

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

BOCC Hearing Date: 3/26/2020

To: Board of County Commissioners

Date: February 26, 2020

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

Subject: Sublime Enterprises, LTD.
Marijuana License Transfer of Ownership

Request: Transfer of Ownership of Retail Marijuana Products Manufacturing
Facility License

License Summary:

Current Business Owner(s):	Jordan Garner
Applicant & Proposed Business Owner:	Mary Garner
Location:	61859 Highway 285 - see Attachment 1, Vicinity Map.
Zone District:	Commercial (C) - see Attachment 2, Zoning Map.
Lot Size:	0.86 acres
License Type:	Retail Marijuana Products Manufacturing Facility

Background:

Sublime Enterprises, LTD. was originally issued a license on September 8, 2016. The license has been properly renewed every year. The facility is located at 61859 Highway 285, Bailey. The owner, Jordan Garner, is applying to transfer ownership of the license to Mary Garner who is requesting to change the name of the facility to Cannalulu Creations, LLC. The facility has not been operating since July 5, 2019.

The background check results for Mary Garner have been received and approved by the Sheriff, please see Attachment 3.

The current license was issued with the following conditions.

1. No fugitive light shall be emitted from the interior of the structures used for marijuana products manufacturing.
2. No wastewater attributable to marijuana cultivation shall leave the structures used for marijuana products manufacturing.

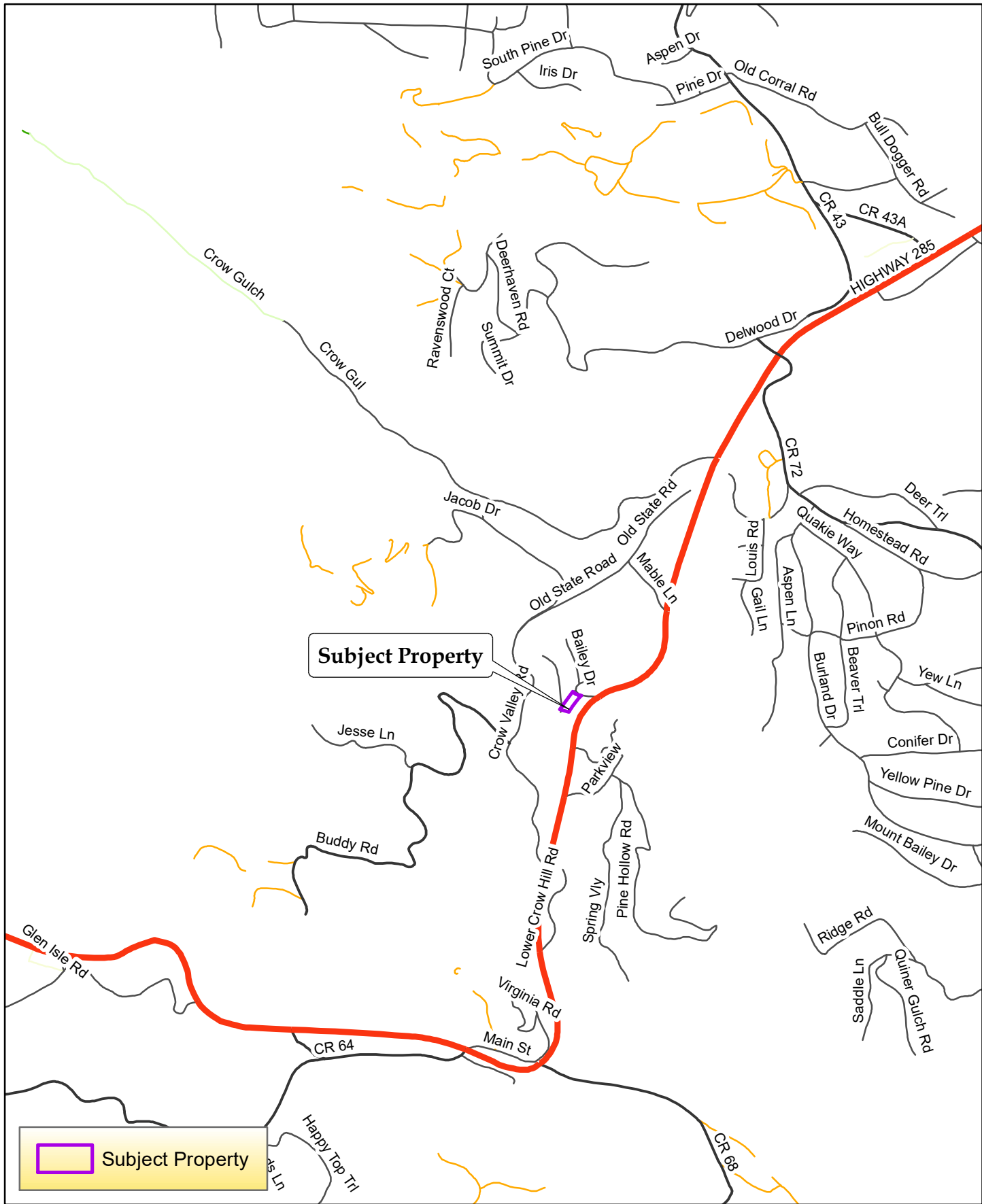
3. No marijuana-related odors shall be detectable beyond the borders of the licensed premise.
4. No signage identifying the licensed establishment as a retail marijuana establishment or referencing cannabis or marijuana is allowed.
5. Licensee shall work with the Building Department to ensure that all building code requirements are met.
6. Licensee shall work with the Platte Canyon Fire Protection District to ensure that all fire codes and related requirements are met.
7. Licensee shall ensure that all requirements of the Park County Land Use Regulations are met.
8. Licensee shall comply with all applicable State of Colorado marijuana laws, rules, and regulations. Should the State prohibit the method of marijuana concentrations employed by Licensee prospectively (i.e. grandfathering existing production facilities using that method) the Licensee shall comply with the then-current regulation.
9. Licensee shall work with the Park County Environmental and Public Health Departments to ensure all related requirements are met.
10. Licensee shall, before the commencement of operations, submit a system safety certification from an independent authority in a form acceptable to Park County staff.
11. All representations regarding the conduct of the licensed retail marijuana establishment made by the Licensee or its representatives, in the application or during the public hearing on the application, are incorporated herein and made a condition of the license. Any failure by the Licensee to perform or comply with such representations or any other condition set forth herein may result in suspension or revocation of the License.

BOCC Action:

A public hearing is not required for approval of a transfer of ownership. The BOCC's options with respect to the license are to:

- Approve the license transfer with the previously stipulated conditions (above),
- Approve the license transfer of ownership with revised conditions, or
- Schedule a public hearing regarding the transfer of ownership.

Attachment 1 - Vicinity Map



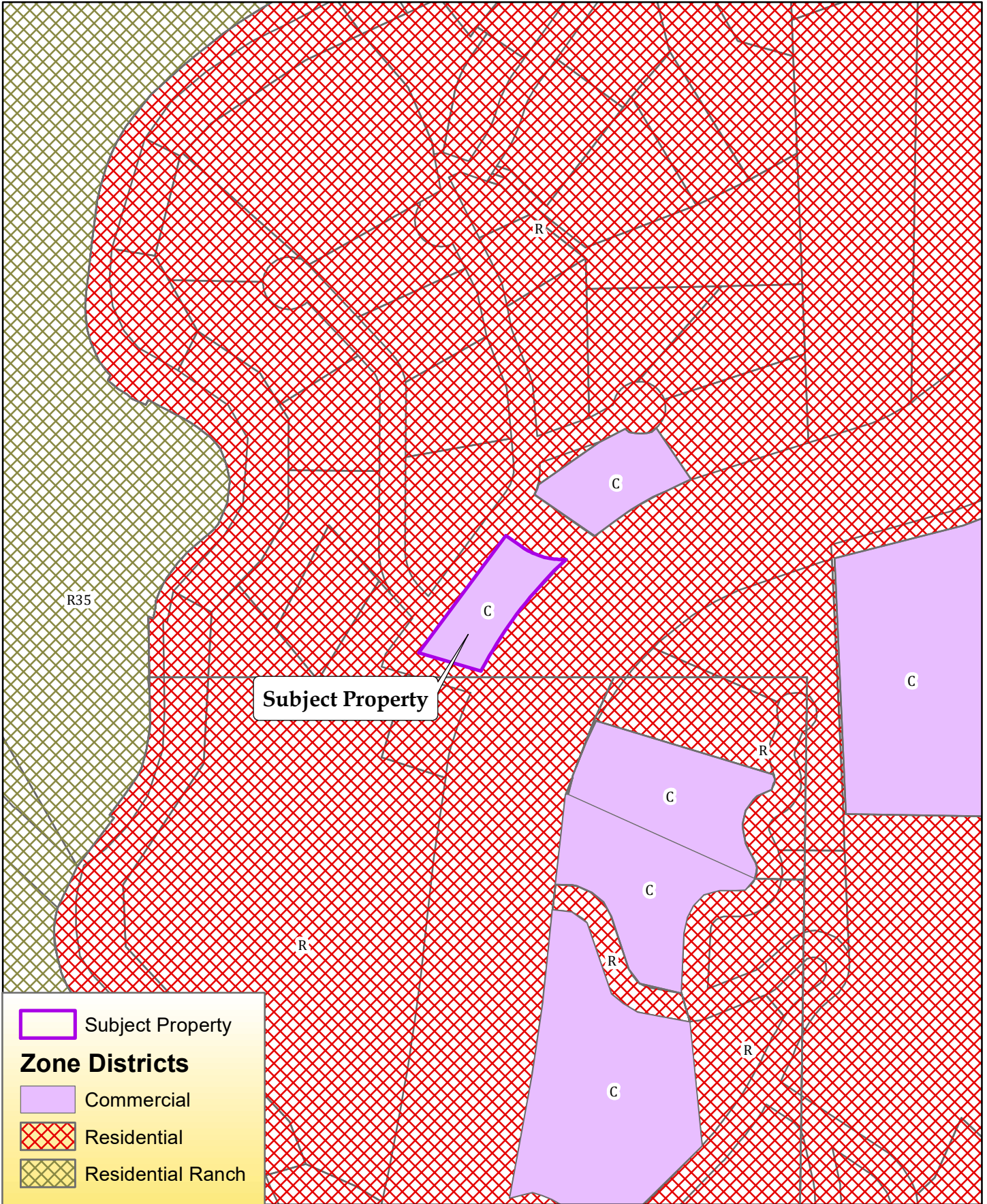
Date: 2/27/2020


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


Attachment 2 - Zoning Map




 Subject Property

Zone Districts

 Commercial

 Residential

 Residential Ranch

Date: 2/27/2020

1 inch = 300 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

Attachment 3 - Sheriff's Letter



Park County Sheriff's Office
PO Box 604
Fairplay, CO 80440
719-836-2494
Sheriff Tom McGraw

February 25, 2020

Dear Board of Commissioners,

Mary Garner is a new applicant to obtain a Retail Marijuana License for the Cannalulu Creations, LLC, facility which is located at 61859 US Highway 285 in Bailey. We have received the results of an acceptable background check from the CBI and FBI.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom McGraw", written in a cursive style.

Tom McGraw
Sheriff