(s). If there are multiple owners, please include this information for all owners. Use an additional sheet if necessary.

Property Owner(s) HC Properties LLC		
Owner's Address 80 Rosalie Rd.		Phone Number 303-816-0420
City Bailey		Email Address
State Co	Zip Code 80421	Fax Number
Signature of Property Owner(s)		Date

If the applicant is not the owner of the proposed licensed premises, provide the following information:

- Notarized statement from the owner of the property authorizing the use of the property for a retail marijuana establishment.
- Copy of any deed, lease, contract, or other document reflecting the right of the applicant to possess the proposed licensed premises along with conditions of occupancy of the premises.

5. Business Owner(s) Information: Provide the name, address, and signature of the business owner(s), or applicable LLC information. If there are multiple business operators, be sure to include information for all business owners. Use an additional sheet if necessary.

Business Owner(s) Daniel Sprague		
Business Owner Address 80 Rosalie Rd.		Phone Number 303-816-0420
City Bailey		Email Address dan@thcbailey.com
State Co	Zip Code 80421	Fax Number
Signature of Business Owner(s)		Date

*Additional owners see attachments

6. Pre-Existing Business: If the application is for a pre-existing business, provide the date the business was established and submit evidence of establishment such as leases or sales tax receipts (as attachments).

7. Nearby Facilities: The applicant shall provide a **map and detailed list** showing the following uses that are located within 500 feet of the proposed licensed premises: all licensed child care facilities, educational institutions, halfway house or correctional facility, schools, colleges or universities (either public or private), public park, public pool, or recreational facilities (public or private) **AND a map and detailed list** showing all retail marijuana stores that are located within 1,000 feet of the proposed licensed premises. Use additional sheets if necessary.

Nearby Facilities within 500 feet
Nearby Facilities within 1,000 feet

8. Canvassing: Canvassing helps demonstrate the needs and desires of the neighborhood(s). Upon determination of the applicable neighborhood by the BOCC, applicant(s) must utilize a preapproved canvassing company to determine the needs and desires of the neighborhood.

9. Vehicle Trips: Provide the number of vehicle trips per day expected to be generated by the proposed business. Keep in mind that one vehicle produces two trips (arrival and departure).

Employees
Patrons

10. Water and Wastewater Information: Provide information detailing the expected source of water at the proposed business, level of water use, and wastewater discharge. This information must include both the business as well as the entire parcel and should be given in gallons/ day. **Wells cannot be used for marijuana cultivation unless the well permit states so specifically. Also see notes below.**

Expected Source of Water
Expected Level of Water Use (gal/day)
Expected Wastewater Discharge (gal/Day)
How many employees do you have on site?

Attach any additional permits or other applicable documentation related to well use, septic system use, and/or water sanitation.

Water Requirements for Plant Cultivation:

- If water will be provided by a community water system, please list the water system that will be used.
- If a new or existing well is to be used as the only source of water for the business, and the well is to be used for plant cultivation, participation in a court-approved augmentation plan will likely be required. Please list the source of augmentation for the well or provide a current valid well permit allowing for all the proposed business uses, including indoor plant cultivation.
- If water is to be hauled in, please list the source(s) from which the water will be hauled. In addition, monthly reports using a pre-approved accounting sheet must be provided to the District 23 Water Commissioner upon request. All receipts showing water purchases must be kept on file and made available to the District 23 Water Commissioner upon request.
- If drinking and sanitary water uses will be provided by a commercial-exempt well permit, and all other uses will be provided by hauling in water, then monthly reports using a pre-approved accounting sheet must be provided to the District 23 Water Commissioner upon request. The accounting sheet must list the monthly meter reading for the commercially-exempt well, along with all deliveries of hauled in water. The source of the hauled water must be provided, and all receipts for water purchases must be kept on file and provided to the District 23 Water Commissioner upon request.
- If another source of water not listed above is to be used, please list that source.

11. Access Information: Provide copies of any driveway permits, easements, and/or CDOT access permits as applicable.

12. Comprehensive Business Operation Plan: Please provide a business plan for the proposed establishment to address, at a minimum, the following components:

- a. A phasing plan outlining progress of construction and operations.
- b. A security plan (by narrative): meeting the requirements of Section 24 of this Ordinance, which shall include a general description of the security system(s) and confirmation that those systems will meet State requirements and be approved by the State prior to commencing operations.
- c. A description (by category) of all products to be sold.
- d. A health and sanitation plan demonstrating compliance with the Colorado Permanent Retail Marijuana Rules, 1 CCR 212-2.
- e. A signage plan and narrative that is in compliance with all applicable requirements of Ordinance No. 16-01 and other applicable provisions of the Park County Land Use Regulations.
- f. A plan for the disposal of marijuana and related byproducts meeting the requirements of Section 30 of Ordinance No. 16-01.
- g. An odor and fugitive light mitigation plan.

All security recordings shall be preserved for at least seventy-two (72) hours by the licensee and be made available to the Park County Sheriff's Office upon request for inspection.

13. Comprehensive Site Plans: Please include the following plans for the premises (attached drawings to be 11" x 17" in size):

- a. A plot plan of the parcel showing the location of all existing and proposed structures (including height, square footage), roads, streets, and easements, septic tank and leach field (if applicable), wetlands, watercourses, and overhead utility lines.
- b. A building layout showing how the floor space will be utilized. This includes all entry ways and exits, loading zones, and the dimensions and use of every room. Please include details as to what floor area will be devoted to manufacturing infused products, cultivation operations, and/or dispensing operations.
- c. A parking plan for the premises. This includes parking for the entire parcel if there are additional businesses located there.
- d. The nature and location of any proposed/existing lighting and signage. If proposing signage, please include information for the entire parcel. This may be accomplished with photos or diagrams and must include dimensions and elevations. Regulations on lighting and signage is available in Article V, Division 8, Section 5-800, Page 74 (signs) and Division 7, Section 709, Page 65 (lighting) of the Park County Land Use Regulations. Lighting and signage must comply with all applicable state laws.

Use the Checklist below as a Guide of Elements to Illustrate on your Site Plan:

- Name of Project
- Size of Property (in acres)
- Use of Land & Structures
- Standard Scale
- Address of Proposed Location
- Lot Dimensions of Property
- Preparation Date
- North Arrow

Please Note:

A separate application and approval is required by the State of Colorado, and any license issued by the Park County Retail Marijuana Authority is contingent upon the appropriate State Licensure. The purpose of this application is to comply with the Park County Retail Marijuana Licensing/Operations Establishments Regulations – Ordinance No. 16-01.

Certification:

I certify that am signing this application form as the owner of record of the business included in this application. I certify that the information and exhibits I have submitted as part of this application are true and correct to the best of my knowledge. I certify and understand that this application gives the County the right of entry to inspect the parcel and all buildings on the parcel related to the retail marijuana business for compliance with zoning and building codes pursuant to this license application.

Print Name of Applicant	
Signature of Applicant	Date 11/08/2019

This section reserved for use by County staff.

Staff Notes

Certification:

I certify that am signing this application form as the owner of record of the business included in this application. I certify that the information and exhibits I have submitted as part of this application are true and correct to the best of my knowledge. I certify and understand that this application gives the County the right of entry to inspect the parcel and all buildings on the parcel related to the retail/medical marijuana business for compliance with zoning and building codes pursuant to this license application.

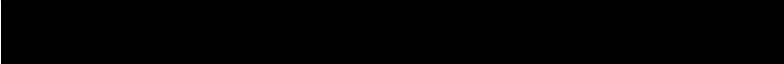
Print Name of Applicant		
Signature of Applicant		Date 11/07/2019

This section reserved for use by County staff.

Staff Notes

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Print Name of Applicant	Colleen Scanlon-Maynard
Signature	
Date	11/07/2019

This section reserved for use by County staff.

Staff Notes

DR 0140 (02/16/11)
DEPARTMENT OF REVENUE
DENVER CO 80261-0013

STATE COUNTY
COLORADO PARK

**Must collect
taxes for:
SALES TAX
LICENSE**

USE ACCOUNT NUMBER for all references	LIABILITY INFORMATION					ISSUE DATE			LICENSE VALID TO DECEMBER 31
	county	city	industry	type	liability date	month	day	year	
31015413-0000	54	0208	001	C	010118	Feb	07	18	2019

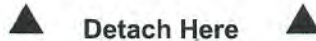
THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION
IN A CONSPICUOUS PLACE: CCC INC
80 ROSALIE RD BAILEY CO 80421-2064

**THIS LICENSE IS NOT
TRANSFERABLE**



CCC INC.
80 ROSALIE RD
BAILEY CO 80421-2064

Executive Director
Department of Revenue



Detach Here

L1487058592Letter Id:

NOW THAT YOU HAVE YOUR SALES TAX LICENSE...

Go to www.Colorado.gov/RevenueOnline and register for access to file, pay and manage your sales tax account.

Get Access

To get first time access to Revenue Online, go to www.Colorado.gov/RevenueOnline, click on Create a Login ID under Sign Up and follow the step-by-step instructions. You will need your Letter Id referenced above (right side).

File

To file your sales tax return, log in to Revenue Online and access your sales tax account by clicking on the Account ID. Click File Now to file your sales tax return. Select your filing method and follow the step-by-step instructions.

Pay

To pay your sales taxes after you have submitted your return, Click Pay to make a payment. You can pay electronically by EFT, E-Check or Credit Card. Select your payment option and follow the step-by-step instructions.

Manage Your Account

- Add / Change an EFT Account; View EFT Account Numbers
- Submit Power of Attorney
- File a Site (Branch)
- File a Protest
- Close Account
- Update or Add a mailing address
- Send and view secure messages
- View Filing History and Letters
- Amend a return

Important: A return must be filed for each reporting period even if no tax is due. To avoid late penalties and interest, file through Revenue Online on or before the due date.



OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

CCC INC.

is a

Corporation

formed or registered on 06/09/2014 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20141356713 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 11/06/2019 that have been posted, and by documents delivered to this office electronically through 11/07/2019 @ 10:44:50 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 11/07/2019 @ 10:44:50 in accordance with applicable law. This certificate is assigned Confirmation Number 11900031 .



A handwritten signature in blue ink that reads "Jena Griswold".

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

SPECIAL WARRANTY DEED

15th day of August
THIS DEED, Made this ~~12th day of July~~ 2019, between

A.L.S. Construction, Inc., a Colorado corporation

of the Park and State of COLORADO, grantor(s), and

IIC Properties, L.L.C, a Colorado company

whose legal address is 80 Rosalie Road, Bailey, CO 80421

of the Jefferson and State of COLORADO, grantee(s).

WITNESS. That the grantor(s), for and in consideration of the sum of \$770,000.00, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Park, State of Colorado, described as follows:

Lot 5, Holly Commercial, County of Park,
State of Colorado.

Also known by street and number as: 80 Rosalie Road, Bailey, CO 80421

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s) except for general taxes for the year of Closing, Distribution utility easements (including cable TV), those specifically described rights of third parties not shown by the public records of which Buyer has actual knowledge, inclusion of the Property within any special taxing district, any special assessment if the improvements were not installed as of the date of Buyer's signature hereon, whether assessed prior to or after Closing, those specific recorded exceptions described by reference on Exhibit A attached hereto, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with the order dated April 12, 2019, between the parties.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

SELLER:

A.L.S. Construction, Inc., a Colorado Corporation

BY: *Albert Sandoval*
Albert Sandoval, Director

STATE OF ~~COLORADO~~ *TX*

COUNTY OF ~~BEXAR~~ *BEXAR*

The foregoing instrument was acknowledged before me this *15th* day of ~~July~~ *August*, 2019, by Albert Sandoval, Director of A.L.S. Construction, Inc., a Colorado corporation

Kathya M. Martinez
Notary Public

Witness my hand and official seal
My Commission Expires *06-16-22*

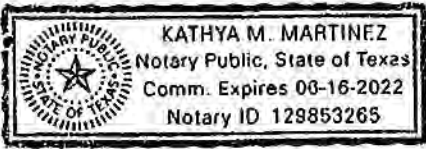


EXHIBIT A

1. THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AS RESERVED IN UNITED STATES PATENT RECORDED August 19, 1887 IN BOOK 36 AT PAGE 28, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN.
2. THE EFFECT OF RESOLUTION NO. 97-89 RECORDED NOVEMBER 10, 1997 AT RECEPTION NO. 482299.
3. GRANT OF EASEMENT RECORDED JANUARY 12, 1987 IN BOOK 406 AT PAGE 657.
4. NON-EXCLUSIVE EASEMENT AGREEMENT RECORDED MAY 30, 2006 AT RECEPTION NOS. 627851 AND 627852.
5. EASEMENTS FOR UTILITIES 7.5 FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES AND 15 FEET IN WIDTH ALONG THE SUBDIVISION BOUNDARIES, AS RESERVED BY AND SHOWN ON THE RECORDED SUBDIVISION PLAT.
6. ANY AND ALL NOTES, EASEMENTS AND RECITALS AS DISCLOSED ON THE RECORDED PLAT OF ARCADIA SUBDIVISION, RECORDED OCTOBER 2, 1966 AT RECEPTION NO. 167165.
7. ANY AND ALL NOTES, EASEMENTS AND RECITALS AS DISCLOSED ON THE RECORDED PLAT OF HOLLY COMMERCIAL, RECORDED OCTOBER 2, 1985 AT RECEPTION NO. RECEPTION NO. 340390.