



CITY OF TRINIDAD  
TRINIDAD, COLORADO

The Regular Meeting of the City Council of the City of Trinidad,  
Colorado, will be held on Tuesday, March 3, 2015 at 7:00 P.M.  
in City Council Chambers at City Hall

The following items are on file for consideration of Council:

- 1) **ROLL CALL**
- 2) **APPROVAL OF MINUTES**, Regular Meeting of February 17, 2015 and Special Meeting of February 17, 2015 and February 24, 2015
- 3) **PUBLIC HEARING**
  - a) New Retail Marijuana Store license application filed by Colorado Cannabis Associates, LLC d/b/a The Spot at 453 N. Commercial Street
- 4) **PETITIONS OR COMMUNICATIONS, ORAL OR WRITTEN**
- 5) **COUNCIL REPORTS**
- 6) **REPORTS BY CITY MANAGER AND CITY ATTORNEY**
- 7) **UNFINISHED BUSINESS**
  - a) 3.2% Beer Retail License (Off-Premises) renewal request by Walmart Stores, Inc. d/b/a Walmart #962 at 2921 Toupal Drive
- 8) **MISCELLANEOUS BUSINESS**
  - a) Retail liquor store license renewal request by Luis A. Lopez II d/b/a Santa Fe Trail Hops & Vines at 1530 Santa Fe Trail Drive
  - b) Hotel and restaurant liquor license renewal request by Fisher's Peak Lodging, LLC d/b/a Trinidad Holiday Inn/Peaks Restaurant & Lounge at 3130 Santa Fe Trail Drive
  - c) Arts liquor license renewal request by Southern Colorado Repertory Theatre, Ltd. d/b/a Southern Colorado Repertory Theatre at 131 W. Main Street
  - d) Acceptance of Parks & Recreation Advisory Committee 2015 Master Plan
  - e) Consideration of golf course clubhouse proposal
  - f) Resolution supporting a grant application to the Colorado State Historical Fund for the funding necessary to complete the first phase of the preservation, rehabilitation and restoration of the Trinidad Power & Light building located at 127 Plum Street in the Corazon de Trinidad National Historic District for municipal purposes
  - g) Resolution supporting grant application for a local Parks and Outdoor Recreation Grant from the State Board of the Great Outdoors Colorado Trust Fund for the completion of the City of Trinidad Dog Park
  - h) DOLA EIAF grant request for Cedar Street extension and utility relocation
- 9) **BILLS**
- 10) **PAYROLL**, January 31, 2015 through February 13, 2015 and February 28, 2015 through March 13, 2015
- 11) **ADJOURNMENT**

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Audra Garrett, City Clerk, 135 N. Animas Street, Phone (719) 846-9843, or FAX (719) 846-4140. At least a 48 hour advance notice prior to the scheduled meeting would be appreciated so that arrangements can be made to locate the requested auxiliary aid(s).



The regular meeting of the City Council of the City of Trinidad, Colorado, was held on Tuesday, February 17, 2015, at 7:00 p.m. in City Council Chambers at City Hall.

|                     |                     |   |
|---------------------|---------------------|---|
| There were present: | Mayor               | Reorda, presiding                               |
|                     | Councilmembers      | Bolton, Bonato, Fletcher, Mattie, Miles, Torres |
| Also present:       | Acting City Manager | Garrett   |
|                     | City Attorney       | Downs   |
|                     | Asst. City Clerk    | Valencich                                       |

The pledge of allegiance was recited.

**APPROVAL OF THE MINUTES.** Regular Meeting of February 3, 2015. A motion to approve the minutes as presented was made by Councilmember Fletcher and seconded by Councilmember Bolton. The motion carried unanimously.

**PUBLIC HEARING.** a) Motion to Continue the Public Hearing for a New Retail Marijuana Store license application filed by Emerald City Wellness, LLC d/b/a Emerald City at 520 Nevada Avenue; and b) Motion to Continue the Public Hearing for a New Retail Marijuana Cultivation Facility license application filed by Emerald City, LLC d/b/a Emerald City at 123 Pine Street. Mayor Reorda asked for clarification. Acting City Manager Garrett advised that the applicant has submitted a request to continue the hearings while they restructure the ownership of their limited liability company and complete the transition with the State. They will only be removing members, therefore once their restructuring is complete they will request the hearing be set for the next regular meeting after having met the ten day posting and publication requirements. Councilmember Bolton made a motion to grant the continuance of the hearings as requested, for no date certain. Councilmember Fletcher seconded the motion. Upon roll call vote the motion carried unanimously.

**PETITIONS OR COMMUNICATIONS, ORAL OR WRITTEN.** None.

**COUNCIL REPORTS.** Council members Mattie, Torres, and Bonato had nothing to report.

Councilmember Fletcher reported that she attended the Community Foundation meeting on February 5<sup>th</sup> and they are averaging ten to twelve entities from the community in attendance. She said it was well worth attending, adding that she hoped new City Manager Engeland will go to the next meeting in March. She also reported that Thursday and Friday are Senior Days at the book store. Books and More raised \$300 for Friends of the Library that will hopefully go to the Library. Regarding the Chamber of Commerce, she told Council that they will be hosting a central calendar for groups in town for their events. She suggested the City could look at the calendar before scheduling events and can post our events on the site. She distributed a handout providing information to post events. It will be on the Chamber web page.

Councilmember Bolton reported on her attendance last Wednesday and Thursday evening of the City's presentation on the Main Street and the Commercial Street renovation projects. She said it was very well presented and attended. She thanked staff for putting the meetings on for the public.

Councilmember Miles told Council that substantial progress has been made at the Industrial Park - leasing out facilities, applying for a grant to develop the undeveloped properties and get sewage hookups. The lease agreements signed last week contemplate a contribution on the part of the lessee towards the capital improvements, covering the match. She said it is very substantial progress.

Mayor Reorda had nothing to report.

**REPORTS BY CITY MANAGER.** Schedule. Acting City Manager Garrett reminded Council of the monthly Chamber luncheon scheduled for tomorrow, Wednesday, February 18<sup>th</sup> at noon at the TSJC Pioneer Room. She also reminded them of the joint meeting on Friday with the Chamber, Tourism Board, and County Commissioners at the Primero Café from 11:00 a.m. to 1:00 p.m. Finally she pointed out the request for a representative from the City to participate in the Mount Carmel Youth Leadership Program on Friday, February 27<sup>th</sup> at 11:00 a.m.

**REPORTS BY CITY ATTORNEY.** Urban Renewal. City Attorney Downs advised Council that the first Urban Renewal Authority meeting is slated for Thursday, February 19<sup>th</sup> at 6:00 p.m.

**UNFINISHED BUSINESS.** None.

**MISCELLANEOUS BUSINESS.** 3.2% Beer Retail License (Off-Premises) renewal request by Walmart Stores, Inc. d/b/a Walmart #962 at 2921 Toupal Drive. After ascertaining that no one was present to represent the renewal application, Councilmember Bolton move to table the renewal for presence and Councilmember Bonato seconded the motion. Upon roll call vote the motion carried unanimously.

New Retail Marijuana Store license application filed by Faragosi Farms Incorporated d/b/a Faragosi Farms at 118 Santa Fe Trail. A motion to set the application for public hearing at 7:00 p.m. on Tuesday, April 7, 2015, was made by Councilmember Bolton and seconded by Councilmember Miles. The motion carried unanimously upon roll call vote.

New Retail Marijuana Cultivation Facility license application filed by Faragosi Farms Incorporated d/b/a Faragosi Farms at 612 Hainlen Street. Councilmember Bolton made a motion to set the license application for public hearing on

Tuesday, April 7, 2015, at 7:00 p.m. The motion was seconded by Councilmember Miles and carried by a unanimous roll call vote.

New Retail Marijuana Product Manufacturing Facility license application filed by Faragosi Farms Incorporated d/b/a Faragosi Farms at 612 Hainlen Street. A motion to set the application for public hearing at 7:00 p.m. on Tuesday, April 7, 2015, was made by Councilmember Bolton and seconded by Councilmember Miles. The motion carried unanimously upon roll call vote.

Consideration of First Amendment to Fire Emergency Water Supply Agreements with Stonewall Fire District. Public Works/Utilities Director Valentine told Council that the original agreement allowed Stonewall Fire to dip water from the ponds. This amendment will add a fire hydrant in Weston. Councilmember Bolton moved to approve the First Amendment and Councilmember Fletcher seconded the motion. Upon roll call vote, the motion carried unanimously.

Engagement Letter Agreement with Dixon, Waller & Co., Inc. for the conduct of the 2014 Audit. Councilmember Miles made a motion to approve the engagement letter and Councilmember Bonato seconded the motion. Roll call was taken on the motion and it carried unanimously.

Water Lease Agreement renewal between the City and Pioneer Natural Resources USA, Inc., XTO Energy, Inc., and ARP Production Company. Public Works/Utilities Director Mike Valentine advised Council that this is a renewal and the only change is El Paso is now ARP Production Company. A motion to approve the renewal was made by Councilmember Fletcher. Councilmember Bolton seconded the motion. Upon roll call vote the motion carried unanimously.

Third Amended and Restated Intergovernmental Agreement concerning the Las Animas County E-911 Emergency Communications Authority. City Attorney Downs advised Council that this agreement was approved by the Las Animas County Commissioners this morning at their meeting. Councilmember Mattie recalled that this calls for an expansion of the board composition and will include the fire chief, police chief, sheriff and ambulance director and permanent members. Councilmember Bolton made a motion to approve the agreement and the motion was seconded by Councilmember Bonato. Roll call was taken and carried unanimously.

Contract Amendment for the Nomination and Construction Documents of Fish Hatchery and Zoo at Monument Lake Park to extend the time frame. Councilmember Fletcher asked how we will put water into the hatchery. Planning Director Fineberg said when the project was originally proposed it was debated whether to make it a functioning fish hatchery. He said he thinks the actual usable hatchery idea has been abandoned and it will just be a monument. No water will be required. It will just be renovated for its historic significance. There is a concern by the Division of Wildlife about establishing the hatchery and whirling disease. Councilmember Miles asked why we would make such an expenditure for a non-functioning hatchery. City Attorney Downs said he had a conversation with Mike Robb who said he is planning on putting 250 trout into the hatchery and kill them to test them for whirling disease. Planning Director Fineberg said the biggest question will be where we get the water and to assuage the DOW. He said what Council is doing this evening is voting to extend the contract for the design work. The original firm the City contracted with had its owner pass away. Therefore we had to change the contractor. This is for the design and construction documents. The site has value either way, as a fish hatchery or a tourist attraction with a plaque that explains how it was once used. It is a beautiful structure. The question will become more pertinent when it comes to whether the City wants to invest in its repair. Councilmember Mattie said it seems there may be a significant difference between designing a monument versus a fish hatchery. The idea of the fish hatchery is evolving into a huge proposition. Planning Director Fineberg pointed out that the structure is not in a great state of disrepair. However, to make it functional will take a little more. The water is the most difficult issue and then addressing the DOW concerns. Councilmember Mattie said going into the design, the architects will need to have an understanding of what we are doing. It will make a significant difference in the expense. Planning Director Fineberg agreed, noting that there is the same issue with the Hughes Lumber building because we don't have an end use for it. Councilmember Miles asked if the zoo will have animals. Planning Director Fineberg said he didn't think so. Originally there was a mote to separate the animals, bears. Councilmember Bolton made a motion to approve the contract amendment for the SFH Grant, Monument Lake Fish Hatchery and Zoo, extending the project deadline by one year to March 1, 2016. Councilmember Torres seconded the motion. Upon roll call vote the motion carried unanimously.

SGM Change Order #2 for preparation of pocket park plans and inclusion in bid documents. Planning Director Fineberg explained that this is a change order to include funding for the design and construction documents for the pocket park at Plum and Commercial Streets. A motion to approve the change order was made by Councilmember Fletcher and seconded by Councilmember Bolton. Upon roll call vote the motion carried unanimously.

**BILLS.** Councilmember Fletcher moved to approve the bills and Councilmember Bolton seconded the motion. The motion carried unanimously upon roll call vote.

**PAYROLL,** February 14, 2015 through February 27, 2015. A motion to approve the payroll was made by Councilmember Bolton and seconded by Councilmember Torres. Roll call was taken and the motion carried unanimously.

**ADJOURNMENT.** There being no further business to come before Council, a motion to adjourn the regular meeting was made by Councilmember Bolton and seconded by Councilmember Torres. The meeting was adjourned by unanimous roll call vote of Council.

ATTEST:

\_\_\_\_\_  
JOSEPH A. REORDA, Mayor

\_\_\_\_\_  
DONA VALENCICH, Asst. City Clerk

2/24/2015

The City Council of the City of Trinidad, Colorado met in Special Session on Tuesday, February 24, 2015, at 1:30 p.m. in City Council Chambers at City Hall pursuant to the following call:

CITY OF TRINIDAD  
TRINIDAD, COLORADO

SPECIAL MEETING

There will be a Special Meeting of the City Council of the City of Trinidad, Colorado, on Tuesday, February 24, 2015, at 1:30 p.m. in the Council Chambers at City Hall

The following item is on file for consideration of City Council:

- 1) Executive session – To discuss the purchase, acquisition, lease, transfer, or sale of real, personal or other property interest under C.R.S. Section 24-6-402(4)(a) – Monument Lake Resort 2015 Operational Proposal by Westland Resources, LLC
- 2) Consideration of Monument Lake 2015 Operations Proposal

The meeting was called to order at 1:30 p.m.

Roll call was taken.

|                     |                |   |
|---------------------|----------------|---|
| There were present: | Mayor          | Reorda, presiding   |
|                     | Councilmembers | Bolton, Bonato, Fletcher, Mattie, Miles, Torres<br>(Councilmember Fletcher entered the meeting after roll call but before the onset of executive session) |

|               |               |          |
|---------------|---------------|----------|
| Also present: | City Manager  | Engeland |
|               | City Attorney | Downs    |
|               | City Clerk    | Garrett  |

Executive Session – To discuss the purchase, acquisition, lease, transfer, or sale of real, personal or other property interest under C.R.S. Section 24-6-402(4)(a) – Monument Lake Resort 2015 Operational Proposal by Westland Resources, LLC. A motion to go into executive session for the stated purpose was made by Councilmember Bolton and seconded by Councilmember Miles. Upon roll call vote the motion carried unanimously. The executive session ensued at 1:31 p.m. The executive session was electronically recorded as required by the Open Meetings Law.

Upon conclusion of executive session at 2:20 p.m., Councilmember Fletcher moved to resume the special meeting and Councilmember Bonato seconded the motion. The motion carried unanimously upon roll call vote.

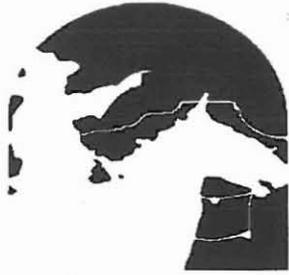
Consideration of Monument Lake 2015 Operations Proposal. Councilmember Bolton moved to extend the acceptance or approval of the Operations Plan for 30 days from March 2, 2015. The motion was seconded by Councilmember Miles. Upon roll call vote the motion carried unanimously. Mike Robb, Westland Resources, LLC, confirmed his consent to the 30-day extension.

There being no further business the special meeting was adjourned.

ATTEST:

\_\_\_\_\_  
JOSEPH A. REORDA, Mayor

\_\_\_\_\_  
AUDRA GARRETT, City Clerk



CITY OF TRINIDAD, COLORADO  
1876

## COUNCIL COMMUNICATION

**CITY COUNCIL MEETING:** March 3, 2015  
**PREPARED BY:** Audra Garrett, City Clerk  
**DEPT. HEAD SIGNATURE:** *Audra Garrett*

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**SUBJECT: PUBLIC HEARING**

- a) New Retail Marijuana Store license application filed by Colorado Cannabis Associates, LLC d/b/a The Spot at 453 N. Commercial Street

**PRESENTER:** Les Downs, City Attorney

**RECOMMENDED CITY COUNCIL ACTION:** Conduct the public hearing. City Council may take up to 30 days thereafter to render a decision on the application.

**SUMMARY STATEMENT:** N/A

**EXPENDITURE REQUIRED:** No

**SOURCE OF FUNDS:** N/A

**POLICY ISSUE:** This is an application for new licenses.

**ALTERNATIVE:** N/A

**BACKGROUND INFORMATION:**

- This is a quasi-judicial matter and as such Council should only consider evidence and testimony provided during the public hearing.

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## INVESTIGATIVE REPORT

**Applicant:** Colorado Cannabis Associates, LLC

**Business Name:** The Spot

**Business Address:** 453 N. Commercial Street – Historic Preservation zoning

**Officers/Owners:** Robert Lucero, 231 Riverwalk, Pueblo, CO 81003

**Date of Application:** January 7, 2015

**Date Application Filed with Local Authority:** January 20, 2015

**Type of Request:** New License

**Type of License(s):** Retail Marijuana Store

**Hearing Date:** Tuesday, March 3, 2015, 7:00 p.m.

### APPLICATION CONTENTS -

**Applicant's Documents:** City of Trinidad Retail Marijuana License Application  
CUP Approval  
Lease Agreement  
Verified Consent of Property Owners for the Submission  
of an Application for Marijuana Business  
Articles of Organization and Amendments  
Operating Agreement  
Certificate of Good Standing  
Statements of Trade Name  
Sales Tax License  
Diagram of Premises  
Individual History Record

Fingerprints  
Security Alarm – contract to be provided prior to license  
issuance – basic layout provided  
Exterior Security Lighting Plan  
Colorado Business Retail Marijuana License Application  
Colorado Retail Marijuana License Bond

City Documents: Notice of Public Hearing  
Certificate of Mailing  
Proof Publication on 1/30/15  
Certificates of Posting  
Departmental Reports

**LOCAL FEES -**

Local Fees Retail Marijuana Store:

|               |                |
|---------------|----------------|
| Investigation | \$2500.00      |
| License       | <u>2500.00</u> |
| Total         | \$5000.00      |

TOTAL \$5,000.00

Local fees have been paid. Applicant has been advised the City's investigation fee is non-refundable and in the event the license is denied, license fees only shall be refunded.

**ZONING –**

The proposed premise is zoned Historic Preservation, one of the appropriate zoning designations for location of a marijuana business pursuant to the Trinidad Municipal Code. Conditional Use Permit requests were heard by the Planning Commission on 2/10/15 and approved. The Conditional Use Permits were approved subject to four conditions identified within the Staff Report dated 2/12/15 from the Planning Department. Abbreviated, the applicant must 1) comply with all state and local laws, rules, regulations relative to the operation of their business; 2) an air filtration plan must be submitted and approved by the Building Inspector; 3) the conditional use permit must be put into effect within one year or it will expire; 4) the applicant must comply with the reasonable requirements of all City officials with respect to establishment and operation of their business.

**LEASE AGREEMENT -**

The lease agreement is between the Robert J. Lucero, landlord, and Colorado Cannabis Associates, LLC, tenant. The term extends from October 15, 2014 through October 15,

2015. A notarized statement consenting to the submission of an application for a marijuana business as required by the Trinidad Municipal Code is provided.

#### **BUSINESS/CORPORATE DOCUMENTS –**

Dated-stamped Articles of Organization for Colorado Cannabis Associates, LLC, are provided. Date-stamped Articles of Amendment changing ownership interests throughout the life of the Limited Liability Company are additionally provided, as well as a Certificate of Good Standing issued by the Colorado Secretary of State. A Statement of Trade Name of a Reporting Entity indicates The Spot as one of three registered trade names under Colorado Cannabis Associates, LLC. The Spot is the trade name under which they have indicated they will operate locally.

#### **SALES TAX LICENSE -**

Sales Tax License #04283964-0002 was verified.

#### **DIAGRAM OF PREMISES -**

The diagrams identify the proposed premises, which will be located on the ground level only. It identifies a sales area, waiting area, office, break room, security room and restrooms all within the confines of 453 N. Commercial Street. A diagram of the basement indicates that it will be used for storage. The upstairs portion of the building has a separate address and the diagram indicates it is not affiliated with this business. Initial plans indicate the proposed location of the security cameras, however, based upon final inspection from the Colorado Marijuana Division and the City Building and Fire Departments, those locations are subject to change. The overall footprint of the proposed premises is approximately 1,800 square feet. A security alarm system agreement will be required prior to issuance of the license. An exterior security lighting plan proposal was included in the camera schematic and submitted pursuant to the City's requirements.

#### **OWNERSHIP INFORMATION/BACKGROUNDS FINGERPRINTING -**

Fingerprint cards were submitted to CBI/FBI on 2/2/15. Results have not yet been received for Robert Lucero from CBI/FBI. Local database checks done by the TPD found no convictions.

#### **RESIDENCY REQUIREMENT –**

Robert J. Lucero, the owner/manager, meets the two-year Colorado residency requirement to hold a marijuana license.

## **COLORADO RETAIL MARIJUANA LICENSE DOCUMENTS –**

Copies of the entity's Colorado licensing documents were a required submittal with the City's application to obtain complete applicant information without redundancy. Those documents include the license applications and license bond.

### **NOTICES OF HEARING -**

Mailed to applicant – 1/26/15.

Published – 1/30/15.

Posted on the premises – 1/12/15.

### **DEPARTMENTAL REPORTS -**

Fire Chief Tim Howard indicated on 1/27/15 that the applicant will need a final inspection before they open.

Building Inspector Chris Kelley on 1/28/15 indicates his approval when a certificate of occupancy is issued. He also stated that the deck shown on the diagram is disallowed because it would exist over the City's riverwalk property.

Police Chief Charles Glorioso on 2/6/15 also indicates that inspections must be completed by the department at the completion of the renovation/construction.

Concerns were solicited from the Health Department, however none were expressed/received.

Periodic inspections will continue throughout the process. Issuance of the license will only be done upon final approvals of all three departments and issuance of the Certificate of Occupancy.

### **OTHER REVELANT CONCERNS -**

#### **SCHOOL DISTANCES –**

There is a 1,000-foot limitation from a school for any marijuana business. The nearest school property is Goal Academy which is 1,552.61 feet from the nearest point of this property.

**STATE LICENSES –**

The Colorado Department of Revenue Marijuana Enforcement Division has conditionally approved the Retail Store and provided the City with copies of the licenses.

**LICENSED OUTLETS WITHIN THE CITY –**

The following licenses have been approved to date within the City limits:

|   |  |
|---|--|
| M & M Distributing, LLC, 422 N. Commercial Street       | Medical Center   |
| M & M Distributing, LLC, 422 N. Commercial Street       | Medical Optional Premise<br>Cultivation Operation              |
| M & M Distributing, LLC, 422 N. Commercial Street       | Retail Store   |
| M & M Distributing, LLC, 422 N. Commercial Street       | Retail Cultivation Facility                                    |
| T.P. Main Street, LLC, 821 E. Main Street               | Medical Center   |
| T.P. Main Street, LLC, 821 E. Main Street               | Medical Optional Premise<br>Cultivation Operation              |
| T.P. Main Street, LLC, 821 E. Main Street               | Medical Infused-Products<br>Manufacturer                       |
| Trinidad's Higher Calling U, LLC, 1000 Independence Rd. | Medical Center   |
| Trinidad's Higher Calling U, LLC, 1000 Independence Rd. | Retail Store   |
| Trinidad's Higher Calling U, LLC, 1000 Independence Rd. | Retail Cultivation Facility                                    |
| Trinidad's Higher Calling U, LLC, 1000 Independence Rd. | Retail Product<br>Manufacturing Facility                       |
| Trinidad's Higher Calling U, LLC, 1000 Independence Rd. | Medical Marijuana<br>Optional Premise<br>Cultivation Operation |
| Peaceful Herbs, Ltd., LLC, 124 Santa Fe Trail           | Retail Marijuana Store   |
| Southern Colorado Therapeutics, 1505 Santa Fe Trail     | Retail Marijuana Store   |
| Canna Company, 3019 Toupal Drive                        | Retail Marijuana Store   |
| Canna Company, 3019 Toupal Drive                        | Retail Cultivation Facility                                    |

Dated this 24<sup>th</sup> day of February, 2015.

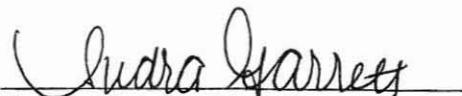
CITY OF TRINIDAD, COLORADO

  
\_\_\_\_\_  
Audra Garrett, City Clerk

## CERTIFICATE OF MAILING

I hereby certify that on the 24th day of February, 2015, I mailed a copy of the Investigative Report, by Certified Mail, to:

Colorado Cannabis Associates, LLC  
d/b/a The Spot  
748 E. Industrial Blvd.  
Pueblo, CO 81007  
Certified Mail #7014 2120 0004 1880 9416

  
Audra Garrett, City Clerk



# CITY OF TRINIDAD

City Clerk's Office  
135 N Animas St  
P.O. Box 880  
Trinidad, Colorado 81082  
719-846-9843

| RETAIL MARIJUANA LICENSE APPLICATION  |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> New License Application Fee   | \$2,500.00  | <input checked="" type="checkbox"/> License Fee/Renewal Fee \$2,500.00 |
| <input type="checkbox"/> Transfer of Ownership Application Fee  | \$1,500.00  | <input type="checkbox"/> Change of Location \$1,500.00                 |
| <input type="checkbox"/> \$1.00 per square foot cultivation fee _____   | Square feet = \$ _____  |  |
| <input type="checkbox"/> Expansion of cultivation area @ \$1.00 per square foot charge for that additional area \$ _____      |   |  |
| LICENSE TYPE  |   |  |
| <input checked="" type="checkbox"/> Marijuana Store   | <input type="checkbox"/> Marijuana Product Manufacturing Facility |  |
| <input type="checkbox"/> Marijuana Cultivation Facility   | <input type="checkbox"/> Marijuana Testing Facility               |  |
| TYPE OF BUSINESS  |   |  |
| <input type="checkbox"/> Corporation  | <input type="checkbox"/> Partnership                              | <input type="checkbox"/> Individual*                                   |
| <input checked="" type="checkbox"/> Limited Liability Corporation   | <input type="checkbox"/> Other                                    |  |
| *Sole Proprietorship (Individual) – Verification of Lawful Presence is required per State law (Signed Affidavit and Photo ID) |   |  |

Applicant Colorado Cannabis Associates, LLC  
(Corporation/LLC)  
 Applicant \_\_\_\_\_  
(Sole Proprietor)      First Name                                      Middle Initial                                      Last Name

Trade Name of Establishment (DBA) The Spot  
 Address of Premise ~~748 E. Industrial Blvd, Pueblo West, CO 81007~~ 453 N. Commercial St.  
 Mailing Address 748 E. Industrial Blvd, Pueblo, CO 81007  
 Telephone (719) 821-3818                                      Email Address robert@thespot420.com  
 Contact Person/Manager Robert Lucero                                      Title Owner / Manager  
 Telephone (719) 821-3818                                      Email Address robert@thespot420.com

Does the Applicant have legal possession of the premise for at least one (1) year from the date that this license will be issued by virtue of ownership, lease or other arrangement?

Ownership                                       Lease                                       Other (explain in detail)

\_\_\_\_\_

\_\_\_\_\_

R 1/7/15

If leased, list name of landlord and tenant, and date of expiration, EXACTLY as they appear on the lease:\*\*

| Landlord      | Tenant   | Expires          |
|---------------|----------|------------------|
| Robert Lucero | The Spot | October 15, 2015 |

**\*\*If premises are leased, attach notarized consent by the owner of the property to the licensing of the premises for a retail marijuana facility.**

|  |
|--|
| <b>ADDITIONAL DOCUMENTS TO BE SUBMITTED WITH APPLICATION</b> |
|--|

Individual History Records attached and completed by each individual applicant, all general partners of a partnership, and limited partners owning 10% (or more) of a partnership; all officers and directors of a corporation, and stockholders of a corporation owning 10% (or more) of the stock of such corporation; all limited liability company *MANAGING* members, and officers or other limited liability company members with a 10% (or more) ownership interest in such company and all managers and employees of a Retail Marijuana License.

1. Fingerprinting by the Trinidad Police Department for:
  - all general partners of a partnership and limited partners owning 10% (or more) of a partnership;
  - all officers and directors of a corporation, and stockholders of a corporation owning 10% (or more) of the stock of such corporation;
  - all limited liability company *MANAGING* members, and officers or other limited liability company members with a 10% (or more) ownership interest in such company; and
  - all managers and employees of a Retail Marijuana License with the appropriate fee payable to Colorado Bureau of Investigation (currently \$39.50, March, 2014)
2. Lease or Deed – Evidence of Possession
3. Conditional Use Permit approval
4. Copy of alarm system contract
5. Copy of state sales tax license
6. Certificate of Good Standing
7. Affidavit of Lawful Presence (Sole Proprietors only)
8. Diagram of Premises:
  - A floor plan, drawn to scale on 8-1/2 x 11" paper, showing the layout of the center and the principal uses of the floor area. Floor plan must include location of lighting and cameras required by state rules.

A one-time fee of \$1.00 per square foot of that portion of the licensed premises in which plants are located for cultivation purposes, including greenhouses, shall be due to the City. Any expansion of the licensed premises in which plants are located for cultivation purposes shall result in an additional \$1.00 per square foot charge for that additional area.
9. Copy of State Application with attachments

**LIST OF OWNERS, OFFICERS, MANAGERS, EMPLOYEES & OTHERS WITH DIRECT OR INDIRECT FINANCIAL INTEREST**

1. Name: Robert Lucero Title: Owner / Manager  
Address: [REDACTED] Pueblo, CO 81003  
Financial Interest: 100%

2. Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Financial Interest: \_\_\_\_\_

3. Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Financial Interest: \_\_\_\_\_

4. Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Financial Interest: \_\_\_\_\_

5. Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Financial Interest: \_\_\_\_\_

6. Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Financial Interest: \_\_\_\_\_

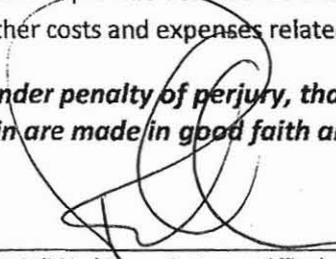
7. Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Financial Interest: \_\_\_\_\_

The applicant hereby acknowledges that the applicant and its owners, officers, and employees may be subject to prosecution under federal laws relating to the possession and distribution of controlled substances, that the City of Trinidad accepts no legal liability in connection with the approval and subsequent operation of the retail marijuana business; and that the application and documents submitted for other approvals relating to the retail marijuana business operation are subject to disclosure in accordance with the Colorado Open Records Act.

By accepting a license issued pursuant to this ordinance, a licensee releases the City, its officers, elected officials, appointed officials, employees, attorneys and agents from any liability for injuries, damages or liabilities of any kind that result from any arrest or prosecution of dispensary owners, operators, employees, clients or customers for a violation of state or federal laws, rules or regulations.

By accepting a license issued pursuant to this ordinance a licensee, jointly and severally if more than one, agrees to indemnify and defend the City, its officers, elected officials, employees, attorneys, agents, insurers, and self-insurance pool against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with the operation of the retail marijuana business that is the subject of the license. The licensee further agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims, or demands at its expense, and to bear all other costs and expenses related thereto, including court costs and attorney fees.

***I declare, under penalty of perjury, that this application has been examined by me; that the statements made herein are made in good faith and, to the best of my knowledge and belief, true, correct and complete.***

Signed:  \_\_\_\_\_  
(Must be signed by Individual Owner, Partner, or Officer)

Title: Member

Printed Name: Robert Lucero

Date: 1/6/15



City of Trinidad, Colorado  
1878

**CITY OF TRINIDAD, COLORADO  
OFFICE OF THE CITY CLERK**

**LICENSEE'S STATEMENT REGARDING KNOWLEDGE  
OF THE STATE OF COLORADO'S RETAIL MARIJUANA CODES AND  
REGULATIONS AND THE CITY OF TRINIDAD'S ORDINANCES AND LOCAL  
RULES OF PROCEDURE GOVERNING RETAIL MARIJUANA BUSINESSES**

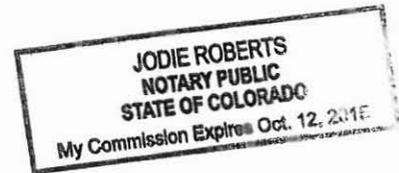
The Local Licensing Authority, as the enforcement agency for the for the City of Trinidad, expects a Retail Marijuana Business licensee to be knowledgeable of the State of Colorado's and the City of Trinidad's Retail Marijuana laws, codes, regulations and ordinances and to seek further clarification of such information if necessary.

I, Robert Lucero, hereby state that I have read Article 43.4 of Title 12, C.R.S., as amended, and the regulations promulgated thereunder, and the City of Trinidad Municipal Code regarding general business licensing and Retail Marijuana business licensing and understand the contents thereof.

Robert Lucero  
Printed Name of Licensee

[Signature]  
Authorized Signature of Licensee/Title

1/6/15  
Date



STATE OF Colorado )  
COUNTY OF Pueblo )

ss.

Subscribed and sworn to before me this 6 day of January, 20 15

[Signature]  
Notary Public Signature

My Commission Expires: Oct 12, 2015

February 17, 2015

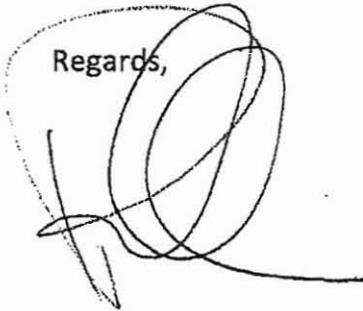
I, Robert J. Lucero, property owner, consent to the submission of an application for a marijuana business on behalf of Colorado Cannabis Associates, LLC. for the following address:

453 N Commercial

Trinidad, CO 81082

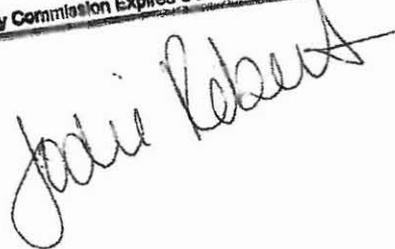
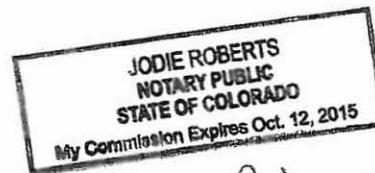
Please let me know if you have any questions or concerns.

Regards,



Robert J Lucero

719-821-3818





City of Trinidad  
Planning Department  
135 N. Animas  
Trinidad, CO 81082  
Telephone (719)-846-9843 Ext 136  
Fax (719)-846-4140  
planning@trinidad.co.gov

Robert Lucero  
Colorado Cannabis Associates, LLC  
748 E. Industrial Blvd.  
Pueblo, CO 81007

February 12, 2015

RE: CUP Applications: #2015-RMS-03

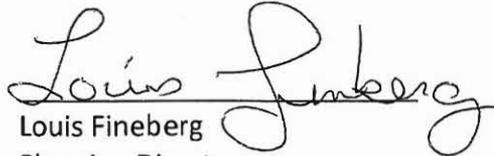
Dear Mr. Lucero,

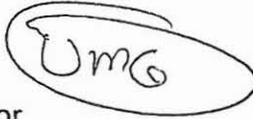
On February 10, 2015 the Planning, Zoning and Variance Commission approved your request for a conditional use permit to establish and operate the above referenced facilities at 449-453 Commercial St. subject to the following conditions:

1. The applicant must comply with all provisions outlined in Article 12 of Chapter 14 of the City of Trinidad Municipal Code of Ordinances as well as any and all applicable state and local statutes, ordinances, rules, and regulations regarding the operation of medical marijuana centers, and other statutes, ordinances, rules, and regulations for the operation of businesses within the City of Trinidad, including but not limited to City sales tax and the City's sign code.
2. The applicant must provide the City with an air filtration plan describing the filtration system and/or other method or methods to be used to minimize odors associated with the cultivation and sale of medical marijuana. Approval of said air filtration plan is subject to the approval of the City Building Inspector.
3. If the proposed conditional use is not established within one year of its approval, discontinued for at least one year, or replaced by another use of the land, the conditional use permit and all associated conditional use permits shall expire.
4. The applicant must comply with the reasonable requirements of all Trinidad Municipal Officials with respect to the establishment and operation of the proposed facility or facilities.

If you have any questions, please don't hesitate to contact me.

Thank you,

  
Louis Fineberg  
Planning Director



CC: Chris Kelley, Building Inspector  
Les Downs, City Attorney  
Audra Garrett, City Manager  
File

## COMMERCIAL LEASE AGREEMENT

THIS LEASE made effective as of 15<sup>th</sup> day of October 2014

### BETWEEN:

#### LESSOR

Name: Robert J Lucero  
Address: 748 E Industrial Blvd  
Pueblo West CO 81007

And

#### LESSEE

Name: COLORADO CANNABIS ASSOCIATES, LLC  
DBA THE SPOT RIVERSIDE  
453 N COMMERCIAL  
Address: TRINIDAD CO 81082

IN CONSIDERATION of the mutual promises and at the rental and upon the covenants, conditions, and provisions herein set forth, contained and other good and valuable consideration, Lessor leases to Lessee and Lessee leases from Lessor, the following real property:

Leased Premises Address: 453 N COMMERCIAL TRINIDAD, CO 81082

### 1. Term of Lease

Initial Term. Lessor hereby leases the Leased Premises to Lessee. And Lessee hereby leases the same from Lessor, for an Initial Term beginning on October 15, 2014 and ending on December 29, 2015. Lessor shall use its best efforts to give Lessee possession as nearly as possible at the beginning of the Lease Term. If Lessor is unable to provide Lessee with possession of the Lease Premise in a timely fashion, rent shall abate for the period of delay. Lessee shall make no other claim against Lessor for such delay.

### 2. Rent Payment

Rent is due in advance on the 15<sup>th</sup> day of each calendar month, beginning in October 15, 2014. Rent in the amount \$10,000.00. Lessee shall prepay the First and Last Months Rent to Lessor at the time that the parties execute this Lease. All rent payments shall be paid to the Lessor at the following address.

Street Address: 231 W RIVERWAL\_PUEBLO CO 81003

Or at such other place as Lessor may from time to time notify Lessee in writing. If the lease term commences on a day other than the first day a calendar month, the first months rent shall be adjusted accordingly. If Lessor fails to make a rent payment in full within 10 days after it is due, a late payment penalty of 3% or 500.00 Minimum will be applied and will be payable as additional rent.

### 3. Security Deposit

- (a) Prior to commencement date and before taking possession of the Leased Premises, Lessee shall pay Lessor a Security Deposit of \$10,000.00 (TEN thousand dollars). To be paid in two installments. The Security Deposit shall be placed in an interest-bearing account in the joint names of Lessor and Lessee, and shall be held in escrow by an independent stake holder as security for the performance by Lessee of Lessee's covenants and obligations under this Lease, it being expressly understood that the Security Deposit shall not be

considered an advanced rent payment of rental or a measure of Lessor's damages in case of default by Lessee.

- (b) Lessor may, from time to time without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrears of rent or to satisfy any other covenant or obligation of Lessee hereunder. Following any such application of the Security Deposit, Lessee shall pay to Lessor on demand the amount applied in order to restore the Security Deposit to its original amount.
- (c) If Lessee is not in default at the Expiry Date or earlier termination of this Lease, the Security Deposit ( or remaining balance after deductions for arrears rent other amounts owing by Lessee, if any) shall be returned by Lessor to Lessee. The party who entitled to the fund in whole or part shall be entitled to the interest accrued or its pro rated share of the interest accrued.
- (d) If Lessor transfers its interest in the Premises during the term of this Lease, Lessor may assign the Security Deposit to the transferee and thereafter shall have no further liability for the return of such Security Deposit.

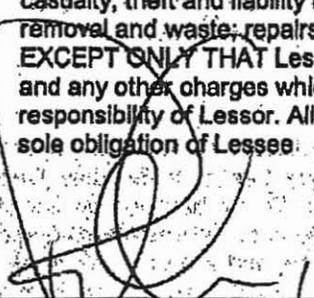
#### 4. Use of Premises

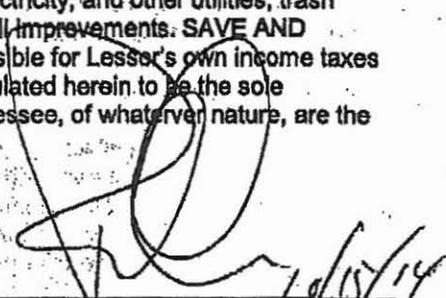
Medical Marijuana Dispensary with Offices, Retail Marijuana Dispensary with Offices, and Storage of Merchandise for Dispensaries.

Lessee agrees to use the Leased Premises for reasonable business, commercial, retail, warehousing or industrial uses which do not materially damage the Leased Premises. Lessee's use of the Leased Property shall be in a lawful, careful, safe, and proper manner, and Lessee shall carefully preserve, protect, control, and guard from the same from damage, at Lessee's sole expense. Lessee shall not use the parking area or the ingress and egress areas of the Premises in an unreasonable manner as to interfere with the normal flow of traffic or use of such areas by occupants of properties adjacent to the Leased Premises. Lessee shall not use the Leased Premises for the purpose of storing manufacturing or selling any explosives, flammables, or other inherently dangerous substance, chemical, thing or device. Lessee shall, on the Expiry Date or, if earlier terminated upon such termination, surrender possession of the Leased Premises without further notice to quit, in as good condition or reasonable use will permit. Lessee shall not use the Leased Premises for living quarters or as a residence. Lessee shall not use the Leased Premise for any unlawful, immoral purpose.

#### 5. Absolutely Net Net Lease: ~~OR~~ NOT APPLICABLE TO THIS LEASE INITIAL

This Lease shall at all times be construed as a Triple Net Lease and accordingly to all taxes, charges, levies, costs and expenses assessed in respect to the Leased Premises, the subject tenancy, the revenue derived there from and the improvements assessed shall be borne by the Lessee, including but not limited to: realty taxes; sales taxes; fire; casualty; theft and liability insurance; water; gas; electricity; and other utilities; trash removal and waste; repairs and maintenance; and all improvements. **SAVE AND EXCEPT ONLY THAT** Lessor shall be solely responsible for Lessor's own income taxes and any other charges which may be expressly stipulated herein to be the sole responsibility of Lessor. All operating expenses of Lessee, of whatever nature, are the sole obligation of Lessee.

 10/15/14  
\_\_\_\_\_  
COLORADO CANNABIS ASSOCIATES LLC Lessee

 10/15/14  
\_\_\_\_\_  
Robert J. Lucero Lessor

Date



Colorado Secretary of State  
 Date and Time: 06/17/2010 12:44 PM  
 ID Number: 20101345930

Document must be filed electronically.  
 Paper documents will not be accepted.

Document processing fee  
 Fees & forms/cover sheets  
 are subject to change.

\$50.00

Document number: 20101345930  
 Amount Paid: \$50.00

To access other information or print  
 copies of filed documents,  
 visit [www.sos.state.co.us](http://www.sos.state.co.us) and  
 select Business Center.

ABOVE SPACE FOR OFFICE USE ONLY

**Articles of Organization**

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

Colorado Cannabis Associates, LLC

*(The name of a limited liability company must contain the term or abbreviation "limited liability company", "Ltd. liability company", "limited liability co.", "Ltd. liability co.", "limited", "l.l.c.", "llc", or "Ltd.". See §7-90-601, C.R.S.)*

*(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)*

2. The principal office address of the limited liability company's initial principal office is

Street address

749 E Enterprise Dr

*(Street number and name)*

Pueblo West

*(City)*

*(Province - if applicable)*

CO 81007

*(State)*

*(ZIP/Postal Code)*

United States

*(Country)*

Mailing address

*(leave blank if same as street address)*

*(Street number and name or Post Office Box information)*

*(City)*

*(State)*

*(ZIP/Postal Code)*

*(Province - if applicable)*

*(Country)*

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

*(if an individual)*

*(Last)*

*(First)*

*(Middle)*

*(Suffix)*

**OR**

*(if an entity)*

*(Caution: Do not provide both an individual and an entity name.)*

Colorado Cannabis Associates, LLC

Street address

749 E Enterprise Dr

*(Street number and name)*

Pueblo West

*(City)*

CO

*(State)*

81007

*(ZIP Code)*

**Mailing address**  
(leave blank if same as street address) \_\_\_\_\_  
(Street number and name or Post Office Box information)

\_\_\_\_\_

\_\_\_\_\_ **CO** \_\_\_\_\_  
(City) (State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name  
(if an individual) \_\_\_\_\_  
(Last) (First) (Middle) (Suffix)

**OR**

(if an entity) Colorado Cannabis Associates, LLC  
(Caution: Do not provide both an individual and an entity name.)

Mailing address 749 E Enterprise Dr  
(Street number and name or Post Office Box information)

Pueblo West CO 81007  
(City) (State) (ZIP/Postal Code)

United States  
(Province - if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

one or more managers.

**OR**

the members.

6. (The following statement is adopted by marking the box.)

There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are \_\_\_\_\_  
(mm/dd/yyyy hour:minute am/pm)

**Notice:**

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

|  |                          |                                  |                         |
|--|--------------------------|----------------------------------|-------------------------|
| Clementi   | Juanita                  |                                  |                         |
| <small>(Last)</small>  | <small>(First)</small>   | <small>(Middle)</small>          | <small>(Suffix)</small> |
| 749 E Enterprise Dr  |                          |                                  |                         |
| <small>(Street number and name or Post Office Box information)</small> |                          |                                  |                         |
| <hr/>  |                          |                                  |                         |
| Pueblo West  | CO                       | 81007                            |                         |
| <small>(City)</small>  | <small>(State)</small>   | <small>(ZIP/Postal Code)</small> |                         |
|  | United States            |                                  |                         |
| <small>(Province – if applicable)</small>                              | <small>(Country)</small> |                                  |                         |

*(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

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7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

Jimenez David  
(Last) (First) (Middle) (Suffix)  
749 E. Enterprise Dr  
(Street name and number or Post Office Box information)  
Pueblo West CO 81007  
(City) (State) (Postal/Zip Code)  
United States  
(Province – if applicable) (Country – if not US)

*(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box  and include an attachment stating the name and address of such individuals.)*

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748 e industrial blvd

*(Street name and number or Post Office Box information)*

pueblo west

*(City)*

CO 81007

*(State)*

*(Postal/Zip Code)*

United States

*(Province – if applicable)*

*(Country – if not US)*

*(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box  and include an attachment stating the name and address of such individuals.)*

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COLORADO CANNABIS ASSOCIATES LLC  
dba NATURES REMEDY WELLNESS LLC  
748 E INDUSTRIAL BLVD  
PUEBLO WEST CO 81007

December 6, 2013

Previous ownership David L Jimenez 100% (one hundred percent) changes effective immediately to New ownership David L Jimenez 50% (fifty percent) and Robert J Lucero 50% (fifty percent) .

Tracy Archuleta  
Office Manager  
Colorado Cannabis Associates LLC  
748 E Industrial Blvd  
Pueblo West CO 81007



Colorado Secretary of State  
 Date and Time: 01/27/2014 10:48 AM  
 ID Number: 20101345930  
 Document number: 20141060857  
 Amount Paid: \$25.00

Document must be filed electronically.  
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 For more information or to print copies  
 of filed documents, visit [www.sos.state.co.us](http://www.sos.state.co.us).

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**Articles of Amendment**

filed pursuant to §7-90-301, et seq. and §7-80-209 of the Colorado Revised Statutes (C.R.S.)

ID number: 20101345930  
 1. Entity name: Colorado Cannabis Associates, LLC  
*(If changing the name of the limited liability company, indicate name before the name change)*

2. New Entity name:  
 (if applicable) \_\_\_\_\_

3. Use of Restricted Words *(if any of these terms are contained in an entity name, true name of an entity, trade name or trademark stated in this document, mark the applicable box):*

"bank" or "trust" or any derivative thereof  
 "credit union"  "savings and loan"  
 "insurance", "casualty", "mutual", or "surety"

4. Other amendments, if any, are attached.

5. If the limited liability company's period of duration as amended is less than perpetual, state the date on which the period of duration expires:  
 \_\_\_\_\_  
*(mm/dd/yyyy)*

or

If the limited liability company's period of duration as amended is perpetual, mark this box:

6. *(Optional)* Delayed effective date: \_\_\_\_\_  
*(mm/dd/yyyy)*

**Notice:**

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:  
Archuleta Tracy L  
*(Last) (First) (Middle) (Suffix)*

748 E Industrial Blvd

*(Street name and number or Post Office Box information)*

Pueblo West

*(City)*

CO 81007

*(State)*

*(Postal/Zip Code)*

United States

*(Province – if applicable)*

*(Country – if not US)*

*(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box  and include an attachment stating the name and address of such individuals.)*

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COLORADO CANNABIS ASSOCIATES LLC  
dba NATURES REMEDY WELLNESS LLC  
748 E INDUSTRIAL BLVD  
PUEBLO WEST CO 81007

January 24, 2014

Previous ownership David L Jimenez 100% (one hundred percent) changes effective immediately to New ownership David L Jimenez 40% (forty percent) and Robert J Lucero 60% (sixty percent)

Tracy Archuleta  
Office Manager  
Colorado Cannabis Associates LLC  
748 E Industrial Blvd  
Pueblo West CO 81007



Colorado Secretary of State  
 Date and Time: 03/25/2014 10:33 AM  
 ID Number: 20101345930  
 Document number: 20141193182  
 Amount Paid: \$25.00

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 of filed documents, visit [www.sos.state.co.us](http://www.sos.state.co.us).

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**Articles of Amendment**

filed pursuant to §7-90-301, et seq. and §7-80-209 of the Colorado Revised Statutes (C.R.S.)

ID number: 20101345930

1. Entity name: Colorado Cannabis Associates, LLC  
*(If changing the name of the limited liability company, indicate name before the name change)*

2. New Entity name: \_\_\_\_\_  
 (if applicable)

3. Use of Restricted Words *(if any of these terms are contained in an entity name, true name of an entity, trade name or trademark stated in this document, mark the applicable box):*

"bank" or "trust" or any derivative thereof  
 "credit union"  "savings and loan"  
 "insurance", "casualty", "mutual", or "surety"

4. Other amendments, if any, are attached.

5. If the limited liability company's period of duration as amended is less than perpetual, state the date on which the period of duration expires: \_\_\_\_\_  
*(mm/dd/yyyy)*

or

If the limited liability company's period of duration as amended is perpetual, mark this box:

6. (Optional) Delayed effective date: \_\_\_\_\_  
*(mm/dd/yyyy)*

**Notice:**

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7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing: Lucero Robert J  
*(Last) (First) (Middle) (Suffix)*

748 E Industrial Blvd

*(Street name and number or Post Office Box information)*

Pueblo West

*(City)*

CO 81007

*(State)*

*(Postal/Zip Code)*

United States

*(Province – if applicable)*

*(Country – if not US)*

*(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box  and include an attachment stating the name and address of such individuals.)*

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COLORADO CANNABIS ASSOCIATES LLC  
dba NATURES REMEDY WELLNESS LLC  
748 E INDUSTRIAL BLVD  
PUEBLO WEST CO 81007

February 26, 2014

Previous ownership David L Jimenez 40% (forty percent) and Robert J Lucero 60% (sixty percent). Now 100% (one hundred percent) Robert J Lucero changes effective 2/26/2014

Robert Lucero  
Owner  
Colorado Cannabis Associates LLC  
748 E Industrial Blvd  
Pueblo West CO 81007

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE**

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

**Colorado Cannabis Associates, LLC**

is a **Limited Liability Company** formed or registered on 06/17/2010 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 20101345930.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 01/02/2015 that have been posted, and by documents delivered to this office electronically through 01/06/2015 @ 15:42:35.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Denver, Colorado on 01/06/2015 @ 15:42:35 pursuant to and in accordance with applicable law. This certificate is assigned Confirmation Number 9054482.



A handwritten signature in black ink, appearing to read "Scott Gessler".

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 Certificate Confirmation 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 Business Center and select "Frequently Asked Questions."*



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Colorado Secretary of State  
 Date and Time: 03/27/2014 08:59 AM  
 ID Number: 20141202263  
 Document number: 20141202263  
 Amount Paid: \$20.00

ABOVE SPACE FOR OFFICE USE ONLY

**Statement of Trade Name of a Reporting Entity**  
 filed pursuant to §7-71-103 and §7-71-107 of the Colorado Revised Statutes (C.R.S)

1. For the reporting entity delivering this statement, its ID number, true name, form of entity and the jurisdiction under the law of which it is formed are

|                |  |
|----------------|--|
| ID Number      | <u>20101345930</u><br><i>(Colorado Secretary of State ID number)</i> |
| True name      | <u>Colorado Cannabis Associates, LLC</u>                             |
| Form of entity | <u>Limited Liability Company</u>                                     |
| Jurisdiction   | <u>Colorado</u>  |

2. The trade name under which such entity transacts business or conducts activities or contemplates transacting business or conducting activities in this state is

The Spot

3. A brief description of the kind of business transacted or activities conducted or contemplated to be transacted or conducted in this state under such trade name is

Medical and Recreational Marijuana Dispensary and Cultivation

4. *(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

This document contains additional information as provided by law.

5. *(Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)*

*(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)*

The delayed effective date and, if applicable, time of this document are \_\_\_\_\_  
*(mm/dd/yyyy hour:minute am/pm)*

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This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is identified in this document as one who has caused it to be delivered.

6. The true name and mailing address of the individual causing this document to be delivered for filing are

Lucero Robert  
(Last) (First) (Middle) (Suffix)  
748 E. Industrial Blvd  
(Street number and name or Post Office Box information)

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Pueblo West CO 81007  
(City) (State) (Postal/Zip Code)  
United States  
(Province - if applicable) (Country - if not US)

*(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

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Colorado Secretary of State  
 Date and Time: 10/29/2014 11:38 PM  
 ID Number: 20141664921  
 Document number: 20141664921  
 Amount Paid: \$20.00

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|                |  |
|----------------|--|
| ID Number      | <u>20101345930</u><br><i>(Colorado Secretary of State ID number)</i> |
| True name      | <u>Colorado Cannabis Associates, LLC</u>                             |
| Form of entity | <u>Limited Liability Company</u>                                     |
| Jurisdiction   | <u>Colorado</u>  |

2. The trade name under which such entity transacts business or conducts activities or contemplates transacting business or conducting activities in this state is

The Spot Riverside

3. A brief description of the kind of business transacted or activities conducted or contemplated to be transacted or conducted in this state under such trade name is

medical and retail marijuana

4. *(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

This document contains additional information as provided by law.

5. *(Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)*

*(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)*

The delayed effective date and, if applicable, time of this document are \_\_\_\_\_  
*(mm/dd/yyyy hour:minute am/pm)*

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6. The true name and mailing address of the individual causing this document to be delivered for filing are

|  |                                      |                                  |                         |
|--|--------------------------------------|----------------------------------|-------------------------|
| haynes   | laura                                |                                  |                         |
| <small>(Last)</small>  | <small>(First)</small>               | <small>(Middle)</small>          | <small>(Suffix)</small> |
| 31 n tejon #413  |                                      |                                  |                         |
| <small>(Street number and name or Post Office Box information)</small> |                                      |                                  |                         |
| <hr/>  |                                      |                                  |                         |
| colorado springs   | CO                                   | 80903                            |                         |
| <small>(City)</small>  | <small>(State)</small>               | <small>(Postal/Zip Code)</small> |                         |
|  | United States                        |                                  |                         |
| <small>(Province – if applicable)</small>                              | <small>(Country – if not US)</small> |                                  |                         |

*(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

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Colorado Secretary of State  
 Date and Time: 10/29/2014 11:34 PM  
 ID Number: 20141664919  
 Document number: 20141664919  
 Amount Paid: \$20.00

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ABOVE SPACE FOR OFFICE USE ONLY

**Statement of Trade Name of a Reporting Entity**  
 filed pursuant to §7-71-103 and §7-71-107 of the Colorado Revised Statutes (C.R.S)

1. For the reporting entity delivering this statement, its ID number, true name, form of entity and the jurisdiction under the law of which it is formed are

|                |  |
|----------------|--|
| ID Number      | <u>20101345930</u><br><i>(Colorado Secretary of State ID number)</i> |
| True name      | <u>Colorado Cannabis Associates, LLC</u>                             |
| Form of entity | <u>Limited Liability Company</u>                                     |
| Jurisdiction   | <u>Colorado</u>  |

2. The trade name under which such entity transacts business or conducts activities or contemplates transacting business or conducting activities in this state is

The Spot 420

3. A brief description of the kind of business transacted or activities conducted or contemplated to be transacted or conducted in this state under such trade name is

medical and retail marijuana

4. *(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

This document contains additional information as provided by law.

5. *(Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)*

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The delayed effective date and, if applicable, time of this document are \_\_\_\_\_  
*(mm/dd/yyyy hour:minute am/pm)*

**Notice:**

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6. The true name and mailing address of the individual causing this document to be delivered for filing are

|  |                                      |                                  |                         |
|--|--------------------------------------|----------------------------------|-------------------------|
| haynes   | laura                                |                                  |                         |
| <small>(Last)</small>  | <small>(First)</small>               | <small>(Middle)</small>          | <small>(Suffix)</small> |
| 31 n tejon #413  |                                      |                                  |                         |
| <small>(Street number and name or Post Office Box information)</small> |                                      |                                  |                         |
| <hr/>  |                                      |                                  |                         |
| colorado springs   | CO                                   | 80903                            |                         |
| <small>(City)</small>  | <small>(State)</small>               | <small>(Postal/Zip Code)</small> |                         |
| <small>(Province – if applicable)</small>                              | United States                        |                                  |                         |
|  | <small>(Country – if not US)</small> |                                  |                         |

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**LIMITED LIABILITY COMPANY OPERATING AGREEMENT  
FOR  
COLORADO CANNABIS ASSOCIATES, LLC  
Dba NATURES REMEDY WELLNESS**

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**ARTICLE I  
Company Formation**

- 1.1 **FORMATION.** The Members hereby form a Limited Liability Company ("Company") subject to the provisions of the Limited Liability Company Act as currently in effect as of this date. Articles of Organization shall be filed with the Secretary of State.
- 1.2 **NAME.** The name of the Company shall be: NATURES REMEDY WELLNESS
- 1.3 **REGISTERED AGENT.** The name and location of the registered agent of the Company shall be:
- ROBERT J. LUCERO  
748 E. INDUSTRIAL BLVD  
PUEBLO WEST, CO 81007
- 1.4 **TERM.** The Company shall continue for a perpetual period.
- (a) Members whose capital interest as defined in Article 2.2 exceeds 50 percent vote for dissolution; or
- (b) Any event which makes it unlawful for the business of the Company to be carried on by the Members; or
- (c) The death, resignation, expulsion, bankruptcy, retirement of a Member or the occurrence of any other event that terminates the continued membership of a Member of the Company; or
- (d) Any other event causing dissolution of this Limited Liability Company under the laws of the State of COLORADO.
- 1.5 **CONTINUANCE OF COMPANY.** Notwithstanding the provisions of ARTICLE 1.4, in the event of an occurrence described in ARTICLE 1.4(c), if there are at least two remaining Members, said remaining Members shall have the right to continue the business of the Company. Such right can be exercised only by the unanimous vote of the remaining

Members within ninety (90) days after the occurrence of an event described in ARTICLE 1.4(c). If not so exercised, the right of the Members to continue the business of the Company shall expire.

1.6 **BUSINESS PURPOSE.** The purpose of the Company is: MEDICAL AND RETAIL MARIJUANA DISPENSARY AND CULTIVATION FACILITY

1.7 **PRINCIPAL PLACE OF BUSINESS.** The location of the principal place of business of the Company shall be:

748 E INDUSTRIAL BLVD  
PUEBLO WEST. CO 81007

Principal place of business may be changed at a location the Managers from time to time select.

1.8 **THE MEMBERS.** The name and place of residence of each member are contained in Exhibit 2 attached to this Agreement.

1.9 **ADMISSION OF ADDITIONAL MEMBERS.** Except as otherwise expressly provided in the Agreement, no additional members may be admitted to the Company through issuance by the company of a new interest in the Company, without the prior unanimous written consent of the Members.

## ARTICLE II

### **Capital Contributions**

2.1 **INITIAL CONTRIBUTIONS.** The Members initially shall contribute to the Company capital as described in Exhibit 3 attached to this Agreement. The agreed total value of such property and cash is \$105,000.

2.2 **ADDITIONAL CONTRIBUTIONS.** Except as provided in ARTICLE 6.2, no Member shall be obligated to make any additional contribution to the Company's capital.

## ARTICLE III

### **Profits, Losses and Distributions**

3.1 **PROFITS/LOSSES.** For financial accounting and tax purposes the Company's net profits or net losses shall be determined on an annual basis and shall be allocated to the Members in proportion to each Member's relative capital interest in the Company as set forth in Exhibit 2 as amended from time to time in accordance with Treasury Regulation 1.704-1.

3.2 **DISTRIBUTIONS.** The Members shall determine and distribute available funds annually or at more frequent intervals as they see fit. Available funds, as referred to herein, shall

mean the net cash of the Company available after appropriate provision for expenses and liabilities, as determined by the Managers. Distributions in liquidation of the Company or in liquidation of a Member's interest shall be made in accordance with the positive capital account balances pursuant to Treasury Regulation 1.704-1(b)(2)(ii)(b)(2). To the extent a Member shall have a negative capital account balance, there shall be a qualified income offset, as set forth in Treasury Regulation 1.704-1(b)(2)(ii)(d).

#### **ARTICLE IV** **Management**

- 4.1 **MANAGEMENT OF THE BUSINESS.** The name and place of residence of each Manager is attached as Exhibit 1 of this Agreement. By a vote of the Members holding a majority of the capital interests in the Company, as set forth in Exhibit 2 as amended from time to time, shall elect so many Managers as the Members determine, but no fewer than one, with one Manager elected by the Members as Chief Executive Manager. The elected Manager(s) may either be a Member or Non-Member.
- 4.2 **MEMBERS.** The liability of the Members shall be limited as provided pursuant to applicable law. Members that are not Managers shall take no part whatever in the control, management, direction, or operation of the Company's affairs and shall have no power to bind the Company. The Managers may from time to time seek advice from the Members, but they need not accept such advice, and at all times the Managers shall have the exclusive right to control and manage the Company. No Member shall be an agent of any other Member of the Company solely by reason of being a Member.
- 4.3 **POWERS OF MANAGERS.** The Managers are authorized on the Company's behalf to make all decisions as to (a) the sale, development lease or other disposition of the Company's assets; (b) the purchase or other acquisition of other assets of all kinds; (c) the management of all or any part of the Company's assets; (d) the borrowing of money and the granting of security interests in the Company's assets; (e) the pre-payment, refinancing or extension of any loan affecting the Company's assets; (f) the compromise or release of any of the Company's claims or debts; and, (g) the employment of persons, firms or corporations for the operation and management of the company's business. In the exercise of their management powers, the Managers are authorized to execute and deliver (a) all contracts, conveyances, assignments leases, sub-leases, franchise agreements, licensing agreements, management contracts and maintenance contracts covering or affecting the Company's assets; (b) all checks, drafts and other orders for the payment of the Company's funds; (c) all promissory notes, loans, security agreements and other similar documents; and, (d) all other instruments of any other kind relating to the Company's affairs, whether like or unlike the foregoing.
- 4.4 **CHIEF EXECUTIVE MANAGER.** The Chief Executive Manager shall have primary responsibility for managing the operations of the Company and for effectuating the decisions of the Managers.

- 4.5 **NOMINEE.** Title to the Company's assets shall be held in the Company's name or in the name of any nominee that the Managers may designate. The Managers shall have power to enter into a nominee agreement with any such person, and such agreement may contain provisions indemnifying the nominee, except for his willful misconduct.
- 4.6 **COMPANY INFORMATION.** Upon request, the Managers shall supply to any member information regarding the Company or its activities. Each Member or his authorized representative shall have access to and may inspect and copy all books, records and materials in the Manager's possession regarding the Company or its activities. The exercise of the rights contained in this ARTICLE 4.6 shall be at the requesting Member's expense.
- 4.7 **EXCULPATION.** Any act or omission of the Managers, the effect of which may cause or result in loss or damage to the Company or the Members if done in good faith to promote the best interests of the Company, shall not subject the Managers to any liability to the Members.
- 4.8 **INDEMNIFICATION.** The Company shall indemnify any person who was or is a party defendant or is threatened to be made a party defendant, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Company) by reason of the fact that he is or was a Member of the Company, Manager, employee or agent of the Company, or is or was serving at the request of the Company, for instant expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred in connection with such action, suit or proceeding if the Members determine that he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Company, and with respect to any criminal action proceeding, has no reasonable cause to believe his/her conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of "no lo Contendere" or its equivalent, shall not in itself create a presumption that the person did or did not act in good faith and in a manner which he reasonably believed to be in the best interest of the Company, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his/her conduct was lawful.
- 4.9 **RECORDS.** The Managers shall cause the Company to keep at its principal place of business the following:
- (a) a current list in alphabetical order of the full name and the last known street address of each Member;
  - (b) a copy of the Certificate of Formation and the Company Operating Agreement and all amendments;

(c) copies of the Company's federal, state and local income tax returns and reports, if any, for the three most recent years;

(d) copies of any financial statements of the limited liability company for the three most recent years.

## ARTICLE V Compensation

- 5.1 **MANAGEMENT FEE.** Any Manager rendering services to the Company shall be entitled to compensation commensurate with the value of such services.
- 5.2 **REIMBURSEMENT.** The Company shall reimburse the Managers or Members for all direct out-of-pocket expenses incurred by them in managing the Company.

## ARTICLE VI Bookkeeping

- 6.1 **BOOKS.** The Managers shall maintain complete and accurate books of account of the Company's affairs at the Company's principal place of business. Such books shall be kept on such method of accounting as the Managers shall select. The company's accounting period shall be the calendar year.
- 6.2 **MEMBER'S ACCOUNTS.** The Managers shall maintain separate capital and distribution accounts for each member. Each member's capital account shall be determined and maintained in the manner set forth in Treasury Regulation 1.704-1(b)(2)(iv) and shall consist of his initial capital contribution increased by:
- (a) any additional capital contribution made by him/her;
  - (b) credit balances transferred from his distribution account to his capital account; and decreased by:
    - (a) distributions to him/her in reduction of Company capital;
    - (b) the Member's share of Company losses if charged to his/her capital account.
- 6.3 **REPORTS.** The Managers shall close the books of account after the close of each calendar year, and shall prepare and send to each member a statement of such Member's distributive share of income and expense for income tax reporting purposes.

(a) Any additional capital contribution made by him/her;

(b) Credit balances transferred from his distribution account to his capital account; and decreased by:

(a) Distributions to him/her in reduction of Company capital;

(b) The Member's share of Company losses if charged to his/her capital account.

6.3 **REPORTS.** The Members shall close the books of account after the close of each calendar year, and shall prepare and send to each member a statement of such Member's distributive share of income and expense for income tax reporting purposes.

## **ARTICLE VII**

### **Transfers**

7.1 **ASSIGNMENT.** If at any time a Member proposes to sell, assign or otherwise dispose of all or any part of its interest in the Company, Member shall comply with the following procedures:

(a) First make a written offer to sell such interest to the other Member(s) at a price determined in writing. At this point exiting member may not make this intention publicly known. If such other Members decline or fail to elect such interest within sixty (60) days, the exiting member may advertise its membership interest for sale as it sees fit.

(b) If a member has a buyer of members interest, the other current member(s) have first right of refusal to purchase the exiting members interest for the agreed purchase price. If there are more than one current remaining members, remaining members may combine funds to purchase the exiting members interest. Exiting member must show that potential purchaser has full certified funds, or the ability to get full certified funds before the first right of refusal period starts. Current members have 60 days to buy exiting members interest if they so desire.

(c) Pursuant to the applicable law, current members may unanimously approve the sale of exiting members' interests to grant full membership benefits and functionality to the new member. The current remaining members must unanimously approve the sale, or the purchaser or assignee will have no right to participate in the management of the business, affairs of the Company, or member voting rights. The purchaser or assignee shall only be entitled to receive the share of the profits or other compensation by way of income and the return of contributions to which that Member would otherwise be entitled. Exiting member must disclose to buyer or assignee if current members will not approve the sale.

7.2 **VALUATION OF EXITING MEMBERS INTEREST.** If a member wants to exit the LLC, and does not have a buyer of its membership interest, exiting member will assign its interest to current members according to the following set forth procedures:

(a) A value must be placed upon this membership interest before assigned.

(b) If exiting member and current members do not agree on the value of this membership interest, exiting member must pay for a certified appraiser to appraise the LLC company value, and the exiting members' value will be assigned a value according to the exiting members' interest percentage.

(c) The current members must approve the certified appraiser used by exiting member. Current members have 30 days to approve the exiting members certified appraiser. If current members disapprove the certified appraiser, they must show evidence to support their disapproval of the certified appraiser as a vendor qualified to make the LLC business appraisal. Current members may not stall the process by disapproving all certified appraisers.

(d) Upon completion of a certified appraiser placing a value on the LLC, a value will be placed on exiting members' interest according to exiting members' percentage of membership interest.

(e) If current members disagree with the value placed on exiting members' interest, current members must pay for a certified appraiser to value the LLC and exiting members' interest according to the same terms.

(f) Current members' appraiser must be completed within 60 days or right of current members to dispute the value of exiting members interest expires.

(g) Upon completion of current members certified appraiser, the exiting member must approve the value placed on exiting members' interest. Exiting member has 30 days to approve this value.

(h) If exiting member does not approve current members' appraiser value, the value of the LLC will be determined by adding both parties' values, then dividing that value in half, then creating the value of the exiting members' interest according to the exiting members' percentage of membership interest.

7.2 **DISTRIBUTION OF EXITING MEMBERS INTEREST.** Upon determination of exiting members' interest value, the value will be a debt of the LLC. The exiting member will only be able to demand payment of this debt at dissolution of the LLC or the following method:

(a) LLC will make timely payments.

(b) LLC will only be required to make payments towards exiting members' debt if LLC is profitable and passed income to current members.

(c) LLC must make a debt payment to exiting member if LLC passed income of 50% of the total determined value of the exiting members' interest in one taxable year. (Example: If exiting members' value was \$100,000 and current member(s) received \$50,000 taxable income in the taxable year, the LLC would owe a debt payment to exiting member. If current member(s) only received \$90,000 in passed income, there would be no payment due.)

(d) Debt payment must be at least 10% of the value of the passed income to current LLC members.

(e) LLC must make payment to exiting member within 60 days of the end of the taxable year for the LLC.

(f) Payment schedule will continue until exiting members debt is paid by LLC.

(g) If LLC dissolves, exiting member will be a regular debtor and payment will follow normal LLC dissolution payment statutes.

(h) Exiting members' value of membership interest it assigned current members may NOT accrue interest.

(i) LLC can pay off amount owed to exiting member at any time if it so desires.

**CERTIFICATE OF FORMATION**

This Company Operating Agreement is entered into and shall become effective as of the Effective Date by and among the Company and the persons executing this Agreement as Members. It is the Members express intention to create a limited liability company in accordance with applicable law, as currently written or subsequently amended or redrafted.

The undersigned hereby agree, acknowledge, and certify that the foregoing operating agreement is adopted and approved by each member, the agreement consisting of 10 pages, constitutes, together with Exhibit 1, Exhibit 2 and Exhibit 3 (if any), the Operating Agreement of Colorado Cannabis Associate LLC, adopted by the members as of March 12<sup>th</sup> 2014.

**Members**



Signature

Printed Name Robert J. Lucero

Percent: 100%

EXHIBIT 1

LIMITED LIABILITY COMPANY OPERATING AGREEMENT  
FOR  
COLORADO CANNABIS ASSOCIATES, LLC  
Dba NATURES REMEDY WELLNESS

LISTING OF MANAGERS

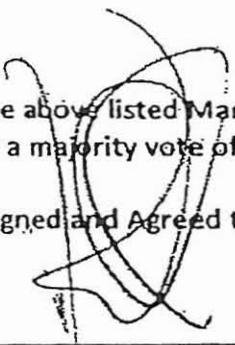
By a majority vote of the Members the following Managers were elected to operate the Company pursuant to ARTICLE 4 of the Agreement:

Printed Name Robert J. Lucero  
Chief Executive Manager

748 E. Industrial Blvd  
Pueblo West, CO 81007

The above listed Manager(s) will serve in their capacities until they are removed for any reason by a majority vote of the Members as defined by ARTICLE 4 or upon their voluntary resignation.

Signed and Agreed this 15<sup>th</sup> day of March, 20 14.

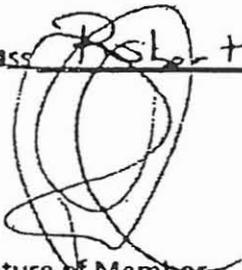
  
\_\_\_\_\_  
Signature of Member

Printed Name Robert J Lucero

EXHIBIT 2  
LIMITED LIABILITY COMPANY OPERATING AGREEMENT  
COLORADO CANNABIS, LLC  
Dba NATURES REMEDY WELLNESS  
LISTING OF MEMBERS

As of the 1<sup>st</sup> day of March, 2014 the following is a list of Members of the Company:

Address Robert + J Lucero Percent 100%

  
Signature of Member \_\_\_\_\_

Signature of Member \_\_\_\_\_

**EXHIBIT 3**

**LIMITED LIABILITY COMPANY OPERATING AGREEMENT  
FOR**

---

**CAPITAL CONTRIBUTIONS**

Pursuant to ARTICLE 2, the Members' initial contribution to the Company capital is stated to be \$ 105,000. The description and each individual portion of this initial contribution is as follows:

|                         |                   |
|-------------------------|-------------------|
| <u>Robert J. Lucero</u> | \$ <u>105,000</u> |
| _____                   | \$ _____          |
| _____                   | \$ _____          |
| _____                   | \$ _____          |
| _____                   | \$ _____          |
| _____                   | \$ _____          |
| _____                   | \$ _____          |
| _____                   | \$ _____          |
| _____                   | \$ _____          |
| _____                   | \$ _____          |

SIGNED AND AGREED this 1<sup>st</sup> day of March, 2014.

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

STATE CITY  
COLORADO TRINIDAD

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

| USE ACCOUNT NUMBER<br>for all references | LIABILITY INFORMATION |      |          |      |                | ISSUE DATE |     |      | LICENSE VALID TO<br>DECEMBER 31 |
|--|-----------------------|------|----------|------|----------------|------------|-----|------|---------------------------------|
|  | county                | city | industry | type | liability date | month      | day | year |                                 |
| 04283964-0002                            | 05                    | 0102 | 017      | L    | 120114         | Nov        | 07  | 14   | 2015                            |

THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION  
IN A CONSPICUOUS PLACE: 453 N COMMERCIAL ST TRINIDAD CO 81082-1907

**THIS LICENSE IS NOT  
TRANSFERABLE**



COLORADO CANNABIS ASSOCIATES LLC  
748 E INDUSTRIAL BLVD  
PUEBLO WEST CO 81007-1552

Executive Director  
Department of Revenue

▲ Detach Here ▲

Letter Id: L0831290048

### Important Verification Process

If you are new to Colorado sales tax visit: [www.Colorado.gov/revenue/salestaxbasics](http://www.Colorado.gov/revenue/salestaxbasics)

VERIFY that all information on your sales tax license is correct. Modify and update any errors you identify on the Internet through Revenue Online. **Access your tax account, file returns, submit payments, verify sales tax licenses and view sales tax rates through Revenue Online** at [www.Colorado.gov/RevenueOnline](http://www.Colorado.gov/RevenueOnline)

All the information you need to register is on this document; have it with you before you begin. Follow these easy steps.

1. Go to [www.Colorado.gov/RevenueOnline](http://www.Colorado.gov/RevenueOnline)
2. Click on the **Sign Up (Individual or Business)** link on the right.
3. Click on **Continue**.

Now click on: **Enter Taxpayer Information**. Click on the down arrow in the Account Type list and select Other. Use the first 8-digits of the account number shown on your license. Complete the rest of the screen.

Next click on: **Enter Login Information** and complete the screen (this is information YOU get to create for the account).

Next click on: **Enter Account Information** and complete the screen.

Your Letter ID is: L0831290048

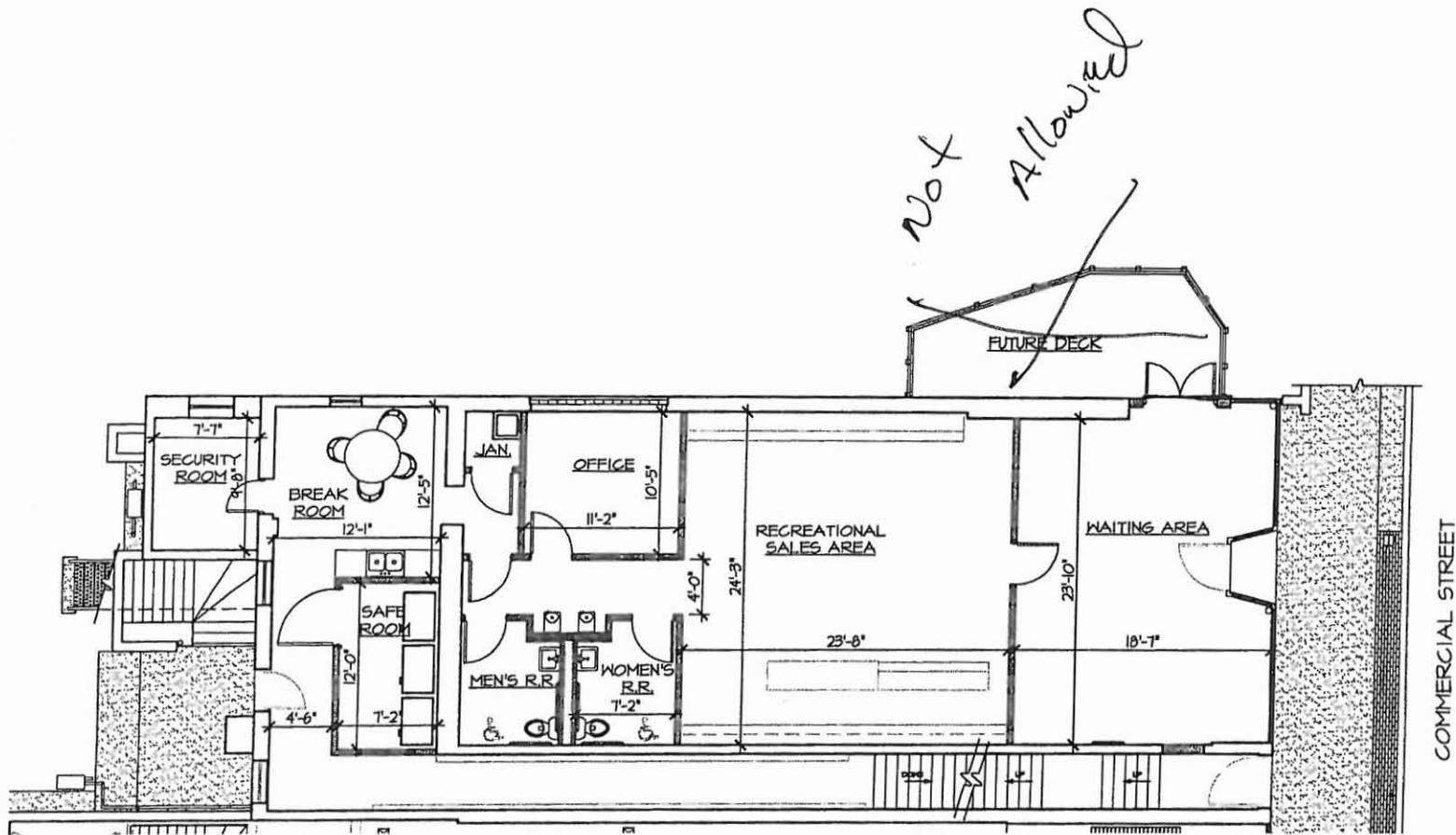
Then click the **Submit** button. You will see a confirmation page on your screen. You should receive a confirmation email from the Colorado Department of Revenue. If you do not, check your Junk email folder. Once you have your Authorization Code return to Revenue Online via the link in your email. Enter the Login ID and Password you created.

1. Click on the **Login** button.
2. Enter the Authorization Code from your email (first time only).
3. Click Login. You should then be in your account. NOTE: If you have additional tax types registered under the same Account Number, such as withholding, you will be able to view those tax types through the account. You do not need to create separate Login IDs and Passwords for each tax in your account.

### Filing Returns

To file a return, go to Revenue Online ([www.Colorado.gov/RevenueOnline](http://www.Colorado.gov/RevenueOnline)). You must file a return for each reporting period. If you have no tax to report, file a "zero" return. Tax reporting and payment are your responsibility. To avoid late penalties and interest, file online on or before the due date. If you discontinue sales, you may close your business location through Revenue Online.

Learn more and avoid unnecessary errors by attending our **free sales tax classes!** Sign up at [www.TaxSeminars.state.co.us](http://www.TaxSeminars.state.co.us)



**SCHEMATIC DESIGN - MAIN FLOOR**

1/8" = 1'-0"

OCTOBER 28, 2014



**The SPOT at Riverside**

Robert Lucero - Owner

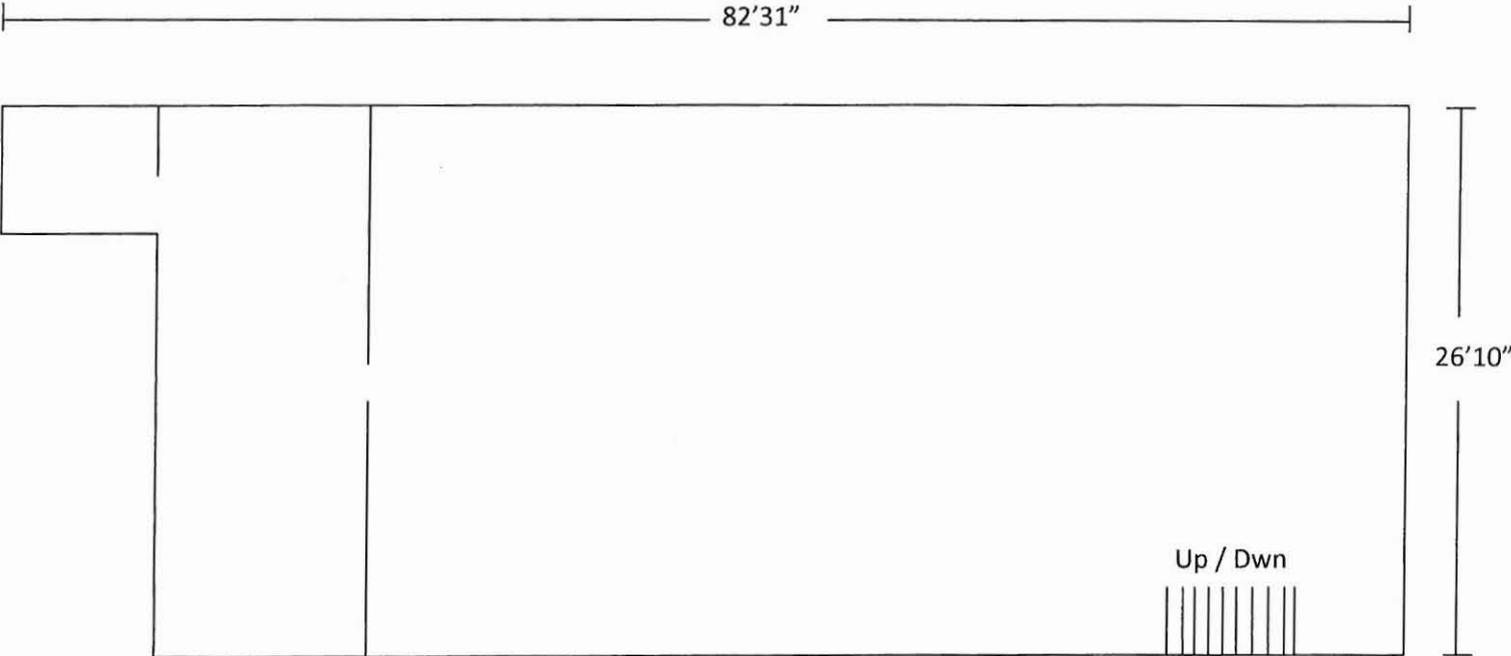
451 N Commercial Street  
Trinidad, CO

453 COMMERCIAL ST.

**W&A WEIDNER & ASSOCIATES, LLC**  
ARCHITECTURE

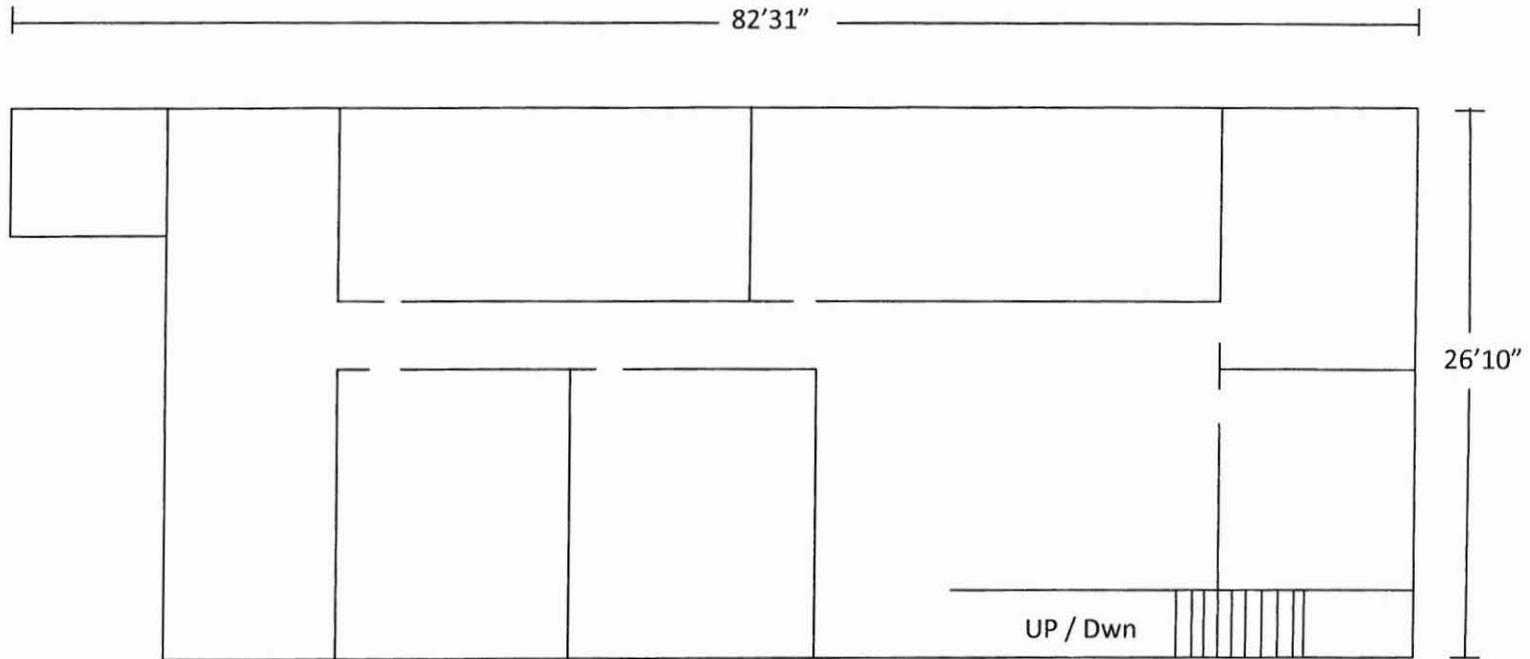
301 N. Main St., Suite 205, Pueblo, CO., 81003 Phone: (719)596-8249

**The Spot – 453 N. Commercial St, Trinidad, CO 81082. Basement View.**



Basement 453 N. Commercial St. Will be used for storage only.

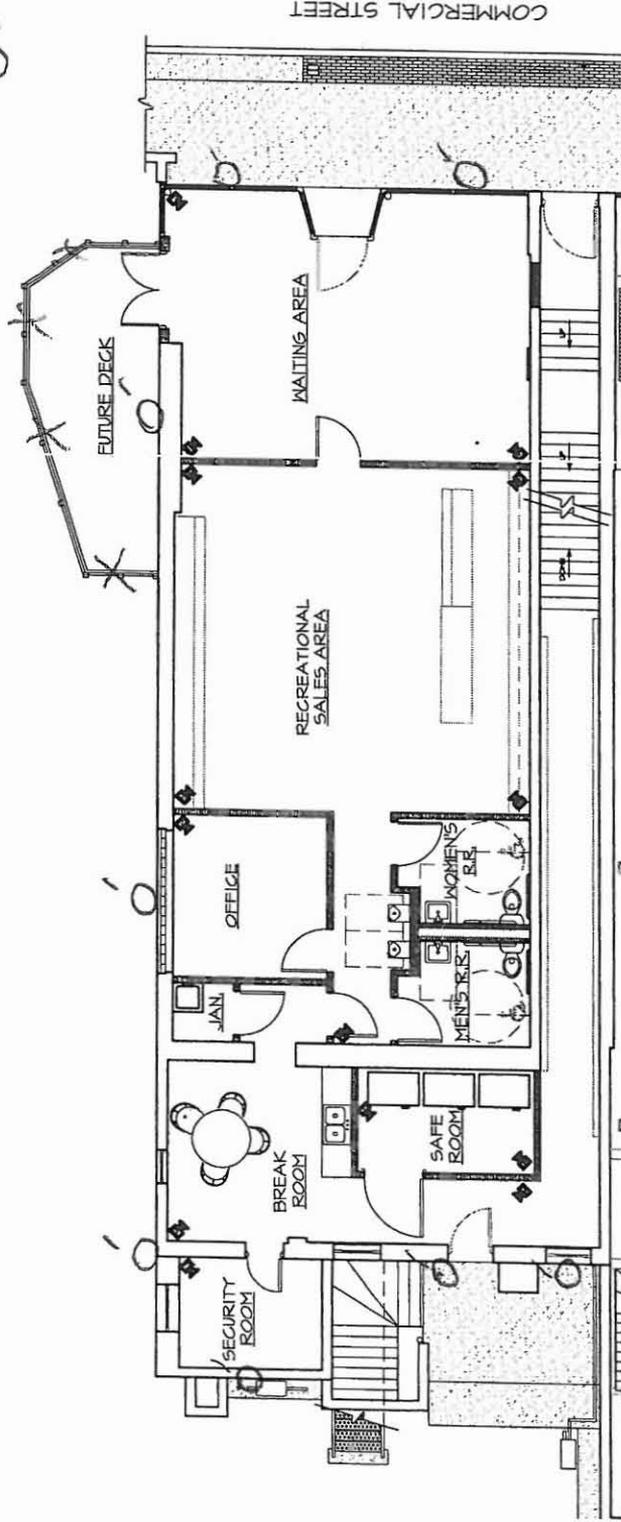
**451 Commercial St, Trinidad, CO 81082. Upstairs View. Not Occupied by The Spot.**



Upstairs 451 N. Commercial St. No access to Dispensary. Not part of lease. Completely separate space. Not affiliated with dispensary whatsoever.

*Camera/Lighting  
Locations*

*O = EXT. LIGHTING*



COMMERCIAL STREET

**CAMERA PLAN - MAIN FLOOR**

OCTOBER 26, 2014

1/8" = 1'-0"



**M&A WEIDNER & ASSOCIATES, LLC**  
ARCHITECTURE  
301 N. Main St., Suite 205, Pueblo, CO, 81003 Phone: (719) 598-4249

**The SPOT at Riverside**  
Robert Lucero - Owner  
451 N Commercial Street  
Pueblo, CO

*453 COMMERCIAL ST*



Individual History Record  
City of Trinidad, Colorado

CONFIDENTIAL INFORMATION  
NOT FOR PUBLIC DISCLOSURE

**PLEASE PRINT CLEARLY IN BLACK INK**

To be completed by each individual applicant, all general partners of a partnership, and limited partners owning 10% (or more) of a partnership; all officers and directors of a corporation, and stockholders of a corporation owning 10% (or more) of the stock of such corporation; all limited liability company **MANAGING** members, and officers or other limited liability company members with a 10% (or more) ownership interest in such company and all managers and employees of a Retail Marijuana License.

**NOTICE:** This individual history record provides basic information which is necessary for the licensing authority investigation. All questions must be answered in their entirety or your application may be delayed or not processed. EVERY answer you give will be checked for its truthfulness. A deliberate falsehood or omission will jeopardize the application as such falsehood within itself constitutes evidence regarding the character of the applicant.

1. Owner/Company Name COLORADO CANNABIS ASSOCIATES LLC  
 2. D/B/A (Doing Business As) THE SPOT  
 3. Business address 453 North Commercial Trinidad CO 81082  
 4. Business License # 402R-00383 (See Attached)

5. Your Full Name (last, first, middle) ROBERT J LUCERO 6. List any other names you have used N/A

7. Mailing address (if different from residence) PUEBLO 8. Phone 719-821-3818  
48 E. Industrial Blvd West 81001

9. List All Other Retail Marijuana Licenses issued to Applicant (Attach separate sheet if necessary) Location  
see attached PUEBLO West, CO

10. Identify Retail Marijuana Cultivation Facility License, license number, and issuer of said license  
ONLY CULTIVATION AT PUEBLO LOCATION #403-00496  
#403R-00206 (Attached)

11. List all residence addresses below. Include current and previous addresses for the past five years.

| Current  | STREET AND NUMBER | CITY, STATE, ZIP | FROM | TO      |
|----------|-------------------|------------------|------|---------|
|          | [REDACTED]        | PUEBLO CO 81003  | 2013 | present |
| Previous | [REDACTED]        | PUEBLO CO 81003  | 2011 | 2013    |

12. List all current and former employers or businesses engaged in within the last five years (Attach separate sheet if necessary)

| NAME OF EMPLOYER           | ADDRESS (STREET, NUMBER, CITY, STATE, ZIP) | POSITION HELD | FROM | TO   |
|----------------------------|--|---------------|------|------|
| A1 LAWN CARE & Landscaping | 748 E. Industrial Blvd PUEBLO CO, 81007    | OWNER         | 1988 | 2013 |

13. List the name(s) of relatives working in or holding a financial interest in the Colorado Marijuana Industry.

| NAME OF RELATIVE | RELATIONSHIP TO YOU | POSITION HELD | NAME OF LICENSEE |
|------------------|---------------------|---------------|------------------|
| IV/A             |                     |               |                  |

14. Have you ever applied for, held, or had an interest in a State of Colorado Marijuana License, or loaned money, furniture or fixtures, equipment or inventory, to any Marijuana licensee? If yes, answer in detail.  YES  NO

See PUEBLO CO License Attached.

15. Have you ever received a violation notice, suspension or revocation, for a law violation, or have you applied for or been denied a Marijuana License anywhere in the U.S.? If yes, explain in detail.  YES  NO

There was a violation under the previous owner when I acquired the company. I took care of and resolved all the outstanding issues and the license is currently in good standing.

16. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? Include all arrests. If yes, explain in detail; include date, charge and disposition.  YES  NO

17. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? If yes, explain in detail.  YES  NO

18. Have you ever had any STATE issued licenses suspended, revoked, or denied including a drivers license? If yes, explain in detail.  YES  NO

PERSONAL AND FINANCIAL INFORMATION

19a. Date of Birth [redacted] b. Social Security Number SSN [redacted] c. Place of Birth PUEBLO CO d. U.S. Citizen?  YES  NO

e. If Naturalized, State where N/A f. When [redacted] g. Name of District Court [redacted]

h. Naturalization Certificate Number N/A i. Date of Certification [redacted] j. If an Alien, Give Alien's Registration Card Number [redacted]

k. Permanent Residence Card Number N/A

l. Height [redacted] m. Weight [redacted] n. Hair Color Black/Br o. Eye Color Brown p. Sex M q. Race Hispanic

r. Do you have a current Driver's License?  YES  NO If so, give State and Number CO [redacted]

14. Financial Information

This section is to be completed by each individual applicant, all general partners of a partnership, and limited partners owning 10% (or more) of a partnership; all officers and directors of a corporation, and stockholders of a corporation owning 10% (or more) of the stock of such corporation; all limited liability company MANAGING members, and officers or other limited liability company members with a 10% (or more) ownership interest in such company

20. Give name of bank where business account will be maintained; Account Name and Account Number; and the name or names of persons authorized to draw thereon.

N/A

AFFIDAVIT

State of Colorado }
County of Las Animas } ss.

I, [redacted] being first duly sworn, state that I am

an applicant for a Retail Marijuana business for [redacted] Name of Establishment

Located at [redacted] Address of Establishment, Trinidad, Colorado,

and that in connection with said application, I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge.

In addition, I hereby state that I have not been convicted of a crime, fined, imprisoned, placed on probation, received a suspended sentence or forfeited bail for any offense in criminal or military court other than what has been reported within my application for said license, except traffic violations which did not result in suspension or revocation of my driver's license or conviction of driving under the influence of alcoholic beverages.

I fully understand that the Trinidad Police Department conducts a background investigation of all applicants (using this application for its beginning point), who are being considered for a Marijuana License. This investigation includes, but is not limited to, an investigation of past employment, financial stability, driving records and character. I hereby waive any and all rights that I may have to examine, review, or inspect any documents or information of whatever kind, form or nature, obtained in the course of the background investigation.

I hereby authorize any person who is contacted by the Trinidad Police Department's personnel to release any information to the Trinidad Police Department pertaining to the background investigation.

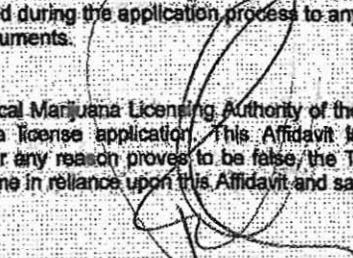
I also understand hereby that this application and any and all papers and other exhibits submitted by me or any person, government agency, former employer, private business, or any other individual or group of individuals become, upon submission to the Trinidad Police Department, the property of the City of Trinidad, State of Colorado, and can not and will not be returned to me under any circumstances whatsoever, and will not be disclosed to me.

I authorize the Trinidad Police Department to release any information or documents collected during the application process to any person or entity lawfully empowered to obtain this information or documents.

I further agree to release and hold harmless any person releasing such information to the Trinidad Police Department from any and all liability or claims that I may have against that person arising out of the release of such information.

I further agree to release and hold harmless the City of Trinidad, its elected officials, officers, agents and employees from any and all liability or claims which I may have arising out of the disclosure of such information to the Trinidad Police Department for use by the Trinidad Police Department in the consideration of my application for a Marijuana License, the disclosure or release of any information or documents by the Trinidad Police Department or agents thereof collected during the application process to any person or entity lawfully empowered to obtain such information or documents.

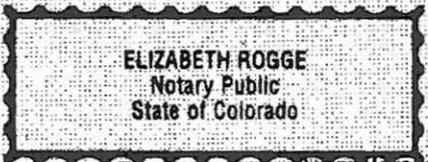
This Affidavit is made for purposes of inducing the Local Marijuana Licensing Authority of the City of Trinidad, Colorado, to approve the aforementioned Marijuana license application. This Affidavit is made with the knowledge and consent by me, and if this Affidavit for any reason proves to be false, the Trinidad Marijuana Authority may revoke the license previously issued to me in reliance upon this Affidavit and said revocation may be accomplished without the necessity of any hearing.

  
\_\_\_\_\_  
Signature of Applicant

The foregoing Affidavit was subscribed and sworn to before me this 28<sup>th</sup> day of January, 2015 by Robert Lucero

Witness my hand and official seal.

My commission expires 7/28/17



Elizabeth Rogge  
Notary Public

Robert J. Lucero Owner/Manager Approval (Required)  
Owner/Manager of Colorado Cannabis Assets LLC  
Owner of Manager's Name Printed Here Business Name Printed Here  
acknowledge and approve the submital of an application for ROBERT J. LUCERO  
Applicant's Printed Name Here

# STATE OF COLORADO

## DEPARTMENT OF REVENUE



### Marijuana Enforcement Division



### Retail Marijuana Conditional License

**COLORADO CANNABIS ASSOCIATES, LLC**

**THE SPOT**

**748 East Industrial Boulevard, Pueblo West, CO 81007**

**Retail Marijuana Store # 402R-00157**

**Effective Date of License: 01/02/2015**

**License Valid Through: 01/02/2016**

**This license is conditioned upon Local Authority approval, pursuant to section 12-43.4-304(1) C.R.S.**

This conditional license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 12, Article 43.4, as amended. A licensee shall not exercise any of the rights or privileges of this license until such time as all such Medical Marijuana and Medical Marijuana-Infused Product are fully transferred and declared in the MITS system as Retail Marijuana and Retail Marijuana Product, pursuant to Rule R211 & R309. This conditional license is nontransferable and shall be conspicuously posted in the place above described. This conditional license is only valid through the expiration date shown above. Any questions concerning this conditional license should be addressed to: Colorado Marijuana Enforcement Division, 455 Sherman Street, Suite 390, Denver, CO 80203. In testimony whereof, I have hereunto set my hand:

  
W. Lewis Koski  
Division Director

  
Barbara J. Brohl, Executive Director

# STATE OF COLORADO

## DEPARTMENT OF REVENUE



### Marijuana Enforcement Division



### Retail Marijuana Conditional License

**COLORADO CANNABIS ASSOCIATES, LLC**

**NATURES REMEDY WELLNESS**

**748 East Industrial Boulevard, Pueblo West, CO 81007**

**Retail Marijuana Cultivation Facility - 403R-00206**

**Effective Date of License: 01/02/2015**

**License Valid Through: 01/02/2016**

**This license is conditioned upon Local Authority approval, pursuant to section 12-434-304(1) C.R.S.**

This conditional license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 12, Article 43.4, as amended. A licensee shall not exercise any of the rights or privileges of this license until such time as all such Medical Marijuana and Medical Marijuana-Infused Product are fully transferred and declared in the MITS system as Retail Marijuana and Retail Marijuana Product, pursuant to Rule R211 & R309. This conditional license is nontransferable and shall be conspicuously posted in the place above described. This conditional license is only valid through the expiration date shown above. Any questions concerning this conditional license should be addressed to: Colorado Marijuana Enforcement Division, 455 Sherman Street, Suite 390, Denver, CO 80203. In testimony whereof, I have hereunto set my hand.

  
W. Lewis Koehl  
Division Director

  
Barbara J. Broni, Executive Director

# STATE OF COLORADO

## DEPARTMENT OF REVENUE



### Marijuana Enforcement Division



### Medical Marijuana Conditional License

**COLORADO CANNABIS ASSOCIATES, LLC**

**NATURES REMEDY WELLNESS**

**748 East Industrial Blvd., Pueblo West, CO 81007**

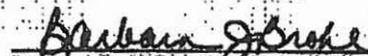
**Optional Premises - 403-00476**

**License Valid Through: 10/01/2015**

**This license is conditioned upon Local Authority approval, pursuant to section 12-43.3-305(2) C.R.S.**

This conditional license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 12, Article 43.3, as amended. This conditional license is nontransferable and shall be conspicuously posted in the place above described. This conditional license is only valid through the expiration date shown above. Any questions concerning this conditional license should be addressed to: Colorado Marijuana Enforcement Division, 455 Sherman Street, Suite 390, Denver, CO 80203. In testimony whereof, I have hereunto set my hand.

  
W. Lewis Koski  
Division Director

  
Barbara J. Brohl, Executive Director

# STATE OF COLORADO

## DEPARTMENT OF REVENUE



### Marijuana Enforcement Division



### Medical Marijuana Conditional License

**COLORADO CANNABIS ASSOCIATES, LLC**

**THE SPOT**

**748 East Industrial Blvd., Pueblo West, CO 81007**

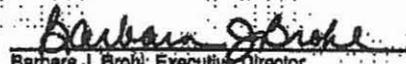
**Center - Type 1 - 402-00319**

**License Valid Through: 10/01/2015**

**This license is conditioned upon Local Authority approval, pursuant to section 12-43.3-305(2) C.R.S.**

This conditional license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 12, Article 43.3, as amended. This conditional license is nontransferable and shall be conspicuously posted in the place above described. This conditional license is only valid through the expiration date shown above. Any questions concerning this conditional license should be addressed to: Colorado Marijuana Enforcement Division, 455 Sherman Street, Suite 390, Denver, CO 80203. In testimony whereof, I have hereunto set my hand.

  
W. Lewis Koelsch  
Division Director

  
Barbara J. Brohi, Executive Director

# STATE OF COLORADO

## DEPARTMENT OF REVENUE



### Marijuana Enforcement Division



### Retail Marijuana Conditional License

**COLORADO CANNABIS ASSOCIATES, LLC**

**THE SPOT**

**453 North Commercial, Trinidad, CO 81082**

**Retail Marijuana Store - 402R-00383**

**Effective Date of License: December 29, 2014**

**License Valid Through: 12/29/2015**

**This license is conditioned upon Local Authority approval, pursuant to section 12-43.4-304(1) C.R.S.**

This conditional license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 12, Article 43.4, as amended. A licensee shall not exercise any of the rights or privileges of this license until such time as all such Medical Marijuana and Medical Marijuana-Infused Product are fully transferred and declared in the MITS system as Retail Marijuana and Retail Marijuana Product, pursuant to Rule R211 & R309. This conditional license is nontransferable and shall be conspicuously posted in the place above described. This conditional license is only valid through the expiration date shown above. Any questions concerning this conditional license should be addressed to: Colorado Marijuana Enforcement Division, 455 Sherman Street, Suite 390, Denver, CO 80203. In testimony whereof, I have hereunto set my hand.

  
W. Lewis Koski  
Division Director

  
Barbara J. Broni, Executive Director

DATE 02/14/2015

PD TRINIDAD  
2309 E MAIN ST  
TRINIDAD, CO 81082

RE: LUCERO, ROBERT J  
SOC: XXX-XX-██████████

DATE OF BIRTH: ████████████████████

The Colorado arrest record for the person noted to follow.

The Colorado Bureau of Investigation's database contains detailed information of arrest records based upon fingerprints provided by Colorado law enforcement agencies. Arrests which are not supported by fingerprints will not be included in this database. On occasion the Colorado criminal history will contain disposition information provided by the Colorado Judicial system. Additionally, warrant information, sealed records, and juvenile records are not available to the public.

Since a record may be established after the time a report was requested, the data is only valid as of the date issued. Therefore, if there is a subsequent need for the record, it is recommended another check be made.

Falsifying or altering this document with the intent to misrepresent the contents of the record is prohibited by law and may be punishable as a felony when done with intent to injure or defraud any person.

Sincerely,  
Ronald C. Sloan, Director  
Colorado Bureau of Investigation

ATTN: PD TRINIDAD

COLORADO BUREAU OF INVESTIGATION - IDENTIFICATION UNIT  
690 KIPLING STREET, SUITE #3000, DENVER, COLORADO 80215 (303)239-4208

THIS IDENTIFICATION RECORD IS FOR LAWFUL USE ONLY AND SUMMARIZES  
INFORMATION SENT TO THE COLORADO BUREAU OF INVESTIGATION FROM  
FINGERPRINT CONTRIBUTORS IN THE STATE OF COLORADO.

UNLESS FINGERPRINTS ACCOMPANIED YOUR INQUIRY, THE COLORADO BUREAU OF  
INVESTIGATION CAN NOT GUARANTEE THIS RECORD RELATES TO THE PERSON IN  
WHOM YOU HAVE AN INTEREST.

IF THE DISPOSITION IS NOT SHOWN OR FURTHER EXPLANATION OF AN ARREST  
CHARGE OR DISPOSITION IS DESIRED, THAT INFORMATION MAY BE OBTAINED FROM  
THE AGENCY WHO FURNISHED THE ARREST INFORMATION.

ONLY THE COURT OF JURISDICTION OR THE RESPECTIVE DISTRICT ATTORNEY'S  
OFFICE WHEREIN THE FINAL DISPOSITION OCCURRED CAN PROVIDE AN OFFICIAL  
COPY TO ANY SPECIFIC DISPOSITION.

STATE LAW GOVERNS ACCESS TO SEALED RECORDS.

BECAUSE ADDITIONS AND DELETIONS TO A CRIMINAL HISTORY RECORD MAY BE MADE  
AT ANY GIVEN TIME, A NEW INQUIRY SHOULD BE REQUESTED WHEN NEEDED FOR  
SUBSEQUENT USE.

\*\*\*\*\* IDENTIFICATION \*\*\*\*\*

NAME(S) USED:

LUCERO, ROBERT JOE  
LUCERO, ROBERT J

PHYSICAL:

SEX: [REDACTED] RACE: [REDACTED] HGT: [REDACTED] WGT: [REDACTED]  
EYE: BRO HAIR: BRO SKN:

DATE(S) OF BIRTH:

[REDACTED]

PLACE(S) OF BIRTH:

CO

SCARS/MARKS:

TAT L ARM

\*\*\*\*\* CRIMINAL HISTORY \*\*\*\*\*

=====  
Cycle 001  
=====

----- ARREST -----

DATE ARRESTED 01/19/2013  
AGENCY PUEBLO POLICE DEPARTMENT  
ARREST NUMBER 220642  
NAME USED LUCERO, ROBERT JOE

CHARGE 01  
CHARGE LITERAL CRIMES AGAINST PERSON FALSE IMPRISONMENT  
FACTUAL BASIS DOMESTIC VIOLENCE  
TYPE/LEVEL MISDEMEANOR  
OFFENSE DATE 01/19/2013

----- PROSECUTION -----

CHARGE 01  
CHARGE LITERAL CRIMES AGAINST PERSON FALSE IMPRISONMENT  
FACTUAL BASIS DOMESTIC VIOLENCE  
TYPE/LEVEL MISDEMEANOR  
OFFENSE DATE 01/19/2013  
PROSECUTION DISPO DATE 04/15/2013  
PROSECUTION DISPO NO FILING BY PROSECUTION  
DOCKET C0512013NF000112

\*CRIMINAL JUSTICE AGENCIES MAY NOT HAVE PROVIDED ALL ARRESTS, \*

\*CHARGES OR DISPOSITIONS TO THE CBI. THIS RECORD SHOWS ALL \*

\*ARRESTS, CHARGES & DISPOSITIONS THAT WERE PROVIDED, UNLESS \*

\*ACCESS TO THEM HAS BEEN LIMITED BY COURT ORDER. \*

\*FALSIFYING OR ALTERING THIS RECORD WITH THE INTENT TO MISREPRESENT\*

\*THE CONTENTS OF THE RECORD IS PROHIBITED BY LAW, AND MAY BE \*

\*PUNISHABLE AS A FELONY WHEN DONE WITH THE INTENT TO INJURE OR \*

\*DEFRAUD ANY PERSON. \*

----- END OF RECORD MEETING DISSEMINATION CRITERIA -----

----- 02/14/2015 05:51MT -----

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
CRIMINAL JUSTICE INFORMATION SERVICES DIVISION  
CLARKSBURG, WV 26306

COCBI0000  
TCN 014C0000256833

ICN E2015045000000029078

THE ENCLOSED RECORD, DATED 2015/02/15, WITH THE FBI NO. 649633TD3 AND  
NGI CONTROL NUMBER (NCN) E2015045000000029078 IS BEING PROVIDED AS THE  
RESULT OF CIVIL RETAIN IDENT TEN-PRINT SUBMISSION.

A CRIMINAL HISTORY REQUEST NOTIFICATION(S) WAS SENT BY THE FBI  
TO THE FOLLOWING ORGANIZATIONS, EXCEPT FOR THOSE INDICATING THAT THE  
REFERENCED SUBJECT IS DECEASED.

COLORADO - STATE ID/CO2776481

SINCE THIS RESPONSE CONTAINS NATIONAL FINGERPRINT FILE (NFF) AND/OR III  
PARTICIPANT STATE(S) REGULATED DATA, THE RESPONSE MAY NOT BE COMPLETE.  
HOWEVER THE FBI MAINTAINED DATA FROM THE NON-RESPONDING III PARTICIPANT  
STATE(S) IS INCLUDED IN THE RESPONSE.

COCBI0000  
CO BUREAU OF INVEST  
COLORADO CRIME INFO CTR  
STE 3000  
690 KIPLING ST  
DENVER, CO 80215-8001

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
CRIMINAL JUSTICE INFORMATION SERVICES DIVISION  
CLARKSBURG, WV 26306

COCBI0000

ICN E2015045000000029078

THE FOLLOWING FBI IDENTIFICATION RECORD FOR 649633TD3 IS FURNISHED FOR  
OFFICIAL USE ONLY.

DESCRIPTORS ON FILE ARE AS FOLLOWS:

NAME LUCERO, ROBERT JOE

|     |      |            |        |        |      |       |
|-----|------|------------|--------|--------|------|-------|
| SEX | RACE | BIRTH DATE | HEIGHT | WEIGHT | EYES | HAIR  |
| █   | █    | ██████████ | UNK    | UNK    | UNK  | BROWN |

|            |             |
|------------|-------------|
| BIRTH CITY | BIRTH PLACE |
| UNREPORTED | COLORADO    |

PATTERN CLASS  
RS RS LS LS

|                   |                     |                 |              |
|-------------------|---------------------|-----------------|--------------|
| OTHER BIRTH DATES | SCARS-MARKS-TATTOOS | SOCIAL SECURITY | MISC NUMBERS |
| NONE              | TAT L ARM           | ██████████      | NONE         |

ALIAS NAME(S)  
LUCERO, ROBERT J

END OF COVER SHEET

THIS RESPONSE IS THE RESULT OF YOUR INQUIRY:

COLORADO BUREAU OF INVESTIGATION - IDENTIFICATION UNIT  
690 KIPLING STREET, SUITE #3000, DENVER, COLORADO 80215 (303)239-4208

THIS IDENTIFICATION RECORD IS FOR LAWFUL USE ONLY AND SUMMARIZES INFORMATION SENT TO THE COLORADO BUREAU OF INVESTIGATION FROM FINGERPRINT CONTRIBUTORS IN THE STATE OF COLORADO.

UNLESS FINGERPRINTS ACCOMPANIED YOUR INQUIRY, THE COLORADO BUREAU OF INVESTIGATION CAN NOT GUARANTEE THIS RECORD RELATES TO THE PERSON IN WHOM YOU HAVE AN INTEREST.

IF THE DISPOSITION IS NOT SHOWN OR FURTHER EXPLANATION OF AN ARREST CHARGE OR DISPOSITION IS DESIRED, THAT INFORMATION MAY BE OBTAINED FROM THE AGENCY WHO FURNISHED THE ARREST INFORMATION.

ONLY THE COURT OF JURISDICTION OR THE RESPECTIVE DISTRICT ATTORNEY'S OFFICE WHEREIN THE FINAL DISPOSITION OCCURRED CAN PROVIDE AN OFFICIAL COPY TO ANY SPECIFIC DISPOSITION.

STATE LAW GOVERNS ACCESS TO SEALED RECORDS.

BECAUSE ADDITIONS AND DELETIONS TO A CRIMINAL HISTORY RECORD MAY BE MADE AT ANY GIVEN TIME, A NEW INQUIRY SHOULD BE REQUESTED WHEN NEEDED FOR SUBSEQUENT USE.

\*\*\*\*\* IDENTIFICATION \*\*\*\*\*

NAME(S) USED:

LUCERO, ROBERT JOE  
LUCERO, ROBERT J

PHYSICAL:

SEX: [REDACTED] RACE: [REDACTED] HGT: [REDACTED] WGT: [REDACTED]  
EYE: BRO HAIR: BRO SKN:

DATE(S) OF BIRTH:

[REDACTED]

PLACE(S) OF BIRTH:

CO

SCARS/MARKS:

TAT L ARM

\*\*\*\*\* CRIMINAL HISTORY \*\*\*\*\*

=====  
Cycle 1 of 1  
=====

----- ARREST -----

|               |                          |
|---------------|--------------------------|
| DATE ARRESTED | 01/19/2013               |
| AGENCY        | PUEBLO POLICE DEPARTMENT |
| ARREST NUMBER | 220642                   |
| NAME USED     | LUCERO, ROBERT JOE       |

CHARGE 01  
CHARGE LITERAL CRIMES AGAINST PERSON FALSE IMPRISONMENT  
FACTUAL BASIS DOMESTIC VIOLENCE  
TYPE/LEVEL MISDEMEANOR  
OFFENSE DATE 01/19/2013

----- PROSECUTION -----

CHARGE 01  
CHARGE LITERAL CRIMES AGAINST PERSON FALSE IMPRISONMENT  
FACTUAL BASIS DOMESTIC VIOLENCE  
TYPE/LEVEL MISDEMEANOR  
OFFENSE DATE 01/19/2013  
PROSECUTION DISPO DATE 04/15/2013  
PROSECUTION DISPO NO FILING BY PROSECUTION  
DOCKET C0512013NF000112

\*\* CRIMINAL JUSTICE AGENCIES MAY NOT HAVE PROVIDED ALL ARRESTS, \*\*  
\*\* CHARGES OR DISPOSITIONS TO THE CBI. THIS RECORD SHOWS ALL \*\*  
\*\* ARRESTS, CHARGES & DISPOSITIONS THAT WERE PROVIDED, UNLESS \*\*  
\*\* ACCESS TO THEM HAS BEEN LIMITED BY COURT ORDER. \*\*  
\*FALSIFYING OR ALTERING THIS RECORD WITH THE INTENT TO MISREPRESENT\*  
\*THE CONTENTS OF THE RECORD IS PROHIBITED BY LAW, AND MAY BE \*  
\*PUNISHABLE AS A FELONY WHEN DONE WITH THE INTENT TO INJURE OR \*  
\*DEFRAUD ANY PERSON. \*

----- END OF RECORD MEETING DISSEMINATION CRITERIA -----

----- 02/15/2015 05:27MT -----

END OF RECORD



# Trinidad Police Department

2309 E Main St.

Trinidad, Co 81082

(719) 846-4441 (719) 846-3728 (fax)

To Audra Garrett  
From Det Sgt Phil Martin  
February 2, 2015

A handwritten signature in black ink, appearing to be "P. Martin", is written over the name "Det Sgt Phil Martin" in the distribution line.

**RE: Colorado Cannabis Associates, LLC DBA: "The Spot" Robert J Lucero**

**To whom it may concern:**

This agency conducted a background check via various public data bases on the above listed applicant. This agency found one (1) item in his background. This is listed under Pueblo County DKT# 2013M112-Domestic Violence-Case DISMISSED NO CHARGES FILED. I have attached the disposition to this incident.

NO other information was located.

If there are any questions reference this please feel free to contact this agency.

Date Printed: 02/02/2015

People Of The State Of Colorado Vs. Lucero, Robert Joe - 2013M112 - Pueblo County

Summary

|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| <b>Case #:</b> 2013M112 (County)             | <b>Location:</b> Pueblo County      | <b>Date Filed:</b> 2013-01-22    |
| <b>Case Status:</b> Closed;                  | <b>Date Case Closed:</b> 2013-04-15 | <b>Date of Speedy Trial:</b> N/A |
| <b>Case Type:</b> Domestic Violence          | <b>Appealed:</b> N                  | <b>E-Filed:</b> N                |
| <b>Judge or Magistrate:</b> Valerie V Haynes | <b>Division:</b> 306                | <b>Bar Number:</b> 26288         |
| <b>Related Cases:</b> 2013CV30926 (Pueblo);  |                                     |                                  |

Participants

|  |  |                  |
|--|--|------------------|
| <b>Party Type:</b> Defendant   | <b>Person Status:</b> Not Applicable   |                  |
| <b>Name:</b> Lucero, Robert Joe  | <b>Addresses &amp; Phone Numbers</b>   | <b>Attorneys</b> |
| <b>Alias:</b><br>Lucero, Robert  | Active Address<br>748 E Industrial Blvd<br>Pueblo West CO 81007<br><br>Home : (██████████) |                  |
| <b>Birthdate:</b> ██████████<br><b>Gender:</b> M<br><b>Race:</b> W<br><b>Drivers License:</b> CO<br>██████████<br><b>SSN:</b> ██████████<br><b>StateID:</b> ██████████ |  |                  |
| <b>Party Type:</b> The People of the State of CO   | <b>Person Status:</b> Not Applicable   |                  |
| <b>Name:</b> The People Of The State Of Colorado,  | <b>Addresses &amp; Phone Numbers</b>   | <b>Attorneys</b> |
| <b>Alias:</b>  |  |                  |
| <b>Birthdate:</b><br><b>Gender:</b><br><b>Race:</b><br><b>Drivers License:</b><br><b>SSN:</b><br><b>StateID:</b>   |  |                  |
| <b>Party Type:</b> Victim  | <b>Person Status:</b> Not Applicable   |                  |
| <b>Name:</b> ██████████  | <b>Addresses &amp; Phone Numbers</b>   | <b>Attorneys</b> |
| <b>Alias:</b>  |  |                  |
| <b>Birthdate:</b> ██████████<br><b>Gender:</b> F   |  |                  |

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|                         |
|-------------------------|
| <b>Race:</b> O          |
| <b>Drivers License:</b> |
| <b>SSN:</b>             |
| <b>StateID:</b>         |

|   |  |                                   |
|---|--|-----------------------------------|
| <b>Charges / Dispositions</b>               |  |                                   |
| <b>Domestic Violence Status</b>             |  |                                   |
| Alleged                                     |  |                                   |
| <b>Arresting Agency</b>                     |  |                                   |
| <b>Arresting Agency:</b> Pueblo Police Dept | <b>Arrest Date:</b> 2013-01-19                   | <b>Arrest Time:</b>               |
| <b>Ticket/Summons Number:</b>               | <b>Arrest Number:</b> 220642                     | <b>Case Number:</b> 1-001140      |
| <b>Arrest Charges</b>                       |  |                                   |
| <b>Charge Number:</b> 1                     | <b>Charge:</b> Crimes Against Person-see Mis Fal | <b>Status:</b> Arrest Only Charge |
| <b>Offense Date From:</b> 2013-01-19        | <b>Offense Date To:</b>                          | <b>Offense Time:</b>              |
| <b>Class:</b> UNK (Unknown)                 | <b>BAC:</b> 0.000                                | <b>Statute:</b> 18-3-303          |

| <b>Hearings/Trials</b> |          |        |  |              |                              |
|------------------------|----------|--------|--|--------------|------------------------------|
| Date                   | Time     | Room # | Type/Note                                    | Status       | Judge/Bar Number             |
| 2013-01-28             | 08:30 AM | 1      | Hearing on Advisement<br>NOTE: BND           | Hearing Held | David Lee Lobato (24666)     |
| 2013-01-22             | 11:00 AM | H      | Hearing on Advisement<br>NOTE: 2-1/28@830 \$ | Hearing Held | Dorothy A Radakovich (14270) |

| <b>Other Case Activities</b> |      |   |
|------------------------------|------|---|
| Date                         | Code | Details/Notes   |
| 2013-04-15                   | CLNC | Closed-no Charges Filed; Expiration Date: 2013-04-15  |
| 2013-01-28                   | CLDM | Case Closed-case Dismissed  |
| 2013-01-28                   | MOTN | Motion For Release Of Bail And Dismissal Of Case /dmf   |
| 2013-01-28                   | MROV | Mandatory Protection Ord Vacat  |
| 2013-01-22                   | ASWA | Affi In Suppt-warrantless Arr   |
| 2013-01-22                   | MROG | Mandatory Protection Ord Grant; Expiration Date: 2014-01-22<br>DEF1/ Lucero, Robert Joe<br>VIC1/ [REDACTED]<br>MROG<br>The Court finds that the defendant is governed by the Brady Handgun Violence Prevention Act, 18 U.S.C. §922(D)(8) and (g)(8) |

|  |                                   |  |
|--|-----------------------------------|--|
|  |                                   | Shall not harrass, injure, molest, intimidate, threaten, retaliate against or tamper with any witness to or victim of the acts you are charged with committing<br>Shall vacate the home of the victim(s) and stay away from any other location the victim(s) is/are likely to be found<br>Shall refrain from contacting or directly or indirectly communicating with the victim(s)<br>Shall not possess or control a firearm or other weapon<br>Shall Not Possess Or Consume Alcoholic Beverages Or Controlled Substances<br>It Is Further Ordered Mpo Is A Condition Of Bond Commit No Other Crimina<br>L Offense |
| 2013-01-22                                 | RSPO                              | Return Of Service Protect Ord; Expiration Date: 2014-01-22   |
| <b>Judgments</b>                           |                                   |  |
| No Judgments Information                   |                                   |  |
| <b>Bonds</b>                               |                                   |  |
| <b>Bond Status Date:</b> 2013-01-28        | <b>Bond Status:</b> Bond Released |  |
| <b>Set Date:</b> 2013-01-22                | <b>Set Amount:</b> 1500.00        | <b>Set Type:</b> Personal Recognizance   |
| <b>Adjusted Date:</b>                      | <b>Adjusted Amount:</b> 0.00      |  |
| <b>Post Date:</b> 2013-01-22               | <b>Post Amount:</b> 1500.00       | <b>Post Type:</b> Personal Recognizance  |
| <b>Condition(s):</b> MPO IS A COND OF BOND |                                   |  |
| <b>Financial Summary</b>                   |                                   |  |
| No Financial Information                   |                                   |  |

Date Printed: 02/02/2015

People Of The State Of Colorado Vs. Lucero, Robert Joe - 1998M664 - Pueblo County

|  |   |  |
|--|---|--|
| <b>Summary</b>   |   |  |
| <b>Case #:</b> 1998M664 (County)   | <b>Location:</b> Pueblo County  | <b>Date Filed:</b> 1998-04-06  |
| <b>Case Status:</b> Closed;  | <b>Date Case Closed:</b> 1999-02-10   | <b>Date of Speedy Trial:</b> N/A   |
| <b>Case Type:</b> Other  | <b>Appealed:</b> N  | <b>E-Filed:</b> N  |
| <b>Judge or Magistrate:</b> Kathleen K Hearn   | <b>Division:</b> 1  | <b>Bar Number:</b> 10025   |
| <b>Related Cases:</b> N/A  |   |  |
| <b>Participants</b>  |   |  |
| <b>Party Type:</b> Defendant   | <b>Person Status:</b> Wanted ;  |  |
| <b>Name:</b> Lucero, Robert Joe  | <b>Addresses &amp; Phone Numbers</b>  | <b>Attorneys</b>   |
| <b>Birthdate:</b> [REDACTED]<br><b>Gender:</b> M<br><b>Race:</b> W<br><b>Drivers License:</b> CO<br>[REDACTED]<br><b>SSN:</b> [REDACTED]<br><b>StateID:</b> [REDACTED] | Active Address<br>[REDACTED]<br>Pueblo CO 81006<br><br>Active Address<br>[REDACTED]<br>[REDACTED] | <b>Attorney Role:</b> Private Attorney<br><b>Attorney Name:</b> Naylor, John Richard II<br><b>Attorney Bar #:</b> 2149<br><b>Primary Attorney:</b> Yes |
| <b>Party Type:</b> Impartial   | <b>Person Status:</b> Not Applicable  |  |
| <b>Name:</b> Pueblo Animal Shelter,  | <b>Addresses &amp; Phone Numbers</b>  | <b>Attorneys</b>   |
| <b>Birthdate:</b><br><b>Gender:</b> M<br><b>Race:</b> H<br><b>Drivers License:</b><br><b>StateID:</b> XJ009907   | Active Address<br>Re: [REDACTED]<br><br>Pueblo CO 81001   |  |
| <b>Party Type:</b> The People of the State of CO   | <b>Person Status:</b> Not Applicable  |  |
| <b>Name:</b> The People Of The State Of Colorado,  | <b>Addresses &amp; Phone Numbers</b>  | <b>Attorneys</b>   |
| <b>Birthdate:</b><br><b>Gender:</b><br><b>Race:</b><br><b>Drivers License:</b><br><b>StateID:</b>  |   |  |
| <b>Charges / Dispositions</b>  |   |  |
| <b>Arresting Agency</b>  |   |  |
| <b>Arresting Agency:</b> Pueblo County Sheriff Dept  | <b>Arrest Date:</b>   | <b>Arrest Time:</b>  |

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|   |   |   |                                   |
|---|---|---|-----------------------------------|
| <b>Ticket/Summons Number:</b> 10798     |   | <b>Arrest Number:</b>   | <b>Case Number:</b>               |
| <b>Final Disposition on Charges</b>     |   |   |                                   |
| <b>Charge Number:</b> 1                 | <b>Charge:</b> Cruelty To Animals                       |   | <b>Status:</b> Dismissed          |
| <b>Offense Date From:</b><br>1998-04-04 | <b>Offense Date To:</b>                                 | <b>Offense Time:</b> 08:30 PM   |                                   |
| <b>Class:</b> M1 (Class 1 Misdemeanor)  | <b>BAC:</b> 0.000                                       | <b>Statute:</b> 18-9-202(1)(a)  |                                   |
| <b>Plea Date:</b> 1999-02-10            | <b>Plea:</b> Plea of Guilty                             |   |                                   |
| <b>Disposition Date:</b><br>2000-02-10  | <b>Disposition:</b> Dismissed After Successful Complete |   |                                   |
| <b>Sentence Date:</b> 1999-02-10        | <b>Sentence Type:</b> Sentence by Court                 |   | <b>Sentence Status:</b><br>Active |
| <b>Victims Assistance Fund</b>          | 60.00 Dollar Amount                                     | <b>No Consecutive / Concurrent sentences.</b><br><br><b>Comments:</b><br>\$150 CONTRIBUTION TO ANIMAL SHELTER. /MAM |                                   |
| <b>Court Costs</b>                      | 18.00 Dollar Amount                                     |   |                                   |
| <b>Victim Compensation Fund</b>         | 60.00 Dollar Amount                                     |   |                                   |

| <b>Hearings/Trials</b> |          |        |                                  |              |                          |
|------------------------|----------|--------|----------------------------------|--------------|--------------------------|
| Date                   | Time     | Room # | Type/Note                        | Status       | Judge/Bar Number         |
| 2000-02-10             | 05:00 PM | 1      | End Deferred Jgm/Snt Hearing     | Vacated      | Kathleen K Hearn (10025) |
| 1999-02-10             | 01:30 PM | 1      | Plea Hearing<br>NOTE: PAPER PLEA | Hearing Held | Kathleen K Hearn (10025) |
| 1999-01-29             | 08:30 AM | 1      | Disposition Hearing              | Hearing Held | Kathleen K Hearn (10025) |
| 1999-01-13             | 08:30 AM | 1      | Disposition Hearing              | Hearing Held | Kathleen K Hearn (10025) |
| 1998-12-01             | 03:45 PM | 1      | Pre-Trial Conference             | Hearing Held | Kathleen K Hearn (10025) |
| 1998-09-15             | 03:15 PM | 1      | Pre-Trial Conference             | Vacated      | Kathleen K Hearn (10025) |
| 1998-07-23             | 08:30 AM | 1      | Further Proceedings              | Hearing Held | Kathleen K Hearn (10025) |
| 1998-06-17             | 09:00 AM | 1      | Arraignment                      | Hearing Held | Kathleen K Hearn (10025) |

| <b>Other Case Activities</b> |      |  |
|------------------------------|------|--|
| Date                         | Code | Details/Notes  |
| 1999-02-11                   | FOTH | Filing Other<br>Copy Of Def's Contribution To Pueblo Animal Shelter In The Amt Of \$150 Filed. |
| 1999-02-10                   | CLAD | Case Closed  |

|            |      |  |
|------------|------|--|
| 1998-06-22 | ENTR | Entry Of Appearance<br>DEF1/ Lucero, Robert Joe<br>ATY/ Naylor, John Richard II<br>Eoa Filed Bya Td /yrm |
| 1998-04-06 | SACF | Summons And Complaint Filed  |

**Judgments**

No Judgments Information

**Bonds**

No Bonds Information

**Financial Summary**

| Registry                    | Received by Court | Disbursed by Court | Payment in Process            | Balance Held by Court |
|-----------------------------|-------------------|--------------------|-------------------------------|-----------------------|
| Other Registry              | \$150.00          | \$150.00           | \$0.00                        | \$0.00                |
| Registry Balance            | \$150.00          | \$150.00           | \$0.00                        | \$0.00                |
| Accounts Receivable         | Amount Owed       | Amount Paid        | Amount Paid From Related Case | Outstanding Balance   |
| Court Costs                 | \$18.00           | \$18.00            | \$0.00                        | \$0.00                |
| Victim Compensation Fund    | \$60.00           | \$60.00            | \$0.00                        | \$0.00                |
| Victim's Assistance Fund    | \$60.00           | \$60.00            | \$0.00                        | \$0.00                |
| Accounts Receivable Balance | \$138.00          | \$138.00           | \$0.00                        | \$0.00                |

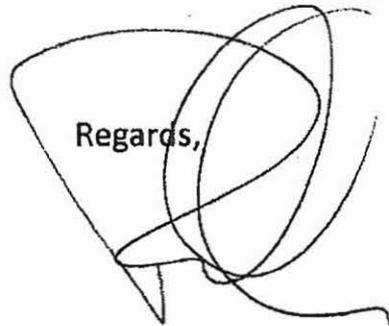
February 17, 2015

I, Robert J. Lucero, am the applicant for Colorado Cannabis Associates, LLC. for the marijuana license at 453 N Commercial Trinidad, CO 81082.

This letter is my acknowledgement that a contract with a security alarm company will be obtained before the Certificate of Occupancy is issued for the property.

Please let me know if you have any questions or concerns.

Regards,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Robert J Lucero

719-821-3818

City of Pueblo

DR 8548 (09/02/14)  
COLORADO DEPARTMENT OF REVENUE  
Marijuana Enforcement Division  
455 Sherman Street, Suite 390  
Denver CO 80203

89500

### Colorado Marijuana Licensing Authority Retail Business License Application

**License Types & Fees** (See Application Checklist for details on license types and fees.)

|  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Retail Marijuana Store | <input type="checkbox"/> Tier 1 = 3600 or fewer plants<br><input type="checkbox"/> Tier 2 = 3601 – 6000 plants<br><input type="checkbox"/> Tier 3 = 6001–10200 plants | <input type="checkbox"/> Retail Marijuana Products Manufacturer |
| <input type="checkbox"/> Retail Marijuana Cultivation      |   | <input type="checkbox"/> Conversion                             |
| <input type="checkbox"/> Retail Marijuana Test Facility    |   | <input type="checkbox"/> Retail/Medical Marijuana Combined Use  |
|  |   | <input type="checkbox"/> Affiliated Business                    |

|   |   |
|---|---|
| Applicant's Legal Business Name (Please Print)<br>Colorado Cannabis Associates, LLC | Marijuana License Number (Assigned by Division) |
|---|---|

|  |  |
|--|--|
| Trade Name (DBA) (Provide Trade Name Registration)<br>The Spot Riverside | Website Address<br>http://thespot420.com |
|--|--|

**Physical Address**

|   |                  |             |              |
|---|------------------|-------------|--------------|
| Street Address of Marijuana Business<br>453 N Commercial Street | City<br>Trinidad | State<br>CO | ZIP<br>81082 |
|---|------------------|-------------|--------------|

|   |                                       |                                      |
|---|---------------------------------------|--------------------------------------|
| Business Phone Number<br>(719) 821-3818 | Business Fax Number<br>(719) 295-2427 | Email Address<br>robertlucero@me.com |
|---|---------------------------------------|--------------------------------------|

**Mailing Address (if different from Business Address)**

|  |                |             |              |
|--|----------------|-------------|--------------|
| Address<br>748 East Industrial Boulevard | City<br>Pueblo | State<br>CO | ZIP<br>81007 |
|--|----------------|-------------|--------------|

|  |                            |  |
|--|----------------------------|--|
| Primary Contact Person for Business<br>Robert Lucero | Title<br>owner/sole member | Primary Contact Phone Number<br>(719) 821-3818 |
|--|----------------------------|--|

|   |  |
|---|--|
| Primary Contact Address (city, state ZIP)<br>231 Riverwalk Pueblo, CO 81003 | Primary Contact Fax Number<br>(719) 295-2427 |
|---|--|

|                                   |   |                                      |
|-----------------------------------|---|--------------------------------------|
| Federal Taxpayer ID<br>27-2866789 | Colorado Sales Tax License #<br>042839640000 - 0002 | Email Address<br>robertlucero@me.com |
|-----------------------------------|---|--------------------------------------|

|  |  |  |   |
|--|--|--|---|
| Type of Business Structure                   |  |  |   |
| <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Partnership   | <input type="checkbox"/> Limited Partnership         | <input checked="" type="checkbox"/> Limited Liability Company       |
| <input type="checkbox"/> C Corporation       | <input type="checkbox"/> S Corporation | <input type="checkbox"/> Publicly Traded Corporation | <input type="checkbox"/> Trust <input type="checkbox"/> Other _____ |

|   |                    |
|---|--------------------|
| State of Incorporation or Creation of Business Entity<br>CO | Date<br>06/17/2010 |
|---|--------------------|

|  |
|--|
| Date of Qualification to Conduct Business in Colorado (Provide Certificate of Good Standing from the Colorado Secretary of State's Office)<br>06/17/2010 |
|--|

|  |
|--|
| If a Corporation, List all States Where the Corporation is Authorized to Conduct Business<br>N/A |
|--|

|   |
|---|
| List all Trade Names used by the Business Entity (other than above)<br>The Spot 420, The Spot |
|---|

Attach copies of all articles of incorporation, bylaws, articles of organization, or a true copy of any partnership or trust agreement, including any and all amendments to such.

If a corporation, attach copies of all annual and bi-annual reports, SEC filings, if any, and all minutes from all corporate meetings for the past 12 months.

|   |   |  |  |
|---|---|--|--|
| 1. Is the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation) or manager under the age of twenty-one years?   |   | Yes No<br><input type="checkbox"/> <input checked="" type="checkbox"/> |  |
| 2. Has the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation) or manager ever (in Colorado or any other state);  |   |  |  |
| (a) been denied a privileged license (ie: Liquor, Gaming, Racing and Marijuana)?  |   | <input type="checkbox"/> <input checked="" type="checkbox"/>           |  |
| (b) had a privileged license (ie: Liquor, Gaming, Racing and Marijuana) suspended or revoked?   |   | <input type="checkbox"/> <input checked="" type="checkbox"/>           |  |
| (c) had interest in another entity that had a privileged (ie: Liquor, Gaming, Racing and Marijuana) license denied, suspended or revoked?   |   | <input type="checkbox"/> <input checked="" type="checkbox"/>           |  |
| If you answered yes to 2a, b or c, explain in detail on a separate sheet.   |   |  |  |
| 3. Has a Marijuana license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation)?<br>If yes, identify the name of the business and list any current or former financial interest in said business including any loans to or from a licensee. Same As Applicant  |   | <input checked="" type="checkbox"/> <input type="checkbox"/>           |  |
| 4. Does the applicant have legal possession of the premises by virtue of ownership, lease or other arrangement? Attach all documentation showing legal possession. Deed, Title, sale or lease agreements etc.<br><input type="checkbox"/> Ownership <input checked="" type="checkbox"/> Lease <input type="checkbox"/> Other (Explain in Detail) _____<br>(a) If leased, list name of landlord and tenant, and date of expiration, EXACTLY as they appear on the lease: |   |  |  |
| Landlord<br>Robert J Lucero   | Tenant<br>Colorado Cannabis Associates, LLC | Expires<br>10/15/2015  |  |
| Attach a diagram of the premises to be licensed and outline or designate the area (including dimensions) which shows the limited access areas, walls, partitions, entrances, exits and what each room shall be utilized for in this business, including security equipment locations. This diagram should be no larger than 8 1/2" X 11". (It does not have to be to scale)   |   |  |  |
| 5. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies, trusts), will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money or profits from this business. Attach a separate sheet if necessary.  |   |  |  |
| <b>Name</b>   | <b>Date of Birth</b>                        | <b>FEIN OR SSN</b>   | <b>Interest</b>                                |
| N/A   |   |  |  |
|   |   |  |  |
|   |   |  |  |
|   |   |  |  |
| Attach copies of all notes and security instruments, and any written agreement, or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.                                  |   |  |  |
| <b>Local Licensing Authority (To be filled out by Applicant)</b>  |   |  |  |
| Local Licensing Authority/Department<br>City of Trinidad City Clerk's Office  |   | Address<br>135 N Animas Street, PO Box 880 Trinidad 81082              |  |
| Local Licensing Authority contact name<br>City Clerk's Office - Audra Garrett   |   | Contact Phone<br>(719) 846-9843  | Contact Email<br>audra.garrett@trinidad.co.gov |
| 6. Has the Applicant filed for a retail marijuana cultivation?  |   | Yes No<br><input checked="" type="checkbox"/> <input type="checkbox"/> |  |
| What City or County? (Fill out a separate and complete application)<br>Pueblo - 2013; Renewal 10.30.2014  |   |  |  |
| 7. Does the Retail Applicant have evidence of a good and sufficient bond in the amount of \$5,000.00 in accordance with 12-43.4-303 C.R.S. (Include evidence with application)?   |   | <input checked="" type="checkbox"/> <input type="checkbox"/>           |  |
| Printed Legal Business Name<br>Colorado Cannabis Associates, LLC  |   | Printed Trade Name (DBA)<br>The Spot Riverside                         |  |

**Ownership Structure**

List all persons and/or entities with any ownership interest, and all officers and directors, whether they have ownership interest or not. If an entity (corporation, partnership, LLC, etc.) has interest, list all persons associated with such entity, their ownership in the entity, and their effective ownership in the license. List all parent, holding or other intermediary business interest. An Associated Key License Application form must be submitted for all persons in a privately held company or a publicly traded corporation, and all officers and directors.

|  |  |                |  |                                 |  |                   |                                      |   |  |
|--|--|----------------|--|---------------------------------|--|-------------------|--------------------------------------|---|--|
| Name<br>Robert Lucero                                    |  | Title<br>Owner |  | SSN/FEIN<br>[REDACTED]          |  | DOB<br>[REDACTED] |                                      | App submitted?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |  |
| Address<br>[REDACTED]                                    |  | City<br>Pueblo |  | State<br>CO                     |  | ZIP<br>81007      |                                      | Phone Number<br>(719) 821-3818  |  |
| Business Associated with (Parent business or sub-entity) |  |                |  | Own. % Business Associated with |  |                   | Effective Own. % in Applicant<br>100 |   |  |
| Name<br>N/A  |  | Title          |  | SSN/FEIN                        |  | DOB               |                                      | App submitted?<br><input type="checkbox"/> Yes <input type="checkbox"/> No            |  |
| Address  |  | City           |  | State                           |  | ZIP               |                                      | Phone Number  |  |
| Business Associated with (Parent business or sub-entity) |  |                |  | Own. % Business Associated with |  |                   | Effective Own. % in Applicant        |   |  |
| Name   |  | Title          |  | SSN/FEIN                        |  | DOB               |                                      | App submitted?<br><input type="checkbox"/> Yes <input type="checkbox"/> No            |  |
| Address  |  | City           |  | State                           |  | ZIP               |                                      | Phone Number  |  |
| Business Associated with (Parent business or sub-entity) |  |                |  | Own. % Business Associated with |  |                   | Effective Own. % in Applicant        |   |  |
| Name   |  | Title          |  | SSN/FEIN                        |  | DOB               |                                      | App submitted?<br><input type="checkbox"/> Yes <input type="checkbox"/> No            |  |
| Address  |  | City           |  | State                           |  | ZIP               |                                      | Phone Number  |  |
| Business Associated with (Parent business or sub-entity) |  |                |  | Own. % Business Associated with |  |                   | Effective Own. % in Applicant        |   |  |
| Name   |  | Title          |  | SSN/FEIN                        |  | DOB               |                                      | App submitted?<br><input type="checkbox"/> Yes <input type="checkbox"/> No            |  |
| Address  |  | City           |  | State                           |  | ZIP               |                                      | Phone Number  |  |
| Business Associated with (Parent business or sub-entity) |  |                |  | Own. % Business Associated with |  |                   | Effective Own. % in Applicant        |   |  |
| Name   |  | Title          |  | SSN/FEIN                        |  | DOB               |                                      | App submitted?<br><input type="checkbox"/> Yes <input type="checkbox"/> No            |  |
| Address  |  | City           |  | State                           |  | ZIP               |                                      | Phone Number  |  |
| Business Associated with (Parent business or sub-entity) |  |                |  | Own. % Business Associated with |  |                   | Effective Own. % in Applicant        |   |  |
| Name   |  | Title          |  | SSN/FEIN                        |  | DOB               |                                      | App submitted?<br><input type="checkbox"/> Yes <input type="checkbox"/> No            |  |
| Address  |  | City           |  | State                           |  | ZIP               |                                      | Phone Number  |  |
| Business Associated with (Parent business or sub-entity) |  |                |  | Own. % Business Associated with |  |                   | Effective Own. % in Applicant        |   |  |

Are there any outstanding options and warrants?

Yes  No \*If YES, attach list of persons with outstanding options and warrants

Are there any other persons, other than those listed in the Ownership Structure, including but not limited to suppliers, lenders and landlords, who will receive, directly or indirectly, any compensation or rents based upon a percentage or share of gross proceeds or income of the Marijuana business?

Yes  No \*If YES, attach list of persons

|   |   |
|---|---|
| Printed Legal Business Name<br>Colorado Cannabis Associates, LLC  | Printed Trade Name (DBA)<br>The Spot                                |
| 1. Has the applicant, the applicant's parent company or any other intermediary business entity ever applied for a Marijuana license in this or any other jurisdiction, foreign or domestic, whether or not the license was ever issued? If YES, provide details on a separate sheet, including jurisdiction, type of license, license number, and dates license held or applied for. MED and REC in Pueblo County   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Has the applicant, the applicant's parent company or any other intermediary business entity ever been denied a Marijuana license, withdrawn a Marijuana license or had any disciplinary action taken against any Marijuana license that they have held in this or any other jurisdiction, foreign or domestic? If YES, provide details on a separate sheet, including jurisdiction, type of action, and date of action. Attached   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <b>Financial History</b>  |   |
| 1. Is the applicant, the applicant's parent company or any other intermediary business entity delinquent in the payment of any judgments or tax liabilities due to any governmental agency anywhere? If YES, provide details on a separate sheet and attach any documents to prove settlement or resolution of the delinquency.   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2. Has the applicant, the applicant's parent company or any other intermediary business entity filed a bankruptcy petition in the past 5 years, had such a petition filed against it, or had a receiver, fiscal agent, trustee, reorganization trustee or similar person appointed for it? If YES, provide details on a separate sheet and attach any documents from the bankruptcy court.  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. Is the applicant, the applicant's parent company or any other intermediary business entity currently a party to, or has it ever been a party to, in any capacity, any business trust instrument? If YES, provide details on a separate sheet.  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 4. Has a complaint, judgment, consent decree, settlement or other disposition related to a violation of federal, state or similar foreign antitrust, trade or security law or regulation ever been filed or entered against the applicant, the applicant's parent company or any other intermediary business entity? If YES, provide details on a separate sheet and attach any documents to prove the settlement of any of these issues. Include any items currently under formal dispute or legal appeal. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 5. Has the applicant, the applicant's parent company or any other intermediary business entity been a party to a lawsuit in the past 5 years, either as a plaintiff or defendant, complainant or respondent, or in any other fashion, in this or any other country? If YES, provide details on a separate sheet and attach any documents to prove the settlement of any of these issues. Include any items currently under formal dispute or legal appeal.  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 6. Has the applicant, the applicant's parent company or any other intermediary business entity filed a business tax return in the past two years?   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 7. Has the applicant, the applicant's parent company or any other intermediary business entity completed financial statements, either audited or unaudited, in the past two years? If YES, attach all financial statements completed in the past two years. Attached  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 8. Has any interest or share in the profits of the sale of Marijuana been pledged or hypothecated as security for a debt or deposited as a security for the performance of an act or to secure the performance of a contract? If YES, provide details on a separate sheet.  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 9. Attach a list detailing the operating and investment accounts for this business, including financial institution name, address, telephone number, and account number for each account. Attached  |   |
| 10. Attach a list detailing each outstanding loan and financial obligation obtained for use in this business, including creditor name, address, phone number, loan number, loan amount, loan terms, date acquired, and date due.  |   |
| Person who maintains Applicant's business records<br>Roberto Lucero   | Title<br>Owner/Member   |
| Address<br>231 Riverwalk  | Phone Number<br>(719) 821-3818                                      |
| Person who prepares Applicant's tax returns, government forms & reports<br>Roberto Lucero   | Title<br>Owner  |
| Address<br>231 Riverwalk Pueblo, CO 81007   | Phone Number<br>(719) 821-3818                                      |
| Location of financial books and records for Applicant's business<br>231 Riverwalk Pueblo, CO 81007  |   |

## Affirmation & Consent

I, Robert Lucero, as an authorized agent for the applicant, state under penalty for offering a false instrument for recording pursuant to 18-5-114 C.R.S. that the entire Marijuana Business License Application Form, statements, attachments, and supporting schedules are true and correct to the best of my knowledge and belief, and that this statement is executed with the knowledge that misrepresentation or failure to reveal information requested may be deemed sufficient cause for the refusal to issue a Marijuana license by the State Licensing Authority. Further, I am aware that later discovery of an omission or misrepresentation made in the above statements may be grounds for the denial or revocation of the license. I am voluntarily submitting this application to the Colorado Marijuana Licensing Authority under oath with full knowledge that I may be charged with perjury or other crimes for intentional omissions and misrepresentations pursuant to Colorado law or for offering a false instrument for recording pursuant to 18-5-114 C.R.S. I further consent to any background investigation necessary to determine my present and continuing suitability and that this consent continues as long as I hold a Colorado Marijuana License, and for 90 days following the expiration or surrender of such Marijuana license. Note: If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your banking account electronically.

**Print Full Legal Agent Name clearly below:**

|  |                                  |  |      |
|--|----------------------------------|--|------|
| Applicant's Business Name<br>Colorado Cannabis Associates, LLC |                                  | Trade Name (DBA)<br>The Spot Riverside |      |
| Legal Agent Last Name (Please Print)<br>Lucero                 | Legal Agent First Name<br>Robert | Legal Agent Middle Name<br>Joe         |      |
| Signature  |                                  |  | Date |

## Investigation Authorization Authorization to Release Information

I, Robert Lucero, as an authorized agent for the applicant, hereby authorize the Colorado Marijuana Licensing Authority, the Marijuana Enforcement Division, (hereafter, the Investigatory Agencies) to conduct a complete investigation into my personal background, using whatever legal means they deem appropriate. I hereby authorize any person or entity contacted by the Investigatory Agencies to provide any and all such information deemed necessary by the Investigatory Agencies. I hereby waive any rights of confidentiality in this regard. I understand that by signing this authorization, a financial record check may be performed. I authorize any financial institution to surrender to the Investigatory Agencies a complete and accurate record of such transactions that may have occurred with that institution, including, but not limited to, internal banking memoranda, past and present loan applications, financial statements and any other documents relating to my personal or business financial records in whatever form and wherever located. I understand that by signing this authorization, a financial record check of my tax filing and tax obligation status may be performed. I authorize the Colorado Department of Revenue to surrender to the Investigatory Agencies a complete and accurate record of any and all tax information or records relating to me. I authorize the Investigatory Agencies to obtain, receive, review, copy, discuss and use any such tax information or documents relating to me. I authorize the release of this type of information, even though such information may be designated as "confidential" or "nonpublic" under the provisions of state or federal laws. I understand that by signing this authorization, a criminal history check will be performed. I authorize the Investigatory Agencies to obtain and use from any source, any information concerning me contained in any type of criminal history record files, wherever located. I understand that the criminal history record files contain records of arrests which may have resulted in a disposition other than a finding of guilt (i.e., dismissed charges, or charges that resulted in a not guilty finding). I understand that the information may contain listings of charges that resulted in suspended imposition of sentence, even though I successfully completed the conditions of said sentence and was discharged pursuant to law. I authorize the release of this type of information, even though this record may be designated as "confidential" or "nonpublic" under the provisions of state or federal laws.

The Investigatory Agencies reserve the right to investigate all relevant information and facts to their satisfaction. I understand that the Investigatory Agencies may conduct a complete and comprehensive investigation to determine the accuracy of all information gathered. However, the State of Colorado, Investigatory Agencies, and other agents or employees of the State of Colorado shall not be held liable for the receipt, use, or dissemination of inaccurate information. I, on behalf of the applicant, its legal representatives, and assigns, hereby release, waive, discharge, and agree to hold harmless, and otherwise waive liability as to the State of Colorado, Investigatory Agencies, and other agents or employees of the State of Colorado for any damages resulting from any use, disclosure, or publication in any manner, other than a willfully unlawful disclosure or publication, of any material or information acquired during inquiries, investigations, or hearings, and hereby authorize the lawful use, disclosure, or publication of this material or information. Any information contained within my application, contained within any financial or personnel record, or otherwise found, obtained, or maintained by the Investigatory Agencies, shall be accessible to law enforcement agents of this or any other state, the government of the United States, or any foreign country.

**Print Full Legal Name of Authorized Agent clearly below:**

|  |  |  |  |
|--|--|--|--|
| Applicant's Business Name<br>Colorado Cannabis Associates, LLC |  | Trade Name (DBA)<br>The Spot Riverside |  |
| Legal Agent Last Name (Please Print)<br>Lucero                 | Legal Agent First Name<br>Robert                   | Legal Agent Middle Name<br>Joe         |  |
| Legal Agent Title<br>Owner/Member                              | Signature (Must be signed in front of one witness) |  |  |
| Date (MM/DD/YY)  | City   | State                                  |  |
| Witness 1 Signature  |  |  |  |

## Applicant's Request to Release Information

|     |   |
|-----|---|
| TO: | FROM: (Applicant's Printed Name)<br>Robert Lucero |
|-----|---|

1. I/We hereby authorize and request all persons to whom this request is presented having information relating to or concerning the above named applicant to furnish such information to a duly appointed agent of the Marijuana Enforcement Division whether or not such information would otherwise be protected from the disclosure by any constitutional, statutory or common law privilege.
2. I/We hereby authorize and request all persons to whom this request is presented having documents relating to or concerning the above named applicant to permit a duly appointed agent of the Marijuana Enforcement Division to review and copy any such documents, whether or not such documents would otherwise be protected from disclosure by any constitutional, statutory, or common law privilege.
3. I/We hereby authorize and request the Colorado Department of Revenue to permit a duly appointed agent of the Marijuana Enforcement Division to obtain, receive, review, copy, discuss and use any such tax information or documents relating to or concerning the above named applicant, whether or not such information or documents would otherwise be protected from disclosure by any constitutional, statutory, or common law privilege.
4. If the person to whom this request is presented is a brokerage firm, bank, savings and loan, or other financial institution or an officer of the same, I/we hereby authorize and request that a duly appointed agent of the Marijuana Enforcement Division be permitted to review and obtain copies of any and all documents, records or correspondence pertaining to me/us, including but no limited to past loan information, notes co-signed by me/ us, checking account records, savings deposit records, safe deposit box records, passbook records, and general ledger folio sheets.
5. I/We do hereby make, constitute, and appoint any duly appointed agent of the Colorado Marijuana Enforcement Division, my/our true and lawful attorney in fact for me/us in my/our name, place, stead, and on my/our behalf and for my/our use and benefit:
  - (a) To request, review, copy sign for, or otherwise act for investigative purposes with respect to documents and information in the possession of the person to whom this request is presented as I/we might;
  - (b) To name the person or entity to whom this request is presented and insert that person's name in the appropriate location in this request;
  - (c) To place the name of the agent presenting this request in the appropriate location on this request.
6. I grant to said attorney in fact full power and authority to do, take, and perform all and every act and thing whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I/we might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that said attorney in fact, or his substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted.
7. This power of attorney ends twenty-four (24) months from the date of execution.
8. The above named applicant has filed with the Colorado Marijuana Licensing Authority an application for a Marijuana license. Said applicant understands that it is seeking the granting of a privilege and acknowledges that the burden of proving its qualifications for a favorable determination is at all times on the applicant. Said applicant accepts any risk of adverse public notice, embarrassment, criticism, or other action of financial loss, which may result from action with respect to this application.
9. I/We do, for myself/ourselves, my/our heirs, executors, administrators, successors, and assigns, hereby release, remise, and forever discharge the person to whom this request is presented, and his agents and employees from all and all manner or actions, causes of action, suits, debts, judgments, executions, claims, and demands whatsoever, known or unknown, in law or equity, which the applicant ever had, now has, may have, or claims to have against the person to whom this request is being presented or his agents or employees arising out of or by reason of complying with the request.
10. I/We agree to indemnify and hold harmless the person to whom this request is presented and his agents and employees from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees arising out of or by reason of complying with this request.
11. A reproduction of this request by photocopying or similar process shall be for all intents and purposes as valid as the original.

**Print Full Legal Name of Authorized Agent clearly below:**

|   |  |                                |
|---|--|--------------------------------|
| Legal Agent Last Name (Please Print)<br>Lucero                            | Legal Agent First Name<br>Robert                   | Legal Agent Middle Name<br>Joe |
| Legal Agent Title<br>Owner/Member   | Signature (Must be signed in front of one witness) |                                |
| Date (MM/DD/YY)   | City   | State                          |
| Witness 1 Signature   |  |                                |
| Signature of Marijuana Enforcement Division agent presenting this request |  | Date                           |

BEFORE THE EXECUTIVE DIRECTOR, DEPARTMENT OF REVENUE

STATE OF COLORADO

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STIPULATION, AGREEMENT, AND ORDER

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IN THE MATTER OF:

Colorado Cannabis Associates, LLC

d/b/a Nature's Remedy

748 East Industrial Blvd.

Pueblo West, Colorado 81007

Medical Marijuana Center – License No. 402-00319

Optional Premises Cultivation Facility – License No. 403-00476

Retail Marijuana Store – License No. 402R-00157

Retail Marijuana Cultivation Facility – License No. 403R-00206,

Respondents.

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The Colorado Department of Revenue, Marijuana Enforcement Division (“Division”) and Colorado Cannabis Associates, LLC, d/b/a Nature's Remedy (“Licensees”) hereby stipulate and agree as follows:

1. Licensees have been the subject of an investigation conducted by the Division. Agents of the Division allege violations of the Colorado Medical Marijuana Code, sections 12-43.3-101 *et seq*, and rules promulgated pursuant to it.
2. It is alleged that:
  - a. On January 1, 2014:
    - i Licensees violated subsection 12-43.3-901(4)(d)(I), C.R.S., by selling medical marijuana to an individual that did not possess a valid patient registry identification card.
    - ii Licensees violated Rule M 306, 1 CCR 212-1 (2013), by failing to provide surveillance recordings when they were requested by the Division; failing to retain surveillance footage for the requisite 40-day period; failing to provide camera coverage in all limited access areas; and failing to have adequate camera placement at all points of ingress and egress.
    - iii Licensees violated Rule M 305(A)(1), 1 CCR 212-1 (2013), by failing to have a security system installed on all perimeter doors and windows.

- iv Licensees violated Rule M 901(A)(2), 1 CCR 212-1 (2013), by failing to produce complete and accurate business records to account for all transactions when requested by the Division.
  - v Licensees violated Rule M 901(A)(3), 1 CCR 212-1 (2013), by providing a "current employee list" that failed to include three employees working at the Medical Marijuana Business.
  - vi Licensees violated Rule M 1003(A) and Rule M 1003(C), 1 CCR 212-1 (2013), by failing to include a list of ingredients, chemical additives, pesticides, herbicides, and fertilizers used in the cultivation and production process; failing to list the batch numbers assigned to the products; and failing to list the Optional Premises Cultivation Facility license number on their product labels.
- b. On January 23, 2014:
- i Licensees violated subsection 12-43.3-901(4)(e) and subsection 12-43.3-901(4)(g), 1 CCR 212-1 (2013), by possessing 56.02 lbs. of marijuana; the patient count for the Medical Marijuana Business only allowed for the possession of 8.5 lbs.
  - ii Licensees violated Rule M 901(D), 1 CCR 212-1 (2013), by failing to enter all 56.02 pounds of marijuana present at the Medical Marijuana Business into the Inventory Tracking System.
- c. On March 18, 2014:
- i Licensees violated Rule M 233(A)(3), 1 CCR 212-1 (2013), by allowing two employees to work within limited access areas at the Medical Marijuana Business without valid occupational licenses.
  - ii Licensees violated Rule M 301(B)(1), Rule M 301(B)(2), and Rule 301(B)(3), 1 CCR 212-1 (2013), by failing to provide all visitors with identification badges, failing to escort all visitors while in limited access areas, and failing to require all visitors to sign the visitors log.
  - iii Licensees violated Rule M 303(A), and Rule M 303(B), 1 CCR 212-1 (2013), by materially altering the grow space of the Medical Marijuana Business without first obtaining the Division's authorization.
  - iv Licensees violated Rule M 306(A)(3) and Rule M 306(E)(2), 1 CCR 212-1 (2013), by failing to provide surveillance recordings when they were requested by the Division, and failing to retain surveillance footage for the required 40-day period.
3. Licensees acknowledge receipt of sufficient notice, advisement of rights, and process of the proceedings and wish to resolve all issues which were the subject of the investigation, by entering into this Stipulation, Agreement, and Order ("Order").

4. The Division and Licensees, through their counsel, have discussed the merits of the investigation and allegations, and they have come to a mutual agreement and understanding to jointly propose to the State Licensing Authority a resolution of the allegations in lieu of proceeding to hearing to determine the merits of such allegations on an Order to Show Cause. The terms and conditions of this Order are subject to approval by the State Licensing Authority.
5. Licensees admit the violations as alleged above in paragraph 2.
6. Licensees agree, in lieu of proceeding to hearing on an Order to Show Cause, and subsequent proceedings, to submit to the following sanctions:
  - a. To destroy the 48.52 lbs. of marijuana<sup>1</sup> that was placed on Administrative Hold by the Division on January 23, 2014; and
  - b. To pay a fine of \$50,000 within fourteen (14) business days of the State Licensing Authority's approval of this agreement.
7. Licensees shall coordinate with the Division's Legal Assistant, Dominique Mendiola, at (303) 866-3293 within seven (7) days of the State Licensing Authority's approval of this Order to facilitate the destruction of the 48.52 lbs. of marijuana, which shall occur at the Licensees' expense.
8. This Order shall be admissible as evidence in future proceedings concerning any alleged violation of this Order. The matters at issue in said future proceeding shall be limited to the question of whether or not Licensees have failed to comply with the terms of this Order. Any issues relating to the underlying complaint or investigation that formed the basis for this Order against Licensees (and any defenses that Licensees may have to such complaint and investigation) shall not be at issue in the proceeding against Licensees for failing to comply with the terms of this Order. In the event an alleged violation of this Order is taken to hearing and the State Licensing Authority determines that the allegations are unproven, then the Division shall take no further action and this Order shall remain operative and in full force and effect.
9. Upon execution by all parties, this Order shall have the same force and effect as an order entered after a formal hearing pursuant to sections 24-4-105 and 12-43.3-601, C.R.S., except that it may not be appealed. Failure to comply with the terms of this Order may be sanctioned by the State Licensing Authority as set forth in the Medical Marijuana Code.

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<sup>1</sup> The original amount of marijuana placed on Administrative Hold by the Division was 48.52 lbs. Currently, as verified by the Division on August 21, 2014, there are 42.6 lbs. that remain on Administrative Hold. Both parties agree, for purposes of this settlement, that the missing 6 lbs. is the result of shrinkage that occurred due to moisture loss. By way of this settlement, the parties agree that the 42.6 lbs. of marijuana still in the Licensees possession shall be destroyed.

10. Licensees have entered into this Order knowingly and voluntarily. Licensees acknowledge that the terms of this Order were mutually negotiated and agreed upon. After the opportunity to consult with legal counsel, Licensees affirm that they have read this Order and fully understand its nature, meaning and content. Licensees agree that upon execution of this Order, no subsequent action or assertion shall be maintained or pursued by Licensees asserting the invalidity in any manner of this Order.
11. Upon execution by all parties, this Order shall represent the entire and final agreement of the parties. In the event that any provision of this Order is deemed unenforceable by a court of competent jurisdiction, such provision shall be severed, and the remainder of this Order shall be given full force and effect.
12. Licensees understand and knowingly and voluntarily enter into this Order. Licensees further understand and knowingly and voluntarily waive the following rights:
  - a. The right to a formal disciplinary hearing on the merits of the matters forming the basis of this Order and the right to require the State Licensing Authority to meet its burden of proof in a formal hearing;
  - b. The right to cross-examine all witnesses against Licensees at a formal hearing;
  - c. The right to subpoena witnesses, present evidence and to testify on Licensees' own behalf at a formal hearing;
  - d. The right to engage in pre-hearing discovery of the State Licensing Authority's evidence; and
  - e. The right to appeal this Order.
13. All the costs and expenses incurred by Licensees to comply with this Order shall be the sole responsibility of the Licensees, and shall not in any way be the obligation of the Division.
14. This Order shall be effective on the date approved and ordered by the Executive Director of the Department of Revenue, as the State Licensing Authority. Should the State Licensing Authority reject the terms hereof, Licensees' admissions herein shall be withdrawn, and the matter scheduled for a hearing after issuance of an Order to Show Cause.
15. Upon approval and order of the State Licensing Authority, this Order shall become a permanent part of the record, and shall be open to public inspection and published pursuant to the Division's standard policies and procedures or applicable law.

Colorado Cannabis Associates, LLC  
Stipulation, Agreement, and Order  
Page 5



Lewis Kiski  
Director  
Marijuana Enforcement Division

9/25/2014

Date

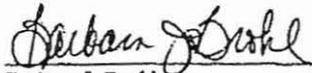


Robert Joe Lucero  
Owner  
Colorado Cannabis Associates, LLC

9-19-2014

Date

APPROVED and ORDERED this 6<sup>th</sup> day of October 2014.



Barbara J. Brohl  
Executive Director  
Department of Revenue  
State Licensing Authority

**CERTIFICATE OF SERVICE**

I hereby certify that a true and accurate copy of the foregoing STIPULATION, AGREEMENT, AND ORDER was duly sent via U.S. Mail and electronic mail, this 10<sup>TH</sup> day of OCTOBER, 2014, addressed as follows:

**Laura Haynes**  
Hoban & Feola, LLC  
Attorneys At Law  
31 N Tejon #413  
Colorado Springs, CO 80903  
[laura@hobanandfeola.com](mailto:laura@hobanandfeola.com)

**Attorneys for Colorado Cannabis  
Associates, LLC**

**Nadia Hafeez Patrick**  
Special Assistant Attorney General  
Revenue & Utilities Section  
Colorado Department of Law  
1300 Broadway, 8th Floor  
Denver, Colorado 80203  
[nadia.patrick@co.state.us](mailto:nadia.patrick@co.state.us)

**Attorneys for the Marijuana Enforcement  
Division**

By:   
Mia Tsuchimoto



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3514 I-70 Dr. SE, Suite 102 · Columbia, MO 65201

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Robert Lucero,

Thank you for choosing SuretyBonds.com! We're committed to providing you with the best bonding service possible. We look forward to cultivating a strong working relationship with you for years to come.

We need the following to complete the request for your Colorado Retail Marijuana License Bond .

### Signed Quote Summary

**Please review all contact information.** List any necessary changes.

- **Primary Contact:** This is who we will contact regarding this bond.
- **Business Info.:** This is the **EXACT** information that will appear on the bond form.
  - If you're unsure about the legal name of your business or have any other questions about what should appear on the bond, please verify with the obligee that's requiring you to purchase this bond.
- **Mailing Address:** This is where we will mail your original signed and sealed bond.

1. **Please review all bond information.** List any necessary changes.
2. **Please choose a shipping method.** We advise clients to choose an expedited shipping option so they can track their bonds and also receive them in a timelier manner.
3. **Please choose a payment method.** You must sign the bottom of the quote summary to verify that you've reviewed all information for accuracy. If paying via credit or debit card, this signature also authorizes us to charge your card.

### Signed Indemnity Agreement

1. Detailed instructions are included to explain exactly how you should sign based on your business structure.
2. We must have a correctly signed indemnity agreement on file before we can issue your bond.

### Please send the above documents:

**By Fax:** (573) 303-5176

**By Email:** bob@suretybonds.com

Once you return the attached packet filled out in full, we will process the bond immediately and send a copy to you via email. Your original bond will be shipped via USPS unless another shipping method is requested. *\*Since we cannot guarantee delivery of bonds shipped via USPS, we always advise clients to choose a trackable shipping option.\**

If you have any questions, please do not hesitate to call or email me at any time.

Thanks!

Bob Wolf



**SuretyBonds**  
EMERGENCY BONDING SERVICE

Phone 800.308.4358 Fax (573) 303-5176  
 3514 I-70 Dr. SE, Suite 102 · Columbia, MO · 65201

Your Account Manager:

Name: Bob Wolf

Email: bob@suretybonds.com

**YOUR PERSONALIZED QUOTE SUMMARY:**

|   |                                    |  |                                    |  |                                    |
|---|------------------------------------|--|------------------------------------|--|------------------------------------|
| Primary Contact <input type="checkbox"/>  | Incorrect <input type="checkbox"/> | Business Info. (if applicable) <input type="checkbox"/>  | Incorrect <input type="checkbox"/> | Mailing Address <input type="checkbox"/>       | Incorrect <input type="checkbox"/> |
| Robert Lucero<br>(719)547-8011<br><del>robert@thespot420.com</del><br><del>naturesremedy420@yahoo.com</del> |                                    | Colorado Cannabis Associates LLC DBA The Spot Riverside<br>453 N Commercial<br>Trinidad CO, 81082<br>(719)547-8011 |                                    | 748 E Industrial Blvd<br>Pueblo West CO, 81007 |                                    |
| Incorrect Information Change(s):  |                                    |  |                                    |  |                                    |

**1 BOND REQUESTED: Colorado Retail Marijuana License Bond**

Quotes are valid for 30 days unless approved by your account manager.  
 \*Name here is exactly what will be typed on your bond. Additional fees will apply for any changes after issuance.

|  |                 |   |
|--|-----------------|---|
| Name on Bond*: Colorado Cannabis Associates LLC DBA The Spot Riverside |                 |   |
| State  | Penalty         | Premium: \$250.00<br>+ Surcharges: \$0.00 |
| CO   | \$5,000.00      |   |
| Effective Date   | Expiration Date | Total Premium: \$250.00                   |
| 10/28/14   | 10/28/15        |   |
| Conditions:  |                 |   |

**2 SHIPPING OPTIONS**

Surety Bonds are original documents. For this reason we recommend a guaranteed shipping method. Additional fees will apply for reissuance requests due to lost bonds shipped USPS

|   |  |  |
|---|--|--|
| <b>FedEx</b>  | <b>Your Account</b>                      | <b>United States Postal Service</b>  |
| <input type="checkbox"/> 3 Business Days + \$12           | <input type="checkbox"/> 3 Business Days | <input type="checkbox"/> Free Shipping   |
| <input type="checkbox"/> 2 Business Days + \$20           | <input type="checkbox"/> 2 Business Days | Estimated delivery time is 7-10 days. This delivery method is not guaranteed. A 14 day waiting period and an additional fee is required for lost bonds shipped USPS. |
| <input checked="" type="checkbox"/> 1 Business Day + \$30 | <input type="checkbox"/> 1 Business Day  |  |
| UPS#  | Account Zip Code                         |  |
| FedEx #   |  |  |

**3 CHARGES & PAYMENT METHOD**

1.) Add shipping and calculate your total.  
 2.) Choose your method of payment.  
 3.) Fax, email or mail to your account manager with any other requested documentation.  
 4.) Sit back, and relax!

|                         |  |
|-------------------------|--|
| <b>Charges</b>          | <b>Payment Options</b>   |
| Total Premium: \$250.00 | <input type="checkbox"/> Check (Cashier's, Business or Personal) |
| + Shipping: <u>30</u>   | <input type="checkbox"/> Money Order                             |
| + Fees: \$0.00          | <input checked="" type="checkbox"/>                              |
| Total Due: <u>280</u>   | Credit Card Information  |
|                         | CC# <u>[REDACTED]</u>  |
|                         | Expiration: <u>[REDACTED]</u> CVC <u>[REDACTED]</u>              |

I have verified all of the bond information listed above; I accept these terms and would like the bond(s) issued. I understand that all sales are final, that all premiums and fees are fully earned, and that no refund will be given after issuance by SuretyBonds.com regardless of any request to cancel. I further understand that any changes that need to be made to the bond(s) after issuance may result in an additional fee that I am responsible to pay. (If applicable) By entering my credit card information, I am stating that I am an authorized user of the Credit Card and that the associated information entered is accurate. At the time I pay the first term premium, I am agreeing and directing SuretyBonds.com or its agent to automatically renew my bond as needed for the applicable premium (plus taxes) by charging my Credit Card until my bond(s) is/are expressly canceled as provided herein. I agree to pay the applicable renewal premiums (plus applicable taxes) in accordance with my Credit Card issuer agreement.

Authorized Signature

Print Name

Date

ROBERT J LUCERO 10-29-14

# Guidelines for Signing a Great American Indemnity Agreement

Please follow the instructions that apply to your business type.

For Bond Penalties \$50,001 and Greater

(CORPORATE ACKNOWLEDGMENT)

STATE OF Missouri  
 COUNTY OF Boone

On this 3rd day of November in the year 20 14 before me personally comes John Doe residing in the City of Columbia that he/she is Individual/Owner/President/Manager of ABC Company, Inc. the corporation described herein and which executed the foregoing instrument that he/she is a Director of the said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so allowed by the Board of Directors of said corporation, and that he/she signed his/her name(s) thereto by like order.

**John Q. Public**  
Notary Public

My commission expires 06/15/2018

If your bond penalty is more than \$50,000, you must sign in front of a licensed notary public. Do not sign before meeting the notary public as he/she must be present to witness your signature. The person that signs on behalf of the business will be listed on the corporate acknowledgement with their corresponding title.

All of this information will be completed by your chosen notary public.

1. Individual or Sole Proprietorship

DATED THIS 3rd DAY OF November 20 14 By John Doe John Doe, Owner

WITNESS: AmDoe APPLICANT: John Doe dba ABC Company

**SECTION V: COMPLETE FOR CASES REQUIRING ADDITIONAL INDEMNITY & ATTACH FINANCIALS OF INDEMNITORS**

In consideration of the Surety executing, or procuring the execution of, or refraining from presently exercising its right to cancel, the bond herein applied for, we jointly and severally agree to be bound by the foregoing agreement, and if the undersigned is a corporation it warrants that it is financially interested in the performance of the obligation which said bond applied for is given to secure, and asserts that it is fully empowered to obligate itself hereby.

DATED THIS 3rd DAY OF November 20 14

WITNESS: AmDoe INDEMNITOR: John Doe SS# 123-45-6789

WITNESS: AmDoe INDEMNITOR: Jane Doe SS# 987-65-1234

INDEMNITORS' SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC (ATTACH ADDITIONAL ACKNOWLEDGMENTS AS NEEDED)

If signing as an individual, the title will be "Individual." If signing on behalf of a sole proprietorship company, the title will be "Owner." The individual or sole owner should sign at the top next to his/her name and title. The individual or sole owner and his/her spouse must also sign in Section V above their printed names to offer additional indemnity. Each signature must be witnessed by someone who is not offering indemnity. Date the indemnity agreement twice.

2. Partnership

DATED THIS 3rd DAY OF November 20 14 By John Doe John Doe, Owner

WITNESS: AmDoe APPLICANT: John Doe and Jane Doe dba ABC Company

**SECTION V: COMPLETE FOR CASES REQUIRING ADDITIONAL INDEMNITY & ATTACH FINANCIALS OF INDEMNITORS**

In consideration of the Surety executing, or procuring the execution of, or refraining from presently exercising its right to cancel, the bond herein applied for, we jointly and severally agree to be bound by the foregoing agreement, and if the undersigned is a corporation it warrants that it is financially interested in the performance of the obligation which said bond applied for is given to secure, and asserts that it is fully empowered to obligate itself hereby.

DATED THIS 3rd DAY OF November 20 14

WITNESS: AmDoe INDEMNITOR: John Doe SS# 123-45-6789

WITNESS: AmDoe INDEMNITOR: Jane Doe SS# 987-65-1234

INDEMNITORS' SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC (ATTACH ADDITIONAL ACKNOWLEDGMENTS AS NEEDED)

One partner will sign on behalf of the business at the top next to his/her name and title as "Owner" or "Partner." Each partner and his/her spouse must also sign in Section V above their printed names to offer additional indemnity. Each indemnitor signature must be witnessed by someone who is not offering indemnity. Date the indemnity agreement twice.

3. Corporation

DATED THIS 3rd DAY OF November 20 14 By John Doe John Doe, President

WITNESS: AmDoe APPLICANT: ABC Company, Inc.

**SECTION V: COMPLETE FOR CASES REQUIRING ADDITIONAL INDEMNITY & ATTACH FINANCIALS OF INDEMNITORS**

In consideration of the Surety executing, or procuring the execution of, or refraining from presently exercising its right to cancel, the bond herein applied for, we jointly and severally agree to be bound by the foregoing agreement, and if the undersigned is a corporation it warrants that it is financially interested in the performance of the obligation which said bond applied for is given to secure, and asserts that it is fully empowered to obligate itself hereby.

DATED THIS 3rd DAY OF November 20 14

WITNESS: AmDoe INDEMNITOR: John Doe SS# 123-45-6789

WITNESS: AmDoe INDEMNITOR: Jane Doe SS# 987-65-1234

INDEMNITORS' SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC (ATTACH ADDITIONAL ACKNOWLEDGMENTS AS NEEDED)

An officer will sign on behalf of the corporation at the top next to his/her name and corporate title. "Owner" is not an acceptable title; "President" is usually preferred. All members and spouses must also sign in Section V above their printed names to offer additional indemnity. Each indemnitor signature must be witnessed by someone who is not offering indemnity. Date the indemnity agreement twice.

Continued on next page...

4. Limited Liability Company (LLC)



DATED THIS 3<sup>rd</sup> DAY OF November 20 14 By John Doe John Doe, Manager  
 WITNESS: AmDø APPLICANT: ABC Company, LLC

**SECTION V: COMPLETE FOR CASES REQUIRING ADDITIONAL INDEMNITY & ATTACH FINANCIALS OF INDEMNITORS**

In consideration of the Surety executing or procuring the execution of, or refraining from presently exercising its right to cancel, the bond herein applied for, we jointly and severally agree to be bound by the foregoing agreement, and if the Undergrad as a corporation it warrants that it is financially interested in the performance of the obligation which said bond applied for is given to secure, and asserts that it is fully empowered to execute this liability.

DATED THIS 3<sup>rd</sup> DAY OF November 20 14  
 WITNESS: AmDø INDEMNITOR: John Doe SS# 123-45-6789  
 WITNESS: AmDø INDEMNITOR: Jane Doe SS# 987-65-1234  
 WITNESS: INDEMNITOR: SS#

INDEMNITORS' SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC (ATTACH ADDITIONAL ACKNOWLEDGMENTS AS NEEDED)

An authorized manager or member will sign on behalf of the Limited Liability Company at the top next to his/her name and company title. "Owner" is not an acceptable title; "Manager" or "Member" is preferred. All members and spouses must also sign in Section V above their printed names to offer additional indemnity. Each indemnitor signature must be witnessed by someone who is not offering indemnity. Date the indemnity agreement twice.

**Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.**

**SECTION IV: REFERENCES**

| NAME | BUSINESS | ADDRESS |
|------|----------|---------|
|      |          |         |
|      |          |         |
|      |          |         |

FRAUD WARNING: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and shall also be subject to civil penalty not to exceed five thousand dollars and the stated value of the claim for each such violation \*State of NY only.

**THE APPLICANT HEREBY AGREES:**

The applicant(s) and the Indemnitor(s), if any, hereby authorize the Surety to obtain credit reports and histories and to confirm the bank balances claimed, and all other items on any balance sheet or income statement furnished until all liability of the Surety for any suretyship or claim obligations expire.

**INDEMNITY AGREEMENT**

The undersigned hereby declare that the statements made herein are true and correct, and are made to induce the Surety to execute, renew or continue a bond or bonds (hereinafter referred to as the "Bonds"). In consideration of the execution, renewal or continuation by the Surety of the Bonds, the Undersigned, jointly and severally, agree as follows: To pay the premium for the first year and annually in advance thereafter as long as liability shall continue under the Bonds, or any continuation or renewal thereof, or substitute therefor; To indemnify the Surety against all loss, liability, costs, damages, attorney's fees and expenses whatever, which the Surety may sustain or incur by reason of executing the Bonds, in making any investigation on account thereof, in prosecuting or defending any action which may be brought in connection therewith, in obtaining a release therefrom, and in enforcing any of the agreements herein contained; That the Surety shall have the right and is hereby authorized, to investigate, adjust, settle or compromise any claim, demand, suit or judgment upon the Bonds; To deposit with the Surety, upon demand, an amount sufficient to discharge any claim on the Bonds; To waive, and here does waive, all right to claim any property, including homestead, exempt from levy, execution, sale or other legal process under the law of any state or state; That the Surety shall be under no obligation to execute, renew or continue any bond, and shall have the absolute right to cancel the Bonds, or any of them, in accordance with any cancellation provision contained therein, or to procure its release from any bond under any law for the release of sureties, and Surety is hereby released from any damage that may be sustained by the undersigned by reason of such cancellation or release; The Undersigned's obligations under this Agreement may only be terminated by sending written notice to the Surety. Such notice shall be effective twenty (20) days after receipt of the notice of termination, but in no event shall such notice operate to modify, bar, or discharge the Undersigned as to the Bonds that may have been executed before the effective date of termination; That this Agreement shall be binding upon the Undersigned and each of them whether signing as applicant for the bond or as indemnitor, and upon their respective heirs, executors, administrators, successors and assigns, and shall be liberally construed as against the Undersigned.

DATED THIS 29 DAY OF October, 20 14 By [Signature] Robert Lucero, manager  
 WITNESS: [Signature] APPLICANT: Colorado Cannabis Associates LLC  
DBA The Spot Riverside

**SECTION V: COMPLETE FOR CASES REQUIRING ADDITIONAL INDEMNITY & ATTACH FINANCIALS OF INDEMNITORS**

In consideration of the Surety executing, or procuring the execution of, or refraining from presently exercising its right to cancel the bond herein applied for, we jointly and severally agree to be bound by the foregoing agreement, and if the undersigned is a corporation, it warrants that it is financially interested in the performance of the obligation which said bond applied for is given to secure, and asserts that it is fully empowered to obligate itself hereby.

DATED THIS 29 DAY OF October, 20 14  
 WITNESS: [Signature] INDEMNITOR: Robert Lucero SS# [Redacted]  
 WITNESS: [Signature] INDEMNITOR: \_\_\_\_\_ SS# \_\_\_\_\_  
 WITNESS: [Signature] INDEMNITOR: \_\_\_\_\_ SS# \_\_\_\_\_

INDEMNITORS' SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC (ATTACH ADDITIONAL ACKNOWLEDGMENTS AS NEEDED)

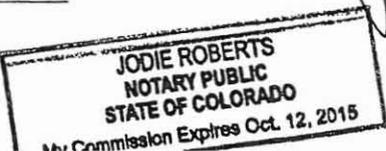
**(CORPORATE ACKNOWLEDGMENT)**

STATE OF CO  
 COUNTY OF Pueblo

On this 29 day of October, in the year 20 14, before me personally comes Robert Lucero, to me known, who, being duly sworn, depose(s) and say(s) that he/she resides in the City of Pueblo, that he/she is Member of Colorado Cannabis Associates LLC the corporation described herein and which executed the foregoing instrument; that he/she knows the seal of the said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by the order of the Board of Directors of said corporation, and that he/she signed his/her name(s) thereto by like order.

[Signature]  
 Notary Public

My commission expires Oct 12, 2015





## NOTICE OF PUBLIC HEARING

PURSUANT TO THE MARIJUANA LAWS OF COLORADO, Colorado Cannabis Associates, LLC d/b/a The Spot, 453 N. Commercial Street, Trinidad, CO, has requested the licensing officials of the City of Trinidad to grant a new Retail Marijuana Store license at this location.

Hearing on application will be held on Tuesday, March 3, 2015, at 7:00 p.m. in the Council Chambers, City Hall, 135 N. Animas Street, Trinidad, CO.

Date of Application: January 20, 2015.

Officers: Robert Lucero, 748 E. Industrial Blvd., Pueblo, CO 81007

Remonstrances may be filed with the City Clerk's Office, 135 N. Animas, Trinidad, CO.

Dated this 26th day of January, 2015.

By order of the Trinidad City Council.

CITY OF TRINIDAD, COLORADO

  
Audra Garrett, City Clerk

CERTIFICATE OF MAILING

I hereby certify that on the 26<sup>th</sup> day of January, 2015, I mailed the Notice of Public Hearing by first-class mail, postage pre-paid to:

Colorado Cannabis Associates, LLC  
d/b/a The Spot  
748 E. Industrial Blvd.  
Pueblo, CO 81007  
Certified Mail #7014 2120 0004 1880 9843

  
Audra Garrett, City Clerk

PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF LAS ANIMAS} SS

Lauri A. Duran, of lawful age, being first duly sworn upon oath, deposes and says that she is the authorized agent of The Chronicle-News, daily newspaper of general circulation which is published and circulated in the City of Trinidad, Las Animas County, Colorado, that said newspaper is a newspaper of general circulation complying with all of the requirements of Articles I to VII, Chapter 130, 1935, Colorado Statutes Annotated, and all other laws of said State, and that said legal / notice has been so published for the period of time prescribed in said newspaper proper and not a supplement.

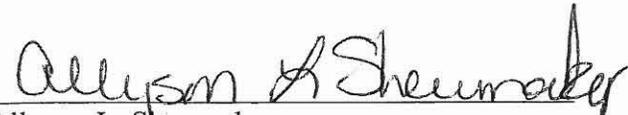
The attached Notice was published in said newspaper in its issue(s) dated

56798

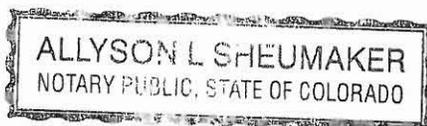
January 30, 2015

  
-----  
Lauri A. Duran

Subscribed and sworn to before me this  
30 day of January  
A. D., 2015.

  
-----  
Allyson L. Sheumaker

My commission expires on August 26, 2015



My Comm. Expires August 26, 2015

**NOTICE OF PUBLIC HEARING**

PURSUANT TO THE MARIJUANA LAWS OF COLORADO, Colorado Cannabis Associates, LLC d/b/a The Spot, 453 N. Commercial Street, Trinidad, CO, has requested the licensing officials of the City of Trinidad to grant a new Retail Marijuana Store license at this location.

Hearing on application will be held on Tuesday, March 3, 2015, at 7:00 p.m. in the Council Chambers, City Hall, 135 N. Animas Street, Trinidad, CO.

Date of Application: January 20, 2015.

Officers: Robert Lucero, 748 E. Industrial Blvd., Pueblo, CO 81007

Remonstrances may be filed with the City Clerk's Office, 135 N. Animas, Trinidad, CO.

Dated this 26th day of January, 2015.

By Order of the Trinidad City Council  
Audra Garrett, City Clerk

PUBLISHED: January 30, 2015      56798

STATE OF COLORADO )  
COUNTY OF LAS ANIMAS ) SS  
CITY OF TRINIDAD )

CERTIFICATE OF POSTING

I, Audra Garrett, City Clerk of the City of Trinidad, Colorado, do hereby certify that pursuant to the laws of the State of Colorado, Colorado Cannabis Associates, LLC d/b/a The Spot, 453 N. Commercial Street, Trinidad, Colorado, which business has applied for a new Retail Marijuana Store license at said location, was duly posted for not less than ten continuous days, with the first day of posting occurring on the 12<sup>th</sup> day of February, 2015.

WITNESS, my hand and the official seal of the City of Trinidad, Colorado, this 12<sup>th</sup> day of February 2015.

CITY OF TRINIDAD, COLORADO

  
\_\_\_\_\_  
Audra Garrett, City Clerk

(SEAL)

01/26/15

DEPARTMENTAL INSPECTION REPORT  
3.2% BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE

Applicant: Colorado Cannabis Associates, LLC

dba: The Spot

Address: 453 N. Commercial Street

Type of License: Retail Marijuana Store

Renewal  Transfer  Change of Location  New  Special Event

FOR CONSIDERATION AT  
COUNCIL MEETING DATE: March 3, 2015, 7:00 p.m.

\*\*\*\*\*

DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS: Final inspections needed before opening

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1-27-15  
Date

[Signature]  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 13, 2015

01/26/15

DEPARTMENTAL INSPECTION REPORT  
3.2% BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE

Applicant: Colorado Cannabis Associates, LLC

dba: The Spot

Address: 453 N. Commercial Street

Type of License: Retail Marijuana Store

Renewal  Transfer  Change of Location  New  Special Event

FOR CONSIDERATION AT  
COUNCIL MEETING DATE: March 3, 2015, 7:00 p.m.

\*\*\*\*\*

DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS: Approved when CO is issued  
There is a check on plans next to the  
River walk that will not be allowed  
this is noted on the plan review. Because  
it is not on their property.

1-28-15  
Date

  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 13, 2015

1/26/2015

## DEPARTMENTAL INSPECTION REPORT MARIJUANA LICENSE

Applicant's Name: Colorado Cannabis Associates, LLC

DBA: The Spot

Business Address: 453 N Commercial Street

Type of License: Retail Marijuana Store

Renewal     Transfer     Change of Location     New     Special Event

FOR CONSIDERATION AT

COUNCIL MEETING DATE: March 3, 2015 at 7:00 P.M.

\*\*\*\*\*

### DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS:

**This building is under renovation/construction. An additional inspection MUST be completed by this department at the completion of the renovation/construction.**

2-6-15  
Date

Charles J. Gilman  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 13, 2015

## Tom Acre

---

**From:** Audra Garrett [audra.garrett@trinidad.co.gov]  
**Sent:** Saturday, January 24, 2015 10:56 AM  
**To:** 'John Martinez'  
**Subject:** marijuana app

Hi John,

Please advise if you have any concerns regarding location of a retail marijuana store at 453 N. Commercial Street.

*Audra Garrett* City Clerk  
City of Trinidad  
135 N. Animas Street  
Trinidad, CO 81082  
(719) 846-9843 ext. 135  
(719) 846-4140 fax  
[audra.garrett@trinidad.co.gov](mailto:audra.garrett@trinidad.co.gov)





CITY OF TRINIDAD, COLORADO  
1876

## COUNCIL COMMUNICATION

**CITY COUNCIL MEETING:** March 3, 2015  
**PREPARED BY:** Audra Garrett, City Clerk  
**DEPT. HEAD SIGNATURE:** *Audra Garrett*

**SUBJECT:** 3.2% Beer Retail License (Off-Premises) renewal request by Walmart Stores, Inc. d/b/a Walmart #962 at 2921 Toupal Drive

**PRESENTER:** Walmart Store #962 representative

**RECOMMENDED CITY COUNCIL ACTION:** Consider renewal of the license

**SUMMARY STATEMENT:** N/A

**EXPENDITURE REQUIRED:** No

**SOURCE OF FUNDS:** N/A

**POLICY ISSUE:** N/A

**ALTERNATIVE:** N/A

### BACKGROUND INFORMATION:

- The renewal application is in order.
- Fees have been paid.
- The Fire Chief had no comments to provide.
- The Building Inspector supported approval of the renewal.
- The Police Department had no calls for service in the past year.
- Disclosure statements from Councilmembers Miles & Torres are attached.
- This item was tabled at the February 17, 2015 meeting due to lack of representation.

**LIQUOR OR 3.2 BEER LICENSE  
 RENEWAL APPLICATION**

| Fees Due                       |         |
|--------------------------------|---------|
| Renewal Fee                    | \$96.25 |
| Storage Permit \$100 x _____   | _____   |
| Optional Premise \$100 x _____ | _____   |
| Related Resort \$75 x _____    | _____   |
| <b>Amount Due/Paid</b>         |         |

WALMART #962  
 702 SW 8TH STDEPT 8916  
 BENTONVILLE AR 72716-6209

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

**PLEASE VERIFY & UPDATE ALL INFORMATION BELOW**

**RETURN TO CITY OR COUNTY LICENSING AUTHORITY BY DUE DATE**

|  |  |   |                                     |                                       |
|--|--|---|-------------------------------------|---------------------------------------|
| Licensee Name<br><b>WAL MART STORES INC</b>                                |  | DBA<br><b>WALMART #962</b>                |                                     |                                       |
| Liquor License #<br><b>09495180009</b>                                     | License Type<br><b>3.2% Beer Off Premises (city)</b> | Sales Tax License #<br><b>09495180009</b> | Expiration Date<br><b>4/22/2015</b> | Due Date<br><b>3/8/2015</b>           |
| Street Address<br><b>2921 TOUPAL DR TRINIDAD CO 81082</b>                  |  |   |                                     | Phone Number<br><b>(719) 846 4477</b> |
| Mailing Address<br><b>702 SW 8TH STDEPT 8916 BENTONVILLE AR 72716-6209</b> |  |   |                                     |                                       |
| Operating Manager<br><b>Hilary Lamb</b>                                    | Date of Birth<br>[REDACTED]                          | Home Address<br><b>Trinidad, CO 81082</b> |                                     | Phone Number<br>[REDACTED]            |

- Do you have legal possession of the premises at the street address above?  YES  NO  
 Is the premises owned or rented?  Owned  Rented\* \*If rented, expiration date of lease 2/1/17
- Since the date of filing of the last annual application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.  YES  NO  
**NOTE TO CORPORATION, LIMITED LIABILITY COMPANY AND PARTNERSHIP APPLICANTS:** If you have added or deleted any officers, directors, managing members, general partners or persons with 10% or more interest in your business, you must complete and return immediately to your Local Licensing Authority, Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, along with all supporting documentation and fees.
- Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation.  YES  NO
- Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation.  YES  NO
- Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation.  YES  NO
- SOLE PROPRIETORSHIPS, HUSBAND-WIFE PARTNERSHIPS AND PARTNERS IN GENERAL PARTNERSHIPS:** Each person must complete and sign the DR 4679: Affidavit – Restriction on Public Benefits (available online or by calling 303-205-2300) and attach a copy of their driver's license, state-issued ID or valid passport.

**AFFIRMATION & CONSENT**

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

|  |   |
|--|---|
| Type or Print Name of Applicant/Authorized Agent of Business<br><b>Andrew Dizenby / Terry Held</b> | Title<br><b>Licensing Compliance Mgr<br/>Asst Secretary</b> |
| Signature<br><i>[Signature]</i>  | Date<br><b>2-3-15</b>                                       |

**REPORT & APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. THEREFORE THIS APPLICATION IS APPROVED.

|  |                       |
|--|-----------------------|
| Local Licensing Authority For<br><b>Trinidad</b> | Date                  |
| Signature<br><i>[Signature]</i>                  | Title<br><b>Mayor</b> |
|  | Attest                |

**WAL-MART STORES, INC**  
**CORPORATE OFFICERS**

| <b>NAME AND TITLE</b>                                 | <b>BUSINESS ADDRESS</b>                                  |
|---|--|
| Doug McMillon<br>President & CEO<br>Director          | 702 S.W. 8 <sup>th</sup> Street<br>Bentonville, AR 72716 |
| Phyllis Harris<br>Sr.VP & Chief Compliance<br>Officer | 702 S.W. 8 <sup>th</sup> Street<br>Bentonville, AR 72716 |
| Jeffrey Davis<br>Treasurer                            | 702 S.W. 8 <sup>th</sup> Street<br>Bentonville, AR 72716 |
| Amy Thrasher<br>Assistant Secretary                   | 702 S.W. 8 <sup>th</sup> Street<br>Bentonville, AR 72716 |
| Andrea Lazenby<br>Assistant Secretary                 | 702 S.W. 8 <sup>th</sup> Street<br>Bentonville, AR 72716 |

The above officers / directors own less than 1% stock of Wal-Mart Stores, Inc., a public corporation.

| Site ID | City        | State | Category | Sub-Category  | Create Date      | Year | Fine   | Paid   | Inspection ID | Resolution                                   |
|---------|-------------|-------|----------|---------------|------------------|------|--------|--------|---------------|--|
| 2270    | DURANGO     | CO    | Alcohol  | Sale to Minor | 1/14/2012 14:00  | 2012 | 0      |        | 255857        | Trained the associates on proper procedures. |
| 2270    | DURANGO     | CO    | Alcohol  | Sale to Minor | 3/29/2012 11:00  | 2012 | 0      |        | 267757        | Trained the associates on proper procedures. |
| 2125    | LAKEWOOD    | CO    | Alcohol  | Sale to Minor | 10/3/2012 19:45  | 2012 | 0      | 0      | 296515        | Store is working to correct issues.          |
| 2125    | LAKEWOOD    | CO    | Alcohol  | Sale to Minor | 10/3/2012 19:45  | 2012 | 0      | 0      | 296515        | Performed Investigation with Operations      |
| 1273    | FOUNTAIN    | CO    | Alcohol  | Sale to Minor | 10/17/2012 20:30 | 2012 | 0      | 0      | 298735        | Store is working to correct issues.          |
| 2125    | LAKEWOOD    | CO    | Alcohol  | Sale to Minor | 4/19/2013 18:15  | 2013 | 324.82 | 324.82 | 330835        | Home Office Needs to pay Fee/Fine.           |
| 5341    | BROOMFIELD  | CO    | Alcohol  | Sale to Minor | 12/21/2013 10:15 | 2013 | 0      | 0      | 375024        | Performed Investigation with Operations      |
| 921     | SALIDA      | CO    | Alcohol  | Sale to Minor | 1/11/2014 14:00  | 2014 | 0      | 0      | 378007        | Performed Investigation with Operations      |
| 2892    | PARKER      | CO    | Alcohol  | Sale to Minor | 3/18/2014 12:15  | 2014 | 318    | 318    | 392771        | Performed Investigation with Operations      |
| 4567    | BRIGHTON    | CO    | Alcohol  | Sale to Minor | 3/26/2014 16:45  | 2014 | 450    | 450    | 394762        | Performed Investigation with Operations      |
| 953     | LOVELAND    | CO    | Alcohol  | Sale to Minor | 7/31/2014 20:30  | 2014 | 1744   | 1744   | 423243        | Performed Investigation with Operations      |
| 3867    | WESTMINSTER | CO    | Alcohol  | Sale to Minor | 9/17/2014 9:45   | 2014 | 0      | 0      | 432843        | No Issues to Resolve                         |

|             |      |                       |                  |    |       |                  |               |            |                   |                  |               |            |            |
|-------------|------|-----------------------|------------------|----|-------|------------------|---------------|------------|-------------------|------------------|---------------|------------|------------|
| Supercenter | 5334 | 3301 TOWER RD         | AURORA           | CO | 80011 | 3.2 Beer         | 09-49518-0081 | 9/28/2014  | Adams County      | 3 2 BEER         | 146049        | 9/28/2014  | 71-0415188 |
| Supercenter | 5341 | 500 SUMMIT BLVD       | BROOMFIELD       | CO | 80021 | 3.2 Beer         | 09-49518-0077 | 8/4/2014   | Broomfield County | 3 2 BEER         | 49-2010       | 8/4/2014   | 71-0415188 |
| Supercenter | 5370 | 2514 MAIN ST          | LONGMONT         | CO | 80504 | 3.2 Beer         | 09-49518-0083 | 2/28/2014  | Boulder County    | 3 2 BEER         | 09-49518-0083 | 2/28/2014  | 71-0415188 |
| Supercenter | 5458 | 37 STAFFORD LN        | DELTA            | CO | 81416 | 3.2 Beer         | 09-49518-0078 | 8/24/2014  | Delta County      | 3 2 BEER         | none          | 8/24/2014  | 71-0415188 |
| Sam's Club  | 6219 | 1850 E. WOODMAN RD    | COLORADO SPRINGS | CO | 80920 | 3.2 Beer         | 12-33986-0011 | 10/18/2014 | El Paso County    | 3 2 BEER         | N/A           | 10/18/2014 | 71-0794414 |
| Sam's Club  | 6630 | 7370 W.N 52ND AVE.    | ARVADA           | CO | 80002 | Beer/Wine/Liquor | 12-33986-0008 | 4/20/2014  | Jefferson County  | BEER WINE LIQUOR | 14781         | 4/20/2014  | 71-0794414 |
| Market      | 3020 | 14605 W 64th Ave      | ARVADA           | CO | 80004 | 3.2 Beer         | 09-49518-0102 | 5/1/2014   | Adams County      | 3 2 BEER         | 15139         | 5/1/2014   | 71-0415188 |
| Market      | 3126 | 16746 E Smoky Hill Rd | CENTENNIAL       | CO | 80015 | 3.2 Beer         | 09-49518-0101 | 4/19/2014  | Arapahoe County   | 3 2 BEER         | N/A           | 4/19/2014  | 71-0415188 |
| Market      | 3128 | 142 S parker Rd       | DENVER           | CO | 80231 | 3.2 Beer         | 09-49518-1000 | 4/29/2014  | Arapahoe County   | 3 2 BEER         | 09-49518-0000 | 4/29/2014  | 71-0415188 |
| Market      | 3021 | 2253 S Monaco Pkwy    | DENVER           | CO | 80222 | 3.2 Beer         | 46-00192-0000 | 9/30/2014  | Denver County     | 3 2 BEER         | 1066930       | 9/30/2014  | 71-0415188 |
| Market      | 3096 | 2972 Iris Avenue      | BOULDER          | CO | 80301 | 3.2 Beer         | 46-00128-0000 | 8/24/2014  | Boulder County    | 3 2 BEER         | 4600128       | 8/24/2014  | 71-0415188 |

2/5/15

DEPARTMENTAL INSPECTION REPORT  
3.2% BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE

Applicant: Wal-Mart Stores, Inc.

dba: Wal-Mart Store #962

Address: 2921 Toupal Drive

Type of License: 3.2% Beer – Off Premises

Renewal  Transfer  Change of Location  New  Special Event

FOR CONSIDERATION AT  
COUNCIL MEETING DATE: February 17, 2015

\*\*\*\*\*

DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS: Approved  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2-6-15  
Date

Chris D. Kelley  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 12, 2015

2/5/2015

**DEPARTMENTAL INSPECTION REPORT  
3.2 % BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE**

Applicant's Name: Wal-Mart Stores, Inc.

DBA: Wal-Mart Supercenter #962

Business Address: 2921 Toupal Drive

Type of License: 3.2% Off-Premises

Renewal     Transfer     Change of Location     New     Special Event

FOR CONSIDERATION AT

COUNCIL MEETING DATE: February 17, 2015

\*\*\*\*\*

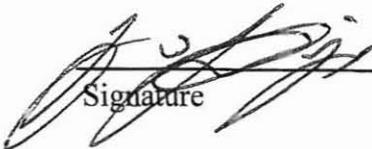
DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS:

No records

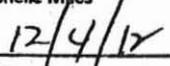
2-12-15  
Date

  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 12, 2015

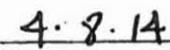
**DISCLOSURE STATEMENT**

I, Michelle Miles, hereby state and affirm that I am a member of Opera House Wine & Spirits, LLC, a Colorado limited liability company formed on February 22, 2010, whose principal office address is 601 W. Main Street, Trinidad, Colorado, 81082; that said limited liability company owns and operates Tire Shop Wine & Spirits, a retail liquor store licensed entity, licensed under Title 12, Articles 46 or 47, CRS 1973, as amended of the State of Colorado and under Chapter 3 of the Municipal Code of the City of Trinidad, located at 601 W. Main Street, in the City of Trinidad, County of Las Animas, State of Colorado; that I hold a 99% interest in Opera House Wine & Spirits, LLC; and, that I am able to act independently upon liquor licensing matters that come before the Trinidad City Council, the local liquor licensing authority, of which I am a member.

  
\_\_\_\_\_  
Michelle Miles  
  
\_\_\_\_\_  
Date

**DISCLOSURE STATEMENT**

I, Liz Torres, hereby state and affirm that I am a member of Ristras Restaurant and Cantina, LLC, a Colorado limited liability company formed on February 13, 2014, whose principal office address is 516 Elm Street, Trinidad, Colorado, 81082; that said limited liability company owns and operates Ristras Restaurant and Cantina, a hotel and restaurant licensed entity, licensed under Title 12, Articles 46 or 47, CRS 1973, as amended of the State of Colorado and under Chapter 3 of the Municipal Code of the City of Trinidad, located at 516 Elm Street, in the City of Trinidad, County of Las Animas, State of Colorado; that I hold a 34% interest in Ristras Restaurant and Cantina, LLC; and, that I am able to act independently upon liquor licensing matters that come before the Trinidad City Council, the local liquor licensing authority, of which I am a member.

  
\_\_\_\_\_  
Liz Torres  
  
\_\_\_\_\_  
Date

8a



CITY OF TRINIDAD, COLORADO  
1876

## COUNCIL COMMUNICATION

**CITY COUNCIL MEETING:** March 3, 2015  
**PREPARED BY:** Audra Garrett, City Clerk  
**DEPT. HEAD SIGNATURE:** *Audra Garrett*

**SUBJECT:** Liquor store license renewal request by Luis A. Lopez II d/b/a Santa Fe Trail Hops & Vines at 1530 Santa Fe Trail Drive

**PRESENTER:** Luis A. Lopez II

**RECOMMENDED CITY COUNCIL ACTION:** Consider renewal of the license

**SUMMARY STATEMENT:** N/A

**EXPENDITURE REQUIRED:** No

**SOURCE OF FUNDS:** N/A

**POLICY ISSUE:** N/A

**ALTERNATIVE:** N/A

### BACKGROUND INFORMATION:

- The renewal application is in order.
- The Fire Department reports minor violations.
- The Building Department reports the battery backup requires batteries.
- The Police Department reported no calls for service.
- Disclosure statements from Councilmembers Miles and Torres are attached.
- Appropriate fees have been paid.

8a

**LIQUOR OR 3.2 BEER LICENSE  
 RENEWAL APPLICATION**

SANTA FE TRAIL HOPS & VINES  
 1530 SANTA FE TRAIL DR  
 TRINIDAD CO 81082-3602

| Fees Due                       |          |
|--------------------------------|----------|
| Renewal Fee                    | \$227.50 |
| Storage Permit \$100 x _____   | _____    |
| Optional Premise \$100 x _____ | _____    |
| Related Resort \$75 x _____    | _____    |
| Amount Due/Paid                |          |

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

**PLEASE VERIFY & UPDATE ALL INFORMATION BELOW**

**RETURN TO CITY OR COUNTY LICENSING AUTHORITY BY DUE DATE**

|   |  |   |                                    |                                       |
|---|--|---|------------------------------------|---------------------------------------|
| Licensee Name<br><b>LOPEZ LUIS A II</b>                                 |  | DBA<br><b>SANTA FE TRAIL HOPS &amp; VINES</b> |                                    |                                       |
| Liquor License #<br><b>42569490000</b>                                  | License Type<br><b>Liquor Store (city)</b> | Sales Tax License #<br><b>42569490000</b>     | Expiration Date<br><b>3/2/2015</b> | Due Date<br><b>1/16/2015</b>          |
| Street Address<br><b>1530 SANTA FE TRAIL DR TRINIDAD CO 81082-3602</b>  |  |   |                                    | Phone Number<br><b>(719) 846 7131</b> |
| Mailing Address<br><b>1530 SANTA FE TRAIL DR TRINIDAD CO 81082-3602</b> |  |   |                                    |                                       |
| Operating Manager<br><i>Luis Lopez II</i>                               | Date of Birth<br>[REDACTED]                | Home Address<br>[REDACTED]                    | Phone Number<br>[REDACTED]         |                                       |

- Do you have legal possession of the premises at the street address above?  YES  NO  
 Is the premises owned or rented?  Owned  Rented\* \*If rented, expiration date of lease \_\_\_\_\_
- Since the date of filing of the last annual application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.  YES  NO  
**NOTE TO CORPORATION, LIMITED LIABILITY COMPANY AND PARTNERSHIP APPLICANTS:** If you have added or deleted any officers, directors, managing members, general partners or persons with 10% or more interest in your business, you must complete and return immediately to your Local Licensing Authority, Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, along with all supporting documentation and fees.
- Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation.  YES  NO
- Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation.  YES  NO
- Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation.  YES  NO
- SOLE PROPRIETORSHIPS, HUSBAND-WIFE PARTNERSHIPS AND PARTNERS IN GENERAL PARTNERSHIPS:** Each person must complete and sign the DR 4679: Affidavit – Restriction on Public Benefits (available online or by calling 303-205-2300) and attach a copy of their driver's license, state-issued ID or valid passport.

**AFFIRMATION & CONSENT**

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

|  |                        |
|--|------------------------|
| Type or Print Name of Applicant/Authorized Agent of Business<br><i>Luis A Lopez II</i> | Title<br><i>Owner</i>  |
| Signature<br><i>[Signature]</i>  | Date<br><i>2-12-15</i> |

**REPORT & APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. THEREFORE THIS APPLICATION IS APPROVED.

|  |                       |
|--|-----------------------|
| Local Licensing Authority For<br><b>Trinidad</b> | Date                  |
| Signature  | Title<br><b>Mayor</b> |
|  | Attest                |

2/13/15

DEPARTMENTAL INSPECTION REPORT  
3.2% BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE

Applicant: Luis A. Lopez, II

dba: Santa Fe Trail Hops & Vines

Address: 1530 Santa Fe Trail

Type of License: Retail Liquor Store

Renewal  Transfer  Change of Location  New  Special Event

FOR CONSIDERATION AT  
COUNCIL MEETING DATE: March 3, 2015

\*\*\*\*\*

DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS: noise violations

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2-17-15  
Date

  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 25, 2015

2/13/15

DEPARTMENTAL INSPECTION REPORT  
3.2% BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE

Applicant: Luis A. Lopez, II

dba: Santa Fe Trail Hops & Vines

Address: 1530 Santa Fe Trail

Type of License: Retail Liquor Store

Renewal  Transfer  Change of Location  New  Special Event

FOR CONSIDERATION AT  
COUNCIL MEETING DATE: March 3, 2015

\*\*\*\*\*

DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS: battery backup replace 3 battery ~  
will call when repaired

2-17-15  
Date

Chris S. Kelly  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 25, 2015

2/13/2015

**DEPARTMENTAL INSPECTION REPORT  
3.2 % BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE**

Applicant's Name: Luis A. Lopez II  
DBA: Santa Fe Trail Hops & Vines  
Business Address: 1530 Santa Fe Trail  
Type of License: Retail Liquor Store

Renewal     Transfer     Change of Location     New     Special Event

FOR CONSIDERATION AT  
COUNCIL MEETING DATE: March 3, 2015

\*\*\*\*\*

DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS:  
No records

2-18-15  
Date

Charles J. Ibarra  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 25, 2015

**DISCLOSURE STATEMENT**

I, Michelle Miles, hereby state and affirm that I am a member of Opera House Wine & Spirits, LLC, a Colorado limited liability company formed on February 22, 2010, whose principal office address is 601 W. Main Street, Trinidad, Colorado, 81082; that said limited liability company owns and operates Tire Shop Wine & Spirits, a retail liquor store licensed entity, licensed under Title 12, Articles 46 or 47, CRS 1973, as amended of the State of Colorado and under Chapter 3 of the Municipal Code of the City of Trinidad, located at 601 W. Main Street, in the City of Trinidad, County of Las Animas, State of Colorado; that I hold a 99% interest in Opera House Wine & Spirits, LLC; and, that I am able to act independently upon liquor licensing matters that come before the Trinidad City Council, the local liquor licensing authority, of which I am a member.

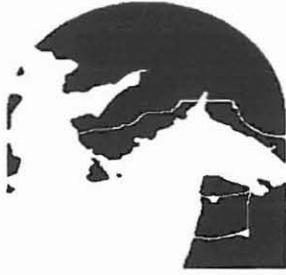
  
\_\_\_\_\_  
Michelle Miles  
12/4/12  
\_\_\_\_\_  
Date

**DISCLOSURE STATEMENT**

I, Liz Torres, hereby state and affirm that I am a member of Ristras Restaurant and Cantina, LLC, a Colorado limited liability company formed on February 13, 2014, whose principal office address is 516 Elm Street, Trinidad, Colorado, 81082; that said limited liability company owns and operates Ristras Restaurant and Cantina, a hotel and restaurant licensed entity, licensed under Title 12, Articles 46 or 47, CRS 1973, as amended of the State of Colorado and under Chapter 3 of the Municipal Code of the City of Trinidad, located at 516 Elm Street, in the City of Trinidad, County of Las Animas, State of Colorado; that I hold a 34% interest in Ristras Restaurant and Cantina, LLC; and, that I am able to act independently upon liquor licensing matters that come before the Trinidad City Council, the local liquor licensing authority, of which I am a member.

  
\_\_\_\_\_  
Liz Torres  
4.8.14  
\_\_\_\_\_  
Date

8b



CITY OF TRINIDAD, COLORADO  
1876

## COUNCIL COMMUNICATION

**CITY COUNCIL MEETING:** March 3, 2015  
**PREPARED BY:** Audra Garrett, ACM/City Clerk  
**DEPT. HEAD SIGNATURE:** *Audra Garrett*

**SUBJECT:** Hotel and restaurant liquor license renewal request by Fisher's Peak Lodging, LLC d/b/a Trinidad Holiday Inn/Peaks Restaurant & Lounge at 3130 Santa Fe Trail Drive

**PRESENTER:** Fisher's Peak Lodging, LLC, representative

**RECOMMENDED CITY COUNCIL ACTION:** Consider renewal of the license

**SUMMARY STATEMENT:** N/A

**EXPENDITURE REQUIRED:** No

**SOURCE OF FUNDS:** N/A

**POLICY ISSUE:** N/A

**ALTERNATIVE:** N/A

### BACKGROUND INFORMATION:

- The application is in order.
- The Fire Chief reports a satisfactory inspection.
- The departmental report from the Building Inspector indicates compliance.
- The Police Department had one call for service.
- The Health Department reported compliance.
- Disclosure statements provided by Councilmembers Miles and Torres are attached.
- Appropriate fees have been paid.

8b

**LIQUOR OR 3.2 BEER LICENSE  
 RENEWAL APPLICATION**

| Fees Due                       |          |
|--------------------------------|----------|
| Renewal Fee                    | \$500.00 |
| Storage Permit \$100 x _____   | _____    |
| Optional Premise \$100 x _____ | _____    |
| Related Resort \$75 x _____    | _____    |
| <b>Amount Due/Paid</b>         |          |

LOUNGE  
 TRINIDAD HOLIDAY INN PEAKS RESTAURANT &  
 2301 8TH AVE NE STE 120  
 ABERDEEN SD 57401-3252

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

**PLEASE VERIFY & UPDATE ALL INFORMATION BELOW**

**RETURN TO CITY OR COUNTY LICENSING AUTHORITY BY DUE DATE**

|   |   |   |                              |                                |
|---|---|---|------------------------------|--------------------------------|
| Licensee Name<br>FISHERS PEAK LODGING LLC                         |   | DBA<br>TRINIDAD HOLIDAY INN PEAKS RESTAURANT & LOUNGE |                              |                                |
| Liquor License #<br>15662390000                                   | License Type<br>Hotel & Restaurant (city) | Sales Tax License #<br>15662390000                    | Expiration Date<br>5/20/2015 | Due Date<br>4/5/2015           |
| Street Address<br>3130 SANTA FE TRL DR TRINIDAD CO 81082-3760     |   |   |                              | Phone Number<br>(605) 225.0058 |
| Mailing Address<br>2301 8TH AVE NE STE 120 ABERDEEN SD 57401-3252 |   |   |                              |                                |
| Operating Manager<br>Kevin Weisbach                               | Date of Birth<br>[REDACTED]               | Home Address<br>[REDACTED] Aberdeen SD                | Phone Number<br>[REDACTED]   |                                |

- Do you have legal possession of the premises at the street address above?  YES  NO  
 Is the premises owned or rented?  Owned  Rented\* \*If rented, expiration date of lease \_\_\_\_\_
- Since the date of filing of the last annual application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.  YES  NO  
**NOTE TO CORPORATION, LIMITED LIABILITY COMPANY AND PARTNERSHIP APPLICANTS:** If you have added or deleted any officers, directors, managing members, general partners or persons with 10% or more interest in your business, you must complete and return immediately to your Local Licensing Authority, Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, along with all supporting documentation and fees.
- Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation.  YES  NO
- Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation.  YES  NO
- Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation.  YES  NO
- SOLE PROPRIETORSHIPS, HUSBAND-WIFE PARTNERSHIPS AND PARTNERS IN GENERAL PARTNERSHIPS:** Each person must complete and sign the DR 4679: Affidavit – Restriction on Public Benefits (available online or by calling 303-205-2300) and attach a copy of their driver's license, state-issued ID or valid passport.

**AFFIRMATION & CONSENT**

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

|  |                 |
|--|-----------------|
| Type or Print Name of Applicant/Authorized Agent of Business<br>Kevin Weisbach | Title<br>Owner  |
| Signature<br>[Signature]   | Date<br>2/10/15 |

**REPORT & APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. **THEREFORE THIS APPLICATION IS APPROVED.**

|   |                |
|---|----------------|
| Local Licensing Authority For<br>Trinidad | Date           |
| Signature                                 | Title<br>Mavor |
|   | Attest         |

2/18/15

DEPARTMENTAL INSPECTION REPORT  
3.2% BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE

Applicant: Fisher's Peak Lodging LLC

dba: Trinidad Holiday Inn Peaks Restaurant & Lounge

Address: 3130 Santa Fe Trail

Type of License: Hotel & Restaurant

Renewal  Transfer  Change of Location  New  Special Event

FOR CONSIDERATION AT  
COUNCIL MEETING DATE: March 3, 2015

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DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS: Inspected OK

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2-20-2015  
Date

Robert Sordover  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 25, 2015

2/18/15

DEPARTMENTAL INSPECTION REPORT  
3.2% BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE

Applicant: Fisher's Peak Lodging LLC

dba: Trinidad Holiday Inn Peaks Restaurant & Lounge

Address: 3130 Santa Fe Trail

Type of License: Hotel & Restaurant

Renewal  Transfer  Change of Location  New  Special Event

FOR CONSIDERATION AT  
COUNCIL MEETING DATE: March 3, 2015

\*\*\*\*\*

DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS: Approved  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2-23-2015  
Date

Chris S. Kelley  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 25, 2015

2/18/2015

**DEPARTMENTAL INSPECTION REPORT  
3.2 % BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE**

Applicant's Name: Fisher's Peak Lodging, LLC

DBA: Trinidad Holiday Inn/Peaks Restaurant

Business Address: 3130 Santa Fe Trail

Type of License: Hotel and Restaurant

Renewal     Transfer     Change of Location     New     Special Event

FOR CONSIDERATION AT

COUNCIL MEETING DATE: March 3, 2015

\*\*\*\*\*

DEPARTMENT REVIEW

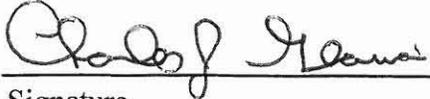
DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS:

| <u>Date</u> | <u>Event Number</u> | <u>Call Type</u> | <u>Case number</u> |
|-------------|---------------------|------------------|--------------------|
| 1/8/2015    | 15000496            | Bar Disturbance  | 15-00054           |

Two parties intoxicated, wanting to fight. Parties were separated.

2-23-15  
Date

  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 25, 2015

# Detailed Report - Call #15000496

## Call Detail

|                             |                                  |                      |                  |                  |
|-----------------------------|----------------------------------|----------------------|------------------|------------------|
| <b>Call Date</b>            | <b>Address</b>                   | <b>Apt</b>           | <b>Zip</b>       | <b>Mile Post</b> |
| 01/08/2015 23:51:53         | 3130 SANTA FE TRAIL              |                      | 81082            |                  |
| <b>City, State (County)</b> | <b>SubGrid - Grid (District)</b> | <b>Dispo of Call</b> |                  |                  |
| TRINIDAD, CO                |                                  | REPORT DUE           |                  |                  |
| <b>Call Type</b>            | <b>Priority</b>                  | <b>How Reported</b>  | <b>CallTaker</b> |                  |
| BAR DISTURBANCE             | 1                                | PHONE                | KZUNIGA          |                  |
| <b>DETOX FULL</b>           | <b>ILLEGAL THC GROW</b>          |                      |                  |                  |
| false                       | false                            |                      |                  |                  |

## Involved Information

| Last Name | First Name | Middle | Phone | Address    | Apt | City       | ST | DOB        | Inv Type  |
|-----------|------------|--------|-------|------------|-----|------------|----|------------|-----------|
| HOWELL    | JEFFREY    | WAYNE  |       | [REDACTED] |     | AMARILLO   | TX | [REDACTED] | OTHER INV |
| COWLEY    | ROBERT     | RAY    |       | [REDACTED] |     | WOODLAND   | UT | [REDACTED] | OTHER INV |
| COWLEY    | DUSTIN     | DEE    |       | [REDACTED] |     | HEBER CITY | UT | [REDACTED] | OTHER INV |

## Case Numbers

1500054 OWNBEY, WILLIAM (TRINIDAD POLICE DEPARTMENT)

## Units Dispatched to Call ( = Primary Unit)

| Unit       | Activity    | Started                    | Ended                      | Time          | Location |
|------------|-------------|----------------------------|----------------------------|---------------|----------|
| <b>104</b> |             | <b>01/08/2015 23:52:49</b> | <b>01/09/2015 00:18:24</b> | <b>25.58</b>  |          |
|            | DISPATCHED  | 01/08/2015 23:52:49        | 01/08/2015 23:52:50        | 0.02          |          |
|            | ENROUTE     | 01/08/2015 23:52:50        | 01/08/2015 23:56:29        | 3.65          |          |
|            | ARRIVED     | 01/08/2015 23:56:29        | 01/09/2015 00:18:24        | 21.92         |          |
|            | CLEARED     | 01/09/2015 00:18:24        | 01/09/2015 00:18:24        | 0.00          |          |
| <b>114</b> |             | <b>01/08/2015 23:56:10</b> | <b>01/09/2015 01:36:31</b> | <b>100.35</b> |          |
|            | DISPATCHED  | 01/08/2015 23:56:10        | 01/08/2015 23:56:11        | 0.02          |          |
|            | ENROUTE     | 01/08/2015 23:56:11        | 01/08/2015 23:56:12        | 0.02          |          |
|            | ARRIVED     | 01/08/2015 23:56:12        | 01/09/2015 00:12:05        | 15.88         |          |
|            | EN HOSPITAL | 01/09/2015 00:12:05        | 01/09/2015 00:18:21        | 6.27          |          |
|            | AR HOSPITAL | 01/09/2015 00:18:21        | 01/09/2015 01:24:22        | 66.02         |          |
|            | EN DETOX    | 01/09/2015 01:24:22        | 01/09/2015 01:29:18        | 4.93          |          |
|            | AR DETOX    | 01/09/2015 01:29:18        | 01/09/2015 01:36:31        | 7.22          |          |
|            | CLEARED     | 01/09/2015 01:36:31        | 01/09/2015 01:36:31        | 0.00          |          |
| <b>203</b> |             | <b>01/08/2015 23:55:32</b> | <b>01/09/2015 00:18:27</b> | <b>22.92</b>  |          |
|            | DISPATCHED  | 01/08/2015 23:55:32        | 01/08/2015 23:55:33        | 0.02          |          |
|            | ENROUTE     | 01/08/2015 23:55:33        | 01/08/2015 23:55:34        | 0.02          |          |
|            | ARRIVED     | 01/08/2015 23:55:34        | 01/09/2015 00:18:27        | 22.88         |          |
|            | CLEARED     | 01/09/2015 00:18:27        | 01/09/2015 00:18:27        | 0.00          |          |
| <b>C30</b> |             | <b>01/08/2015 23:56:10</b> | <b>01/09/2015 01:36:31</b> | <b>100.35</b> |          |
|            | DISPATCHED  | 01/08/2015 23:56:10        | 01/08/2015 23:56:12        | 0.03          |          |
|            | ENROUTE     | 01/08/2015 23:56:12        | 01/08/2015 23:56:13        | 0.02          |          |
|            | ARRIVED     | 01/08/2015 23:56:13        | 01/09/2015 00:12:08        | 15.92         |          |

## Detailed Report - Call #15000496

Units Dispatched to Call (continued) ( > = Primary Unit)

| Unit       | Activity    | Started                    | Ended                      | Time          | Location |
|------------|-------------|----------------------------|----------------------------|---------------|----------|
| <b>C30</b> |             | <b>01/08/2015 23:56:10</b> | <b>01/09/2015 01:36:31</b> | <b>100.35</b> |          |
|            | EN HOSPITAL | 01/09/2015 00:12:08        | 01/09/2015 00:18:21        | 6.22          |          |
|            | AR HOSPITAL | 01/09/2015 00:18:21        | 01/09/2015 00:23:57        | 5.60          |          |
|            | CLEARED     | 01/09/2015 00:23:57        | 01/09/2015 00:23:57        | 0.00          |          |
|            | DISPATCHED  | 01/09/2015 01:24:30        | 01/09/2015 01:24:30        | 0.00          |          |
|            | EN DETOX    | 01/09/2015 01:24:30        | 01/09/2015 01:29:18        | 4.80          |          |
|            | AR DETOX    | 01/09/2015 01:29:18        | 01/09/2015 01:36:31        | 7.22          |          |
|            | CLEARED     | 01/09/2015 01:36:31        | 01/09/2015 01:36:31        | 0.00          |          |

### Call Notes

**01/08/2015 23:52:50 (KZUNIGA)**

RP STATED THAT THERE ARE SOME DK PTS THAT EXCHANGED WORDS AND ARE WANTING TO FIGHT, ONE PT IS REFUSING TO LEAVE BUT THEY ARE SEPARATED AT THIS TIME

**01/08/2015 23:56:14 (CGUTIERREZ)**

203 114 AND C30M23

**01/09/2015 00:10:31 (CGUTIERREZ)**

PARTY FROM TX IC

**01/09/2015 00:12:14 (CGUTIERREZ)**

114 PARTY OB EH FOR MED CLEARANCE

**01/09/2015 00:12:31 (CGUTIERREZ)**

PARTY COMPLAINING OF SHOULDER/ARM PAIN

**01/09/2015 01:24:33 (KZUNIGA)**

114-EN DETOX WITH MALE

**01/09/2015 01:29:10 (CGUTIERREZ)**

114 ad

**01/09/2015 01:36:19 (CGUTIERREZ)**

114 CLR DETOX PARTY PLACED WITHOUT INCIDENT

**Tom Acre**

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**From:** John Martinez [jmartinez@la-h-health.org]  
**Sent:** Thursday, February 19, 2015 8:13 AM  
**To:** Audra Garrett  
**Subject:** Re: liquor

The Trinidad Holiday Inn Peaks Restaurant & Lounge is in compliance with this agency. John

On Wed, Feb 18, 2015 at 4:13 PM, Audra Garrett <[audra.garrett@trinidad.co.gov](mailto:audra.garrett@trinidad.co.gov)> wrote:

Hi John,

Please verify compliance with your office for Trinidad Holiday Inn Peaks Restaurant & Lounge with respect to their liquor license renewal. Thank you.

*Audra Garrett* City Clerk

City of Trinidad

135 N. Animas Street

Trinidad, CO 81082

(719) 846-9843 ext. 135

(719) 846-4140 fax

[audra.garrett@trinidad.co.gov](mailto:audra.garrett@trinidad.co.gov)



**DISCLOSURE STATEMENT**

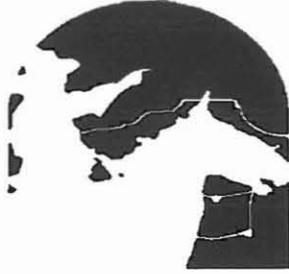
I, Michelle Miles, hereby state and affirm that I am a member of Opera House Wine & Spirits, LLC, a Colorado limited liability company formed on February 22, 2010, whose principal office address is 601 W. Main Street, Trinidad, Colorado, 81082; that said limited liability company owns and operates Tire Shop Wine & Spirits, a retail liquor store licensed entity, licensed under Title 12, Articles 46 or 47, CRS 1973, as amended of the State of Colorado and under Chapter 3 of the Municipal Code of the City of Trinidad, located at 601 W. Main Street, in the City of Trinidad, County of Las Animas, State of Colorado; that I hold a 99% interest in Opera House Wine & Spirits, LLC; and, that I am able to act independently upon liquor licensing matters that come before the Trinidad City Council, the local liquor licensing authority, of which I am a member.

  
\_\_\_\_\_  
Michelle Miles  
12/4/12  
\_\_\_\_\_  
Date

**DISCLOSURE STATEMENT**

I, Liz Torres, hereby state and affirm that I am a member of Ristras Restaurant and Cantina, LLC, a Colorado limited liability company formed on February 13, 2014, whose principal office address is 516 Elm Street, Trinidad, Colorado, 81082; that said limited liability company owns and operates Ristras Restaurant and Cantina, a hotel and restaurant licensed entity, licensed under Title 12, Articles 46 or 47, CRS 1973, as amended of the State of Colorado and under Chapter 3 of the Municipal Code of the City of Trinidad, located at 516 Elm Street, in the City of Trinidad, County of Las Animas, State of Colorado; that I hold a 34% interest in Ristras Restaurant and Cantina, LLC; and, that I am able to act independently upon liquor licensing matters that come before the Trinidad City Council, the local liquor licensing authority, of which I am a member.

  
\_\_\_\_\_  
Liz Torres  
4.8.14  
\_\_\_\_\_  
Date



CITY OF TRINIDAD, COLORADO  
1876

## COUNCIL COMMUNICATION

**CITY COUNCIL MEETING:** March 3, 2015  
**PREPARED BY:** Audra Garrett, City Clerk  
**DEPT. HEAD SIGNATURE:** *Audra Garrett*

**SUBJECT:** Arts liquor license renewal request by Southern Colorado Repertory Theatre, Ltd. d/b/a Southern Colorado Repertory Theatre at 131 W. Main Street

**PRESENTER:** SCRT representative

**RECOMMENDED CITY COUNCIL ACTION:** Consider renewal of the license

**SUMMARY STATEMENT:** N/A

**EXPENDITURE REQUIRED:** No

**SOURCE OF FUNDS:** N/A

**POLICY ISSUE:** N/A

**ALTERNATIVE:** N/A

### BACKGROUND INFORMATION:

- The renewal application is in order.
- The Fire Department and Building Inspector report compliance.
- The Police Department reported no calls for service.
- Disclosure statements from Councilmembers Miles and Torres are attached.
- Appropriate fees have been paid.

**LIQUOR OR 3.2 BEER LICENSE  
 RENEWAL APPLICATION**

| Fees Due                       |          |
|--------------------------------|----------|
| Renewal Fee                    | \$308.75 |
| Storage Permit \$100 x _____   | _____    |
| Optional Premise \$100 x _____ | _____    |
| Related Resort \$75 x _____    | _____    |
| <b>Amount Due/Paid</b>         |          |

SOUTHERN COLORADO REPERTORY THEATRE

(SCRT)

131 W MAIN ST  
 TRINIDAD CO 81082

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

**PLEASE VERIFY & UPDATE ALL INFORMATION BELOW**

**RETURN TO CITY OR COUNTY LICENSING AUTHORITY BY DUE DATE**

|  |                                       |   |                             |                                |
|--|---------------------------------------|---|-----------------------------|--------------------------------|
| Licensee Name<br>SOUTHERN COLORADO REPERTORY THEATRE LTD |                                       | DBA<br>SOUTHERN COLORADO REPERTORY THEATRE (SCRT) |                             |                                |
| Liquor License #<br>4701274                              | License Type<br>Arts License (county) | Sales Tax License #<br>2657671                    | Expiration Date<br>5/7/2015 | Due Date<br>3/23/2015          |
| Street Address<br>131 W MAIN ST TRINIDAD CO 81082        |                                       |   |                             | Phone Number<br>(719) 846 4765 |
| Mailing Address<br>131 W MAIN ST TRINIDAD CO 81082       |                                       |   |                             |                                |
| Operating Manager<br>V JAMES DAVIS                       | Date of Birth<br>[REDACTED]           | Home Address<br>[REDACTED] TRINIDAD, CO 81082     |                             | Phone Number<br>[REDACTED]     |

- Do you have legal possession of the premises at the street address above?  YES  NO  
 Is the premises owned or rented?  Owned  Rented\* \*If rented, expiration date of lease 12/31/15
- Since the date of filing of the last annual application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.  YES  NO  
**NOTE TO CORPORATION, LIMITED LIABILITY COMPANY AND PARTNERSHIP APPLICANTS:** If you have added or deleted any officers, directors, managing members, general partners or persons with 10% or more interest in your business, you must complete and return immediately to your Local Licensing Authority, Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, along with all supporting documentation and fees.
- Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation.  YES  NO
- Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation.  YES  NO
- Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation.  YES  NO
- SOLE PROPRIETORSHIPS, HUSBAND-WIFE PARTNERSHIPS AND PARTNERS IN GENERAL PARTNERSHIPS:** Each person must complete and sign the DR 4679: Affidavit – Restriction on Public Benefits (available online or by calling 303-205-2300) and **attach a copy of their driver's license, state-issued ID or valid passport.**

**AFFIRMATION & CONSENT**

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

|  |  |
|--|--|
| Type or Print Name of Applicant/Authorized Agent of Business<br>SOUTHERN COLORADO REPERTORY THEATRE, LTD by V. JAMES DAVIS | Title<br>PRESIDENT + OPERATING MANAGER |
| Signature<br>  | Date<br>2-18-15                        |

**REPORT & APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. **THEREFORE THIS APPLICATION IS APPROVED.**

|   |                |
|---|----------------|
| Local Licensing Authority For<br>Trinidad | Date           |
| Signature                                 | Title<br>Mayor |
|   | Attest         |

2/18/15

DEPARTMENTAL INSPECTION REPORT  
3.2% BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE

Applicant: Southern Colorado Repertory Theatre, Ltd.

dba: Southern Colorado Repertory Theatre

Address: 131 W. Main Street

Type of License: Arts License

Renewal  Transfer  Change of Location  New  Special Event

FOR CONSIDERATION AT  
COUNCIL MEETING DATE: March 3, 2015

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DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS: INSPECTED OK.

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2-20-2015  
Date

  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 25, 2015

2/18/15

DEPARTMENTAL INSPECTION REPORT  
3.2% BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE

Applicant: Southern Colorado Repertory Theatre, Ltd.

dba: Southern Colorado Repertory Theatre

Address: 131 W. Main Street

Type of License: Arts License

Renewal  Transfer  Change of Location  New  Special Event

FOR CONSIDERATION AT  
COUNCIL MEETING DATE: March 3, 2015

\*\*\*\*\*

DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS: Approved  
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\_\_\_\_\_  
\_\_\_\_\_

2-25-2015  
Date

*Cheri A. Kelley*  
Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE: February 25, 2015

2/18/2015

**DEPARTMENTAL INSPECTION REPORT  
3.2 % BEER (FERMENTED MALT BEVERAGE)  
OR LIQUOR LICENSE**

Applicant's Name: Southern Colorado Repertory Theatre, Ltd.

DBA: Southern Colorado Repertory Theatre

Business Address: 131 W. Main

Type of License: Arts License

X Renewal      \_\_\_\_\_ Transfer      \_\_\_\_\_ Change of Location      \_\_\_\_\_ New      \_\_\_\_\_ Special Event

FOR CONSIDERATION AT  
COUNCIL MEETING DATE:

March 3, 2015

\*\*\*\*\*

DEPARTMENT REVIEW

DEPARTMENT: FIRE / INSPECTION / POLICE / HEALTH DEPARTMENT

COMMENTS:

No reports

2-23-15

Date

Charles J. Meador

Signature

RETURN TO THE CITY CLERK'S OFFICE BEFORE:

February 25, 2015

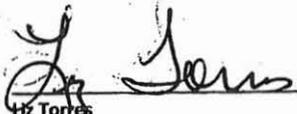
**DISCLOSURE STATEMENT**

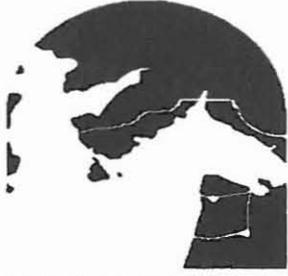
I, Michelle Miles, hereby state and affirm that I am a member of Opera House Wine & Spirits, LLC, a Colorado limited liability company formed on February 22, 2010, whose principal office address is 601 W. Main Street, Trinidad, Colorado, 81082; that said limited liability company owns and operates Tire Shop Wine & Spirits, a retail liquor store licensed entity, licensed under Title 12, Articles 46 or 47, CRS 1973, as amended of the State of Colorado and under Chapter 3 of the Municipal Code of the City of Trinidad, located at 601 W. Main Street, in the City of Trinidad, County of Las Animas, State of Colorado; that I hold a 99% interest in Opera House Wine & Spirits, LLC; and, that I am able to act independently upon liquor licensing matters that come before the Trinidad City Council, the local liquor licensing authority, of which I am a member.

  
\_\_\_\_\_  
Michelle Miles  
12/4/12  
\_\_\_\_\_  
Date

**DISCLOSURE STATEMENT**

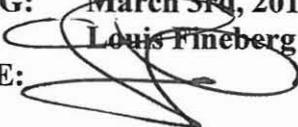
I, Liz Torres, hereby state and affirm that I am a member of Ristras Restaurant and Cantina, LLC, a Colorado limited liability company formed on February 13, 2014, whose principal office address is 516 Elm Street, Trinidad, Colorado, 81082; that said limited liability company owns and operates Ristras Restaurant and Cantina, a hotel and restaurant licensed entity, licensed under Title 12, Articles 46 or 47, CRS 1973, as amended of the State of Colorado and under Chapter 3 of the Municipal Code of the City of Trinidad, located at 516 Elm Street, in the City of Trinidad, County of Las Animas, State of Colorado; that I hold a 34% interest in Ristras Restaurant and Cantina, LLC; and, that I am able to act independently upon liquor licensing matters that come before the Trinidad City Council, the local liquor licensing authority, of which I am a member.

  
\_\_\_\_\_  
Liz Torres  
4.8.14  
\_\_\_\_\_  
Date



CITY OF TRINIDAD, COLORADO  
1876

## COUNCIL COMMUNICATION

CITY COUNCIL MEETING: ~~March 3rd, 2015~~  
PREPARED BY: Louis Fineberg  
DEPT. HEAD SIGNATURE: 



**SUBJECT:** City of Trinidad Parks and Recreation Advisory Board 2015 Master Plan

**PRESENTER:** Louis Fineberg, Planning Director

**RECOMMENDED CITY COUNCIL ACTION:** Council should adopt the plan as presented.

**SUMMARY STATEMENT:**

This is the annual update of the City of Trinidad Parks and Recreation Advisory Board Master Plan. The plan will be updated again in 2016.

**EXPENDITURE REQUIRED:** NA.

**SOURCE OF FUNDS:** NA.

**POLICY ISSUE:** Should the City of Trinidad approve the plan?

**ALTERNATIVE:** The City of Trinidad could decide to not approve the plan.





CITY OF TRINIDAD, COLORADO  
— 1876 —

**City of Trinidad  
Parks and Recreation Advisory Board  
2015 Master Plan**

## **Preface**

The Parks and Recreation Advisory Board Master Plan provides a framework to guide the City Council and City staff in the development of a parks and recreation system in the City of Trinidad. The Plan includes recommendations on and prioritization of specific projects that the City may undertake to implement this framework. The plan is not intended to limit the city exclusively to the specific projects and programs listed in the plan nor to their timing. It is intended instead that should opportunities arise (i.e. specific parcels of land become available or grant funding is available) which further the objectives of this plan, the city may choose to pursue those opportunities.

The funding of the recommendations contained in this plan was not considered at this time. The City Council will, through its budget process, determine the appropriate combination of existing city funds, growth impact fees, grant funds and general obligation bonds or tax levies.

Amendments to the plan can be considered annually, and a thorough review of Parks and Recreation Plans should be done every five to six years to ensure that the plan remains current and that it reflects the community's changing needs.

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# 1 INTRODUCTION

A parks and recreation system needs to be multifaceted. Some recreational needs require a quiet, serene setting, while others must provide the infrastructure necessary for large gatherings. Some activities need a specialized setting, such as a golf course, and some are best left in a natural setting.

To address this broad range of recreational needs and desires, the City of Trinidad relies on its Parks and Boulevards Department. While Trinidad has always had traditional parks and recreation facilities that offer amenities such as baseball fields, basketball courts, and even a children's fishing pond, the City has recently added many modern facilities including a skate park, disc golf course and an ever expanding trail system. Together, all of these items make the City's park and recreation diverse and unique.

Trinidad is located along the historic Santa Fe Trail and has been the center of activity within Southeast Colorado for many years. Ranching first brought many settlers to the area in part because of Trinidad's strategic location proximate to the rail lines heading over Raton Pass. It was coal, however, which became the region's primary industry in subsequent years. Trinidad is now in the process of diversifying its economy to improve its livability, integrating its magnificent open space with the historic infrastructure and embracing its emerging creative industries.

Trinidad is the most southerly Colorado city along Interstate 25 and is centrally located between Denver and Albuquerque. A Visitor's Center near City Hall and the River Walk draw many visitors throughout the year. In addition to the traditional parks and recreation system, Trinidad's history has created a wealth of attractions for visitors and locals alike. Trinidad presently has four museums that showcase history, art and local archaeology. In addition, there are numerous galleries and even a regional theater company. Trinidad is also located in the foothills of the Rocky Mountains, and has great access to both State and National recreation areas. Many opportunities for hunting, fishing and hiking can be found within an hour's travel from Trinidad.

Trinidad Lake State Park is located three miles west of Trinidad, nestled in the foothills of the Sangre de Cristo Mountains. The park contains 2,500 acres and offers a wide variety of activities. Ten miles of trails wind around the lake, and the 800-acre lake offers plenty of opportunities for fishing, boating, and other water sports. The San Isabel National Forest is located along the northwesterly boundary of Las Animas County. The national forest contains over one million acres and is home to many different animals including elk, mule deer, black bear, bighorn sheep, and wild turkey. Trinidad is also located within a short drive of some popular skiing destinations including Monarch, Wolf Creek, Taos, Red River and Angel Fire.

## **1.1 Purpose of the Parks and Recreation Master Plan**

Trinidad adopted a Home Rule Charter in 1993. Pursuant to Section 8.6 of that document, a Parks and Recreation Advisory Committee was established. The committee is to be comprised of seven (7) members to be appointed by City Council. The committee is

charged with annually creating a Parks and Recreation Master Plan. This master plan is the result of a cooperative effort between citizens of Trinidad, the City Council, City Staff and the Parks and Recreation Advisory Committee.

Trinidad and the surrounding area will continue to change and evolve as the economy diversifies, and this in turn will put a greater demand on the existing facilities. It is important that our parks and recreation facilities keep pace with the community's needs. This plan is to be used as a guide for meeting both present needs and to help anticipate the future.

## **1.2 Goals and Objectives**

The following goals and objectives were developed based upon the existing parks and recreation systems found throughout Trinidad and the surrounding area, outreach surveys of the general public, the input of the Parks and Boulevards Department and the Parks and Recreation Advisory Board.

The objective of this plan is to ensure that the elements defined herein recognize Trinidad's diversity with a mind toward protecting the City's past efforts and planning for its future recreational needs. These elements should also work to preserve the character of the single family residential neighborhoods; actively protect the natural resources and open spaces; offer an attractive and vital pedestrian-oriented city center; provide a network of parks, trails, open spaces and recreational facilities; and promote partnership with citizens and governments throughout the region.

Based on the above objectives, the goals set forth in this Master Plan are as follows:

- Support a parks and recreation system that serves the community by addressing immediate and short-term needs of existing parks, providing for long-term planning within the parks system, and ensuring that recreational facilities, programs and opportunities are accessible to all ages within the community.
- Explore and establish funding mechanisms for maintaining and upgrading existing facilities to a prescribed standard.
- Support the orderly development and operation of existing park land and support the acquisition of future park lands while preserving and protecting the natural resources found throughout the community.
- Review the working relationship among primary users and make sure that all stakeholders contribute to the maintenance and upkeep of parks and recreation facilities.
- Promote community interest and involvement in the acquisition, development and operation of the park and recreation system. This would include providing opportunities for volunteers and organizations to serve as "Friends of the Parks and Recreation Facilities".

## 2 NEEDS ANALYSIS

### 2.1 Trinidad Demographics

According to the 2000 census, the population of Trinidad was 9,078 people with 3,701 households, as shown on Table 1. The median age was 37.6 years of age, and the average household size was 2.36 persons. By the year 2010, the population of Trinidad was 9,078 people, with 3,701 households. The average household size was 2.36 persons with a median age of 38.9 years.

**Table 1-Demographics**

| <b>I. Population and Household Trends 2000-2010</b> |             |                |             |                |                             |                           |
|---|-------------|----------------|-------------|----------------|-----------------------------|---------------------------|
| <b>Characteristic</b>                               | <b>2000</b> |                | <b>2010</b> |                | <b>Change<br/>1990-2000</b> | <b>Percent<br/>Change</b> |
| Total Population                                    | 9,078       |                | 9,096       |                | 18                          | 0.27%                     |
| Households  | 3701        |                | 3774        |                | 73                          | 1.95%                     |
| Average HH size                                     | 2.36        |                | 2.31        |                | -.05                        | -2.1%                     |
| Families  | 2,334       |                | 2,274       |                | -60                         | -2.5%                     |
| Median Age  | 38.9        |                | ???         |                |                             | %                         |
| <b>II. Population by Age 2000-2010</b>              |             |                |             |                |                             |                           |
| <b>Population by Age</b>                            | <b>2000</b> | <b>Percent</b> | <b>2010</b> | <b>Percent</b> | <b>Change<br/>2000-2010</b> | <b>Percent<br/>Change</b> |
| Under 5 years                                       | 588         | 6%             | 588         | 6%             | 47                          | 8%                        |
| 5 to 24 years                                       | 2,522       | 28%            | 2,522       | 28%            | 77                          | 3%                        |
| 25 to 44 years                                      | 2,199       | 24%            | 2,199       | 24%            | 80                          | 4%                        |
| 45 to 64 years                                      | 2,052       | 23%            | 2,052       | 23%            | 422                         | 21%                       |
| 65 years and over                                   | 1,717       | 19%            | 1,717       | 19%            | -128                        | -7%                       |
| Males   | 4,363       | 48%            | 4,363       | 48%            | 297                         | 7%                        |
| Females   | 4,715       | 52%            | 4,715       | 52%            | 201                         | 4%                        |

Source: U.S. Bureau of the Census

For the purposes of this master plan, the projected growth of Trinidad was based upon an average growth rate of 0%. This exponential projection was done to illustrate an order of magnitude to which the potential population may be by the year 2020.

The statistics discussed to this point have focused on the population of the City of Trinidad. However, the City also receives numerous tourists, many of whom use the park facilities. Trinidad is also the commercial and economic center of Las Animas County in addition to being the County Seat. Many families from around the County also avail themselves of the park and recreation facilities that are available in the City. City staff estimates that 25-30% of the participants in recreation programs are from outside of the

city limits.

This non-resident use does provide some benefits though the exact effect on the park and recreation system is tough to quantify. Their numbers are therefore not included in the level of service calculations, though their impact should continue to be monitored so as to make adjustments for future planning consideration.

## **2.2 Park Classifications**

Not all park facilities are the same. Some parks are small, open spaces while others may contain specialized facilities such as playground equipment or a memorial. Still others contain a large combination of facilities. To better identify and compare parks within the larger system, a classification system was created as follows:

### ***Mini Park***

A mini park is the smallest park classification. These parks are often located in isolated areas, including landscaped areas within industrial or commercial zones and scenic overlooks. Typically these parks are between 1500 square feet to 2 acres.

Mini parks are often oriented toward active uses such as playgrounds, tennis courts, horseshoes and play fields. Passive uses, such as picnic areas, walking trails, and bird watching are also essential elements to the mini park system.

### ***Neighborhood Park***

Neighborhood parks are the most common element in the parks and recreation system. They are developed for both active and passive activities, and are generally for the residents within the service area.

The National Recreation and Parks Association recommends the neighborhood park to be between 5 to 10 acres in size. Due to Trinidad's smaller size and rural location, a size from 2 to 5 acres is the size recommended for Trinidad.

A primary reason for residents to go to a park is to have a pleasant outdoor experience. Therefore, neighborhood parks should be easily accessible and have aesthetic qualities that make the park enjoyable on every trip. Small, undesirable, leftover parcels within neighborhoods should be avoided.

There should be an even distribution of neighborhood parks throughout the city of Trinidad whenever possible.

### ***Community Park***

Community parks are the largest classification, ranging in size from 10 acres and up. These parks have a broader service area, and have a wider range of both active and passive activities. Community parks allow for group activities and allow for recreational opportunities that are not feasible in mini parks and neighborhood parks.

### ***Trails and Linear Park***

The trails and linear parks include open space, wildlife corridors, sensitive areas

(wetlands, steep slopes, flood plains, etc.), arroyos and stream corridors, and streetscapes. These create a network of open space throughout Trinidad and connect the community to its natural surroundings. The Purgatoire River should form the backbone of the overall trail system. Public access, such as trails and overlooks, should continue to be provided within and/or adjacent to these natural systems to enhance the public's access to Trinidad's natural resources while creating a balance between the desire for public access and the protection of the natural systems.

Since these facilities are often irregular in nature and can be expanded upon as opportunities arise, no size standard exists for this classification.

***Special Use Parks***

These parks cover a wide range of activities that are specific to that particular park. They can be small in size, such as tennis courts, or can be large such as Trinidad Municipal Golf Course, Monument Lake and Trinidad Lake State Park. Due to many variables, no size standard exists for this classification.

Summary of Park Classification

Shown in Table 2 below, each park classification is shown along with the general size ranges and the area to be served by each type.

**Table 2-Park Classifications**

| <b>Park Type</b>        | <b>Size Range</b>      | <b>Service Area</b> | <b>Key Feature</b>  |
|-------------------------|------------------------|---------------------|---|
| Mini Park               | 1,500 sf to 2 acres    | 1/4-mile radius     | Located within neighborhoods. Picnic area, open space, front on one or more streets   |
| Neighborhood Park       | 2 acres to 5 acres     | ½-mile radius       | Easily accessible to neighborhood population, picnic area (pavilion if possible), open space, playground, basketball, multi-use courts.                         |
| Community Park          | 5 acres plus           | 2 mile radius       | Recreation center, Softball/baseball fields, basketball courts, tennis courts, swimming pool, parking lot, restrooms, natural area, connection to trail system. |
| Trails and Linear Parks | No applicable standard | Varies              | Built or natural corridors, such as utility rights-of-way, link other components of the park and recreation system.   |
| Special Use             | No applicable standard | Varies              | Located within community.   |

***Recreation Facilities***

Recreation facilities should be linked to the trails system, as well as public and civic facilities, local neighborhoods, and schools. Outdoor and indoor recreational activities should primarily be provided at existing facilities. Recreational facilities can be stand-alone, but are often located within neighborhood or community parks and further enhance the overall aesthetics of those parks.

These facilities should be upgraded, whenever the opportunity and feasibility allows, meeting the highest quality practice and competitive playing standards and requirements for all age groups, skill level, and recreational interests on a year-round basis. Sustainable practices should be used in developing recreation facilities whenever possible.

### ***Recreation Programs***

A convenient, organized and easily accessible system of recreation programs should be provided for all age and income groups as well as those with physical and/or mental disability within the community.

## **2.3 Level of Service - Park System**

Based upon the park classifications shown above, a tabulation of each park is shown in Table 3. A level of service is also calculated for each park classification and for the entire park system. The level of service is a ratio of a park's area or the number of recreational facilities to the population. This ratio is based on one thousand citizens. For example, if a community has 10,000 citizens, and 10 acres of park area, the level of service is 1.0, or 1 acre per 1,000 citizens.

Level of service estimates allows a community to have a relative measure of its services in comparison to other communities. It is also a useful tool to help in anticipating the future needs of a community.

**Table 3-Existing Level of Service**

\* To be developed in the near future

| PARK TYPE/FACILITY NAME            | TOTAL ACRES | DEVELOPED ACRES | UNDEVELOPED ACRES | NON-CITY PERSONNEL CONTROLLED/ MAINTAINED |
|------------------------------------|-------------|-----------------|-------------------|---|
| <b>MINI PARK</b>                   |             |                 |                   |   |
| Victoria Square                    | 0.48        | 0.48            |                   |   |
| Ninth & Portland                   | 0.47        | 0.47            |                   |   |
| Miner's Memorial Park              | 0.13        | 0.13            |                   |   |
| City Hall / C&S Train              | 0.34        | 0.34            |                   |   |
| Pine & Willow Street Intersection  | 0.13        | 0.13            |                   |   |
|                                    |             |                 |                   |   |
| Welcome Center                     | 0.05        | 0.05            |                   |   |
| Public Library                     | 0.14        | 0.14            |                   |   |
| <i>Mini Park Total</i>             |             |                 |                   |   |
| LOS (2000 census)                  | 0.43        | 0.43            |                   |   |
| <b>NEIGHBORHOOD PARK</b>           |             |                 |                   |   |
| Kit Carson Park                    | 5.70        | 5.70            |                   |   |
|                                    |             |                 |                   |   |
| Cimino Park                        | 2.00        | 2.00*           |                   |   |
|                                    |             |                 |                   |   |
| Los Ninos                          | 3.43        | 3.43            |                   |   |
| <i>Neighborhood Park Total</i>     |             |                 |                   |   |
| LOS (2000 census)                  | 2.10        | 1.23            | 0.87              |   |
| <b>COMMUNITY PARK</b>              |             |                 |                   |   |
| Central Park                       | 14.93       | 10.93           |                   | 4.00                                      |
| Boulevard Addition Nature Park     |             | 86.40           |                   |   |
| Southside Park                     | 51.37       | 28.31           | 23.06             |   |
| <i>Community Park Total</i>        |             |                 |                   |   |
| LOS (2000 census)                  | 7.30        | 4.32            | 2.54              | 0.44                                      |
| <b>TRAIL AND LINEAR PARK</b>       |             |                 |                   |   |
| Purgatoire River Walk System       | 4.85        | 4.85            |                   | 1.42                                      |
|                                    |             |                 |                   |   |
| Alta Ave. & Colorado Ave. ROW      | 1.18        | 1.18            |                   |   |
| Downtown Plaza                     | N/A         |                 |                   | 1.42                                      |
| Santa Fe Trail Sidewalk            | 0.23        | 0.23            |                   |   |
| <i>Trail and Linear Park Total</i> |             |                 |                   |   |
| LOS (2000 census)                  | 0.85        | 0.69            |                   | 0.16                                      |
| LOS (2000 census)                  | 0.09        | 0.09            | 0.00              | 0.00                                      |
| <b>PARKS TOTAL</b>                 |             |                 |                   |   |
| LOS (2000 census)                  | 10.76       | 6.75            | 3.41              | 0.75                                      |

The level of service shown in Table 3 shows that Trinidad has an overall park area of 97.72 acres with a population of 9,078 people, which calculates to a overall level of service of 10.76. It should be noted that Monument Lake, containing 360 acres, North Lake, containing 840 acres and the Municipal Golf Course, containing 84.24 acres, were

not considered at this time for these calculations, since these parks are special use facilities that are currently leased to outside entities. Total developed park area totals are - total acres, with a level of service of -. Developed community parks contain 39.24 acres, with a level of service of 4.32, and developed neighborhood and mini-parks contain 14.99 acres, with a level of service of 1.65.

## 2.4 Desired Level of Service - Park System

Now that we have calculated the existing level of service, the next step is to recommend a desired level of service. A report was prepared in 2003 by RPI Consulting Inc, in conjunction with the Colorado Department of Local Affairs (DOLA), titled “State of Colorado Small Community Park and Recreation Planning Standards”. This report makes recommendations for park requirements for small communities that have a population of roughly 10,000 residents or less. Review of the most recent data available indicates that DOLA standards have not significantly changed in recent years.

The standards contained in this report were intended to specifically address the unique needs of smaller communities. This standard is intended to be a guide only and not as an absolute. The method offered in the report is to have a single park dedication standard of 14 acres per 1,000 citizens. Rather than using a park’s size, the recommended areas are based upon recreation activities. The summary of recommended park size is shown below in Table 4.

**Table 4-DOLA Standards for Parks<sup>1</sup>**

| Facility Category  | Total Acres per 1,000 Citizens |
|--|--------------------------------|
| Sports Fields<br>(soccer, multi-use, baseball, football)                       | 4.4                            |
| Courts<br>(tennis, basketball, volleyball)                                     | 0.3                            |
| Outdoor Recreation<br>(skate park, BMX, paved & dirt trails)                   | 8.5                            |
| Leisure<br>(playgrounds, picnic, general park land)                            | 0.8                            |
| Other Recreational Facilities<br>(swimming pool, hockey, outdoor events venue) | 1.5                            |

Based on a comparison of Table 3 and Table 4, Trinidad’s present level of service of is 24% below the DOLA standards.

---

<sup>1</sup>RPI Consulting, Inc. State of Colorado Small Community Park and Recreation Planning Standards, pg 5

## 2.5 Level of Service - Park Facilities

Within each developed park are facilities, which give each park its own characteristics. Some parks may only contain single picnic areas or playground equipment, while other parks may contain a wide assortment of facilities.

Shown below in Table 5 are standards recommended to the City of Trinidad for its park facilities based upon a combination of the standards as reported in the 2003 DOLA report, community input and present levels of service.

**Table 5-Standards for Parks Facilities<sup>1</sup>**

| Facility Category             | Park system Facility                                   | Recommended Level of Service |
|-------------------------------|--|------------------------------|
| Sports Fields                 | Soccer / Multi-Use Field                               | 0.95                         |
|                               | Ball Field / Baseball, Softball                        | 0.61                         |
| Courts                        | Tennis Court   | 0.97                         |
|                               | Basketball Court                                       | 0.91                         |
|                               | Volleyball Court                                       | 0.13                         |
| Outdoor Recreation            | Small Skate park (7000 sq. ft. footprint)              | 0.16                         |
|                               | Full-Sized Skate park (17,000+ sq. ft. footprint)      | 0.06                         |
|                               | BMX Track (Standard ABA Certified)                     | 0.16                         |
|                               | Paved Multi-Use Trail (per mile)                       | 1.04                         |
|                               | Dirt/Gravel Multi-Use Trail (per mile)                 | 2.33                         |
| Leisure                       | Playgrounds (per 3200 sq. ft. of fully developed area) | 0.16                         |
|                               | Family Picnic Area                                     | 6.25                         |
|                               | Group Picnic Area (with shelter)                       | 0.36                         |
|                               | Park Bench   | 7.69                         |
| Other Recreational Facilities | Swimming Pool (outdoor)                                | 0.12                         |
|                               | Ice Hockey Rink (full-sized, refrigerated, covered)    | 0.10                         |
|                               | Outdoor Events Venue (per acre)                        | 0.42                         |

<sup>1</sup>RPI Consulting, Inc. State of Colorado Small Community Park and Recreation Planning Standards, pg 15

## 2.6 Current Level of Service - Park Facilities

Table 6 lists an inventory of the present facilities located within the Trinidad Parks system. The level of service calculations shown in Table 6 are based on the 2010 census bureau figures.

**Table 6-Current Level of Service**

| ACTIVITY/FACILITY               | EXISTING UNITS | EXISTING OWNERSHIP             | CURRENT LEVEL OF SERVICE |
|---------------------------------|----------------|--------------------------------|--------------------------|
| Baseball/Softball Field (adult) | 3              | (2) CITY<br>(1) TSJC/THS Lease | 0.3                      |
| Baseball/Softball Field (youth) | 4              | CITY /TSJC                     | 0.4                      |
| Basketball Court (Outdoor)      | 4              | CITY                           | 0.4                      |
| Basketball Court (Indoor)       | 1              | CITY                           | ???                      |
| Soccer Field /Multi-Use Field   | 3              | CITY                           | 0.3                      |
| Playground                      | 8              | CITY                           | 0.9                      |
| Recreation Center               | 1              | CITY                           | 0.1                      |
| Swimming Pool                   | 1              | CITY                           | 0.1                      |
| Paved Trails (miles)            | 2.0            | CITY                           | 0.2                      |
| Skate Park                      | 1              | CITY                           | 0.1                      |
| Tennis Courts                   | 2              | TSJC                           | 0.2                      |
| Picnic table                    | 35             | CITY                           | 3.9                      |
| Group Picnic Area (w/Shelter)   | 0              | CITY                           | 0.0                      |
| Bench                           | 31             | CITY                           | 3.4                      |

## 2.7 Meeting Future Needs

Helping to identify areas of need in the future is one of the objectives of the Master Plan. To assist in this process, the following tables show future needs based on the recommended levels of service. This is to help allow for ample lead in time to prepare for the fiscal considerations of implementation and ownership of future parks and park facilities.

Table 7 shows future needs based on the projected city growth from Table 1, and using the recommended level of service as shown in Table 5, extended to the years 2020 and 2030.

**Table 7-Future Needs Based on Recommended Level of Service**

| ACTIVITY/<br>FACILITY            | DOLA GUIDELINES                                   |                     | EXISTING<br>UNITS | FUTURE NEEDS BASED UPON THE 2003 DOLA REPORT<br>RECOMMENDED LEVEL OF SERVICE |                                 |                                       |               |   |               |
|----------------------------------|---|---------------------|-------------------|--|---------------------------------|---------------------------------------|---------------|---|---------------|
|                                  | UNITS PER<br>POPULATION<br>per DOLA<br>GUIDELINES | LEVEL OF<br>SERVICE |                   | UNITS<br>REQUIRED<br>BASED ON<br>2000<br>POP.                                | CURRENT<br>EXCESS/<br>(DEFICIT) | UNITS<br>REQUIRED<br>FOR 2010<br>POP. | 2010<br>E/(D) | UNITS<br>REQUIRE<br>D FOR<br>2020<br>POP. | 2020<br>E/(D) |
| Baseball/Softball<br>Field       | 1 per 1,640                                       | 0.61                | 7                 | 6  | 1                               | 7                                     | 0             | 8   | (1)           |
| Basketball Court<br>(Outdoor)    | 1 per 1,100                                       | 0.91                | 4                 | 8  | (4)                             | 10                                    | (6)           | 12  | (8)           |
| Soccer Field<br>/Multi-Use Field | 1 per 1,050                                       | 0.95                | 3                 | 9  | (6)                             | 10                                    | (7)           | 12  | (9)           |
| Playground                       | 1 per 6,270                                       | 0.16                | 8                 | 1  | 7                               | 2                                     | 6             | 2   | 6             |
| Recreation<br>Center             | (none given)                                      | (none<br>given)     | 1                 |  |                                 |                                       |               |   |               |
| Swimming Pool                    | 1 per 8,250                                       | 0.12                | 0.12              | 1  | (0)                             | 1                                     | (0)           | 2   | (1)           |
| Paved Trails<br>(miles)          | 1 per 960   | 1.04                | 4.0               | 9.4  | (5.4)                           | 11.3                                  | (7.3)         | 13.5                                      | (9.5)         |
| Skate Park                       | 1 per 6,410                                       | 0.16                | 1                 | 1  | (0)                             | 2                                     | (1)           | 2   | (1)           |
| Tennis Courts                    | 1 per 1,030                                       | 0.97                | 2                 | 9  | (7)                             | 11                                    | (9)           | 13  | (11)          |
| Picnic table                     | 1 per 160   | 6.25                | 35                | 57   | (22)                            | 68                                    | (33)          | 81  | (46)          |
| Group Picnic<br>Area (w/Shelter) | 1 per 2,780                                       | 0.36                | 0                 | 3  | (3)                             | 4                                     | (4)           | 5   | (5)           |
| Bench                            | 1 per 130   | 7.69                | 31                | 70   | (39)                            | 84                                    | (53)          | 100                                       | (69)          |

Table 8 shows future needs based on the same projected growth from Table 1, but this time showing the current level of service, as shown in Table 6, extended to the years 2010 and 2020.

**Table 8-Future Needs Based on Current Level of Service**

| ACTIVITY/<br>FACILITY              | EXISTING<br>UNITS | CURRENT<br>LEVEL OF<br>SERVICE | FUTURE NEEDS BASED ON CURRENT LEVEL OF SERVICE |                          |                    |                           |
|------------------------------------|-------------------|--------------------------------|--|--------------------------|--------------------|---------------------------|
|                                    |                   |                                | 2020<br>POPULATION                             | 2020<br>EXCESS/(DEFICIT) | 2030<br>POPULATION | 2030 EXCESS/<br>(DEFICIT) |
| Baseball/Softball<br>Field (adult) | 3                 | 0.3                            | 4  | (1)                      | 4                  | (1)                       |
| Baseball/Softball<br>Field (youth) | 4                 | 0.4                            | 5  | (1)                      | 6                  | (2)                       |
| Basketball Court<br>(Outdoor)      | 3                 | 0.3                            | 4  | (1)                      | 4                  | (1)                       |
| Soccer Field<br>/Multi-Use Field   | 3                 | 0.3                            | 4  | (1)                      | 4                  | (1)                       |
| Playground                         | 8                 | 0.9                            | 10   | (2)                      | 11                 | (3)                       |
| Recreation<br>Center               | 1                 | 0.1                            | 1  | (0)                      | 1                  | (0)                       |
| Paved Trails<br>(miles)            | 4.0               | 0.4                            | 4.8  | (0.8)                    | 5.7                | (1.7)                     |
| Skate Park                         | 1                 | 0.1                            | 1  | (0)                      | 1                  | (0)                       |
| Picnic table                       | 35                | 3.9                            | 42   | (7)                      | 50                 | (15)                      |
| Pavilion / Picnic<br>shelter       | 0                 | 0.0                            | 0  | (0)                      | 0                  | (0)                       |
| Bench                              | 31                | 3.4                            | 37   | (6)                      | 44                 | (13)                      |

It should be noted that even for facilities for which the recommended and the existing levels of service do not differ, projected growth would necessitate additional facilities by 2020 and 2030.

By using the recommended DOLA level of service, by the year 2020, if the population grows as projected, the city will need the following:

- (7) new soccer fields
- (6) new basketball courts
- (7.3) miles of new trails

By simply maintaining the existing level of service, by the year 2020, if the population grows as projected, the city will need the following:

- (1) new adult baseball/softball field
- (1) new youth baseball/softball field
- (1) new soccer field
- (2) new playgrounds
- (0.8) miles of new trails

## 2.8 Conclusions

One item of importance is that some of the needs of the park and park facilities can be met by using facilities not owned or maintained by the City of Trinidad. These include County owned, State owned, school district facilities and home owner/property owner associations.

Mutually beneficial agreements with said outside agencies could be pursued to both meet some of the goals of the parks department and to help with the fiscal responsibility of the City of Trinidad.

The levels of service calculations shown hereon are a subjective item. These are goals based on ideal conditions, but it should be left to elected officials to determine the community's actual needs and the fiscal reality of implementing this plan. This plan is meant to state recreational ambitions and objectives and to serve as a blueprint to work from for future development. It is also understood that any proposed increased level of service is a multiyear vision that is subject to the financial capacity of the City of Trinidad.

Some new facilities that should be planned and developed are Handball and racquetball courts, proper tennis courts, horseshoe pits, Frisbee court, Pickle ball and mountain & urban biking trails. Additionally, the addition of bike racks in the parks.

The design and the subsequent maintenance of a park and the related facilities are interrelated components of a park system. Both items play an important role when upgrading an existing park or developing a new park. The following recommendations are given to help assure that the City's Park system will meet the community's needs.

The design of a park should start by first determining the facility's intent. Whether the park is a mini-park to service the immediate neighborhood or a community park for the benefit of the entire city, the forethought of what that particular park is intended to accomplish goes into the planning process. Other steps are outlined below to help determine that minimum standards are being met to continue meeting Trinidad's growing needs.

### **3.1 Park Land**

The City of Trinidad Subdivision Regulations have recently been revised and updated by City Staff. The subdivision regulations contain minimum standards for park land dedication in Section 14-2 B. (1), which recommends 1,000 square feet of park space per dwelling unit. Therefore, as per 2000 Census figures in Table 1, based on an average dwelling unit (ie. household) containing 2.36 persons, this would equate to a level of service of 9.73 acres per 1,000 persons. The recommendation made in the 2003 DOLA report as shown in Section 2.4 herein is 14 acres per 1,000 citizens, while the present level of service is 10.26 acres per 1,000 citizens. The minimum guidelines should be reviewed periodically to be certain that they are meeting the level of service that is desired by the community.

The subdivision regulations also contain certain standards including the amount of each park type to be dedicated based on the subdivision size. The subdivision regulations also provide for cash payment in lieu of dedication of land, as well as private park land in lieu of dedication of land. These alternatives allow for a certain amount of flexibility in the options available to both the City of Trinidad and the developer while continuing to provide the best park system possible.

### **3.2 Park Location**

When a new park is proposed, the location is an important factor. To ensure that new parks are beneficial to the community, certain considerations can be taken into account when designing a park.

One factor is to determine if a certain park type is needed in that specific location. There would be no need to put 2 large neighborhood parks within a block of each other. Nor would it be useful to put parks too far apart and have entire neighborhoods with no park accessibility.

Access to a park is another factor that influences site selection. Parks should have enough street frontages or a dedicated parking area for all users to be able to readily access the park. It should also be easily accessible for the proper maintenance of the park.

The City's subdivision regulations also contain standards concerning parks that are encumbered by easements, drainages, detention ponds and other similar items. The Parks and Recreation Advisory Board recommends adopting these standards for all future park dedications.

### **3.3 Trees, Shrubs and Turf**

One of the main aspects of a park is the vegetation including trees, shrubs and turf included within a park. Vegetation generally comprise the greater part of the surface area of a park, and will therefore make up a majority of the upkeep. These are also the areas where preventative maintenance and planning can be some of the most beneficial.

Trees provide many benefits to urban environments, some of which include providing sound buffers, reducing utility bills, reducing flooding, cleaning the air and providing wildlife habitats. To help address the present status of the trees within the community a Tree Board has been established by the City Council and is currently working to:

- Develop and update as necessary a long-range plan for the City's green infrastructure.
- Review, in cooperation with the Superintendent of Parks and Boulevards and the City Planner, annual plans for the City's urban forestry program.
- Advise the Mayor, City Council, City Manager and various departments on matters concerning the betterment of trees and related resources.
- Coordinate and/or conduct special projects for the betterment of the City's green infrastructure.

One method of continuing to provide for the park system is to make sure the park surface is in harmony with Trinidad's environment. If the park is to have turf, appropriate types of grasses and the soils that the grass is laid upon should be appropriate and native to the Trinidad area. Grasses that grow well in one area of the country, or even in another of Colorado, may not be the best suited to Trinidad. The same can be said for trees and shrubs that are to be placed in a park. Ensuring that trees and shrubs are native and / or compatible with the region can help to reduce the amount of water and fertilizer that needs to be used and the maintenance required to keep up the park.

The area immediately around trees and shrubs is another consideration. To reduce the amount of edging that is required, mulch can be used. By placing mulch with a distinct border, maintenance crews are able to mow directly up to the edge of the mulch, thus reducing the amount of time spent with trimmers. This also will help to minimize the damage to trees that can be caused by equipment. This is one method that can minimize the man hours spent maintaining a park.

### **3.4 Park Facilities**

Once the park site has been selected, the next phase of the process is to determine what facilities to place within the park. Each park will be different, based on its size and the intent of the park. However, some standards could be adhered to so that each park, while

unique, will not create undue burden on the Park and Recreation Department.

Playground equipment is a common feature in most parks. Standardizing playground equipment is a method that could be employed to reduce maintenance and to create a citywide identity. When a new park or new playground is created, or when aged equipment is to be replaced, the City should consider choosing state of the art items that are easy to maintain, and offer a variety of options for the users. Wooden equipment should be avoided, as should any sharp angular surfaces.

The surface upon which the equipment sits should be made with safety in mind. Since most playgrounds require children to be at great heights relative to their size, a soft surfacing should be used. The sub-surface should be also designed to allow water drainage while discouraging weeds.

Restrooms are another important consideration in furnishing a park. An adequate number of restrooms should be supplied based upon the park's size and general use. The restrooms should be easily accessible, yet not distracting to the overall park experience. Restrooms should be designed based upon the size of the park it serves, and with ease of maintenance in mind. Design should also attempt to have as little impact on the surroundings as feasible. Solar and wind power are some alternatives for restroom design that can help to minimize the impact on the parks system. Handicap accessibility is another consideration in the design and placement of restrooms.

### **3.5 Park Accessibility**

Access to parks for persons with disabilities is a factor in the design of a park and the park facilities. Some considerations to help make the park and recreation system accessible to persons with disabilities are shown below.

To promote wheelchair access walkway slopes should be designed to be less than 5% except in extreme circumstances. Handrails should be provided on hard surfaces that exceed 5%. Also hard surface access to play equipment, restrooms and certain picnic areas should be provided. This ensures that handicapped persons can have an enjoyable park and recreation experience.

The 1992 American with Disabilities Act is a law that applies to private businesses and local and state governments that covers many situations concerning the disabled. Due to the complexities of this law, a person with knowledge of this law should be consulted to ensure that new park construction or park rehabilitation meets or exceeds the requirements set forth in the ADA.

### **3.6 Park Appearance**

One important aspect of the park system is the appearance of a park. An attractive park will lead to a more enjoyable experience. The appearance of our parks is also a reflection of the values of our community. Taking pride in our parks shows a commitment to bettering the quality of life within the community.

A unique, signature identity or logo can help to distinguish the parks and park facilities within Trinidad. By using this logo on park benches, tables, lighting and signage, the City can provide a brand for and sense of continuity and style to the park system. The logo used on the City of Trinidad vehicles and stationary is a prime example of this. The lighting style used throughout the Downtown area could also be extended into the park system. Choosing one or two paint styles will also help to give the parks system a definite identity, while reducing the number of colors of paints required to be on hand for the maintenance staff. Standardizing park facilities will help to reduce the repair and maintenance requirements for the park system.

Trees and shrubs are a primary part of most parks. Rather than placing trees randomly throughout a park or spreading them evenly over the entire park, placing them in clusters, either around the edges of a park or in irregular alignments, creates a meadow effect for the park.

Equipment is often necessary for a park including storage sheds, bear proof trash dumpsters and light poles. However these objects should be placed in inconspicuous areas when possible. Painting these items a dark color has been shown to soften their appearance, making them blend into the background.

### **3.7 Park Maintenance**

Labor is a primary cost within the park system. It should then follow that efficiency is a very important consideration when looking into park maintenance. Methods to increase efficiency include using less labor-intensive methods, environmental friendly fertilizers (like humanure) reducing travel time, and alternatives to City controlled maintenance. The increased productivity will give positive returns that are of significant benefit to the City. Some suggestions are shown below.

As discussed above, by adding mulch around trees and shrubs, mowing can take place right up to the edge of the mulch, reducing the amount of time spent trimming. Mulch also creates an attractive border, which can be used to tie together trees and shrubs that are near each other. Mulch or pea gravel could also be used around picnic areas.

Adding a properly designed sprinkler system to parks is another labor saving process. If combined with a timer system, watering the parks can be done with much less labor, while watering can be done at times that are better suited to watering, such as evenings or early morning. Drip systems added to the system in conjunction with the mulch mentioned above could also produce a significant savings in the amount of water used by adding water directly where it is needed.

An adequate number of staff is recommended to be available for the proper maintenance of the park system. In addition to continuing to meet the present requirements of the present park space, as Trinidad and the associated park system continues to grow, the amount of personnel and equipment available should also be expanded to meet the increased demand. The addition of security and video surveillance systems should also be considered.

The equipment used to maintain the park system is very important. Having proper equipment will not only save time and energy but make the work safer for the personnel whose job it is to maintain the parks. Since the tasks required in maintaining a park are so many, a wide variety of tools and equipment should be at hand for the workers. Having the proper quantity and type of equipment can also save the amount of labor required to complete the tasks.

The safe use and maintenance of the equipment is also of paramount concern. Implementing training standards and a rigid maintenance schedule for the equipment will not only foster a safe working environment, but can save money in the long run by reducing down time related to injuries and equipment failures.

As mentioned above, standardizing of equipment and facilities will not only create a signature look to the Trinidad Park system but will help to reduce maintenance time and costs. By having similar equipment, the inventory of spare parts can all be standardized, repairs will be made easier due to the personnel being familiar with the equipment, and the interchanging of parts can be done with minimal effort.

Due in part to the drought in recent years and other factors, wildlife and human encounters have seemed to be increasing. Bears can be found rummaging through trash containers. One method of deterring the bears is to provide bear proof containers at City parks. This would offer some benefits including providing a certain safety factor to the parks. The bears would less likely be found in the vicinity of the parks, including the citizens and children who use the parks, if they are unable to get into the trashcans. Another factor would be the decrease in the amount of time and manpower spent by the City Police and Department of Wildlife personnel due to decreased human/bear contact. This may also help to inform the public to the benefits of bear proof containers to both the wildlife and the community as a whole, and therefore lead to others including these types of containers in their own backyard.

Alternatives may also be explored to assist with the maintenance of parks. One method is to have Property Owner's Association or Home Owner's Association (POA/HOA) to maintain open space and parks. Details of this type of agreement are covered in the City's subdivision regulations in Section 14-2 D.

An agreement with the school systems in the Trinidad area is another method that could help to meet a portion of the parks needs. Using school parks can help to meet the needs of a neighborhood that is lacking a park, especially in fully developed areas of the community. User agreements could include scheduled public use, even during school times, and standards and responsibility for maintenance.

The City of Trinidad should also continue to encourage the use volunteers as a method of assisting with park maintenance. Due to the limited resources available for creating new park facilities or the upgrading of existing facilities, volunteers are a means of providing additional personnel to expedite the process. The skate park and disc golf course are some examples of what can be accomplished when volunteers and the City of Trinidad work together with a common goal.

If desired, a more formal arrangement can be provided in the form of an Adopt-A-Park program. This program would allow a community group, service organization, school, business or individual to play an active role in helping to maintain a park.

The agreements could be arranged for a set period of time. Groups or individuals would volunteer time to pick up litter, paint picnic tables, plant and maintain flowers or trees, rake leaves or other items to help maintain the appearance of a park. In exchange the participants could get a sign in the park bearing the name of the group or individual who is maintaining the park, and the City could keep the public informed of the participants activities in the park. A plaque or certificate could also be given upon completion of the participant's commitment. Details concerning the agreement could be worked out regarding who supplies the materials, requirements regarding supervision of participants, and general safety rules regarding participants and facility improvements.

The creation and implementation of recreation programs are an essential function of the City’s Parks and Recreation Department. While parks and facilities are needed for the casual users and families, programs are the magnets to attract users into the parks on a regular basis. Programming is one method to get the best usage from park facilities and to provide the most benefit for the residents of Trinidad.

**4.1 Existing Recreation**

The City of Trinidad has had a recreation department since before 1920, with youth football, basketball and baseball making up the primary sports at that time. While those programs are still around, the range of programs offered has grown to include a wide array of activities from passive uses such as an arts and craft class to active uses such as skateboarding.

In the past the City’s Parks and Recreation Department handled the majority of the youth and adult recreation programs. However, some outside organizations run certain programs such as AYSO, which runs the youth soccer.

At the present time, the Trinidad Recreation Department offers the following programs:

| <b>Activity / Program</b> | <b>Age / Grade</b>                |
|---------------------------|-----------------------------------|
| Baseball                  | 4 – 15 years                      |
| Football                  | K – 6 <sup>th</sup>               |
| Girls Volleyball          | 4 <sup>th</sup> – 6 <sup>th</sup> |
| Basketball                | K – 6 <sup>th</sup>               |
| Co-Ed Volleyball          | Adult                             |
| Women’s Volleyball        | Adult                             |
| Co-Ed Softball            | Adult                             |
| Men’s Softball            | Adults                            |
| Swimming Pool Lessons     | Youth 6 & up                      |
| Open Swim                 | All Ages                          |
| Open Gym                  | All Ages                          |

The City’s staff manages the overall planning and coordination of daily recreation operations, programs, equipment, and budget for the entire Parks and Recreation Department. Administrative support is provided through City Administration, Legal, and Finance departments. Present staff responsibilities are extensive and will necessitate evaluation of availability of resources and funding over the next several years to assure adequate coverage.

The recreation programs rely on volunteers who make up a large portion of the coaches for each team, while City personnel supply the play fields, equipment, referees and umpires. The personnel are also on hand for every event, ensuring proper administration of all recreational activities. The City personnel are also in charge of maintenance of the equipment and the play fields.

The Parks and Recreation Department staff coordinate the rental of the Community Center. Some events held include teen night, birthday parties, business and civic meetings, and other group activities. The City’s staff works to ensure that adequate supplies are on hand for participants and that the facilities are properly maintained and available.

## 4.2 Recreation Participation

The participation in recreation programs is monitored by the Recreation Department, and is shown in Table 9 below:

*Table 9-Recreation Program Participation*

\*-open swim totals based on 90 days/year, open gym totals based on 200 days/year

| Activity / Program       | Facility Used                              | 2012 Participation | 2013 Participation |
|--------------------------|--|--------------------|--------------------|
| Baseball                 | Southside Park Ballfields and Central Park | 170                | 300                |
| Men’s Softball           | Southside Park Ballfields                  | 120                | 140                |
| Football                 | Central Park                               | 96                 | 250                |
| Girls Volleyball         | Community Center                           | 60                 | 100                |
| Basketball               | Community Center                           | 340                | 340                |
| Co-Ed Volleyball         | Community Center                           | 50                 | 50                 |
| Women’s Volleyball       | Community Center                           | 70                 | 70                 |
| Co-Ed Softball           | Community Center                           | unk                | unk1               |
| Swimming Pool Lessons    | Swimming Pool                              | 40                 | 40                 |
| Open Swim                | Swimming Pool                              | 200 per day        | 250 per day        |
| Open Gym                 | Community Center                           | 30 per day         | 40 per day         |
| Youth Soccer (from AYSO) | Los Ninos and others                       | 400                | 400                |

Part of the large growth predicted in baseball, football, and basketball shown above is due to the City’s Recreation Department taking over the programs that were once part of the YMCA. The other increases are the typical growth in participation seen from year to year.

## 4.3 Future Recreation Participation

In the same manner in which the park facility needs were projected into the near future based upon the population estimates shown in Table 1, we can also do the same with the City’s recreation programs. Assuming the same demographics continue in the future, shown below in Table 10 are the 2013 participation numbers expressed as a percent of total population and then projected to years 2020 and 2030.

*Table 10 - Recreation Program Participation Projections*

The figures presented in the following table are meant for a reference only to help illustrate the increased use that the present facilities will sustain, but actual participation should continue to be monitored to show the actual trends of recreation participation.

| <b>Activity / Program</b> | <b>2013 Participation</b> | <b>2013 Participation as Percent of Entire 2000 Population</b> | <b>Participation per 2020 Population</b> | <b>Increase from 2013</b> | <b>Participation per 2030 Population</b> | <b>Increase from 2013</b> |
|---------------------------|---------------------------|--|--|---------------------------|--|---------------------------|
| Baseball                  | 300                       | 3.3%   | 360                                      | 60                        | 430                                      | 130                       |
| Men's Softball            | 140                       | 1.5%   | 170                                      | 35                        | 200                                      | 65                        |
| Football                  | 250                       | 2.8%   | 300                                      | 50                        | 360                                      | 110                       |
| Girls Volleyball          | 100                       | 1.1%   | 120                                      | 20                        | 140                                      | 40                        |
| Basketball                | 340                       | 3.7%   | 410                                      | 70                        | 490                                      | 150                       |
| Co-Ed Volleyball          | 50                        | 0.6%   | 60                                       | 10                        | 70                                       | 20                        |
| Women's Volleyball        | 70                        | 0.8%   | 80                                       | 10                        | 100                                      | 30                        |
| Aerobics                  | 100+                      | 1.1%   | 120                                      | 20                        | 140                                      | 40                        |
| Swimming Pool Lessons     | 40                        | 0.4%   | 50                                       | 10                        | 60                                       | 20                        |
| Open Swim                 | 250 per day               | 2.8%   | 300                                      | 50                        | 360                                      | 110                       |
| Open Gym                  | 40 per day                | 0.4%   | 50                                       | 10                        | 60                                       | 20                        |
| Youth Soccer              | 400                       | 4.4%   | 480                                      | 80                        | 570                                      | 170                       |

#### **4.4 Recreation Participation Comparisons**

In the aforementioned DOLA 2003 publication titled “State of Colorado Small Community Park and Recreation Planning Standards”, average recreation participants per household were calculated. Initial examination of the present recreation participation in Trinidad appears to fall well below the levels present in other similar sized cities across Colorado. The reasons for the lower participation are something that should be examined closer.

However, if or when the participation numbers were to reach the levels as represented in the DOLA report, the increased demand could put a hardship upon the present facilities and personnel. Again, participation numbers should continue to be monitored so that these trends can be forecast and remedies taken before a situation arises.

#### **4.5 Recreation Recommendations**

Parks and Boulevards department personnel needs should continue to be monitored closely to ensure adequate maintenance coverage. With an anticipated increased participation in recreation programs the demand upon staffing will also increase.

A continued need for volunteers is essential for the recreation programs to maintain the growth predicted for Trinidad. The need for coaches, referees and personnel to head some of the programs will continue to increase, and encouraging volunteerism is a vital way of managing this growth.

A system should be in place to ensure that proper safety equipment and properly trained personnel continue to be present when recreation activities are happening. The present insurer for the City has not made any recommendations in this regard, which speaks well of the City staff in ensuring that accidents to date have been kept to a minimum. As more types of safety equipment such as defibrillators become readily available, the recreation department and the City should be proactive in maintaining a high standard with regard to the safety of all participants in the recreation programs.

Outdoor winter programming is one area that appears to be lacking at present. Although predicting the timing of snowfall and the quantity of snow is impossible, outdoor winter programming is still an option. An ice skating rink would allow many activities to take place including hockey and figure skating. At the present time, many resident utilize city streets or inappropriate areas of existing parks for sledding. A designated area or areas for sledding could also be considered to alleviate this problem. Organizing trips for youths to designated skiing areas could encourage increased participation in winter sports for many who may not have such opportunities.

## 5 IMPLEMENTATION RECOMMENDATIONS

The purpose of this section is to summarize the recommendations and to provide potential tools to achieve the vision set forth in this master plan. Specific recommendations for individual parks are covered in Section 6.

### 5.1 Administrative Recommendations

- The City should work to assure that park and recreation facilities are provided for all ages, abilities and user groups. The City should also work to establish partnerships and agreements with outside agencies, institutions and community groups to facilitate the management and development of recreational facilities as well as recreational programming.
- The City should work to strategically acquire, preserve and otherwise protect its green infrastructure and open space resources to help support the vision outlined in this plan including the development of parks, trails, natural open space, and/or other types of recreation facilities. The recreational development of open space should occur incrementally to meet current demand and avoid over-extending operations and maintenance allowances for parks and recreation facilities.
- The City should look at a variety of options and funding sources, taking full advantage of both traditional and new, creative approaches to financing parks, recreation and natural system facilities for every aspect of the park and recreation process.
- The City should monitor population trends to ensure that park and recreational needs are being met to the standards as set forth in the City of Trinidad Subdivision Regulations. Personnel issues within the entire Parks and Recreations Departments should also be monitored to provide adequate qualified staff to continue to maintain and operate the parks and parks systems at a high standard.
- The City should upgrade pedestrian connectivity in neighborhoods.
- The City should create and regularly update the park facilities inventory to reflect existing conditions.
- The City should establish clear mechanisms for interdepartmental and interagency coordination on park planning and design issues and to ensure consistency with the City's Master Plan.
- The Parks Department should develop and maintain a working relationship with the newly established tree board.

## **5.2 Design and Maintenance Recommendations**

- The City should develop minimum maintenance standards for all parks and recreation facilities in order to establish a baseline for future facility development and to create added safety and security within existing facilities. Policing and enforcement of park regulations should be included in the overall maintenance and operations standards for the city.
- The City should create a unique logo to help distinguish the parks and park facilities within Trinidad. Use of this logo on park benches, tables, lighting and signage will give continuity and style to the park system. The logo used on the City of Trinidad vehicles and stationary is a prime example of this type of branding.
- The City should continue to design and update parks with an eye toward more efficient use of available labor. Alternatives to traditional labor practices should also be explored, including use of volunteers from business and service organizations, use of personnel from the local prison, use of persons required to do community service and outsourcing to contractors for larger projects.
- The City should consider establishing a dog park, which would serve to relieve other parks from the concentration of pets. Pet regulations should be enforced and bags provided for owners to pick up dog waste in parks. In addition, a public education and awareness program should be developed on pet regulations and pet citizenship in conjunction with area dog owners.

## **5.3 Recreation Recommendations**

- Ensure that there is an adequate amount of personnel for all programs.
- Ensure that the types of programs and the amount of programs offered are relevant for the present population, including providing appropriate programs for male and female participants of all ages.
- Continue to promote volunteers in both the coaching and operation of the recreation programs.
- Continue to be proactive in maintaining a high standard with regard to the safety of all participants in the recreation programs.
- Look into increasing the outdoor winter sports programming, including possible creation of sledding and ice-skating facilities.
- Look into increasing other outdoor sports programming such as mountain and urban biking trails, as well as tennis, handball and pickle ball courts.

## 6 EXISTING FACILITIES

### 6.1 Parks Facility Inventory

| PARK TYPE/FACILITY NAME           | Acreage (Developed / Undeveloped) | Baseball/Softball Field (adult) | Baseball/Softball Field (youth) | Basketball Court (Indoor/Outdoor) | Soccer Field (Regulation / Youth-Practices) | Skate Park | Playground | Miles of Trail | Drinking Fountain | Picnic Table | Picnic Pavilion | Bench | Bike Rack | Restrooms | Trash Receptacle | Water Feature | River Walk Accessible |
|-----------------------------------|-----------------------------------|---------------------------------|---------------------------------|-----------------------------------|---|------------|------------|----------------|-------------------|--------------|-----------------|-------|-----------|-----------|------------------|---------------|-----------------------|
| <b>MINI PARK</b>                  |                                   |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           |           |                  |               |                       |
| Victoria Square                   | 0.48                              |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           | 1         |                  |               |                       |
| Ninth & Portland                  | 0.47                              |                                 |                                 | 1                                 |   | 2          |            |                |                   |              |                 | 2     |           | 1         |                  |               |                       |
| Miner's Memorial Park             | 0.13                              |                                 |                                 |                                   |   |            |            |                |                   |              |                 | 3     |           | 1         |                  |               |                       |
| City Hall Park/ C&S Train         | 0.34                              |                                 |                                 |                                   |   |            |            |                | 2                 |              |                 |       |           | 4         |                  |               | X                     |
| Pine & Willow Street Intersection | 0.13                              |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           |           |                  |               |                       |
|                                   |                                   |                                 |                                 |                                   |   |            |            |                | 4                 |              |                 |       |           | 2         |                  |               |                       |
| Welcome Center                    | 0.05                              |                                 |                                 |                                   |   |            |            |                | 3                 |              |                 |       |           | 4         |                  |               |                       |
| Public Library                    | 0.14                              |                                 |                                 |                                   |   |            |            |                |                   |              | 1               |       |           |           |                  |               |                       |
| <b>NEIGHBORHOOD PARK</b>          |                                   |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           |           |                  |               |                       |
| Kit Carson Park                   | 5.70                              |                                 |                                 |                                   |   | 1          |            | 1              | 10                |              |                 |       | 1         | 14        |                  |               |                       |
| Downtown Park                     | 2.00                              |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           |           |                  |               |                       |
| Los Ninos                         | 3.43                              |                                 |                                 | 1                                 | 2   | 2          |            | 1              |                   |              | 2               | 1     |           | 9         |                  |               | X                     |
| <b>COMMUNITY PARK</b>             |                                   |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           |           |                  |               |                       |
| Central Park                      | 14.93                             | 1                               | 2                               |                                   | 1   | 2          |            | 2              | 7                 |              | 2               |       | 2         | 22        | X                | X             |                       |
| Southside Park                    | 51.37                             | 2                               | 2                               |                                   |   | 1          | 1.5        | 1              | 2                 |              |                 |       | 1         | 12        |                  |               |                       |
| <b>TRAIL AND LINEAR PARK</b>      |                                   |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           |           |                  |               |                       |
| Purgatoire River Walk System      | 4.85                              |                                 |                                 |                                   |   |            |            | 2.0            | 3                 |              |                 |       |           | 4         |                  |               | X                     |
| Alta Ave. & Colorado Ave. ROW     | 1.18                              |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           |           |                  |               |                       |
| Cimino Plaza                      | N/A                               |                                 |                                 |                                   |   |            |            |                |                   |              |                 | 19    |           | 30        |                  |               | x                     |
| Santa Fe Trail Sidewalk           | 0.23                              |                                 |                                 |                                   |   |            | 0.5        |                |                   |              |                 |       |           |           |                  |               |                       |
| <b>SPECIAL USE PARK</b>           |                                   |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           |           |                  |               |                       |
| Municipal Swimming Pool           | 0.81                              |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           |           |                  |               |                       |
| Municipal Golf Course (leased)    | 84.24                             |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           |           |                  |               |                       |
| Monument Lake (leased)            | 360.00                            |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           |           |                  |               |                       |
| North Lake Lands (leased)         | 840.00                            |                                 |                                 |                                   |   |            |            |                |                   |              |                 |       |           |           |                  |               |                       |

## 6.2 General Recommendations

1. The City should incorporate ADA accessibility elements into all park facility improvements whenever possible.
2. Since graffiti and other forms of vandalism of park facilities is a common and persistent occurrence, the City should investigate ways of mitigating the problem. Methods of mitigation might include the installation of video surveillance cameras, increased police patrols or both.
3. All unsecured trash receptacles should be replaced with bear-proof trash receptacles in all City parks.
4. Ensure that all playground equipment and other park facilities meet or exceed all public safety standards.
5. Improvements should be made with a view toward minimizing future maintenance to the greatest extent possible.

## 6.3 Mini Parks

### 6.3.1 Victoria Square

Location: West of Alta on between Victoria Lane and Victoria Square

|                          |                   |
|--------------------------|-------------------|
| <b>Park Type</b>         | Mini Park         |
| <b>Size</b>              | 0.48 acres        |
| <b>Parking</b>           | On-street parking |
| <b>Play Structure</b>    | None              |
| <b>Picnic Facilities</b> | 1                 |

This is a vacant park, containing a mostly grassed field. It is utilized by the immediate neighborhood.

#### **Recommendations:**

1. Provide additional picnic facilities and bear proof trash containers.

### 6.3.2 Ninth and Portland Street Park

Location: Intersection of Ninth St. And Portland St.

|                          |                        |
|--------------------------|------------------------|
| <b>Park Type</b>         | Mini Park              |
| <b>Size</b>              | 0.47 acres             |
| <b>Parking</b>           | On-street parking      |
| <b>Play Structure</b>    | 1 newer play structure |
| <b>Picnic Facilities</b> | 2 benches              |
| <b>Other Facilities</b>  | 1 basketball court     |

This park has recently been upgraded with new playground equipment and new surfacing. The basketball courts are asphalt surfaced. This park is widely used within its neighborhood. Vandalism is an ongoing problem in this park, mainly in the form of graffiti.

#### **Recommendations:**

1. Erect a higher fence between the basketball court and the adjacent arroyo that lies to

- the west of the park to keep basketballs from going into the ditch.
2. Upgrade the surfaces of the park including the basketball court and the adjoining areas.

### 6.3.3 Miner’s Memorial Park

Location: Intersection of Main St. And Convent St.

|                          |   |
|--------------------------|---|
| <b>Park Type</b>         | Mini Park   |
| <b>Size</b>              | 0.13 acres  |
| <b>Parking</b>           | Off-street spaces shared with public parking / additional on-street parking |
| <b>Play Structure</b>    | None  |
| <b>Picnic Facilities</b> | 2 benches   |
| <b>Other Facilities</b>  | Memorial, water fountain  |

This park is located in the downtown area. It contains a memorial dedicated to the memory of the region’s coal miners. The park also contains a fountain. Due to its proximity to the downtown area, many people utilize the park. The park is also utilized for downtown festivals.

#### Recommendations:

1. The City should work to incorporate the adjacent vacant building to the south into the park as a miner’s memorial museum or a similar use.

### 6.3.4 City Hall Park / C&S Train

Location: Animas St. adjacent to City Hall

|                           |   |
|---------------------------|---|
| <b>Park Type</b>          | Mini Park   |
| <b>Size</b>               | 0.34 acres  |
| <b>Off-Street Parking</b> | Off-street spaces shared with City Hall parking with additional on-street parking |
| <b>Play Structure</b>     | None  |
| <b>Picnic Facilities</b>  | 2 tables  |
| <b>Other Facilities</b>   | Steam train, first city fire bell   |

The C&S Train is located next to City Hall. The Colorado and Southern Railroad donated the engine, the caboose and the passenger car to the City of Trinidad. This park also serves an educational park for the children to see what a steam engine looked like.



The park also contains the first City Fire Bell. In the wintertime, area school children help to decorate the tree by adding their own personal decorations to the large pine trees located within the park. The park also contains amenities for dog walking and picnicking.

#### Recommendations:

1. Monitor the sprinkling system to ensure proper coverage of the lawn surfaces.
2. Ensure the train and the surrounding areas are kept free of debris.

### 6.3.5 Pine and Willow Street Intersection

Location: Intersection of Pine St. and Willow St.

|                          |                   |
|--------------------------|-------------------|
| <b>Park Type</b>         | Mini Park         |
| <b>Size</b>              | 0.13 acres        |
| <b>Parking</b>           | On-street parking |
| <b>Play Structure</b>    | None              |
| <b>Picnic Facilities</b> | None              |

This park is located in an island in the street intersection. It contains a xeriscaped garden area. This park is an example of how xeriscape can be used to beautify small areas that are otherwise overlooked, covered in grass or weeds or paved over.

#### **Recommendations:**

1. No specific recommendations at this time.

### 6.3.6 Welcome Center

Location: Colorado Welcome Center at University St. and Nevada Ave.

|                          |  |
|--------------------------|--|
| <b>Park Type</b>         | Mini Park                                    |
| <b>Size</b>              | 0.05 acres                                   |
| <b>Parking</b>           | Off-street spaces shared with Welcome Center |
| <b>Play Structure</b>    | None   |
| <b>Picnic Facilities</b> | None   |

This park is located in the parking lot of the Colorado Welcome Center. It is provided for visitors who are visiting the Welcome Center. It consists mainly of 3 picnic tables and some small trees.

#### **Recommendations:**

1. No specific recommendations at this time.

### 6.3.7 Public Library

Location: Animas St. and Church St., across from City Hall.

|                          |                   |
|--------------------------|-------------------|
| <b>Park Type</b>         | Mini Park         |
| <b>Size</b>              | 0.14 acres        |
| <b>Parking</b>           | On-street parking |
| <b>Play Structure</b>    | None              |
| <b>Picnic Facilities</b> | 1 bench           |

This park is located on the grounds of Carnegie Public Library. It consists of a lawn area and flowerbeds, and is jointly maintained by City Parks Dept. and library staff.

#### **Recommendations:**

1. No specific recommendations at this time.

## 6.3 Neighborhood Parks

### 6.3.1 Kit Carson Park

Location: Kansas Ave. on south to Topeka St. on North / San Pedro St. on West to Rosita St. on East

|                          |  |
|--------------------------|--|
| <b>Park Type</b>         | Neighborhood   |
| <b>Size</b>              | 5.70 acres   |
| <b>Parking</b>           | On-street parking -<br>surrounded on all 4 sides<br>by streets |
| <b>Play Structure</b>    | Newer play structure and<br>surfacing                          |
| <b>Picnic Facilities</b> | 10 tables  |
| <b>Other Facilities</b>  | Bandshell, statues   |



The facility is a developed park consisting of an open lawn, a bandshell and a playground. The park also contains many mature trees, which add to the appeal of the park. It is used for family picnics, concerts and in the winter is used for sledding. The park also has a large statue of Kit Carson. The park contains many picnic tables and a newly built restroom facility. Victorian period lighting was also recently added to the park in keeping with the theme of the park and the downtown area.



#### **Recommendations:**

1. As lighting is added and/or replaced, the Victorian period lighting or similar style of lighting should be added.
2. Continue to monitor the health of the turf to ensure proper treatments are applied for the health of the lawn and to properly minimize the weeds.
3. The historic bandshell is in dire need of repair and should be a high priority.

### 6.3.2 Cimino Park

Location: Convent St. and Elm St.

|                          |                      |
|--------------------------|----------------------|
| <b>Park Type</b>         | Neighborhood         |
| <b>Size</b>              | 2.00 acres           |
| <b>Parking</b>           | On-street parking    |
| <b>Play Structure</b>    | Newer play equipment |
| <b>Picnic Facilities</b> | Tables               |
| <b>Other Facilities</b>  | A water play feature |

This park is located adjacent to the Riverwalk and the Purgatoire River. The park contains a large lawn, water park, bocce ball courts, a playground facility and other ancillary amenities. This park is quite popular for its size and requires extra maintenance.

#### **Recommendations:**

1. No specific recommendations at this time.

### 6.3.3 Los Ninos Soccer Complex

Location: Chestnut Street and Elm Street

|                          |   |
|--------------------------|---|
| <b>Park Type</b>         | Neighborhood  |
| <b>Size</b>              | 3.43 acres  |
| <b>Parking</b>           | On-street parking; also has off-street, but undefined parking       |
| <b>Play Structure</b>    | Newer play structure and surfacing                                  |
| <b>Picnic Facilities</b> | None  |
| <b>Other Facilities</b>  | 1 regulation soccer field, 1 practice field, and 1 basketball court |

Los Ninos Soccer Complex was built in 2002 and provided Trinidad with a close to regulation soccer field. A smaller practice / youth soccer field was also designed as part of the complex. It also contains a new playground including climbing facilities, and contains 1 basketball courts. A grass picnic area is also located within this park along with restroom facilities. This park is directly adjacent to the Riverwalk, which adds to the character and accessibility of the park. Although it was not intended to be a dog park, the facility is widely used by dog owners to exercise their dogs.



#### Recommendations:

1. A parking area in combination with the River Walk should be considered either on Chestnut Street or adjacent to the Noah's Ark animal shelter.

## 6.4 Community Parks

### 6.4.1 South Side Park

Location: Jefferson Street

|                          |  |
|--------------------------|--|
| <b>Park Type</b>         | Community Park   |
| <b>Size</b>              | 51.37 acres (28 developed)   |
| <b>Parking</b>           | Off-street spaces in developed parking lot; also has a large off-street, but undefined gravel parking area near the ballpark.        |
| <b>Picnic Facilities</b> | None   |
| <b>Other Facilities</b>  | 2 lighted baseball/softball fields, 2 lighted youth baseball/women's softball fields, skate park, community center, disc golf course |

South Side Park is the primary recreation facility in Trinidad. The whole park is used year around, from the baseball and softball fields in the summer to volleyball in the fall to basketball in the spring. The community center is a recreation facility that is utilized year around. In addition, the Skate Park has been a huge success. The park was named one of the top ten parks in the world according to Tony Hawk, a leader and pioneer in the skating community. This is quite an honor for the City of Trinidad and special thanks should go to those who helped to make the park a reality. It also says a lot about the staff of the Parks and Recreation department who continue to maintain and improve the park.

There are four lighted baseball/softball diamonds in South Side Park that are utilized for youth baseball, women's softball and adult softball. The TSJC women's softball team utilizes one of the fields for all of their practices and home games. The Holy Trinity Academy uses one of the baseball fields for their practices and home games. The ball fields also contain a concession stand and each field is equipped with portable seating areas.

The City's Community Center is also located at South side Park. It is used primarily as a gymnasium, where the adult and youth basketball programs, youth and adult volleyball programs and practice for area schools are held. The Community Center also has a meeting room, a kitchen, and both men and women locker room including shower facilities. It also houses the offices for the Parks and Recreation Department staff.

The Skate Park was a new facility built in 2003. This skate park is used by many people in the Trinidad area and is gaining in popularity. Expansion of the skate park was completed in 2006, with the addition of a restroom facility.



A proposal has been presented to City staff by a local group of BMX riders asking for an area within the city parks to place a bicycle racetrack. The Southside Park area could be a proper location for this sort of facility, as the bicycle and skateboard parks are similar in nature, and with the availability of parking and utilities, this locale seems to be a natural fit.

A 9-hole disc golf course was added in the spring of 2006. This course makes good use of

an otherwise vacant parcel within the Southside Park system.

A new outdoor swimming pool has been completed at the Southside Park, near the Community Center.

Additional facilities that have been suggested for the Southside Park include outdoor basketball courts, walking trails, outdoor sand volleyball courts, and horseshoe pits.

**Recommendations:**

1. Develop an overall plan for the entire Southside Park property and Community Center to ensure for the proper planning and placement of all future additions to the park.
2. Improvements should be made to the swimming pool, including enclosing it for year round access.
3. An additional 9-holes should be added to the disc golf course.
4. A new modern surface for the gymnasium floor in the community center should be considered.
3. Add an emergency phone box near the skate park similar to the one located near the entrance of the community center.
4. Connect the South Side Park with the existing trail system and the Riverwalk per the recommendations of the 2009 Trail Plan.
5. Construct a parking system with delineated parking, proper lighting and proper traffic flow throughout the entire complex to increase parking capacity and reduce the potential hazards associated with an undefined parking system.
6. Continue to place concrete within the ball field dugouts, increase the landscaping around the fields, and add some type of shelter from sun and rain for participants and spectators at the ball fields.
7. Add water fountains near the skate park and near the disc golf course.

**6.4.2 Central Park**

Location: Stonewall Street and San Juan Street

|                          |   |
|--------------------------|---|
| <b>Park Type</b>         | Community Park  |
| <b>Size</b>              | 14.93 acres (4 acres leased to TSJC)  |
| <b>Parking</b>           | Off-street parking near baseball field with on-street parking for remainder of park.                      |
| <b>Play Structure</b>    | 1 Newer play structure and surfacing / 1 older structure  |
| <b>Picnic Facilities</b> | 2picnic tables / 2 benches  |
| <b>Other Facilities</b>  | Lighted multi purpose open playing field, 2 acre pond, 1.5 miles of walking trails with fitness stations. |

Central park is one of the oldest parks in Trinidad. It has been home to many different activities including ice-skating and it once housed a bandstand that held concerts.

The park contains a baseball field and stadium, which are currently under lease to Trinidad High School and Trinidad State Junior College. The baseball field is also used for other activities.



A 2-acre pond is also located within Central Park. The lake is used only for youth fishing and is stocked by Colorado

Parks & Wildlife. In recent years, there has been some upgrades to the shoreline, creating small fishing areas.

A paved trail system exists within and around the perimeter of the park. The trail consists of 1.5 miles of trails with ten fitness stations and is used year round.

A large open turf area is used for a variety of activities. The field is used by Trinidad High School for girl’s varsity and junior varsity soccer, and for football practice in the fall. The park is used for the City youth football program and for the youth baseball and tee-ball programs. The area is also used by the community for events such the ACS Relay for Life program.

A new playground facility exists in the northeast corner of the park, while an older facility is located in the southwest corner near the lake. There are also many mature trees around the perimeter of the park.

**Recommendations:**

1. Continue to monitor the health of the turf to ensure proper treatments are applied for the health of the lawn and to properly minimize the weeds.
2. Replace existing bathrooms proximate to the playground equipment
3. Monitor the mosquito population that comes from the lake to keep the numbers to a minimum.

**6.4.3 Simpson’s Rest**

Location: Northwest end of North Ave., overlooking Trinidad

|                  |                     |
|------------------|---------------------|
| <b>Park Type</b> | Community Park      |
| <b>Size</b>      | Undetermined        |
| <b>Parking</b>   | Undetermined amount |

This is where the large lighted “TRINIDAD” sign is located. It is a popular overlook for locals and visitors alike. The facility is underutilized, in a state of disrepair and needs to be reclaimed by the City.

**Recommendations:**

1. Develop a plan for the restoration of the park.
2. Install surveillance cameras on the “Trinidad” sign to deter graffiti and other forms of vandalism.
3. Remove all graffiti from the rocks that border the site as well as the main monument.
4. Restore the monument and associated informational signage.
5. Enhance the park with designated parking, picnic tables, restroom facilities and educational signage.
6. Investigate the potential for creating a rock-climbing park on Simpson’s Rest.
7. Ensure that the County grades the access road regularly. The City might also investigate the feasibility of improving and taking ownership of the road.

**6.4.4 Boulevard Addition Nature Park**

Location: Adjacent to Boulevard Street and Northwest of the River Walk

|                  |                |
|------------------|----------------|
| <b>Park Type</b> | Community Park |
|------------------|----------------|

|                |                        |
|----------------|------------------------|
| <b>Size</b>    | Approximately 90 Acres |
| <b>Parking</b> | Currently undetermined |

The Boulevard Addition Nature Park was recently acquired by the City as its first nature park. Since the park has been acquired, the City has secured funding for the implementation of Section One of the Old Sopris Trail as outlined in the Old Sopris Trail Master Plan. Section One deals primarily with the development of the Boulevard Addition and includes the addition of a parking facility and trailhead with restrooms and information kiosks along Boulevard Street, connector sidewalks between the Boulevard Addition and Central Park, wayfinding signage, a pedestrian bridge connection to the existing River Walk, a low water crossing, scenic overlooks, wildlife blinds and approximately one mile of trail. The Old Sopris Trail will eventually extend the existing River Walk by an additional four miles along the Purgatoire River to the southern entrance to Trinidad Lake State Park.

**Recommendations:**

1. Since the Boulevard Addition is intended to be a nature park, it should be left in a natural state to the greatest degree possible.
2. Continue stream restoration work including enhancing the existing vegetation and removal of invasive species along the river corridor.
3. Continue the trout habitat improvement project adjacent to the Boulevard Addition.
4. The City should take advantage of GOCO's Paths to Parks grant program and other related initiatives to acquire the additional land necessary along the river corridor adjacent to the Boulevard Addition to complete the Old Sopris Trail.

## 6.5 Trail and Linear Parks

### 6.5.1 Purgatoire River Walk

Location: Along Purgatoire River from I-25 north to Kit Carson Bypass

|                          |  |
|--------------------------|--|
| <b>Park Type</b>         | Trail                                    |
| <b>Size</b>              | 4.85 acres                               |
| <b>Parking</b>           | Small undefined lot at Linden Trail head |
| <b>Picnic Facilities</b> | 3 Tables                                 |
| <b>Other Facilities</b>  | River overlooks                          |

The Purgatoire River Walk is a trail system along the Purgatoire River, running a length of 2 miles from the Interstate 25 overpass through the center of Trinidad to the Kit Carson Bypass. The trail consists of a mix of concrete and asphalt surfaces. Both bikes and pedestrians use the trail. It has many existing amenities including picnic tables and many informational monuments, which highlight some of the history of Trinidad. The trail is in a continuing state of extension and revision, and has become a central feature in downtown Trinidad.



#### **Recommendations:**

1. Continue to extend the existing trail and add other trails leading to other park facilities, including the execution of the Old Sopris Trail Master Plan and the construction of stairs from Commercial Street to the River Walk from the Commercial Street Bridge.
2. Add park benches, trash cans, drinking fountains and improvements to the existing landscaping including adding planters and trees.
3. Continue stream restoration work including enhancing the existing vegetation and removal of invasive species along the river corridor.
4. The northerly end of the trail has been used by many motorized vehicles including motorcycles and ATVs. Additional patrolling of this area is suggested to prevent this from becoming more of a hazard to the pedestrians along the trail.
5. The large parking area adjacent to the trail proximate to Linden Avenue should be developed as a dog park facility with a defined parking area for both the dog park and River Walk.

### 6.5.2 Colorado and Alta Ave. Right of Way

Location: Within the median Colorado Avenue and Alta Avenue

|                  |                   |
|------------------|-------------------|
| <b>Park Type</b> | Trail             |
| <b>Size</b>      | 1.18 acres        |
| <b>Parking</b>   | On-street parking |

This open space is located in the median of Colorado Avenue and Alta Avenue. This area is a lawn surface that is contained within curb islands. Present plans for improvements include replacing the existing lawn by lowering the turf to a level below the top of the

curb, replacement of portions of the curb that are damaged, and replacing and updating the watering system to maximize water on the turf surface while reducing maintenance.

**Recommendations:**

1. No specific recommendations at this time.

**6.5.3 Downtown Plaza**

Location: Along Main and Commercial Street

|                         |  |
|-------------------------|--|
| <b>Park Type</b>        | Trail  |
| <b>Size</b>             | Undetermined area                            |
| <b>Parking</b>          | On-street parking                            |
| <b>Other Facilities</b> | Metal information signs, planters, and trees |

The Parks department maintains trees and planters along along Main and Commercial Streets. The “park” contains 80 trees, 65 flower planters, and 19 benches that help to create a park-like feel to the downtown streetscape. The City has secured grant funding for the complete restoration of Commercial Street and extensive upgrades to Main Street including the replacement of all utilities, the resetting of the historic bricks, the creation of a pocket park at Plum and Commercial Streets, the addition of public street art, bringing all intersections and sidewalks into compliance with ADA standards, the replacement of street trees and many other upgrades.

**Recommendations:**

1. Continue to work with business owners to assist in the maintenance and upkeep of the planters and trees.
2. Add bicycle lanes connecting the Downtown Plaza to the City boundary along Highway 12, Highway 160 and the Santa Fe Trail.

**6.5.4 Santa Fe Trail Sidewalk**

Location: Santa Fe Trail from Main Street south to Adams St.

|                  |            |
|------------------|------------|
| <b>Park Type</b> | Trail      |
| <b>Size</b>      | 0.23 acres |
| <b>Parking</b>   | None       |

This is a sidewalk that is maintained in the summer and winter by City Parks Department personnel. The walk is approximately 5 feet wide, and runs along both sides of Santa Fe Trail from the intersection of Adams Street to the intersection with Main Street.

**Recommendations:**

1. Add bicycle lanes along the Santa Fe Trail between the Downtown Plaza and the municipal boundary.

## 6.6 Special Use Parks

### 6.6.1 Monument Lake

Location: 36 miles west of Trinidad along Highway 12

|                           |   |
|---------------------------|---|
| <b>Park Type</b>          | Special Use   |
| <b>Size</b>               | 360 acres   |
| <b>Parking</b>            | Undetermined  |
| <b>Camping Facilities</b> | 50+ tent sites, 45 camper sites, motel rooms, 13 cabins |
| <b>Other Facilities</b>   | Fishing, horseback riding                               |

This recreational facility is located west of the City of Trinidad and is currently being operated pursuant to a lease agreement with a private vendor. It has a number of amenities including fishing, lodging, and camping areas.

The park once contained a zoo, a fish hatchery and a vacation resort. Presently there is a motel, cabins, restaurant and lounge. Rental boats are available and a small store for fishing and camping supplies is located along the lake.



#### **Recommendations:**

1. Develop permanent designated campsites and permanent fire rings to establish clear boundaries of tent sites. Also establish clearly defined roadways and limit vehicle traffic to said roadways and parking areas. This would increase safety by not having tents and cars parked in areas that might hinder travel throughout the park. This would also help with erosion due to decreased turf areas caused by tents and vehicle traffic.
2. The trees within the park especially near the camping areas consist of large trees that add to the character of the park. An inventory of the trees together with a plan for replacement of these trees should be developed as part of the long-term planning for the park.
3. Upgrade the roads and fences to a high standard for both ease of maintenance and to help delineate boundaries of both the roads and the property.
4. Implement a higher standard for the maintenance and upkeep of the facilities located within the park.
5. Improve and update the signage throughout the park.
6. Restore the fish hatchery.

### 6.6.2 The Municipal Golf Course

Location: Along Nolan Drive adjacent to I-25

|                  |                                      |
|------------------|--------------------------------------|
| <b>Park Type</b> | Special Use                          |
| <b>Size</b>      | 84.24 acres                          |
| <b>Parking</b>   | Off-street parking, golf cart sheds. |

The Municipal Golf Course is a nine-hole golf course built in 1914. The course is built into the natural terrain, offering many challenges and spectacular views of the Sangre De Cristo Mountains. With 18 different tee boxes, the course is a par 72, with a length of 6,160 yards.

Trinidad Municipal Golf Course is considered one of the top nine-hole courses in Colorado, and *Avid Golfer* magazine ranks it as one of the “ten hidden gems in the country”. The course offers a stocked pro shop, a self-serve driving range, practice green, and cart and club rentals. The grounds also contain on-site cart storage and a groundskeeper’s workshop.

The golf course is open to the public with memberships available. The Trinidad-Las Animas County Golf Association, consisting of 9 board members, leases the course from the City of Trinidad and is in charge of the management of the course.

**Recommendations:**

1. The City Tree Board should create a plan for the removal and replacement of dead trees.
2. With the recent drought and an added emphasis being placed upon the available water resources, this is an area where a pattern can be set for the entire park system. By continuing to work toward being as resourceful as possible with available water, the Golf Course can be an example of efficient water use and conservancy for other businesses and citizens.
3. Continue to improve the landscape adjacent to the course.
4. The Golf Course should continue to strive to be as fiscally independent from the City as possible.
5. Restore the tennis courts at the facility.
6. Investigate the possible addition of a miniature golf course facility on the property.

## 6.7 Parks by Outside Agencies

### 6.7.1 Holy Trinity Catholic School

Location: Church Street and Animas Street.

|                  |                    |
|------------------|--------------------|
| <b>Park Type</b> | Community          |
| <b>Size</b>      | 2.0 acres +/-      |
| <b>Parking</b>   | Off street parking |

This park is located within the campus of the Holy Trinity Catholic School. The facilities include a full size football field and a gymnasium. The football field is utilized for AYSO soccer, and is also used for some community events such as Santa Fe Trail Days.

The gymnasium is used by the Trinidad Recreation Department for youth league basketball practice and games.

### 6.7.2 TSJC Scott Gymnasium

Location: Near Pine Street on TSJC campus

|                         |                    |
|-------------------------|--------------------|
| <b>Park Type</b>        | Special Use        |
| <b>Parking</b>          | Off street parking |
| <b>Number of Courts</b> | 1 full size        |

The gymnasium is used by the Trinidad Recreation Department for youth league basketball practice and games.

### 6.7.3 Las Animas County Fairgrounds

Location: North Linden Ave.

|                          |                    |
|--------------------------|--------------------|
| <b>Park Type</b>         | Community          |
| <b>Size</b>              | undetermined       |
| <b>Parking</b>           | Off street parking |
| <b>Picnic Facilities</b> | Picnic Pavilion    |

The Las Animas County Fairgrounds, located in north Trinidad off North Linden Street, were constructed in the early 1900s. Existing facilities include a rodeo arena, an outdoor arena, a racetrack, a 4-H barn, horse stalls, grandstand seating, a park area, office space, maintenance buildings, and parking. The fairgrounds are currently used for the annual county fair, which is held every summer and features livestock shows. The fairgrounds are also used for rodeos, horse shows, and horse races at other times of the year.

### 6.7.4 Las Animas County Courthouse South Lawn

Location: Along 2<sup>nd</sup> Street between Chestnut and Maple

|                  |                   |
|------------------|-------------------|
| <b>Park Type</b> | Mini-Park         |
| <b>Size</b>      | 1.7 acres         |
| <b>Parking</b>   | On street parking |

This park is located directly south of the Las Animas County Courthouse. It contains a large lawn area with many mature trees.

### **6.7.5 TSJC Tennis Courts**

Location: Along 4<sup>th</sup> Ave. Near Pine Street

|                         |                           |
|-------------------------|---------------------------|
| <b>Park Type</b>        | Special Use               |
| <b>Size</b>             | 1.4 acres                 |
| <b>Parking</b>          | On street parking         |
| <b>Number of Courts</b> | 2 full size tennis courts |

This park is owned and maintained by Trinidad State Junior College. This is the only functional tennis facility in Trinidad at this time.

### **6.7.6 TSJC Xeriscape Park**

Location: Pine Street and State Street

|                  |                   |
|------------------|-------------------|
| <b>Park Type</b> | Mini Park         |
| <b>Size</b>      | 0.70 acres        |
| <b>Parking</b>   | On street parking |

This park is a xeriscape park that is owned and maintained by Trinidad State Junior College. This park was built in 2004, highlighting an example of a flowering garden using plants that are suited for Trinidad's environment. It is also a good example of what can be done with a former building site, turning an empty lot into something beneficial to the community.

### **6.7.7 TSJC Sander's Field**

Location: Broom Street and State Street

|                        |  |
|------------------------|--|
| <b>Park Type</b>       | Mini Park                                    |
| <b>Size</b>            | 1.6 acres                                    |
| <b>Parking</b>         | 20+/- Off street parking / On street parking |
| <b>Park Facilities</b> | 1 youth/practice football/soccer fields      |

This park consists of 1 open field, separated from Centennial field by State Street. This park is used mainly for youth football and soccer.

### **6.7.8 Trinidad School District Centennial Field**

Location: Broom Street and State Street

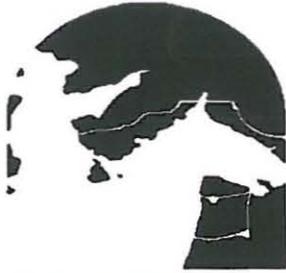
|                        |  |
|------------------------|--|
| <b>Park Type</b>       | Mini Park                                    |
| <b>Size</b>            | 1.6 acres                                    |
| <b>Parking</b>         | 20+/- Off street parking / On street parking |
| <b>Park Facilities</b> | 1 youth/practice football/soccer fields      |

This park consists of an open field, separated from Sander's field by State Street. This park is used mainly for youth football and soccer.

This plan approved and adopted by the City Council of the City of Trinidad, Colorado on this 3<sup>rd</sup> Day of March, 2015.

\_\_\_\_\_  
Mayor, Joseph Reorda

\_\_\_\_\_  
City Clerk, Audra Garret



CITY OF TRINIDAD, COLORADO  
1876

## COUNCIL COMMUNICATION

**CITY COUNCIL MEETING:** March 3, 2015  
**PREPARED BY:** Audra Garrett, City Clerk  
**DEPT. HEAD SIGNATURE:** *Audra Garrett*

**SUBJECT:** Consideration of golf course Clubhouse proposal

**PRESENTER:** Les Downs, City Attorney

**RECOMMENDED CITY COUNCIL ACTION:** Consider terms of a potential lease agreement for the facility.

**SUMMARY STATEMENT:** The clubhouse facility is a City-owned restaurant located at 1415 Nolan Drive. It greatly compliments the golf course proper and offers amenities to patrons.

**EXPENDITURE REQUIRED:** No.

**SOURCE OF FUNDS:** N/A

**POLICY ISSUE:** Lease of City facility.

**ALTERNATIVE:** N/A

### BACKGROUND INFORMATION:

- The City acquired the clubhouse in October, 2010 and thereafter renovated the building.
- In April, 2012, the City entered into a lease agreement with B & G, Inc. for the operation of the restaurant facility.
- On or about December 31, 2014, B & G, Inc. vacated the premises and thereafter submitted a letter advising of their intent not to continue the lease.
- Advertisement requesting proposals for the clubhouse operation was had with a due date of February 13, 2015.
- Three parties expressed interest, two of which visited the facility.
- Only one party submitted a written proposal by the deadline. None were received after the deadline.

**REQUEST FOR PROPOSALS**  
**GOLF COURSE CLUBHOUSE LEASE**

Written proposals are being accepted for the lease of the Golf Course Clubhouse (restaurant facility), which is owned by the City of Trinidad. Any party(ies) interested in leasing the Clubhouse must submit a written proposal no later than February 13, 2015 by the close of business to:

**City Manager**  
**City of Trinidad**  
**P. O. Box 880**  
**135 North Animas Street**  
**Trinidad, CO 81082**  
**(719) 846-9843 ext. 135**  
**(719) 846-4140 fax**

The Golf Course Clubhouse is located 1415 Nolan Drive.

The term of the lease is negotiable. Inspection of the facility along with all inquiries should be directed to the City Manager's Office at the above address.

Ristras Restaurant and Cantina

Trinidad, CO 81082

February 18, 2015

City of Trinidad

City Manager

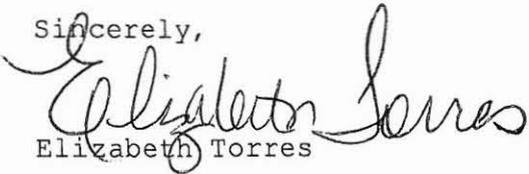
135 N. Animas Street

Trinidad, CO 81082

I am submitting my proposal to lease the restaurant/bar facility located within the golf course property. I am proposing a yearly payment of \$10,000 payable in 12 monthly installments of \$833.33. I calculated this figure based on my normal operating costs associated with my current location and the golf course location. There are challenges that I will encounter at the golf course facility including lack of signage and lack of parking lot lighting. My business, as with any other restaurant in the area, depends on good visibility in high traffic areas. This condition does not exist at the golf course. My core business is local patrons but I need to attract tourists in order to sustain my business into the future.

I am currently operating a successful restaurant business in the Trinidad area. I have all the necessary equipment, smallwares, and staff to relocate to the golf course with ease. I am also knowledgeable in the operation of a successful restaurant. Thank you for your consideration of my bid.

Sincerely,



Elizabeth Torres

Ristra's Restaurant and Cantina



680-1137

**RISTRAS**

1415 Nolan Dr Trinidad, Co. 81082

February 7, 2015

**Executive Summary**

***The Product***

The restaurant will continue to offer a cross-section of services to its customers to include: Buffets, reunions, funeral receptions, catering and a delivery service.

***The Market***

Our strategy for success will be a combination of great food and service, a pricing structure our customers can afford, and making them aware of what we are offering through our in-house marketing, good coupons, and a strong value for their money.

***The Competition***

Competition in this area is tough because of the size of the community and the economy. This is why a good pricing structure is vital, good value for your dollar. Competition is busy between all of the national food chain restaurants because of their pricing structure.

The niche for the full service restaurants is smaller but competitive, Quality of food and service, atmosphere and cleanliness are the major factors between the remainder of the restaurants.

City of Trinidad

FEB 13 2015

City Clerk's Office

## **Business Plan - RISTRAS**

### **The Product**

#### *The Product*

Ristras offers authentic mexican cuisine with original family recipes served in a classic setting, located on the finishing hole of the municipal golf course with a view of the Sangre de Cristo mountain range and the City of Trinidad, Colorado.

#### *Product Patents*

Ristras' holds the exclusive rights to the use of the business name Ristras.

#### *Future Products*

The restaurant plans to continue its operation with the freshest ingredients, homemade tortillas and old family recipes. The menu will be expanded to include local favorites and food items for the health conscious.

### **Marketing Plan**

#### *The Target Market*

The target market for the restaurant is the downtown commercial district, the golf membership of the municipal course and the mainstream restaurant patrons.

#### *Location Analysis*

The location for Ristras is ideal for serving the breakfast, lunch and dinner crowds. Being a destination restaurant it is important to be able to satisfy the needs of its customers. This is a unique venue based on its location near the downtown area and situated right on the golf course and adjacent to residential neighborhoods also.

#### *Established Customers*

Having an existing restaurant for the past year and the opportunity to establish Ristras' in a new location will give us the opportunity to enhance our customer base. The existing

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~~Restaurant Food District should enjoy strong~~

diversified menu a 33% food cost is anticipated. With a typical mexican food menu costs should be in the 26% range. Anticipated menu changes to stay within the lower range is anticipated.

## Advertising

Ristras' will use local venues for its advertising. In-house advertising has been a plus and enable us to control costs in this area. Doing trade-outs with the radio station will keep our budget under control. Using coupons with the newspaper ads will gauge which is the correct venue.

## Competitor Analysis

### *The Competitors*

Being a small community our competition is not large, Three chinese restaurants, two BBQ restaurants, two pizza outlets, one Italian, three national burger chain outlets, one other mexican restaurant, one fast food mexican. The national chains hold 60% of market share. Our business is not alone in this market, but in our location we have truly made ourselves a destination restaurant. All of our competitors have well-established locations and have been in existence for many years giving them fair market share. Our quality of food, service and location makes us a viable competitor.

### *Competitor Strategies*

There are some competitors working in niche markets, known as the fast-food area, and all have similar pricing. These are either self-serve or drive-thru while we are full service, this is a plus for us as those customers that want full service. We position ourselves against competition with the type of food served, the quality of food, the service, a full service bar and the unique location. All of this plus great value for your dollar.

## SWOT Analysis (Strengths/Weaknesses/Opportunities/Threats)

### *Strengths*

Ristras' is located on a closed-end street which accesses a local chinese restaurant, the local bowling lanes, golf driving range and the municipal golf course. Access is convenient to a local motel, which is located on I-25 exit, and within walking distance of the restaurant. Located within a 5-minute drive from the commercial district and as well as a nearby residential district. Ristras' has assembled a well qualified and motivated combination of owners and staff to ensure business success. The kitchen staff is led by a culinary school chef which adds to the importance of the quality of food and service that will be offered at Ristras'.

### *Weaknesses*

The success of Ristras' will depend on providing our customers with consistent quality of a great food, friendly service and a well-kept clean establishment. Developing a good quality staff through training of our food product and correct service techniques and maintaing good human resources policies will

ensure our business of low turnover of staff.

With our restaurant being a destination location it is crucial that the quality of food and service be exceptional to be able to have a high return of repeat customers.

### *Opportunities*

There are significant possibilities to enhance the growth of the business through added features to bring new or the return of current customers to the location. The ability to establish a delivery service for customers in the immediate area, offering a special catering selection menu and marketing the large patio areas for special events. This is the only location that is able to offer outdoor functions without leaving the premises.

### *Threats*

Based on the size of the city and the economy in this area it is important to be able to offer our customers true value for their dollar. The senior citizen market is large so the ability to offer health conscious meals is important.

Fortunately, the food supplier base is solid, the labor market for staff could stand improvement, but overall the positives far outweigh the negatives.

### Operations

#### *Daily Operations*

The restaurant will be open for breakfast, lunch and dinner 6 days a week with the store being closed on Monday only. A brunch on Sunday will be offered in addition to the regular menu.

#### *Operational Facilities*

Ristras' operation facility is approximate seating for 110 patrons. There is a larger dining area for parties of 60-70 guests and the sun-room patio side will hold 30-35 guests/ The bar area has seating for 20-25 plus seating at the bar. The outdoor patio has seating for 40-50 complete with umbrella tables and a larger patio area on the north side that has great promise (grassed-in area, sanded volleyball, horseshoe pits, etc.).

#### *Staffing*

Ristras' will employ full-time hosts or hostesses for the day and evening shifts, four part-time waitresses, part-time busboy, three full-time cooks and full time dishwasher. The bar will also employ a part-time bartender and an on-call staff for special in-house events and outside caterings.

#### *Suppliers*

---

...the Trinidad area and one local supplier which carries 50% of

Monday only. A brunch on Sunday will be offered in addition to the regular menu.

### Operational Facilities

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### *Suppliers*

There are 4 major suppliers which service the Trinidad area and one local supplier which carries 50% of items needed. All suppliers have their own price structures which it is up to the head-purchasing agent (chef/mgr) to discern which supplier will be used based on pricing. The major suppliers offer meats, dairy, produce, bakery goods and dry goods that are needed. It will be the responsibility of chef/mgr to ensure that a positive relationship exists in order to minimize potential shortages.

### Capital Requirements Plan

#### *Capital Requirements*

Ristras' will require necessary items to facilitate the opening. The purchasing of tables, chairs, kitchen racks, service ware, china, patio furniture. These additional expenses will complete the renovation of the selected location.

The owner will provide the necessary funds related to rent, staffing and inventory.

Capital contributed by the owner will be considered capital contribution.

All debt obligations related to this venture will be repaid by the business to the owner within five years.

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ADDITIONAL REVENUE IDEAS

1. Specific Promotions

|                |                |
|----------------|----------------|
| Valentines day | Cinco de Mayo  |
| Mothers' Day   | Fourth of July |
| Easter Sunday  | Thanksgiving   |

2. Coupons

3. Patio Functions

Outdoor grilling  
Weddings, receptions

4. Booking Special Events

Graduation Parties  
Reunions  
Funeral receptions  
Weddings  
Banquets

5. Special Caterings

6. Delivery Business

7. Utilizing In-house menu boards

"The difference between well managed companies and not so well managed companies is the degree of attention they pay to the numbers"

Royce Miell

RMC Distributing  
Sales Representative  
2200 N. Freeway  
Pueblo, CO 81003  
719-240-7945  
Sales70@rmcdistributing.com

February 5, 2015

City of Trinidad  
Trinidad, Colorado

To Whom It May Concern,

This letter is to acknowledge that Liz Torres and her restaurant, Ristras Restaurant and Cantina, are indeed in good standing with RMC Distributing. Liz has had an account with RMC Distributing for a year now, and there has never been an issue with the account. We are pleased to have Liz as one of our customers.

If you require any further information please feel free to contact me.

Sincerely,

Royce Miell



February 12, 2015

To whom it may concern,

My name is Larry Archuletta and I am a Marketing Associate with Sysco Foodservice of Denver. Over the past year we at Sysco have enjoyed a good working relationship as well as a partnership with Liz Torres at Ristras Restaurant. She initially set up her account so that she would have any outstanding balances paid within the agreed terms. There has never been and is not now any issues with her account. If you have any questions feel free to contact me. Thank you.

Larry Archuletta

Marketing Associate

Sysco Denver

Office: 800.366.6696 ext. 7586

Cell: 719.250.0603

archuletta.larry@den.sysco.com



To Whom It May Concern:

Ristras Cantina & I Love Sugar Candy Store owned by Liz Torres has remained in good standing since becoming a customer of US Foods.

Ristras Cantina account was opened on 10/31/2013 with US Foods and has remained in good standing.

I Love Sugar Candy Store's account was opened on 5/14/2013 with US Foods and has remained in good standing.

Thanks,

US Foods Denver  
11955 E. Peakview Ave  
Centennial, Co. 80111  
800-553-4413

February 5, 2015

To Whom it may Concern:

I am a direct sales representative for Shamrock Foods Company located in Denver, CO. and do business with Liz and Reuben Torres the owners of Ristra's Restaurant in Trinidad, CO.

My territory is La Veta, CO to Springer, NM so I have the opportunity to deal with lots of restaurants and businesses. Ristra's Restaurant is one of the cleanest and well run businesses in my area.

It is my pleasure to do business with Liz and Reuben Torres because they are always friendly and welcoming to everyone that comes into their place. The food and service is great and I would recommend this to everyone.

Sherry Bennett

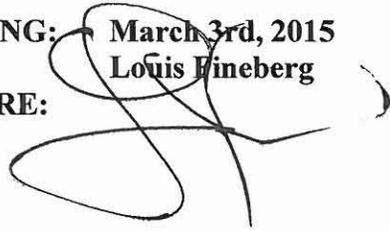
575-447-2880





CITY OF TRINIDAD, COLORADO  
1876

## COUNCIL COMMUNICATION

CITY COUNCIL MEETING: March 3rd, 2015  
PREPARED BY: Louis Fineberg  
DEPT. HEAD SIGNATURE: 



**SUBJECT:** SHF Grant Application for Structural Upgrades to the Hughes Lumber Company Building

**PRESENTER:** Louis Fineberg, Planning Director

**RECOMMENDED CITY COUNCIL ACTION:** If Council would like to restore the Hughes Lumber Company Building, the grant application should be authorized.

**SUMMARY STATEMENT:**

The proposed project will include the restoration and rehabilitation of all windows and doors, exterior masonry repointing, roof replacement and parapet wall restoration.

**EXPENDITURE REQUIRED:** \$70K.

**SOURCE OF FUNDS:** CIP.

**POLICY ISSUE:** Should the City of Trinidad authorize the grant application?

**ALTERNATIVE:** The City of Trinidad could decide not to authorize the contract.





**CITY OF TRINIDAD, COLORADO**

**RESOLUTION NO.**

A RESOLUTION OF THE CITY OF TRINIDAD, COLORADO, SUPPORTING A GRANT APPLICATION TO THE COLORADO STATE HISTORICAL FUND FOR THE FUNDING NECESSARY TO COMPLETE THE FIRST PHASE OF THE PRESERVATION, REHABILITATION AND RESTORATION OF THE TRINIDAD POWER AND LIGHT BUILDING LOCATED AT 127 PLUM STREET IN THE CORAZON DE TRINIDAD NATIONAL HISTORIC DISTRICT FOR MUNICIPAL PURPOSES

WHEREAS, the City of Trinidad has a long, proven track record of supporting historic preservation projects in the Corazon de Trinidad National Historic District; and

WHEREAS, the Trinidad Power & Light Building is a contributing structure to the Corazon de Trinidad National Historic District; and

WHEREAS, the Trinidad Power & Light Building is currently underutilized and in need of structural stabilization and adaptive reuse; and

WHEREAS, the City has completed the Historic Structure Assessment of the Trinidad Power & Light Company Building; and

WHEREAS, the City and its architectural consultant are in the final stages of completing the construction documents for the project; and

WHEREAS, the City would like to utilize the preserved, renovated and rehabilitated structure to house municipal offices or other related uses;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TRINIDAD, COLORADO, that:

**Section 1. Support for Application to the State Historical Fund.** The City Council of the City of Trinidad supports application to the State Historical Fund for the purpose of securing funding for the first phase of the preservation, renovation and rehabilitation of the Trinidad Power & Light Building located at 127 Plum Street in the Corazon de Trinidad National Historic District and further agrees to commit to provide a cash match for the project in the amount of \$70,000.

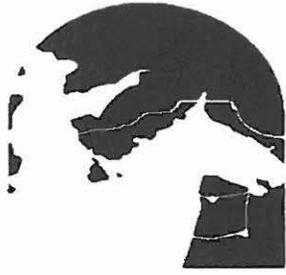
**Section 2. Effective Date.** This resolution shall be in force and effect from and after the date of its approval and adoption.

APPROVED and ADOPTED this \_\_\_\_ day of March, 2015.

\_\_\_\_\_  
JOSEPH A. REORDA, MAYOR

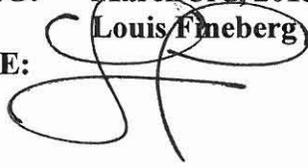
ATTEST:

\_\_\_\_\_  
AUDRA GARRETT, CITY CLERK



CITY OF TRINIDAD, COLORADO  
1876

## COUNCIL COMMUNICATION

CITY COUNCIL MEETING: March 3rd, 2015  
PREPARED BY: Louis Fineberg  
DEPT. HEAD SIGNATURE: 

**SUBJECT:** GOCO Grant Application for City of Trinidad Dog Park Construction

**PRESENTER:** Louis Fineberg, Planning Director

**RECOMMENDED CITY COUNCIL ACTION:** This item is for discussion only at this time and no formal action is required.

**SUMMARY STATEMENT:**

The City has budgeted \$30K for the construction of a dog park at the Linden Avenue location. The proposal is to use this \$30K along with \$30K in in-kind services and the land donated by LA County Rehabilitation as local match to secure an additional \$120K for the construction of a dog park that will include sod, sprinklers, water fountain, agility course, picnic tables, pet waste stations, paved parking lot and signage.

**EXPENDITURE REQUIRED:** \$30K cash plus \$30K in-kind services.

**SOURCE OF FUNDS:** CIP.

**POLICY ISSUE:** Should the City of Trinidad support the grant application?

**ALTERNATIVE:** The City of Trinidad could decide not to support the application.



**CITY OF TRINIDAD, COLORADO**

**RESOLUTION NO.**

A RESOLUTION OF THE CITY OF TRINIDAD, COLORADO, SUPPORTING THE GRANT APPLICATION FOR A LOCAL PARKS AND OUTDOOR RECREATION GRANT FROM THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND FOR THE COMPLETION OF THE CITY OF TRINIDAD DOG PARK

WHEREAS, the City of Trinidad supports the Great Outdoors Colorado grant application for the Linden Avenue Dog Park and if the grant is awarded, the City of Trinidad supports the completion of the project; and

WHEREAS, the City of Trinidad has requested \$133,536 from Great Outdoors Colorado to complete the City of Trinidad Dog Park.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF TRINIDAD THAT:

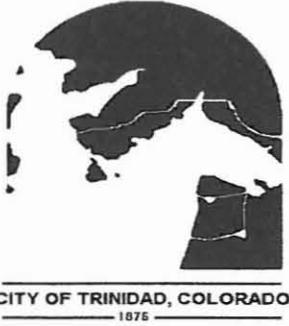
- Section 1: The City Council of the City of Trinidad strongly supports the application and has appropriated matching funds for a grant with Great Outdoors Colorado.
- Section 2: If the grant is awarded, the City Council of the City of Trinidad strongly supports the completion of the project.
- Section 3: The City Council of the City of Trinidad authorizes the expenditure of funds necessary to meet the terms and obligations of any Grant awarded.
- Section 4: The project site is owned by the City of Trinidad and will be owned by the City of Trinidad for the next 25 years.
- Section 5: The City Council of the City of Trinidad recognizes that as the recipient of a Great Outdoors Colorado Local Government grant the project site must provide reasonable public access.
- Section 6: The City Council of the City of Trinidad will continue to maintain the City of Trinidad Dog Park in a high quality condition and will appropriate funds for maintenance in its annual budget.
- Section 7: If the grant is awarded, the City of Trinidad hereby authorizes the City Manager to sign the grant agreement with Great Outdoors Colorado.
- Section 8: This resolution to be in full force and effect from and after its passage and approval.

APPROVED and ADOPTED this \_\_\_\_ day of March, 2015.

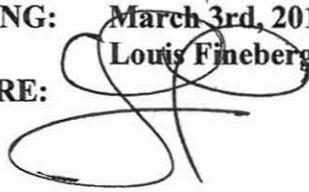
\_\_\_\_\_  
JOSEPH A. REORDA, MAYOR

ATTEST:

\_\_\_\_\_  
AUDRA GARRETT, CITY CLERK



## COUNCIL COMMUNICATION

CITY COUNCIL MEETING: March 3rd, 2015  
PREPARED BY: Louis Fineberg  
DEPT. HEAD SIGNATURE: 

Sh

**SUBJECT:** DOLA EIAF Grant Request for Cedar Street Extension & Utility Relocation

**PRESENTER:** Louis Fineberg, Planning Director

**RECOMMENDED CITY COUNCIL ACTION:** Council should consider the request.

### SUMMARY STATEMENT:

The total cost of extending Cedar Street and relocating the electrical substation and other utilities located on the property owned by Mr. Cimino is estimated at \$1.3M. The cost estimate for the development of Cedar Street (approximately \$1.1M) is attached and utility relocation is estimated at an additional \$200K. The grant request would be for approximately \$900K - \$1M with a corresponding City match of between \$300K - \$400K. The concept plan showing the extension of Cedar Street from Commercial Street to Chestnut Street is also attached along with a draft letter of support for the project and supporting documentation supplied by Mr. Cimino.

**EXPENDITURE REQUIRED:** \$300K - \$400K.

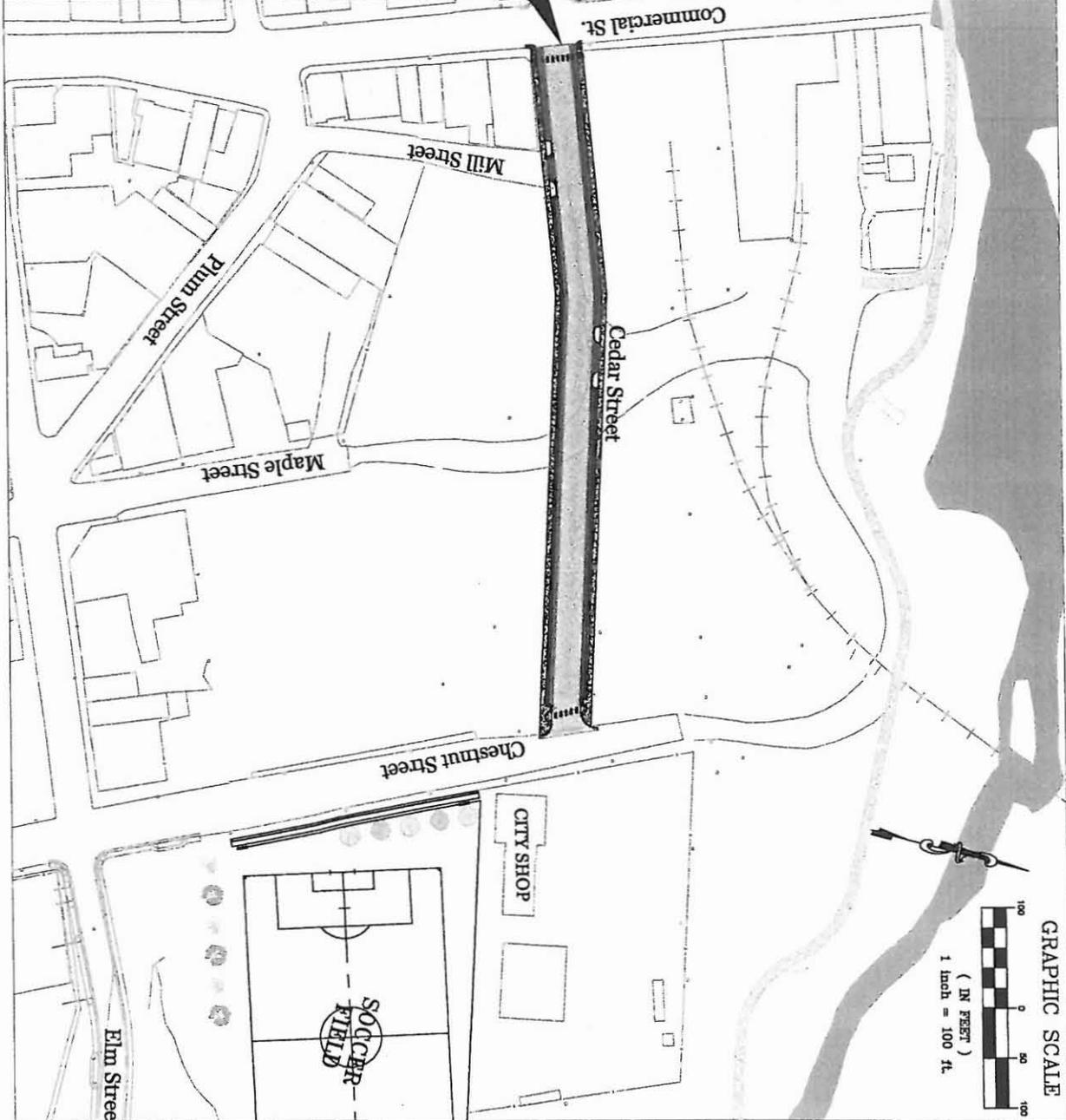
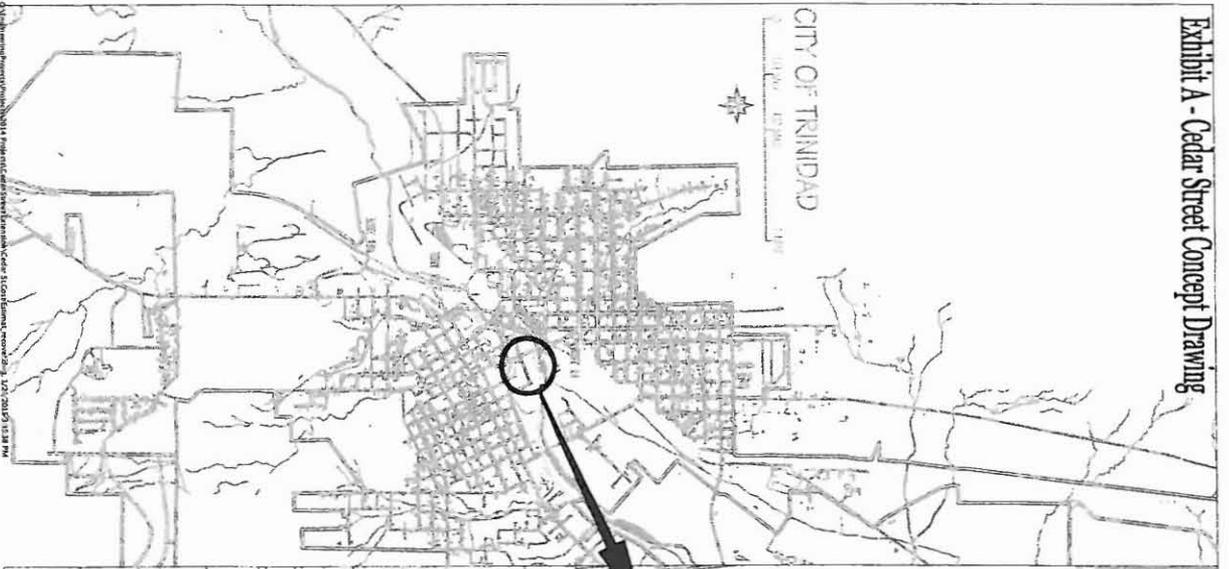
**SOURCE OF FUNDS:** Private donation.

**POLICY ISSUE:** Should the Council approve the grant request?

**ALTERNATIVE:** The Council could decide not to approve the grant request.

Sh

Exhibit A - Cedar Street Concept Drawing



4/24/2014 10:00 AM



Mr. Louis Feinberg  
Planning Director  
City of Trinidad  
135 N. Animas St.  
Trinidad, CO 81082

Dear Louis:

Please accept our request for assistance in developing public infrastructure improvements to Cedar Street between Commercial St. and Chestnut St. and the relocation of the city power sub-station located within our property.

**Project Description**

Phil Long Toyota is a privately held Colorado based company that provides retail automotive sales, service and parts as a franchise of Toyota Motor Sales USA.

The company is currently considering relocating Phil Long Toyota to the property bordered by Commercial, Cedar and Chestnut Streets, or relocating the facility to Alamosa, Colorado.

Phil Long Toyota currently employs 28 full time employees, with an average annual income of \$43,373. The company plans to add 5 net – new full time employees upon relocation. Additionally, Toyota of Trinidad is a major generator of tax revenues for the city of Trinidad, Las Animas County and the state of Colorado with estimated 2014 tax submissions of over \$531,000. (sales tax, payroll tax, property tax)

With the support of the City of Trinidad, Las Animas County and/or State government, Phil Long Toyota is committed to staying in Trinidad and to the construction of a new \$4,500,000 state of the art Toyota dealership, thus retaining a cornerstone business in downtown.

This project supports the city and states economic goals of retaining and creating net – new jobs in the economy and supporting the development of the downtown business district.

**Funding Request**

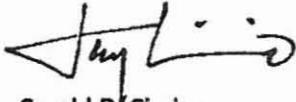
Phil Long Toyota respectfully requests that the City of Trinidad, Las Animas County and/or the State of Colorado:

- Develop Cedar Street between Commercial Street and Chestnut Street using brick paving, curb, gutter and lighting appropriate to the historic look of Commercial Street. Additionally, upgrading any associated utilities required to accommodate Phil Long Toyota. \*

- Relocate existing power sub-station and eliminate above ground power lines that are currently located on the property to be developed. \*

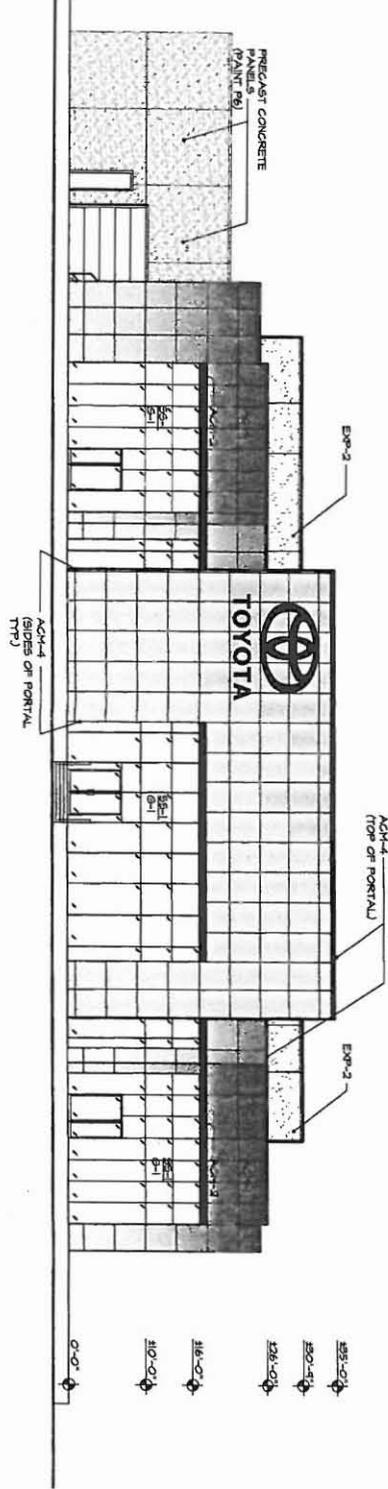
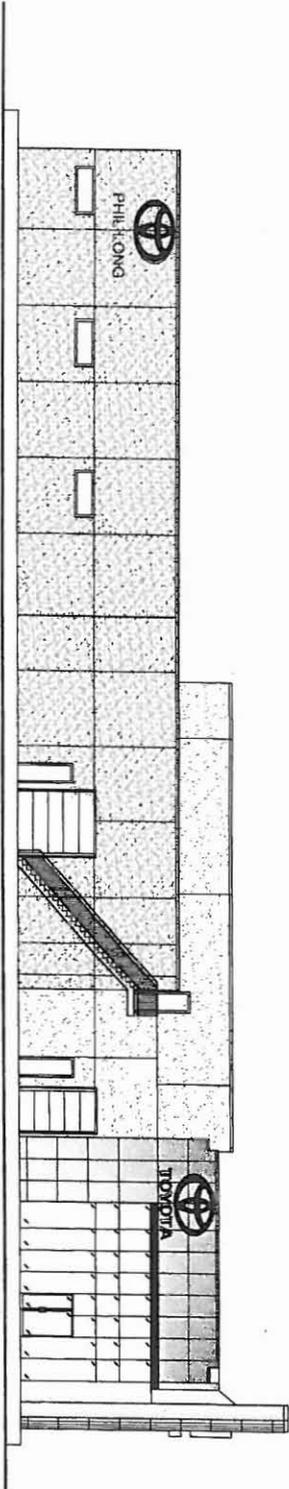
In Conclusion, Phil Long Toyota is committed to championing a prosperous economy and to revitalizing trade and business activities in downtown Trinidad. Your generous support is needed to insure Phil Long Toyota remains in Trinidad.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerald D. Cimino". The signature is stylized with a large initial "G" and a long horizontal stroke.

Gerald D. Cimino  
President/CEO  
Phil Long Toyota

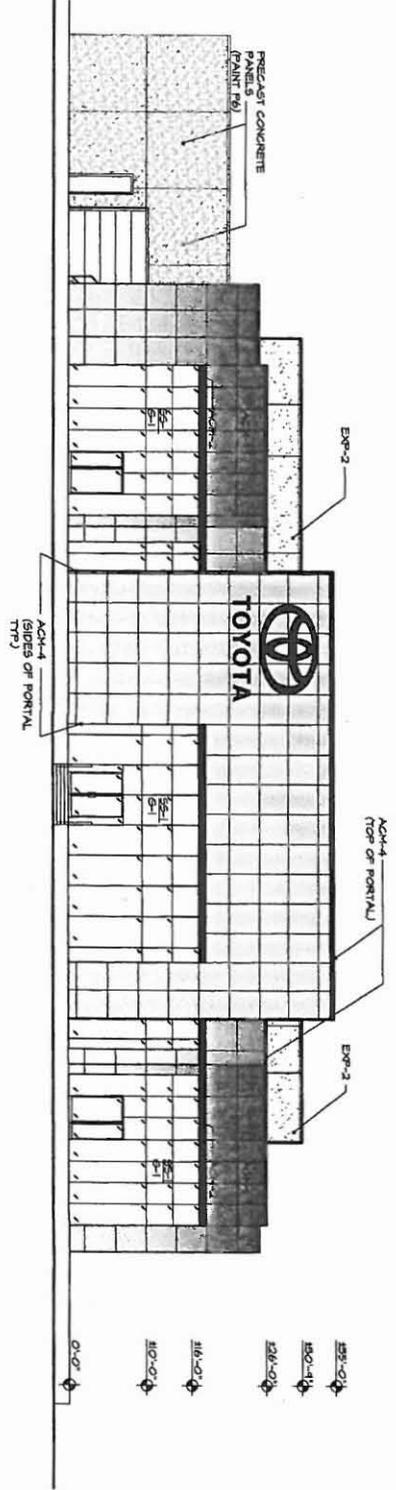
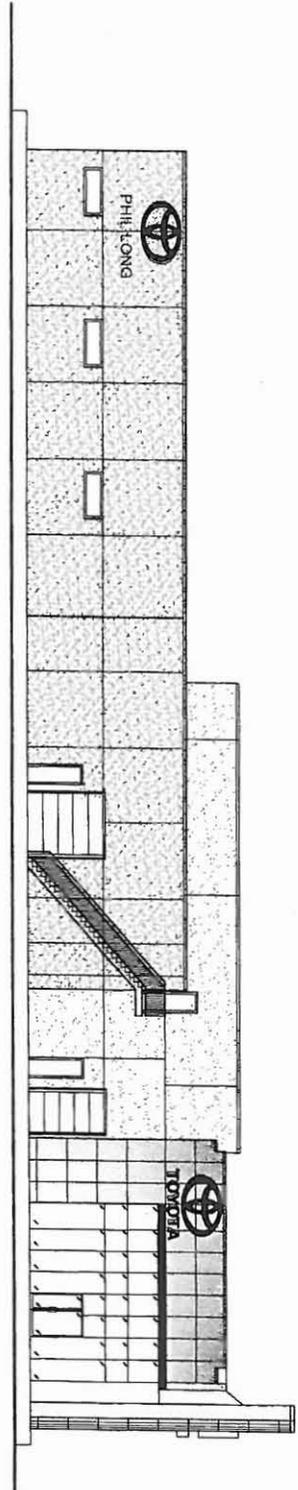
\* see attached



**CONCEPT ELEVATION**

SCALE: 1/16" = 1'-0"

|                       |         |                  |                                     |   |   |
|-----------------------|---------|------------------|-------------------------------------|---|---|
| Sheet<br>4<br>of<br>4 | Job No: | Date:<br>10-7-14 | <b>PHIL LONG TOYOTA</b><br>TRINIDAD |  | <b>ART C. KLEIN CONSTRUCTION</b><br>INC.<br>3370 CHELTON LOOP SO.<br>COLORADO SPRINGS, COLORADO 80909<br>719 570-6060 |
|                       | <hr/>   |                  |                                     |   |   |



**CONCEPT ELEVATION**

SCALE: 1/16" = 1'-0"



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TRINIDAD

Date:  
10-7-14

Job No:

Sheet  
4  
of  
4