

**TOWN OF SILT
 PLANNING AND ZONING COMMISSION AGENDA
 Tuesday, October, 1 2024 6:30 P.M.
 MUNICIPAL COUNCIL CHAMBERS
 HYBRID MEETING**

ESTIMATED TIME	ELECTRONIC AGENDA ITEM	PUBLIC HEARING/ ACTION	ELECTRONIC LOCATION AND PRESENTOR
	Agenda		Tab A
6:30 PM 5 min	Call to Order		Chair Williams
	Roll Call		
	Pledge of Allegiance		
6:35 PM 5 min	Public Comments - Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code		
6:40 PM 5 min	Consent agenda – <ol style="list-style-type: none"> 1. Minutes of the September 3, 2024 Planning & Zoning Commission meeting 2. JSN Properties Lot # 158 Resolution PZ-12 of 2024 3. JSN Properties Lot # 157 Resolution PZ-11 of 2024 	Action Item	Tab B Chair Williams
	Conflicts of Interest		
	Agenda Changes		
6:45 PM 30 min	Consciously Crafted - Special Use Permit	Public Hearing Action Item with Recommendation to the Board	Director Centeno
7:15 PM 10 min	Planners Report	Update	Director Centeno
7:25 PM 5 min	Commissioner Comments		
	Adjournment		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Wednesday, November 6 2024, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. "Estimated Time" is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
September 3, 2024 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, September 3, 2024. The meeting was called to order at 6:30PM.

Roll call	Present	Chair Lindsey Williams Vice Chair Michael Bertaux Commissioner Jennifer Stepisnik Commissioner Vanessa Westmoreland Alternate Dana Wood
	Absent	Commissioner Eddie Aragon Alternate Justin Anderson

Also present: Community Development Director, Nicole Centeno and Planner, Mark Chain

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the July 6, 2024 Planning & Zoning Commission meeting.

Vice-Chair Bertaux made a motion to approve the meeting minutes on the consent agenda, seconded by Commissioner Stepisnik. The motion to approve the consent agenda carried unanimously.

Conflicts of Interest

There were not conflicts of interest.

Agenda Changes

There were no proposed changes to the agenda.

JSN Properties, Lot 158- Amended Site Plan

Planner Chain introduced the project and explained that the JSN Properties, Lot 158 and the next agenda item, Lot 157 had already received an approval for Site Plan in July of 2023. He explained that he was not going to go too much into detail, but rather just highlight what the proposed changes were.

Chain stated that the proposed change to lots 158 and 157, both owned by the same company, JSN Properties, was the exterior color.

The previous approval stated that the buildings were to be opposite colors, with one building being light brown stucco with dark brown trim, then the other to be dark brown stucco with light brown trim.

Planner Chain showed the new color proposal to be white, with black trim, pointing out that both buildings would be matching.

Staff recommended approval, with the following conditions:

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
7. That there be additional architectural design, such as a pent roof or canopy, above the garage doors.
8. The primary structure colors for Lot 158 of the Silt Trade Center are white with dark or black accents

Vice-Chair Bertaux inquired about color names, such as ebony or egg shell, but the applicant and Chain stated that it was just going to be plain old black and white.

There was more discussion about colors and Director Centeno clarified that painting is not permitted, so if someone bought the building after it was built and decided to re-paint it, the Town wouldn't be regulating it.

Chair Williams clarified number three on the conditions of approval. Planner Chain explained that the Community Development Department would sign off on landscaping, at the time of permitting.

Williams also asked about a patio area for the residential units. The applicant confirmed that there would be a patio.

Commissioner Stepisnik inquired about the canopies above the garage doors and the applicant stated that those were shown on the plans.

Chair Williams opened the public comment at 6:55pm. There was no public comment and it was closed at 6:55pm.

Vice Chair Bertaux made a motion to approve the Amended Site Plan Review, with the conditions written and stated in the meeting. Seconded by Alternate Wood, the motion passed unanimously.

JSN Properties, Lot 157- Amended Site Plan

Planner Chain explained that this application was the same as the one before, with the below conditions of approval:

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.

7. That there be additional architectural design, such as a pent roof or canopy, above the garage doors.

8. The primary structure colors for Lot 157 of the Silt Trade Center are white with dark or black accents

Chair Williams opened the public comment at 6:59pm. There was no public comment and it was closed at 6:59pm.

Commissioner Stepsnik made a motion to approve the Amended Site Plan Review, with the conditions written and stated in the meeting. Seconded by Alternate Wood, the motion passed unanimously.

2020 Horseshoe Trail Site Plan Review Continuation

Director Centeno explained that after speaking to the applicant's representative, it was requested to continue this Public Noticed Action Item to a future agenda. The applicant needed more time to complete the real estate transactions that will be required for this project.

Town Staff had made the determination that continuing the Public Notice for 2020 Horseshoe Trail Site Plan Review was the best option.

Director Centeno stated that on behalf of the applicant and Town Staff, they respectfully asked for the Commissioners to continue this Public Notice to a future agenda, taking place in either October or November, whichever has more space available.

Chair Williams opened the public comment at 7:01pm, hearing no public comment, it closed at 7:02pm. Chair Williams then entertained a motion or more discussion.

Alternate Wood made a motion to approve the continuation, seconded by Vice-Chair Bertaux, the motion passed unanimously.

2021 Horseshoe Trail Site Plan Review Continuation

Director Centeno stated again, that after speaking to the applicant's representative, it was requested to continue this Public Noticed Action Item to a future agenda. The applicant needed more time to complete the real estate transactions that will be required for this project, which included 2020 Horseshoe Trail and 2021 Horseshoe Trail.

On behalf of the applicant, Director Centeno requested the same continuation to be granted for the 2021 Horseshoe Trail public notice as well.

Chair Williams opened the public comment at 7:03pm, hearing no public comment, it closed at 7:03pm. Chair Williams then entertained a motion or more discussion.

Alternate Wood made a motion to approve the continuation, seconded by Commissioner Stepisnik, the motion passed unanimously.

Planners Report

Director Centeno gave a brief overview of her staff report and upcoming land use applications. She also went over some event and recreation updates.

Commissioner Comments

Commissioner Bertaux inquired about the Code Change Committee and upcoming code changes. There was some discussion about both and it was determined that there are many more conversations to come.

Adjournment

Commissioner Stepisnik made a motion to adjourn the meeting; seconded by Vice Chair Bertaux. The meeting adjourned at 7:17 PM.

Respectfully submitted,

Approved by the Planning Commission

Nicole Centeno
Community Development Director

Lindsey Williams
Chair

**TOWN OF SILT PLANNING AND ZONING COMMISSION
PZ RESOLUTION NO. 12
SERIES OF 2024**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE TOWN OF SILT AMENDING PZ RESOLUTION NO. 2 - SERIES OF
2023 REGARDING THE SITE PLAN REVIEW FOR LOT 158 OF THE SILT
TRADE CENTER IN THE TOWN OF SILT, GARFIELD COUNTY, STATE
OF COLORADO, SUBJECT TO CONDITIONS.**

WHEREAS, JSN Properties in August 2023 requested a Site Plan Review for property located at Lot 158 of the Silt Trade Center according to the plat recorded as Reception # 775409 with a full legal description included in Exhibit A; and

WHEREAS, the Town of Silt Planning Commission approved the requested site plan review by adoption of Town of Silt Planning Zoning Commission Resolution No. 2 – series on September 5, 2023 at Reception # 992002; and

WHEREAS, JSN Properties wishes to amend that approval; and

WHEREAS, the only change desired by the owner is a change in the color palette of the building; and

WHEREAS, the proposed permitted use is subject to Site Plan Review procedures contained in Chapter 17.42 of the Silt Municipal Code and also subject to Ordinance 19 – series of 2008; and

WHEREAS, the Planning and Zoning Commission of the Town of Silt reviewed this proposal to amend the previous approval at a public hearing at the September 3, 2024 of Planning and Zoning Commission meeting; and

WHEREAS, the Planning and Zoning Commission of the Town of Silt finds the following with respect to the Site Plan Review:

- A. The proposal for a service business with the building designed with 2000 ft.² of commercial space and 2 Bedroom Apartments can be accommodated on the subject property without exposure to unmitigated hazards.
- B. The proposed development has adequate ingress and egress from Silver Spur.
- C. The proposal meets the criteria as indicated in Chapter 17.42 of the Silt Municipal Code and the criteria outlined in Ordinance 19 – Series of 2008;

- D. A change in the color palette of the building is acceptable and does not adversely affect any of the other previous approval conditions; and

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO, that the site plan review application submitted by JSN and properties is hereby approved, subject to the following conditions:

INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting, of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 1st day of October, 2024.

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.

7. That there be additional architectural design, such as a pent roof or canopy, above the garage doors.
8. The primary structure colors for Lot 158 of the Silt Trade Center are white with dark or black accents

ATTEST:

TOWN OF SILT

Chair: Lindsey Williams

Mark Chain

Planner Mark Chain

Exhibit A
Legal Description

Lot 158 of the amended plat of lots 83, 86, 125, 129, 130, 152, 156 and 157 And
the Composite Plat Map of the Silt Trade Center recorded as Reception #
775409

**TOWN OF SILT PLANNING AND ZONING COMMISSION
PZ RESOLUTION NO. 11
SERIES OF 2024**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT AMENDING PZ RESOLUTION NO. 3 - SERIES OF 2023 REGARDING THE SITE PLAN REVIEW FOR LOT 157 OF THE SILT TRADE CENTER IN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO, SUBJECT TO CONDITIONS.

WHEREAS, JSN Properties in August 2023 requested a Site Plan Review for property located at Lot 157 of the Silt Trade Center according to the plat recorded as Reception # 775409 with a full legal description included in Exhibit A; and

WHEREAS, the Town of Silt Planning Commission approved the requested Site Plan Review by adoption of Town of Silt Planning Zoning Commission Resolution No. 3 – series on September 5, 2023 at Reception # 992003; and

WHEREAS, JSN Properties wishes to amend that approval; and

WHEREAS, the only change desired by the owner is a change in the color palette of the building; and

WHEREAS, the proposed permitted use is subject to Site Plan Review procedures contained in Chapter 17.42 of the Silt Municipal Code and also subject to Ordinance 19 – series of 2008; and

WHEREAS, the Planning and Zoning Commission of the Town of Silt reviewed this proposal to amend the previous approval at a public hearing at the September 3, 2024 of Planning and Zoning Commission meeting; and

WHEREAS, the Planning and Zoning Commission of the Town of Silt finds the following with respect to the Site Plan Review:

- A. The proposal for a service business with the building designed with 2000 ft.² of commercial space and 2 Bedroom Apartments can be accommodated on the subject property without exposure to unmitigated hazards.
- B. The proposed development has adequate ingress and egress from Silver Spur.
- C. The proposal meets the criteria as indicated in Chapter 17.42 of the Silt Municipal Code and the criteria outlined in Ordinance 19 – Series of 2008;

- D. A change in the color palette of the building is acceptable and does not adversely affect any of the other previous approval conditions; and

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO, that the site plan review application submitted by JSN and properties for Lot 157 is hereby approved, subject to the following conditions:

INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting, of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 1st day of October, 2024.

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
7. That there be additional architectural design, such as a pent roof or canopy, above the garage doors.

8. The primary structure colors for Lot 157 of the Silt Trade Center are white with dark or black accents

ATTEST:

TOWN OF SILT

Chair: Lindsey Williams

Mark Chain

Planner Mark Chain

Exhibit A
Legal Description

Lot 158 of the amended plat of lots 83, 86, 125, 129, 130, 152, 156 and 157 And
the Composite Plat Map of the Silt Trade Center recorded as Reception #
775409

MEMORANDUM

TO: Silt Planning and Zoning Commissioners
FROM: Nicole Centeno, Community Development Director
DATE: October 1, 2024
RE: Consciously Crafted, LLC- Special Use Permit

Consciously Crafted, LLC, bought the retail marijuana business that is operating out of 730 Main Street. This business, formally known as High Q, has been operating under a Special Use Permit.

High Q's previous Special Use Permit required a renewal every two years. The last renewal was in 2020, so the Town appreciates Consciously Crafted working towards meeting the necessary criteria to be able to operate in Town.

Please see the attached staff report and we are happy to answer any questions that you might have!

Town of Silt Planning Commission Meeting**Tuesday, October 1, 2024 6:30 P M****Special Use Permit – Consciously Crafted, 730 Main Street****Staff Report**

Name of Project	Consciously Crafted
Property Owner	Tom & Naomi Laidlaw 37836 River Frontage Road New Castle, CO 81647
Applicant/Representative	Consciously Crafted Dylan Damavandi 5000 E. 41 st Avenue Denver, CO 80216
Civil Engineer	N/A
Architect	NA
Water Engineer	NA
Property Location	730 Main Street Silt, CO 81650
Legal Description	Section: 10 Township: 6 Range: 92 Subdivision: ORIGINAL TWNSTE SILT Block: 20 Lot: A REPLAT OF E2 LT 17 & LT 18- 20
Existing Zoning & Use	B-1
Surrounding Land Uses	Commercial / Mixed Use
Surrounding Zoning	B-1
Proposed Use	No Change Proposed
Parcel Square Footage	4,791
Account Numbers	R350678

1. Description of Request

Consciously Crafted has applied for a Special Use Permit, to operate a retail establishment, selling marijuana. Given the B-1 zoning, this proposed business is not a use by right, requiring a special use approval.

There has previously been an approved Special Use Permit for this location, under the trade name High Q. Consciously Crafted purchased the business from High Q and will continue to operate under that DBA, until approval from the state has been received to change the marijuana license.

As stated in the memo, High Q was delinquent in their Special Use Permit renewals, so it's appreciated that Consciously Crafted is going through the proper steps to obtain their approvals.

2. Operating Plan

The applicant did submit an operating plan, explaining the below key points:

- The store will operate Sunday – Thursday from 10am-8pm and Friday-Saturday from 10am-9pm.
- There will be 2 sales counters and terminals
- The staff will be trained to sale in accordance with state licensing laws, confirming patrons or anyone entering the establishment to be at least 21 years old.
- An ATM will be provided, inside of the building for convenience
- There will be security cameras at all 3 exterior doors and throughout all areas of the building.
- The front of the building will be the licensed marijuana location, while the locked rear of the building will be used for non-cannabis storage and an employee breakroom. The rear of the building will not be used by the public.
- No portion of the property or structure will be used for living or sleeping.
- There are no childcares, schools or other marijuana establishments within 500 feet.

3. Location Map

This property is located at 730 Main Street, Silt CO 81652.

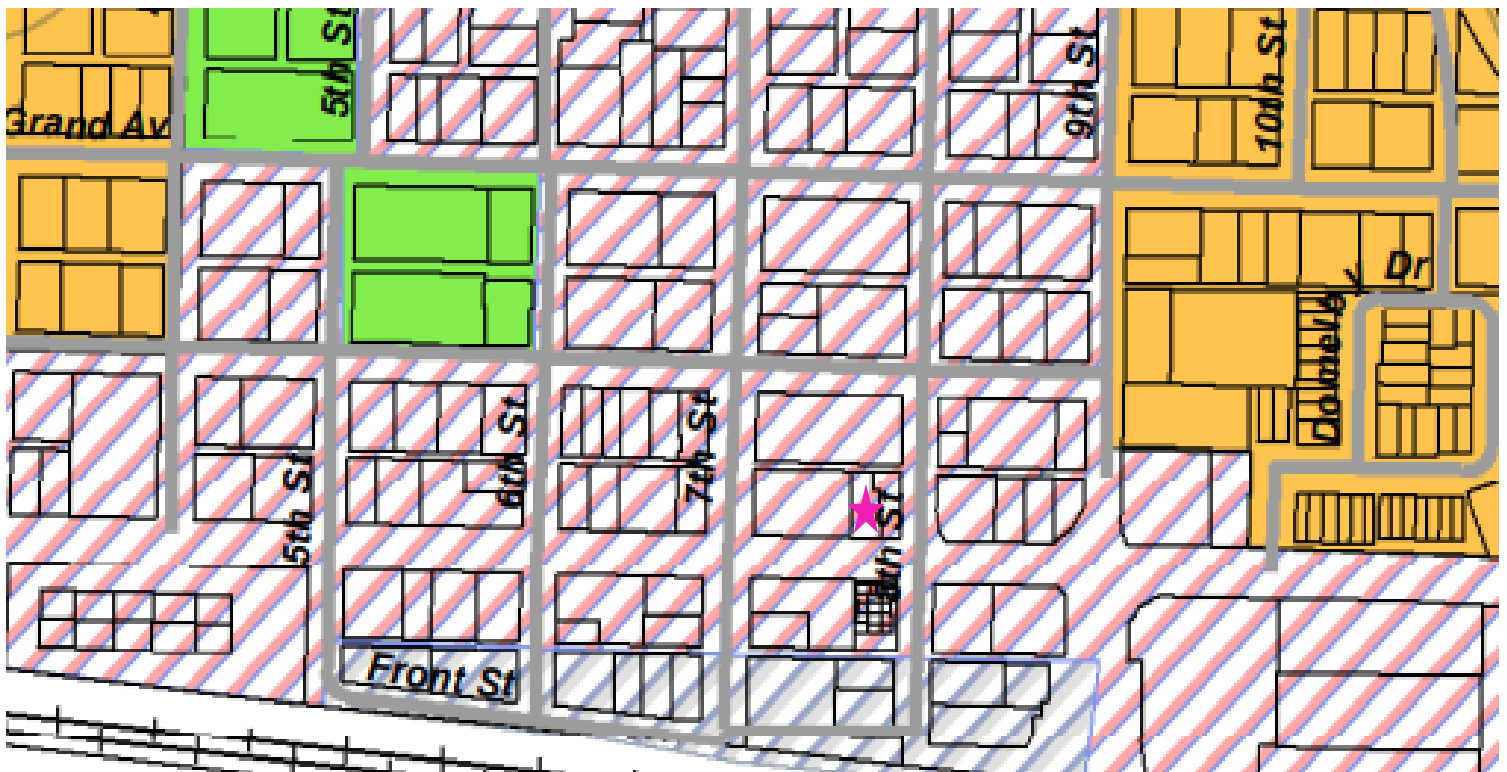


4. *Silt Comprehensive Plan*

The proposed location is designated as “Downtown”, in the Town’s Comprehensive Plan.

This designation supports retail, as this designation is the Town’s commercial core. There is also a western look to the building, fitting in with the western theme of the downtown corridor.

Overall, the proposal aligns with the Comprehensive Plan, however, it is specified that the Town should carefully scrutinize marijuana applications in this area.




Comprehensive Plan - Future Land Use 2017: Town of Silt, CO



0 250 500 1,000 1,500 2,000 2,500 3,000 Feet

- | | | |
|--|---|--------------------------------|
| Agricultural/Rural Residential Reserve | Natural Resource Extraction/Future Public Quasi-Public Parks & Open Space | Recreation Commercial |
| Downtown | Neighborhood Residential | Service and Commercial Support |
| Mixed Use/Neighborhood Center | Public/Quasi Public Parks & Open Space | Walkable Residential |

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Downtown</p> <p>Zone Districts: B-1, B-2, R-2, and R-3</p> 	<p>Those properties within the Comprehensive Plan Land Use Designation of “Downtown” are clearly the Town’s retail commercial core, with attractive storefronts and high visibility to those traveling on State Highway 6. Over time, the Town will continue to improve State Highway 6 to include wide sidewalks, planters, trees, street art, benches and other pedestrian friendly amenities within a sixteen-block area, from 1st Street to 16th Street, and potential pedestrian and landscaping facilities east the eastern border of Town.</p> <p>These “Downtown” properties should be very visually attractive, with architectural features normally encountered in historic downtown areas. The Town’s western heritage can play a role in the layout of the lots, with entrances to the buildings in classic fashion facing the street and large windows for the display of goods and services, with front patios for cafes, where citizens and visitors alike can co-mingle.</p> <p>The Town should encourage business owners to adopt a similar signage for this area, so that visitors to the area become familiar quickly and can locate retail stores of interest. The Town should also encourage building improvements and may adopt certain provisions in the code that reduce the cost of permitting, in order for a greater focus to be placed on the quality of materials that improve the storefronts and provide a western theme.</p> <p>The Town should discourage businesses that detract from the overall appearance of the “Downtown,” do not provide a western theme, or have uses that are not compatible with the Town’s retail vision for this area, such as lower level residential. Mixed uses like lower level retail and upper level residential within the same building should be encouraged to create a synergy of live/work that reduces vehicular focus and enhances the pedestrian experience, as well as provides for more affordably-sized units. Density in this manner can be fairly high if small unit apartments or condominiums, and can range from one (1) to twenty (20) units per acre, of course providing for the appropriate off-street parking. The Town should carefully scrutinize marijuana applications.</p>	<p>Along Main Street (State Highway 6), and the rail road. Downtown should be expanded in the future along Main Street from 1st Street to 16th Street, and from the alley north of Front Street to Grand Avenue, between 4th Street and 9th Street, all as more particularly described on the Comprehensive Plan Land Use Designation Map. Special attention should be paid to design at build-out to ensure buildings and uses are visible and easily accessible to highway traffic but maintain provisions for pedestrian use (bicycle and on foot).</p>

5. Silt Zoning Designation

This property is located in a B-1 Zone District, which allows retail marijuana by a Special Use Permit only.



17.13.020 Appendix A

TYPE OF BUSINESS	B-1
X = permitted use; SU = special use; PR = prohibited use	
Marijuana cultivation facility	PR
Marijuana products manufacturing facility	PR
Marijuana testing facility	SU
Marijuana clubs, bars or other facilities that include or consist of the consumption of marijuana in a public setting	PR
Medical marijuana store or retail marijuana store	SU

VI. Staff Comments & Recommendations:

Overall, staff finds that the applicant’s proposal acceptable, with minimal negative impact to the adjacent properties.

The largest concern is the mixed-use occupancy, in an un-sprinkled building, with inadequate fire separation. There is too large of a health and safety risk, to allow anyone to live or sleep in

this commercial building. The applicant addressed this concern and has worked hard to get the beds removed, with the understanding that nobody can live or sleep there.

Given that the original application was submitted in 2014, and retail marijuana has been located at this property for 10 years, staff is supportive of this application.

Staff recommends approval of the Special Use Permit, with the following conditions:

- 1) That all representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
- 2) That applicant provides any additional requested documents and pay all related fees.
- 3) That the applicant uses the property and structure for the purposes of the marijuana business, with the acknowledgement that this building is NOT approved to be used as a residence. Nobody is allowed to live or sleep at this property.
- 4) That this approval is not for construction. All future improvements will require permitting through the Community Development Department.
- 5) That the applicant complies with all marijuana local, state and federal laws.
- 6) That the applicant renews their marijuana and business license annually.
- 7) That the applicant renews their Special Use Permit every two years.

Recommended Motion: I move to recommend that the Board of Trustees approve the application for a Special Use Permit, allowing Consciously Crafted to operate an establishment for retail marijuana at 730 Main Street, with the conditions written in the staff report and spoken during this meeting.



Community Development Department
 231 N. 7th Street, Silt, CO 81652
 (970) 876-2353 (office) (970) 876-2937 (fax)
 www.TownOfSilt.org

Land Use Application Form

<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Metro District or Special District
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Zoning or Rezoning	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> ADA or ADA Amendment
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Intergovernmental Agreement	<input type="checkbox"/> Other: _____

Project Name: Consciously Crafted LLC **Project Description:** Special Use Permit

Owner's Name: Consciously Crafted LLC **Owner's Number:** 310-395-9030 **Owner's Email Address:** Jeff@verdenatural.com

Address: 730 Main Street, Silt, CO 81652 **Parcel ID Number:** 2179-102-15-010

Legal Description (attach additional sheets if necessary): Lot A replat of E2 LT 17 & LT 18-20, Block: 20

Access to Property: Highway 6

Acreage or Square Footage: 2,555 SQFT **Existing Land Use Designation:** Commercial

Proposed Land Use Designation: Commercial

Existing Zoning: B-1 **Proposed Zoning:** B-1

Proposed Use / Intensity of Use: Continue Operating Retail Marijuana Store

- Submittal Requirements:**
- A completed original application with original signatures and two copies (2 full sets) shall be submitted to the department for review. The application shall include two sets of 24" x 36" plans, plats and other appropriate drawings. Full application must also be submitted in electronic format.
 - In addition to this application, all information on the supplemental checklist must be submitted.
 - Incomplete applications will not be accepted and will delay processing.
 - When the documents are deemed adequate, additional copies as required by the department shall be submitted no less than ten (10) days before the public hearing.
 - All documents submitted for Land Use Applications shall be collated and paper-clipped (no staples). All plans, plats or drawings shall be organized and submitted ready for review, to avoid delays in processing. Fees and Deposits are collected at the time of submittal.

STAFF USE ONLY

Pre-app conference: _____ (date) Fees: _____

Application Received: _____ (date) Deposits: _____

PZC approval: _____ (date) Date Fees Collected: _____

BOT approval: _____ (date)

Billable Party Agreement

Property Owner(s): Name: Tom F Laidlaw, Naomi M Laidlaw Phone: _____
Company: HQ LLC Fax: _____
Address: 37836 River Frontage Rd, New Castle, CO, 81647
Authorized Rep.: Name: Dylan Damavandi Phone: 310.487.9576
Company: Verde Natural Fax: _____
Address: 5000 E 41st Ave, Denver, Co 80216
Billable Party: Owner _____ Representative X

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all billable staff time and contract services, including, but not limited to, planning, reviewing, inspecting, engineering, surveying and legal services rendered in connection with the applicant's request. A deposit will be required if deemed necessary by Town Staff. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Name (printed): Dylan Damavandi
Address: 5000 E 41st Ave, Denver, Co 80216
Phone: 310.487.9576 Email: dylan@verdenatural.com
Type of Identification: _____ Identification Number & Expiration: _____
Signature: [Signature] Date: 8/19/24

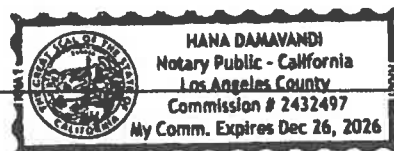
County of Los Angeles)
State of CA) §

Sworn to and subscribed before me this 28 day of August, 2024
(Day) (Month) (Year)

By Dylan Damavandi Witness my hand and official seal [Signature]
(Notary Name) (Notary Signature)

(seal)

Notary Public
My Commission Expires 12.26.2026



Disclosure of Property Ownership

- If owner is an individual, indicate name exactly as it appears on the deed.
- If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.
- If owner is a land trust, name beneficiaries on a separate page.
- If applicant is a lessee, indicate the owner(s) on a separate page.
- If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.

Property Owner Affidavit

I/We, Naomi M Laidlaw & Tom F. Laidlaw, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

Naomi M. Laidlaw
 Name (printed)
37836 River Frontage Rd
New Castle, CO 81647
 Address
970-216-2468
 Phone
970-315-3579
 Fax

Tom F. Laidlaw
 Name (printed)
37836 River Frontage Rd
New Castle, CO 81647
 Address
970-618-6051
 Phone
 Fax

Naomi M. Laidlaw
 Signature
Personally Known
 Type of Identification
Garfield
 County of
Colorado
 State of

Tom F. Laidlaw
 Signature
August 26, 2024
 August 26, 2024
 CODL-92-128-2003
 Nicole Centeno
 Nicole Centeno

NICOLE CENTENO
 NOTARY PUBLIC - STATE OF COLORADO
 Notary ID #20204007103
 My Commission Expires 2/19/2028

Sworn to and subscribed before me this 23rd day of August, 2024
(fill in day) (fill in month) (fill in year)

By Naomi M. Laidlaw
(name printed)

Witness my hand and official seal.
Marilyn Mondragon
Notary Public

MARILYN MONDRAGON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID #20124067158
 My Commission Expires November 3, 2024

My Commission expires: 11-03-2024

Authorized Representative

I/We further permit Consciously Crafted to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Tom LAIDLAW
Name (printed)

37836 River Frontage Rd New Castle CO - 81647
Address

970-618-~~16051~~ 970-216-2468
Phone

Fax
Tom Laidlaw

Signature
CODL 92-128-2003
Type of Identification

County of Garfield
State of Colorado

ss.

Sworn to and subscribed before me this 26 day of August, 2024
(fill in day) (fill in month) (fill in year)

By Nicole Centeno
(name printed)

Witness my hand and official seal.
[Signature]
Notary Public

NICOLE CENTENO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204007103
My Commission Expires 2/19/2028

My Commission expires: 2-19-28

TOWN OF SILT, PROOF OF PUBLIC NOTICE AND CERTIFICATE OF MAILING

Project: Consciously Crafted LLC Special Use Permit

I HEREBY AFFIRM THAT Public Notice requirements of the Silt Municipal Code have been met for the Public Hearing before the Silt Planning & Zoning Commission/Board of Trustees to be held on _____, 20__

In addition, I hereby affirm that on _____ day of _____, 20__, I mailed first class, certified return receipt, a true copy of the attached Public Notice by placing the same postage prepaid in the United States Mail at _____, Colorado, addressed to those property owners on the submitted and approved list.

The Town has been provided with the following:

1. Certificate(s) of Mailing (original mailing receipts and return receipts)
2. Proof of publication from a newspaper of general circulation within the Town showing that prior to the meeting, the Public Notice was advertised as required per Silt Municipal Code.
3. List of names and mailing addresses of all surrounding property owners within 200 feet of subject property.

Dylan Damavandi
Name of Applicant (printed)

[Signature] 8/28/24
Signature of Applicant Date

County of LOS ANGELES)
State of CA)

ss.

Sworn to and subscribed before me this 28 day of August, 2024.
(fill in day) (fill in month) (fill in year)

By Dylan Damavandi
(name printed)

Witness my hand and official seal.
Hani Damavandi
Notary Public

My Commission Expires: 12.26.2026

Address	Name	Mailing Address	City State Zip
730 Main St	LAIDLAW, TOM F & NAOMI M	PO BOX 962	SILT CO 81652
601 Front St	WIGHT, DOUGLAS JAMES	PO BOX 453	SILT CO 81652
670 Front St	670 LLC	670 FRONT STREET	SILT CO 81652
690 Front St	MONROY, ERICK	260 DOGWOOD DRIVE	SILT CO 81652
Empty Lot Next to 690 Front St	MONROY, ERICK	260 DOGWOOD DRIVE	SILT CO 81652
120 S 6th St	COLORADO RIVER FIRE PROTECTION DISTRICT	1850 RAILROAD AVENUE	RIFLE CO 81650
611 Main St	COLORADO RIVER FIRE PROTECTION DISTRICT	1850 RAILROAD AVENUE	RIFLE CO 81650
CRFR	COLORADO RIVER FIRE PROTECTION DISTRICT	1850 RAILROAD AVENUE	RIFLE CO 81650
CRFR	SILT WATER CONSERVANCY DIST	PO BOX 8	SILT CO 81652
120 S 7th St	ALVAREZ TERRAZAS, ARTURO	135 SOUTH 8TH STREET	SILT CO 81652
135 S 8th St	FRONTIER SQUARE TOWNHOUSES COND ASSOCIAT	345 HUTTON AVENUE	RIFLE CO 81650
777 Main St	FRONTIER SQUARE TOWNHOUSES COND ASSOCIAT	345 HUTTON AVENUE	RIFLE CO 81650
777 Main St	INTERNATIONAL CHURCH OF THE FOURSQUARE G	PO BOX 26902	LOS ANGELES CA 90026
701 Main St	INTERNATIONAL CHURCH OF THE FOURSQUARE G	PO BOX 26902	LOS ANGELES CA 90026
701 Main St	GROSS, ROBERT S	810 GARFIELD AVENUE	CARBONDALE CO 81623
140 S 8th St	CHAIRES RAMOS, PEDRO & CHAIRES, OLGA M	PO BOX 2183	GYPSSUM CO 81637
130 S 8th St	SANCHEZ, MARTHA & FELIPE	146 RABBIT ROAD	CARBONDALE CO 81623
130 S 9th St	BASALT TRADE ASSOCIATES, LLC	PO BOX 710	BASALT CO 81621
120 S 8th St	SHUSTER, KAREN P	4778 COUNTY ROAD 331	SILT CO 81652
831 Main St	SLATON, MARCUS TYLER	3600 HARBOR BLVD, SUITE 110-190	OXNARD CA 93035
840 Main St	HIGENS, JASON ALLEN	100 EAST 3RD STREET	RIFLE CO 81650
820 Main St	BULLDOG PROPERTIES LLC	100 RIVER BEND WAY	GLENWOOD SPRINGS CO 81601
810 Main St	DELGADILLO, VALENTIN VELAZQUEZ & CARRASC	815 HOME AVENUE UNIT 4	SILT CO 81652
815 Home Ave	MORGANSTEIN, EVAN	519 CANYON CREEK DRIVE	GLENWOOD SPRINGS CO 81601
104 8th St	WOODPECKER PROPERTIES LLC	PO BOX 519	GLENWOOD SPRINGS CO 81602
106 8th St	HARRA, CHRISTIAN CHARLES	PO BOX 169	SILT CO 81652
740 Main St	BUCK CANYON RANCH, LLC	PO BOX 710	BASALT CO 81621
710 Main St	SILT, TOWN OF, HOUSING AUTHORITY	PO BOX 70	SILT CO 81652
101 N 7th St	BANK LLC	100 WILLIAMS RANCH DRIVE	ASPEN CO 81611
empty lot on the corner of 7 & Home	ROMERO MAYO, ELEUTERIO & RODRIGUEZ, MARB	1443 DOGWOOD DRIVE	RIFLE CO 81650
832 Home Ave	PEYTON, DARLENE SUE	832 HOME AVENUE	SILT CO 81652
812 Home Ave	RAE, DENNIE & ROWE, TERILYNN	812 HOME AVENUE	SILT CO 81652
740 Home Ave	FAZZI, SHARON K	1090 COUNTY ROAD 214	SILT CO 81652
210 N 7th St	FISHER, JERRY	PO BOX 964	SILT CO 81652
230 7th St	ANDERSON, MARK S	230 N 7TH STREET	SILT CO 81652

ASSIGNMENT OF COMMERCIAL LEASE

This Assignment of Lease ("Assignment") is made as of December 12, 2023 by and between HQ LLC ("Assignor") and Consciously Crafted LLC ("Assignee"), which shall inure to the benefit of Tom F. Laidlaw and Naomi M. Laidlaw ("Landlord"). All capitalized terms not defined herein shall have the meaning attributed to them in the Lease.

WITNESSETH

A. WHEREAS, Tenant leases from Landlord and Landlord leases to Tenant approximately 2,497 square feet of commercial retail space located at 730 Main St, Silt, CO 81652 ("Premises"), pursuant to that certain Lease Agreement dated June 5, 2023 (the "Lease");

B. WHEREAS, Rent shall be payable monthly at a rate of four thousand, three hundred, fourteen and 58/100 dollars (\$4,314.58) per month, beginning on the Effective Date of this Assignment. The Rent shall be due on the first day of each month during the Term, and prorated accordingly per the Effective Date of this Assignment.

C. WHEREAS, This Lease is a NNN lease. Tenant's responsibility includes, but is not limited to, the following: taxes, building insurance, and maintenance (collectively "Additional Rent"), as provided for herein. All Additional Rent shall be paid by Tenant to Landlord in equal monthly installments concurrently with the Rent. Payments of Additional Rent shall be calculated as follows: on, or before the Effective Date of this Lease, Landlord shall give Tenant a statement of the estimated annual Additional Rent ("Estimate of Costs"). Tenant shall pay Additional Rent to Landlord based upon the Estimate of Costs divided by twelve (12). The Estimate of Costs shall be the basis of such Additional Rent calculated until Tenant is notified by Landlord of a change thereof. Within ninety (90) days after the end of each calendar year, Landlord shall compute actual Additional Rent for the preceding year (the "Actual Costs"). Landlord shall provide Tenant with a statement of Actual Costs. In the event that Tenant's payment of Additional Rent for said calendar year is less than the Tenant's Pro-Rata Share of the Actual Costs, Tenant shall be obligated to pay Landlord, within thirty (30) days of receipt of the statement, the difference between Tenant's Pro-Rata Share of Actual Costs and the Additional Rent actually paid for said calendar year. In the event Tenant's Additional Rent actually paid for said calendar year exceeds Tenant's Pro-Rata Share of Actual Costs, such excess shall be credited to Tenant's account within ten (10) days of receipt of the statement, or if the Lease is then expired, shall be paid to Tenant within thirty (30) days of the statement. The Actual Costs of the prior calendar year shall be used for the purpose of calculating the Estimate of Costs for the then current year.

D. WHEREAS, Assignor has executed the Lease as described above, now desires to assign its interest in the Lease and Assignee desired to accept such assignment.

E. WHEREAS, Landlord hereby agrees to consent to the Assignment of the Lease.

NOW, THEREFORE, for good and valuable consideration including the recitals contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Granting.** Assignor hereby grants, assigns and transfers all of its beneficial interest under the Lease. Assignee hereby accepts and consents to each and all of the terms, covenants and conditions set forth herein, as well as those contained in the Lease. Assignee understands that current Lease expires on June 5, 2033.

2. **Assignor's Warranties.** Assignor hereby represents and warrants to Assignee and Landlord as follows:

(a) Assignor acquired its interest in the Lease and has not assigned any interest in the Lease to any person or entity other than Assignee; and the Lease is free and clear of all adverse claims and all liens, encumbrances or security interests whatsoever;

(b) The execution of this Assignment by Assignor does not violate any of the terms or conditions of any agreement, document or instrument to which Assignor is a signatory or by which he is bound; and

(c) Assignor is not in default under any of the terms, conditions or covenants of the Lease to be performed or complied with by Assignor, and no event has occurred, and no situation exists, which would, with the passage of time and/or the giving of notice, constitute a default under the Lease.

(d) Tenant (Assignor) has no outstanding balance of past-due monies owed to Landlord or public utility or governmental body, whether in the form of previously incurred Base Rent charges, Additional Rent or CTI Expenses, prior year CAM Reconciliation charges, late fees, or publicly assessed taxes/fees/penalties and/or direct utility charges.

3. **Landlord's Consent.** Landlord hereby consents to the Assignment of Assignor's interest in the Lease to the Assignee. It is expressly understood that Assignee shall now become the Tenant under the Lease with Landlord.

4. **Assignment Binding.** This Assignment shall be binding upon Assignor and shall inure to the benefit of the successors and assigns of Assignee and Landlord.

5. **Additional Instruments.** Assignor shall, at the reasonable request of Assignees, execute (either alone or with Assignees as Assignees may require) and deliver to Assignees any and all additional instruments and documents, and Assignor will perform all actions which from time to time may be necessary, to carry into the effect the provisions of this Assignment.

6. **Counterparts.** This Assignment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

7. **Notices.** All notices or other communications required or permitted hereunder shall be in writing and shall be personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested, the following addresses:

To Assignor: HQ LLC
730 Main St
Silt, CO 81652

To Assignee: Consciously Crafted LLC
5000 E 41st Ave
Denver, CO 80216
P: 310.487.9576
E: dylan@verdenatural.com

To Landlord: Tom F. Laidlaw and Naomi M. Laidlaw
37836 River Frontage Road
New Castle, CO 81647
E: njohnson523@yahoo.com
E: tnlaidlaw@yahoo.com

Notice shall be deemed given according to Section 29, **Notices**, of the Commercial Lease.

8. **Severability.** If any provision of this Assignment, as applied to any party or to

any circumstance, shall be adjudged by a court of competent jurisdiction to be void, invalid or unenforceable, then the same shall in no way affect any other provisions of this Assignment, the application of any such provision in any other circumstance, or the validity or enforceability of the other provisions of this Assignment or the Commercial Lease.

9. **Governing Law.** This Assignment shall be construed under the laws of the State of Colorado.

10. **Effective Date.** This Assignment shall be effective as of 11:59pm local time ("Effective Time") on the date of closing of the Hava APA (the "Effective Date"). If the Hava APA is terminated for any reason, this Assignment shall automatically become null and void. This Assignment is conditioned on the consent of the Successor Landlord.

11. **Assignor's Obligations.** The nullification, voiding or cancelation of this Assignment shall not excuse the Assignor of any obligation, claim or action of any kind whatsoever, embodied in any of the matters referred to in the Commercial Lease Agreement and/or this Assignment. Assignor shall be liable for any of the demands, obligations, actions, claims, debts, liabilities, rights, contracts, damages, attorneys' fees, costs, expenses, losses, or claims referred to in the Commercial Lease and Landlord maintains all rights under the Commercial Lease.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written.

ASSIGNOR:

HQ LLC



By: Renee Grossman, Manager

ASSIGNEE:

Consciously Crafted LLC



By: Jeff Damavandi, 12/19/2023

LANDLORD:

Tom F. Laidlaw and Naomi M. Laidlaw

By: Tom F. Laidlaw 12/15/2023
Tom F. Laidlaw
OWNER

By: Naomi M. Laidlaw 12/15/2023
Naomi M. Laidlaw
OWNER

SPECIAL WARRANTY DEED

THIS DEED, made this 7th day of June, 2023, between

HQ HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

whose address is 314 Sopris Circle, Basalt, CO 81621, GRANTOR(S), and
TOM F. LAIDLAW AND NAOMI M. LAIDLAW

whose address is 234 County Road 236, Silt, CO 81652, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of Five Hundred Forty Five Thousand and 00/100 Dollars (\$545,000.00), 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), grantee's heirs and assigns forever, not in tenancy in common but **IN JOINT TENANCY**, all the real property, together with improvements, if any, situate, lying and being in the County of Garfield and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND FORMING A PART HEREOF

also known by street and number as: **730 Main Street, Silt, CO 81652**

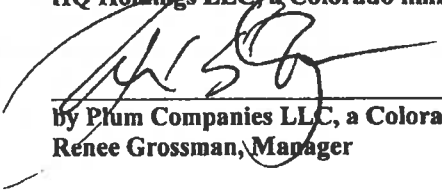
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either 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, grantee's heirs and assigns forever. The grantor(s), for the grantor, grantor's heirs, and personal representatives or successors, does covenant and agree that grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except for general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

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 has executed this deed on the date set forth above.

HQ Holdings LLC, a Colorado limited liability company



by Plum Companies LLC, a Colorado limited liability company
Renee Grossman, Manager

STATE OF: Colorado
COUNTY OF: Garfield

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 7th day of June, 2023 by Renee Grossman, manager of Plum Companies LLC, a Colorado limited liability company, manager of HQ Holdings LLC, a Colorado limited liability company.

My Commission expires: 1-18-25

Witness my hand and official seal.

REBECCA BLANCHARD
Notary Public
State of Colorado
Notary ID # 19924017123
My Commission Expires 01-18-2025


Notary Public

EXHIBIT "A"

Attached to and forming a part of
SPECIAL WARRANTY DEED
between

GRANTOR: HQ HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

GRANTEE: TOM F. LAIDLAW AND NAOMI M. LAIDLAW

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 17, 18 AND 19, BLOCK 20, TOWN OF SILT, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 17 WHENCE THE
SOUTHWEST CORNER OF SAID LOT 17 BEARS SOUTH 89° 46' 40" WEST 12.50 FEET:
THENCE NORTH 00° 13' 20" WEST 105.00 FEET TO A POINT ON THE NORTHERLY LINE
OF SAID LOT 17;
THENCE ALONG SAID NORTHERLY LINE NORTH 89° 46' 40" EAST 39.00 FEET;
THENCE SOUTH 00° 13' 20" EAST 36.10 FEET;
THENCE NORTH 89° 46' 40" EAST 10.00 FEET;
THENCE SOUTH 00° 13' 20" EAST 28.81 FEET;
THENCE NORTH 85° 46' 40" EAST 4.00 FEET;
THENCE SOUTH 00° 13' 20" EAST 40.09 FEET TO A POINT ON THE SOUTHERLY LINE OF
SAID LOT 19,
THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 46' 40" WEST 53.00 FEET TO TEE
POINT OF BEGINNING.**

County of Garfield, State of Colorado.

also known by street and number as: 730 Main Street, Silt, CO 81652



SPECIAL WARRANTY DEED - JOINT TENANCY

0604305
June 6, 2023
4:53 PM

Consciously Crafted LLC

**SPECIAL USE PERMIT TO OPERATE A RETAIL
MARIJUANA STORE**

**730 Main Street, Silt, CO, 81652
Garfield County Tax Parcel Number: 2179-102-15-010**

**Submitted to the Town of Silt, CO
September 12, 2024**

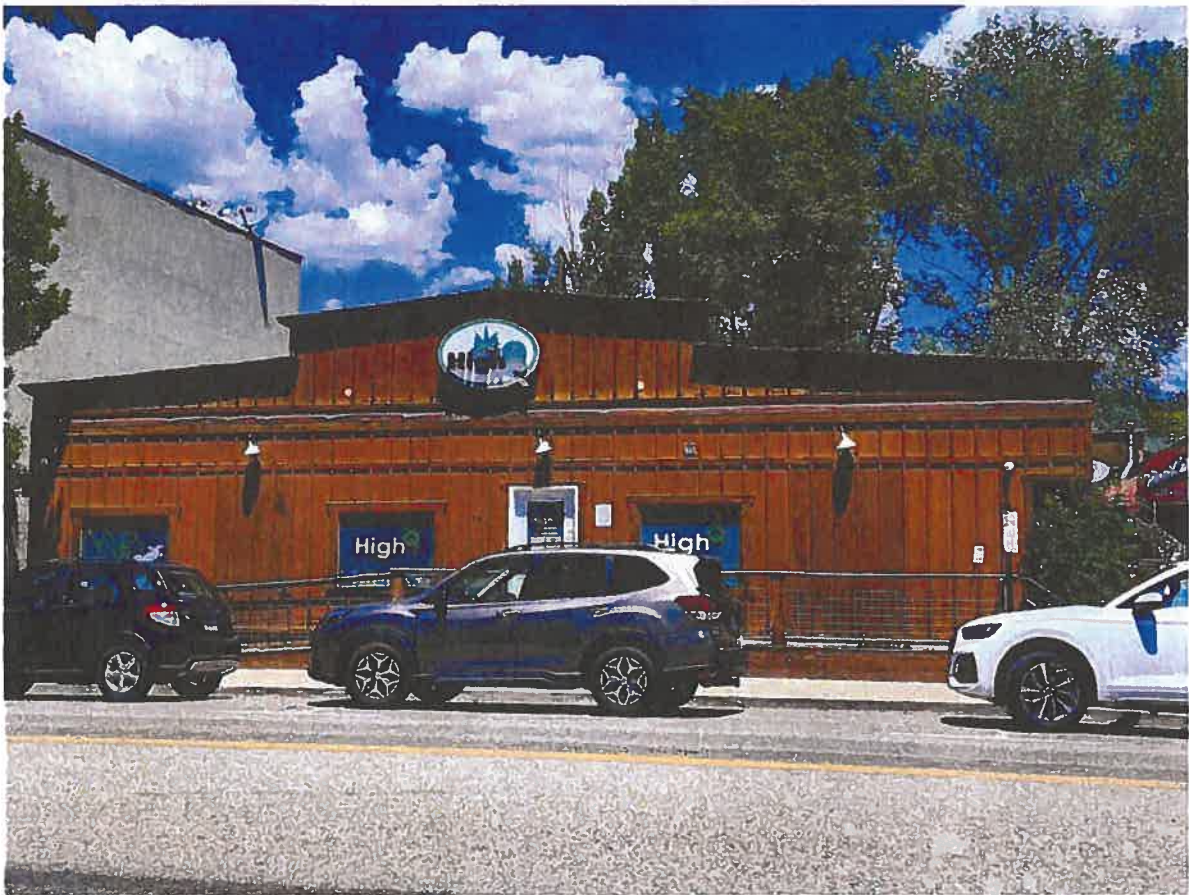
PROPOSAL

Consciously Crafted LLC (the "Company") is submitting this application for a Special Use Permit to continue operating a Retail Marijuana Store in the building located at 730 Main Street, Silt, CO, Garfield County tax parcel number 2179-102-15-010, which is located in the B-1 zone district. The building has a total of 2,555 square feet. The store will continue to operate under the High Q name until DBA name change is approved and new signage and vendor contracts are in place to change the name to Verde Natural. The store will service adult customers over the age of 21.

LOCATION

The Company's dispensary is currently an operating retail store located at 730 Main Street, Silt, CO, known as High Q. This is a highly-desirable location because it is only 0.2 miles from Interstate 70 and is in the heart of downtown Silt, on the main commercial road, between a well-known liquor store and a popular restaurant. It is also on the North side of the street, which makes for easy ingress from Interstate 70. There is ample parking in the front of the building and the rear parking lot.

The following is a photograph of the front of the building.



The Company executed a lease for the Property with an expiration of June 5, 2033. The building has a total of 2,555 square feet, which has been updated and meets all current codes.

REQUEST AND REASON FOR REQUEST

We are requesting a continuation on our Special Use permit to continue operating the dispensary, but under its new ownership, Consciously Crafted LLC. We are fully licensed, insured, and have a track record of successful operations across Colorado. When a signage change is in order, we will seek approval from the town of Silt to ensure compliance.

EXPLANATION OF HOW THE REQUEST MEETS SILT MUNICIPAL CODE

The Company's proposed use is a Retail Marijuana Store in the B-1 zone, which is permitted upon the prior approval of the Town of Silt board and the granting of a Special Use Permit pursuant to Section 17.13.020 of the Silt Municipal Code, for which the Company is applying hereto: Further, Section 17.73.030 of the Silt Municipal Code states that: (A) no retail marijuana store may be within 500 feet of any other retail marijuana store; (B) no retail marijuana store may be located within a residential zone district; and (C) no retail marijuana store may be located within 500 feet of a private or public school, including but not limited to daycares and preschools (Daycare or preschool facilities located in the B-Industrial, B-1, B-2 or B-3 zone districts shall not be considered schools for purposes of applying this setback). The Company's proposed location is: (A) not within 500 feet from the retail marijuana store application that was submitted to the Town of Silt; (B) not in a residential zone; and (C) not within 500 feet from any private and public schools, daycares and preschools.

COMPATIBILITY WITH THE TOWN OF SILT COMPREHENSIVE PLAN

The Company's dispensary is highly congruous with the Town of Silt's Comprehensive Plan. The dispensary promotes growth within the core of town, diversifies the economy and creates jobs. Moreover, the Company believes that the upscale nature of its store will continue to enhance the Silt and attract tourists and visitors to Silt. The company has a customer base all around Colorado.

The dispensary will continue to enhance the pedestrian neighborhood center of downtown because it will occupy a retail store that is located in an area that has been "beautified" by the Town of Silt. The Company plans to maintain the existing façade of the building to preserve the historic western theme, remain compatible with the character of the immediate surrounding area and ensure that the property is visually attractive. However, the Company has upgraded doors and other areas of ingress to offer greater security and offer guests and passers-by a highly-attractive, upscale store consistent with the "Downtown" properties. The rear (storage area) space will be utilized entirely by employees, and no one else, as non marijuana storage. *There will be zero allowance for any portion of the structure to be used for living or sleeping.* The rear doors are commercial grade doors with commercial grade locking systems.

THE PROPOSED IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA AND DESIRABLE FOR THE TOWN OF SILT (LU:1)

The proposed use is compatible with the character of the surrounding area. The Company is leasing an existing building in the downtown commercial center. The building is currently an operating dispensary under new ownership. The Company will continue to use the building as an upscale retail marijuana dispensary that will provide guests with high quality products and a sophisticated sales experience, all in accordance with the Colorado Retail Marijuana Code. The Company plans to maintain the existing façade of the building to preserve the historic western theme, remain compatible with the character of the immediate surrounding area and ensure that the property is visually attractive. The Company has received an overwhelmingly positive reception from neighboring business owners who believe the Company's store will continue to increase patronage of their businesses.

The Company's dispensary is consistent with the needs and wishes of the voters of Silt, 53% of whom approved Amendment 64. The Company will continue to only service adults age 21 or over.
NEED FOR SPECIAL USE PERMIT AND BEST USE OF LAND FOR SILT

Due to the type of business the Company operates, it was determined that a Special Use Permit was required by the Town of Silt. The site is an ideal location for the Company's dispensary to ensure its success and maximize the tax revenues it will generate for the Town of Silt. It is a very attractive section of downtown Silt in an area that recently underwent the Town of Silt Beautification, in which the town improved the road, constructed new and wider sidewalks with handicap access on every corner, and installed attractive streetlamps and trees. It is in the center of Main Street between a well-known liquor store and popular restaurant, next door to a new retail building.. Last, it is only 0.2 miles from Interstate 70 on the North side of the street, which makes for easy ingress from Interstate 70. There is also ample parking in the front and rear of the building to accommodate customers.

In addition, when taking into consideration Silt's zoning rules, the availability of suitable commercial properties and the overlap of the 500' setbacks from the Southeastern corner of the Cactus Valley Elementary School and the Green Cross dispensary, there are virtually no other properties for which the Company can apply to locate its store.

POTENTIAL ENVIRONMENTAL IMPACTS (LU:2)

The Company does not believe there are any significant adverse environmental impacts that might result from the operational dispensary.

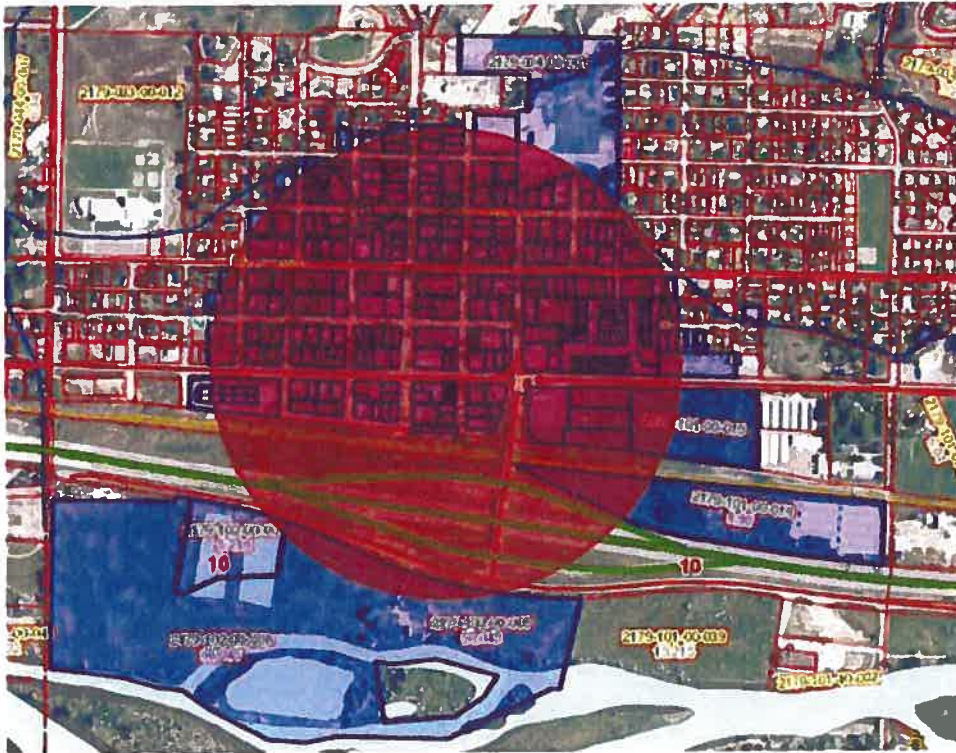
VICINITY MAPS

The following vicinity map attached shows all licensed daycares and schools in the Town of Silt and their distance from 730 Main Street, Silt, CO 81652 (our location). The licensed daycares and their addresses are the following: Gloria Sandoval at 1115 Em Ave, Silt, CO 81652 (1,808 ft from our location), Emma Avina-Munoz at 1210 Ballard Ave, Silt, CO 81652 (1,738 ft from our location), and Karla Cox at 1827 Fawn CT, Silt, CO 81652 (3,491 ft from our location). The licensed school is Cactus Valley Elementary School located at 222 Grand Ave, Silt, CO 81652 (1,941 ft from our location). The red heart is our location and the blue circles with a white square inside of them are the 4 licensed locations listed - 3 daycares and one school.



VICINITY MAP

The following vicinity map from the Garfield County Geographic Information System indicates the properties within a quarter mile radius of the proposed location. Please note that this map is drawn to a scale of 1" = 500'



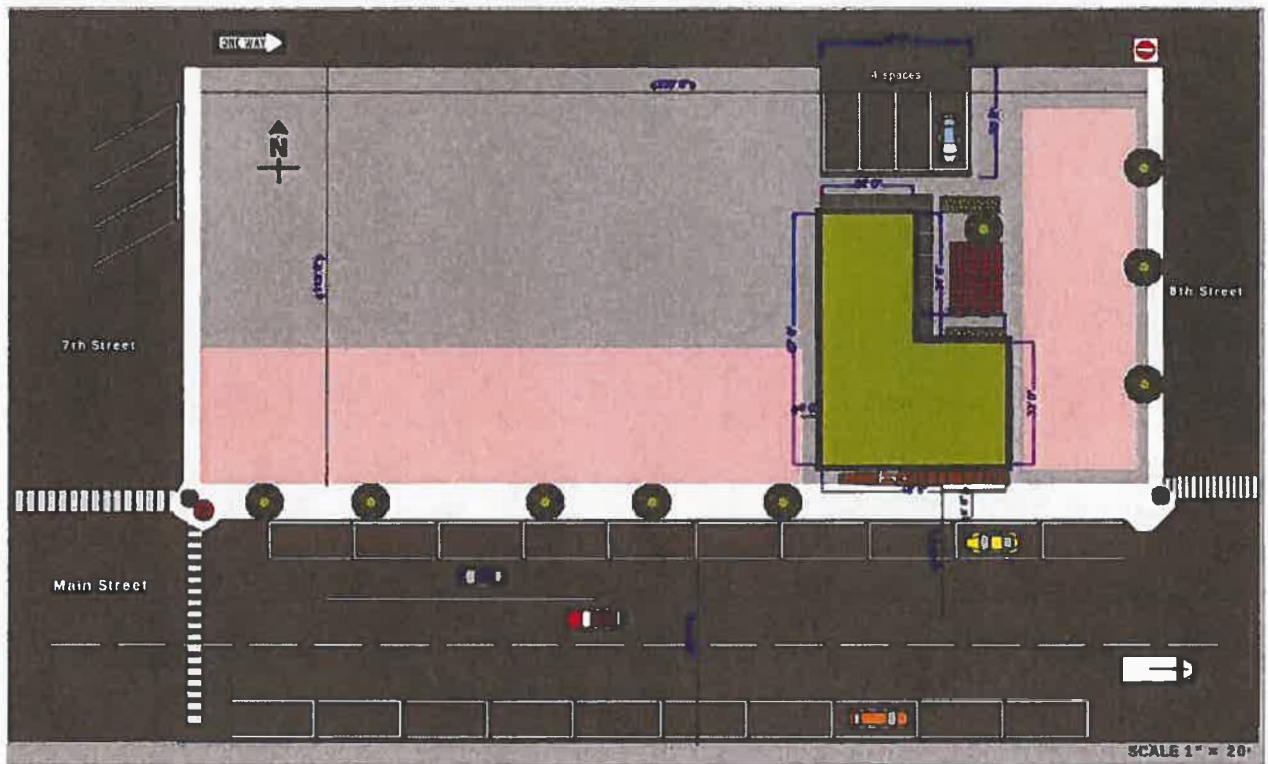
AFFECTED PROPERTY OWNERS

The following map and list below indicate the Affected Property Owners, which are all of the property owners and businesses within 500 feet of the proposed location. The Company selected a 650 foot radius around the proposed property in the Garfield County Geographic Information System to determine the list of Affected Property Owners to ensure compliance with the Silt Municipal Code.



SITE PLAN

The following is a site plan at a scale of 1"=20', indicating the location of the existing marijuana store, and all other items as required for commercial businesses as delineated in the Silt Municipal Code Section 17.42. See attached additional site plan for a complete outline of the building.

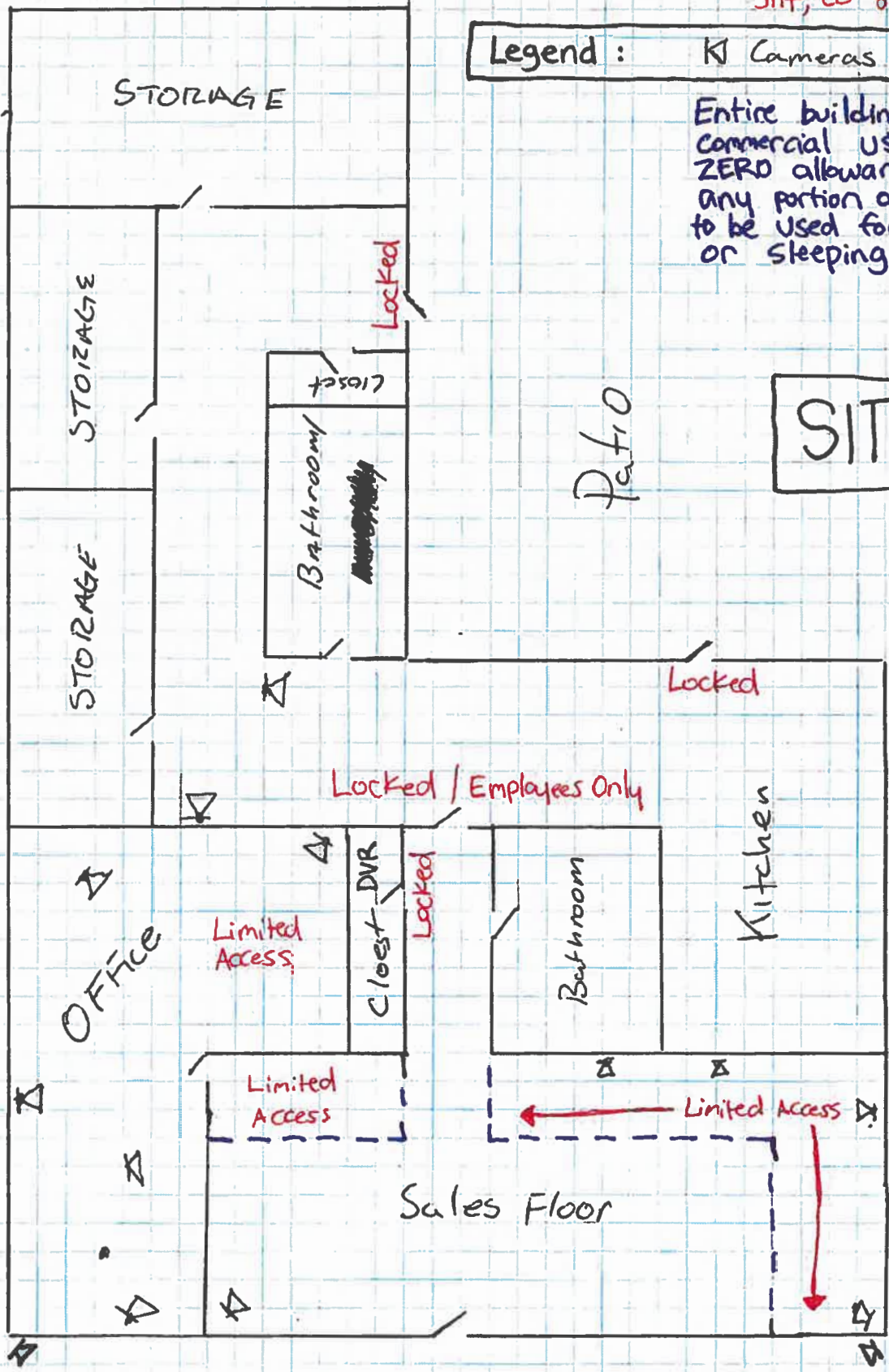


730 Main Street
Silt, CO 81652

Legend : K Cameras Locations

Entire building is for commercial use ONLY. ZERO allowance for any portion of structure to be used for living or sleeping.

SITE PLAN



LAYOUT

The building has a total of 2,555 square feet, which is separated into two retail spaces facing Main Street and a restroom in the front of the building and a kitchen, restroom and three non-cannabis storage rooms in the rear of the building.

SECURITY

There are three exterior doors to the building. All areas of ingress have been fortified with security doors and other security measures. The site also features a modern security system with alarms and all required cameras to monitor all areas of the building.

STAFFING

The Company has retained some of the staff from the former operator, which have been at the location for multiple years and have developed trust by the community. The Company has also hired new staff members who are local and trained to provide excellent customer service to everyone that walks in the door.

The receptionist will check identification of those entering the building and provide sales support for the dispensary. The receptionist, after confirming guests are over the age of 21, will direct guests to the dispensary sales area, which will be furnished with comfortable seating, a lighted display of selected products and computers for use by customers to read about the available products and place orders. The sales manager/sales person will assist guests with purchases. There will be an ATM in the dispensary for the customers' convenience.

SELLING STATIONS

There will be two sales counters and two point-of-sale terminals in the store. All purchases of marijuana and marijuana products will be sold and packaged in accordance with the Colorado Retail Marijuana Code.

HOURS OF OPERATION

The hours of operation are currently:

Friday	10 AM–9 PM
Saturday	10 AM–9 PM
Sunday	10 AM–8 PM
Monday	10 AM–8 PM
Tuesday	10 AM–8 PM
Wednesday	10 AM–8 PM
Thursday	10 AM–8 PM

Town of Silt Community Development

231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 110



LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: Consciously Crafted LLC Date: 9/25/24

Location of Property: 730 Main St, Silt, Co 81652

Land Use Request: Special Use permit to operate Retail Marijuana Store

Please answer the following questions to the best of your ability. Attach additional pages as needed.

1. Is your request compatible with the Silt Municipal Code? Yes No

2. Is your request compatible with the Silt Comprehensive Plan? Yes No

If not, how is your request useful to the Town of Silt?

3. Explain how your request is compatible with the immediate area surrounding the site.

See section LU:1

4. How is your request desirable for the Town of Silt?

See section LU:1

5. Detail any real or possible environmental, town service, or other impacts your request may have.

See section LU:2

6. Are there or have there ever been any landfills on any part of the property included in your request? Yes/ No

7. Please mark all the concerns or impacts listed below which apply to your request and give a brief statement about how you have addressed them.

- a. _____ traffic
- b. _____ town services (water, sewer, etc.)
- c. _____ signage
- d. _____ open space
- e. _____ schools
- f. _____ emergency services (police, fire, medical)
- g. _____ other utilities (electrical, etc.)
- h. _____ other (pollution, etc.)

Please list any other items or information which you feel would be of help in assessing your application.



Community Development Department

MEMORANDUM

TO: Jim Mann, Town Administrator
FROM: Nicole Centeno, Community Development Manager
DATE: September 2024 – October 2024

Building Department

- * Zoning & Building Reviews
- * Inspections - 57 in September
- * Contractor Licensing- 11 New / 240 YTD
- * BEST Tests- 10 New / 94 YTD
- * Miscellaneous Permits – 10 New / 137 YTD
- * Excavation Permits- 3 New / 35 YTD
- * Single Family Permits – 0 New / 7 YTD
- * Commercial Building Permit- 1 New / 1 YTD
- * Stop Work Orders
- * Building Code Second Phase Implementation

Administration

- * Staff Meetings
- * LED/Community Engagement/Communication
- * Business Licenses- 132 YTD
- * Customer Service (Calls, Emails, Walk-ins)
- * Facility Rentals
- * Office/File Organization
- * P & Z Meetings and Minutes
- * Website Management
- * Social Media Management
- * Vendor's Licenses- 34 YTD
- * Housing Needs Assessment Grant
- * GarCo Grant Outreach

Recreation

- * Online Registration Portal Updates
- * Micro Soccer
- * Girls Basketball

Code Enforcement

- * Non-Compliant Business Licenses
- * Building w/out a Permit
- * Zoning Infractions

Subdivisions/Infrastructure

- * Stoney Ridge 2
(Pending Applicant Phasing Plan)
- * Camario Phase 2
(Site Work is permitted and under construction)
- * River Trace
(2 Buildings Received C.O.; all buildings have now been permitted)

Land Use/Planning & Zoning

- * Western Slope Veteran's Coalition- Abandoned
- * Laestadian Annexation- Approved, Waiting to Record
- * River Run Storage Site Plan- Pending
- * Free-Up Storage Out of Town Taps
- * Consciously Crafted- Special Use
- * Rislende Final Plat
- * Heron's Nest- Annexation, PUD & Sketch
- * Riverview Sketch

Special Events- Current & Future Planning

- * Create Flyers and Advertise Events
 - * All Event Prep (Booking Bands Etc..)
 - * Party At The Pavilion
 - * Main Street Trick or Treat
 - * White Christmas Tree Lighting
-
- * Code Enforcement Complaints
 - * Weekly Code Enforcement Meetings
 - * Code Research for Complaints