



**REGULAR MARIJUANA BOARD MEETING
CITY COUNCIL CHAMBERS – CITY HALL
#1 CITY HALL PLACE**

**THURSDAY, JUNE 20, 2024
5:30 PM**

Individuals Requiring Special Accommodations Should Notify the City’s ADA Coordinator at (719) 553-2295 by Noon on the Friday Preceding the Meeting.

Agenda

A. ROLL CALL

B. APPROVAL OF AGENDA

C. READING AND APPROVAL OF MINUTES

C1 Reading and Approval of the Minutes for the Retail & Medical Marijuana Licensing Authority - Regular Meeting May 16, 2024.

D. CONSENT AGENDA

D1 MEDICAL PRODUCT MANUFACTURER - LICENSE RENEWAL

National Green Source, LLC; dba: The Green Source, 1900 S. Freeway - Natalie Romolt, Owner

D2 MEDICAL CULTIVATION FACILITY - LICENSE RENEWAL

National Green Source, LLC; dba: The Green Source, 1900 S. Freeway - Natalie Romolt, Owner

D3 RETAIL PRODUCT MANUFACTURER - LICENSE RENEWAL

National Green Source, LLC; dba: The Green Source, 1900 S. Freeway - Natalie Romolt, Owner

D4 RETAIL CULTIVATION FACILITY - LICENSE RENEWAL

National Green Source, LLC; dba: The Green Source, 1900 S. Freeway - Natalie Romolt, Owner

E. REGULAR AGENDA

E1 NO REGULAR AGENDA ITEMS

F. ADJOURN



**REGULAR MARIJUANA BOARD MEETING
CITY COUNCIL CHAMBERS – CITY HALL
#1 CITY HALL PLACE
THURSDAY, MAY 16, 2024 - 5:30 PM
MINUTES**

A. ROLL CALL

Board Members Present: Kimberly Archuletta, Richard Berry, Carla Flores, Joseph Perko, Tom Rose.

Board Members Present via Zoom: None.

Board Members Absent: None.

Administrative Staff Members Present: Assistant City Attorney Elizabeth Sexton-Drake, Licensing Coordinator Tammy Martinez

B. APPROVAL OF AGENDA

Richard Berry, seconded by Joseph Perko, moved to approve the agenda as distributed.

Roll Call - **Ayes:** 5 **Nays:** None. Motion 5-0.

C. READING AND APPROVAL OF MINUTES

C1 Reading and Approval of the Pueblo Marijuana Board minutes from April 18, 2024

Tom Rose, seconded by Richard Berry, moved to dispense with the reading and approve the Minutes of the Regular Meeting dated April 18, 2024, as distributed.

Roll Call - **Ayes:** 5. **Nays:** None. Motion 5-0.

D. CONSENT AGENDA

Andrew Hayes, Public Works Director addressed the Marijuana board with an update regarding some upcoming improvements around 4700 Dillon Dr.

Licensing Coordinator, Tammy Martinez read the Consent Agenda into the record.

Joseph Perko, seconded by Carla Flores, moved to approve the Consent Agenda.

Roll Call - **Ayes:** 5. **Nays:** None. Motion 5-0

D1 NuVue Pharma LLC, dba NuVue Pharma, 4740 Dillon Drive - Medicial Store

D2 NuVue Pharma LLC, dba: NuVue Pharma, 4740 Dillon Drive - Product Manufacturer

D3 NuVue Pharma LLC, dba: NuVue Pharma, 4740 Dillon Drive - Cultivation Facility

D4 NuVue Pharma LLC. dba: NuVue Pharma, 4740 Dillon Drive - Store Facility


E. NEW / OLD BUSINESS

F. ADJOURN

Richard Berry made a motion to adjourn, followed by all Ayes.

Meeting Adjourned at 5:36 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Richard Berry", is written below the text "Respectfully Submitted,".

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

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

CMJD LLC

is a

Limited Liability Company

formed or registered on 10/14/2013 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 20131590084 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/29/2024 that have been posted, and by documents delivered to this office electronically through 03/01/2024 @ 13:57:26 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/01/2024 @ 13:57:26 in accordance with applicable law. This certificate is assigned Confirmation Number 15803996 .



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

Secretary of State of the State of Colorado

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

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/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 website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



COLORADO
Department of Revenue
Marijuana Enforcement Division
1697 Cole Blvd., Suite 200
Lakewood, CO 80401

February 8, 2024

NATIONAL GREEN SOURCE LLC
The Green Source
License Type: Medical Marijuana Products Mfg
License #: 404-00685
Expiration date of license: 02/10/2024
1900 South Freeway
Pueblo, CO 81004

To whom it may concern:

The purpose of this correspondence is to inform you that should the renewal license investigation for NATIONAL GREEN SOURCE LLC continue past the date of expiration for the current license, the license will be administratively continued by the State Licensing Authority pursuant to 44-10-314 until the completion of the renewal license investigation. At the completion of the renewal license investigation, the Marijuana Enforcement Division will notify you of the outcome of the investigation.

Sincerely,

Dominique Mendiola
Senior Director

STATE OF COLORADO

DEPARTMENT OF REVENUE



Marijuana Enforcement Division



Regulated Marijuana Conditional License

NATIONAL GREEN SOURCE, LLC

The Green Source

1900 South Freeway, Pueblo, CO 81004

Medical Marijuana Products Manufacturer - 404-00685

License Issue Date: 02/10/2024

License Valid Through: 02/10/2025

This license is conditioned upon Local Authority approval, pursuant to section 44-10-305 C.R.S.

This conditional license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Article 10, 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, 1697 Cole Blvd., Suite 200, Lakewood, CO 80401. In testimony whereof, I have hereunto set my hand.

Handwritten signature of Dominique Mendiola in blue ink.

Dominique Mendiola, Senior Director

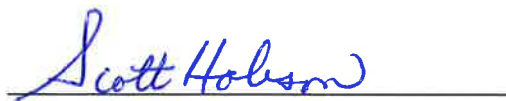
Handwritten signature of Heidi Humphreys in blue ink.

Heidi Humphreys, Executive Director

Conditional Use Permit

This is to certify that to the best of my knowledge the following property is in compliance with the requirements of Article V "Use Index", Chapter 4, Title XVII "Zoning" of the Pueblo Municipal Code, Section 17-4-51 (e).

Property Info	Property Address: 1900 South Freeway Road	
	1512416001 & 02; 1512417002, 03 & 04; 1512418001; 1512409010, 11, 12 & 13;	
	Parcel No: 1512409024	Zone: I-3
	Legal Description: A portion of blocks 9, 23, 24, Lake Minnequa Addition, a portion of Foleys Subdivision, a portion of vacated alley, a portion of Schley Street, and a portion of vacated Minnequa Avenue located within a portion of the east 1/2 of section 12, township 21 south, range 65, west of the sixth principal meridian.	
Type of Permit: <input type="checkbox"/> Medical Marijuana Grow Facility <input checked="" type="checkbox"/> Medical Marijuana Infused Product Manufacturing Facility <input type="checkbox"/> Medical Marijuana Research Facility		
Contact Info	Applicant:	
	Name: Natalie Romolt	Company: National Green Source
	Address: 1900 S. Freeway	
	City: Pueblo	State: Colorado Zip: 81004
	Phone: 480-226-6247	Email: natalie@nationalgreensource.com
Approv	Date of Inspection: April 22, 2024	
	Plan reviewer: Bart Mikitowicz, Senior Planner	
Certificate	<input checked="" type="checkbox"/> Final Approved with attached Conditions <input type="checkbox"/> Pending Approved <input type="checkbox"/> Denied	
	Case Number: CMM-19-02	
	Certificate Date: May 9, 2024	
	Certificate Expiration Date: April 23, 2025	

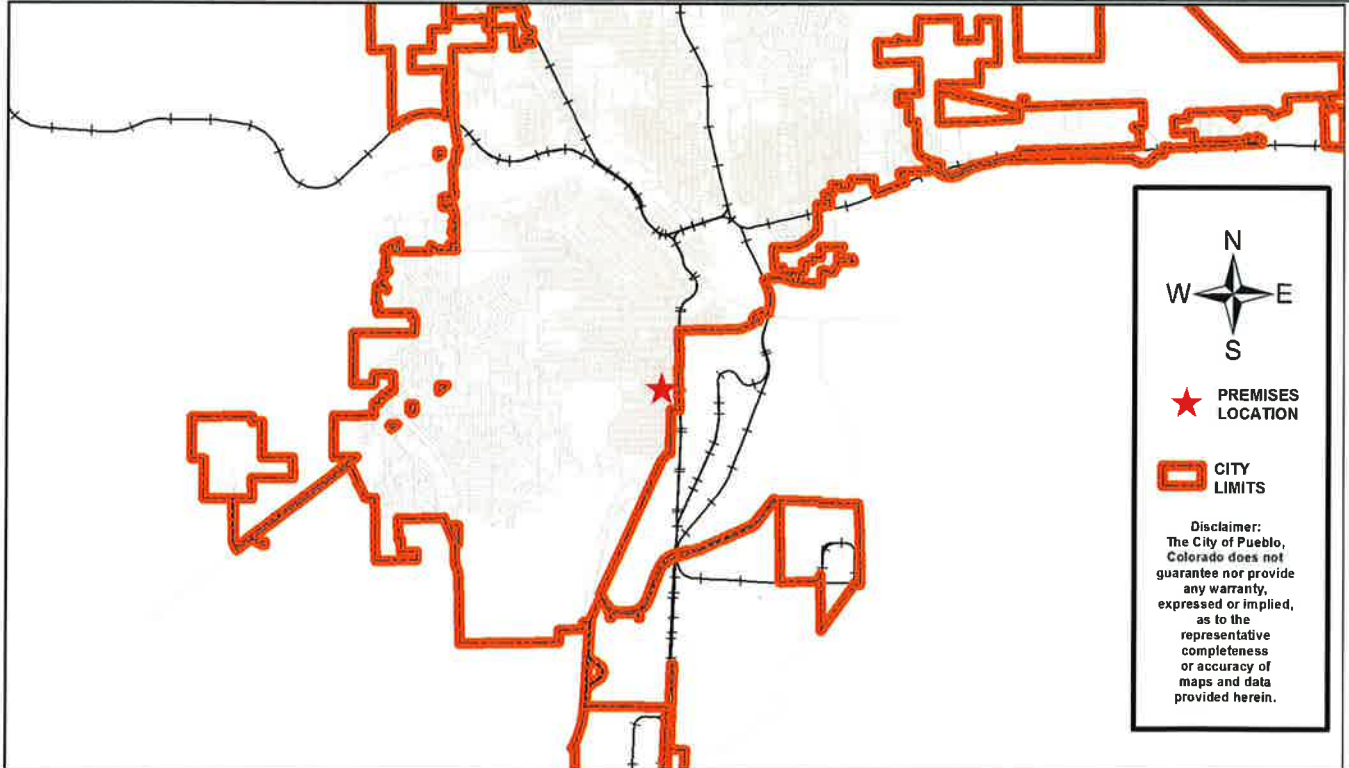


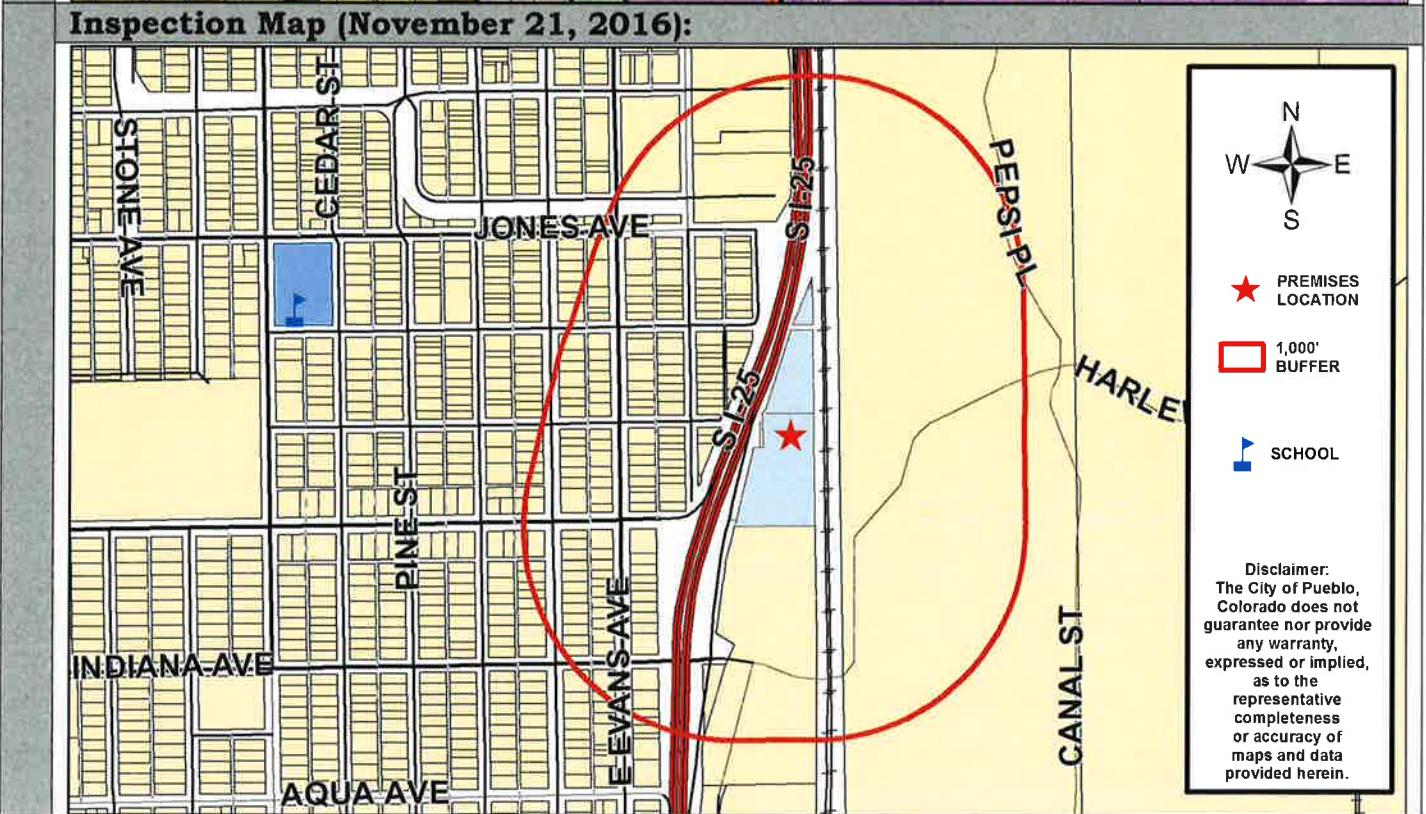
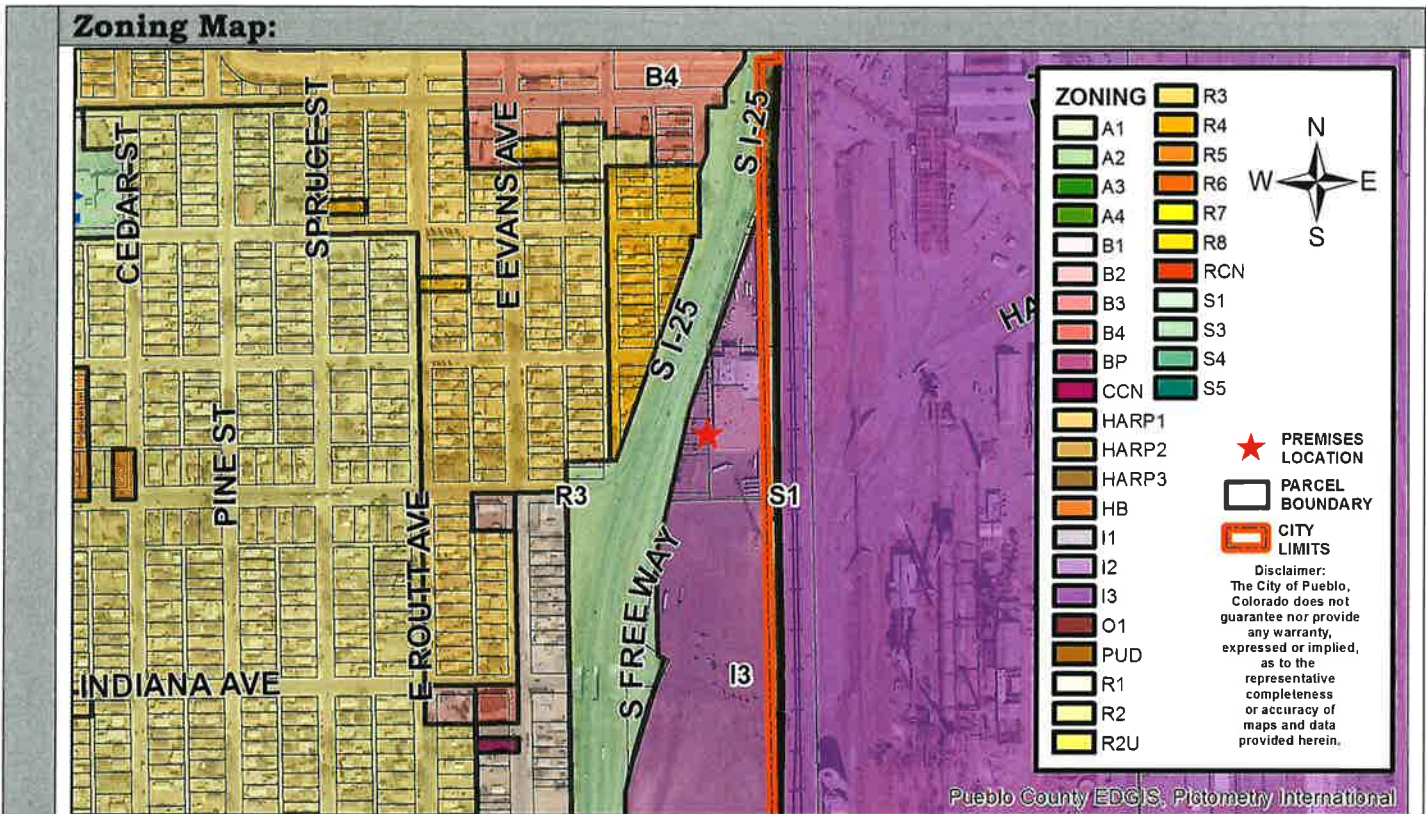
Scott Hobson
 Administrative Official
 (719) 553-2259

Site Map:



Vicinity Map:









This Conditional Use Permit is APPROVED with the following conditions:¹

1. **Time Limit.** Permit is valid for one year according to Section 17-4-51, (b), f., 4.. Upon issuance of a local license from the Marijuana Authority, this Conditional Use Permit will be automatically extended to the expiration date of the local license.
2. **Prior to inspection, provide, at a minimum, the following planned improvements:**
 - a. **Install landscaping** according to Section 17-4-7 of this title, regardless of the applicability stated in Section 17-4-7(b)(2).
 - b. **Compliance with architectural requirements according to the zone district. Industrial zoned properties shall comply with Section 17-4-49. All other zoned properties shall comply with Sections 17-4-46, 17-4-47, or 17-4-48 based on the building size.** The Administrative Official has the authority to require alternative requirements for architecture, in cases where the zoning requirements are not appropriate for a particular building or structure.
 - c. **Provide parking** according to Section 17-4-43(b), Section 17-4-44, and Section 17-4-45. All required parking spaces shall be permanent in character and provided with a permanent driveway to a public way. The driveway and parking spaces shall be paved with asphalt, concrete, Portland cement concrete or pavers.
 - d. **Provide public improvements** to bring the site and adjacent rights-of-way into compliance with applicable City standards, including but not limited to repairing or replacing broken sidewalks, curbs and gutters, and providing an ADA driveway “walk-around.”
 - e. **Provide drainage, detention, and water quality** in compliance with Storm Drainage Design Criteria and Drainage Policies for the City of Pueblo. Provide erosion and sediment control in compliance with City Stormwater Criteria and Colorado Department of Public Health and Environment.
 - f. **Provide a maintenance plan** for improvements required to be installed as part of the Conditional Use Permit.
3. **Existing windows may be screened** from the interior of the building but shall not be removed or covered from the exterior.
4. **New signs** must comply with Title XVII – Zoning Code, Chapter 10 – Sign Code, and Title XI – Police Code, Chapter 11 – Retail Marijuana, Section 11-11-318 for Trade names, trademarks, logos, labels, packaging and advertising.
5. **Required Revisions.** Any revisions or additions to plans required as a result of this approval must be submitted and stamped “approved” prior to the sign-off of the building permit routing slip or business license.
6. **Changes.** The Certificate is issued based on facts presented. The project shall not deviate from the information provided without prior written approval from the Department of Planning and Community Development.
7. **Property Inspection.** By acceptance of this Certificate, Certificate holder authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, and/or inspecting the property as long as the use authorized by this Certificate remains in effect.

¹ As amended by Ordinance No. 9482, adopted by Pueblo City Council, June 10, 2019, relating to required permits and architectural requirements for marijuana licenses.

8. **Completion and Maintenance of Improvements and Landscaping.** Certificate holder is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Certificate holder agrees to install and maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
9. **Building Permit; Other Permits.** Certificate holder is solely responsible for obtaining BUILDING PERMITS and all other applicable local, state and federal permits.
10. **Appeals.** The decision of the Administrative Official can be appealed up to thirty (30) days following such decision. Any work done in connection with this permit prior to the expiration of all applicable appeal periods is done SOLELY at the risk of the Certificate holder.
11. **Errors.** Certificate holder is solely responsible for the accuracy of all information contained in the application form and in accompanying documentation. Any errors contained therein may invalidate the Certificate and may result in issuance of a code violation citation and prosecution.
12. **Transfer of Ownership.** In the event of a transfer of ownership, partial or whole, of the subject premises, the applicant shall be required to submit an updated Medical Marijuana Property Owner Affidavit.
13. **Violations / Penalties.** A violation of any of the conditions of this Certificate or any provision of the Pueblo Municipal Code are subject to fines of up to one thousand dollars (\$1,000) or imprisonment for not more than one (1) year, or both such fines and imprisonment.
14. **Incorporation and Reference of All Plans Presented to the Administrative Official.** This approval incorporates by reference all plans, drawings, applications presented and all verbal and written representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.
15. **Prior to 2025 CUP Renewal, the following actions must occur:**
 - a. Site landscaping, along the east and south of the property was not completed according to the approved 2023 landscape plan and timetable for completion. The modified landscape plan that was submitted does not meet landscaping requirements according to Section 17-4-7 of the Pueblo Municipal Code. Amend the landscape plan according to the attached "National Green Source - Landscape Plan Redline" and resubmit for review by the Planning Department by August 14, 2024.
 - b. All landscape improvement identified in the approved landscape forthcoming landscape plan must be installed prior to April 2025.
 - c. **TIMETABLE FOR LANDSCAPE INSTALLATION:**
 - i. June-August 2024; Submit amended landscape plans for review and approval.
 - ii. August-October 2024; Install landscaping according to approved plan
 - iii. April 2025; City of Pueblo Planning site inspection for 2025 renewal

IRRIGATION SYSTEM DESCRIPTION NOTE
ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEMS DESIGN MANUAL, 2011 EDITION, PUBLISHED BY THE IRRIGATION SOCIETY OF AMERICA (ISA). THE DESIGNER SHALL PROVIDE A DETAILED IRRIGATION SYSTEM DESIGN AND INSTALLATION MANUAL TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE DESIGNER SHALL ALSO PROVIDE A DETAILED IRRIGATION SYSTEM DESIGN AND INSTALLATION MANUAL TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

GRASS SWALE NOTE
GRASS SWALES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEMS DESIGN MANUAL, 2011 EDITION, PUBLISHED BY THE IRRIGATION SOCIETY OF AMERICA (ISA). THE DESIGNER SHALL PROVIDE A DETAILED GRASS SWALE DESIGN AND INSTALLATION MANUAL TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

CITY INSPECTION NOTE
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LAYOUT NOTE
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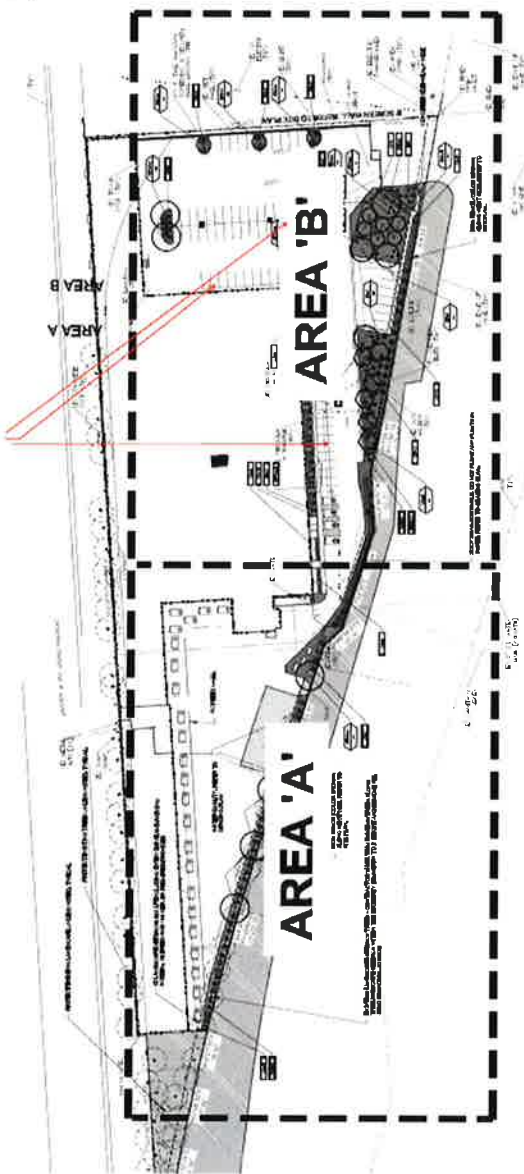
PLANT SCHEDULE

Symbol	Abb.	Quantity	Described Name	Common Name	Means	Priority
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GROUND COVER LEGEND

SYMBOL DESCRIPTION APPROVAL SF

[Symbol]	Artemis Tree Deciduous Plant, 2-4' DBH	10,000 SF
[Symbol]	Artemis Tree Deciduous Plant, 1-2' DBH	6,000 SF
[Symbol]	Artemis Tree Deciduous Plant, 1/2' DBH	3,000 SF
[Symbol]	Non-Flagged Native Seed, Seed Mix, X	SEE PLAN
[Symbol]	PROTECT EXISTING LANDSCAPE	



OVERALL LANDSCAPE PLAN

UTILITIES NOTE
ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE DESIGNER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE UTILITIES WORK. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION.

DOCUMENT NOTE
THIS PLAN IS A PART OF THE LANDSCAPE ARCHITECTURE PLAN FOR THE NATIONAL GREEN SOURCE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE LANDSCAPE WORK. THE DESIGNER SHALL ALSO BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION.

HIGHER GROUND DESIGNS

HIGHER GROUND DESIGNS, INC.
1900 SOUTH FREEWAY
PUEBLO, CO

NATIONAL GREEN SOURCE

HIGHER GROUND DESIGNS

NOT FOR CONSTRUCTION

DATE: 11-14-2023

SCALE: 1/4" = 1'-0"

PROJECT: LANDSCAPE PLAN

REVISION: L1.1

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

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

CMJD LLC

is a

Limited Liability Company

formed or registered on 10/14/2013 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 20131590084 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/29/2024 that have been posted, and by documents delivered to this office electronically through 03/01/2024 @ 13:57:26 .

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Secretary of State of the State of Colorado

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

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STATE OF COLORADO

DEPARTMENT OF REVENUE



Marijuana Enforcement Division



Regulated Marijuana Conditional License

NATIONAL GREEN SOURCE, LLC

The Green Source

1900 South Freeway, Pueblo, CO 81004

MMJ Cultivation Facility - Class 2 (1,500 Plants) - 403-02012

License Issue Date: 09/11/2023

License Valid Through: 02/10/2024

This license is conditioned upon Local Authority approval, pursuant to section 44-10-305 C.R.S.

This conditional license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Article 10, as amended. This conditional license is nontransferable and shall be conspicuously posted in the place above described.

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Handwritten signature of Dominique Mendiola in black ink.

Dominique Mendiola, Senior Director

Handwritten signature of Mark Ferrandino in black ink.

Mark Ferrandino, Executive Director

Conditional Use Permit

This is to certify that to the best of my knowledge the following property is in compliance with the requirements of Article V "Use Index", Chapter 4, Title XVII "Zoning" of the Pueblo Municipal Code, Section 17-4-51 (e).

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	Legal Description:	A portion of blocks 9, 23, 24, Lake Minnequa Addition, a portion of Foleys Subdivision, a portion of vacated alley, a portion of Schley Street, and a portion of vacated Minnequa Avenue located within a portion of the east 1/2 of section 12, township 21 south, range 65, west of the sixth principal meridian.
	Type of Permit:	<input checked="" type="checkbox"/> Medical Marijuana Grow Facility <input type="checkbox"/> Medical Marijuana Infused Product Manufacturing Facility <input type="checkbox"/> Medical Marijuana Research Facility
Contact Info	Applicant:	
	Name: Natalie Romolt	Company: National Green Solutions
	Address: 1900 S. Freeway	
	City: Pueblo	State: Colorado Zip: 81004
Approv	Phone: 480-226-6247	Email: natalie@nationalgreensource.com
	Date of Inspection: April 22, 2024	
Certificate	Plan reviewer: Bart Mikitowicz, Senior Planner	
	<input checked="" type="checkbox"/> Final Approved with attached Conditions <input type="checkbox"/> Pending Approved <input type="checkbox"/> Denied	
	Case Number: CMM-19-01	
	Certificate Date: May 9, 2024	
Certificate Expiration Date: April 23, 2025		

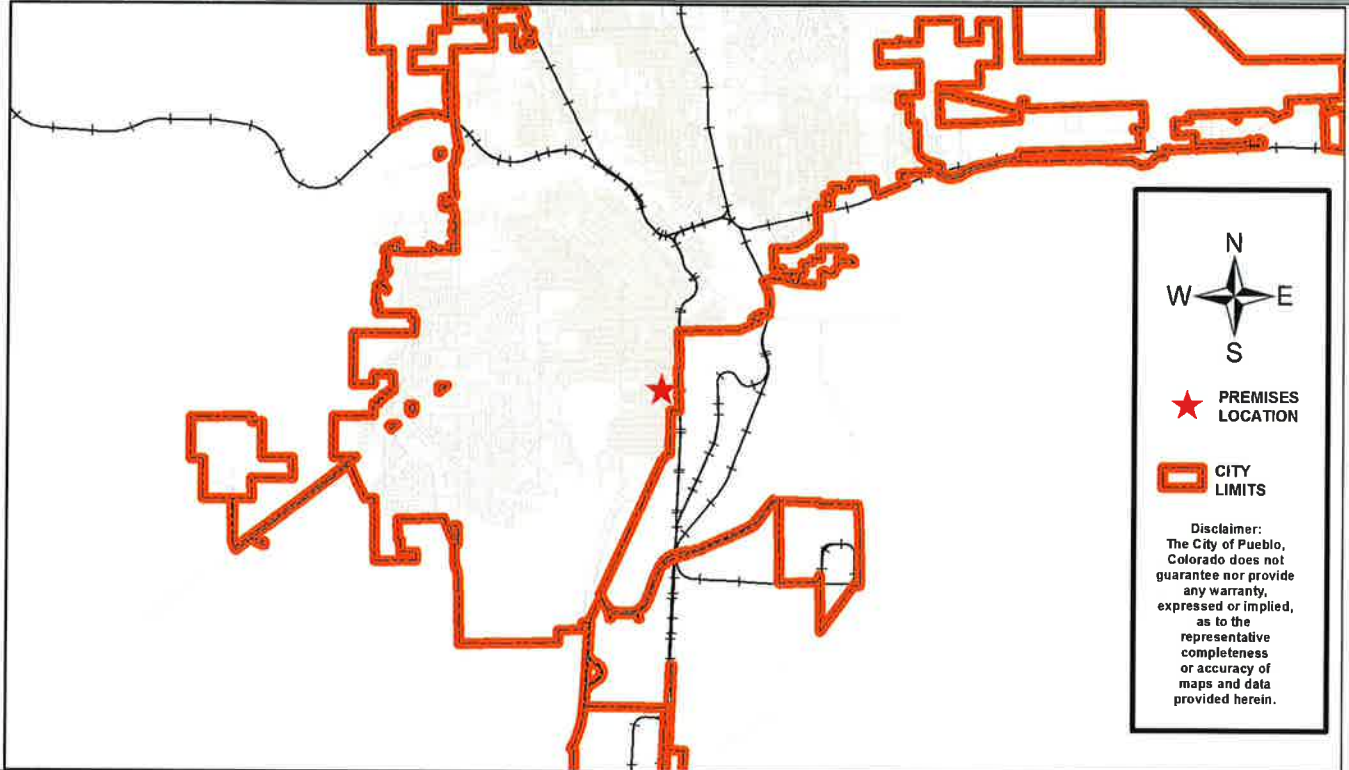


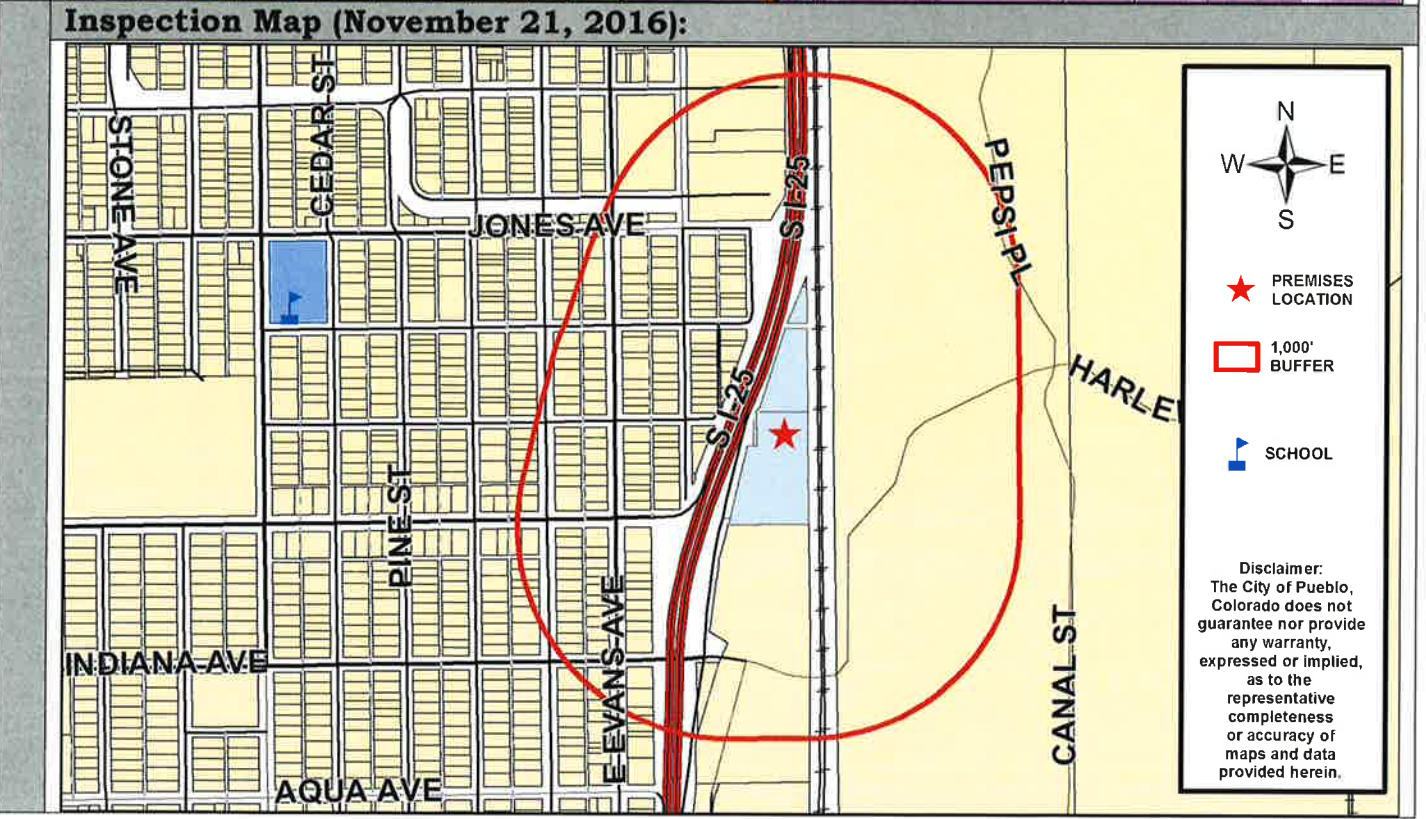
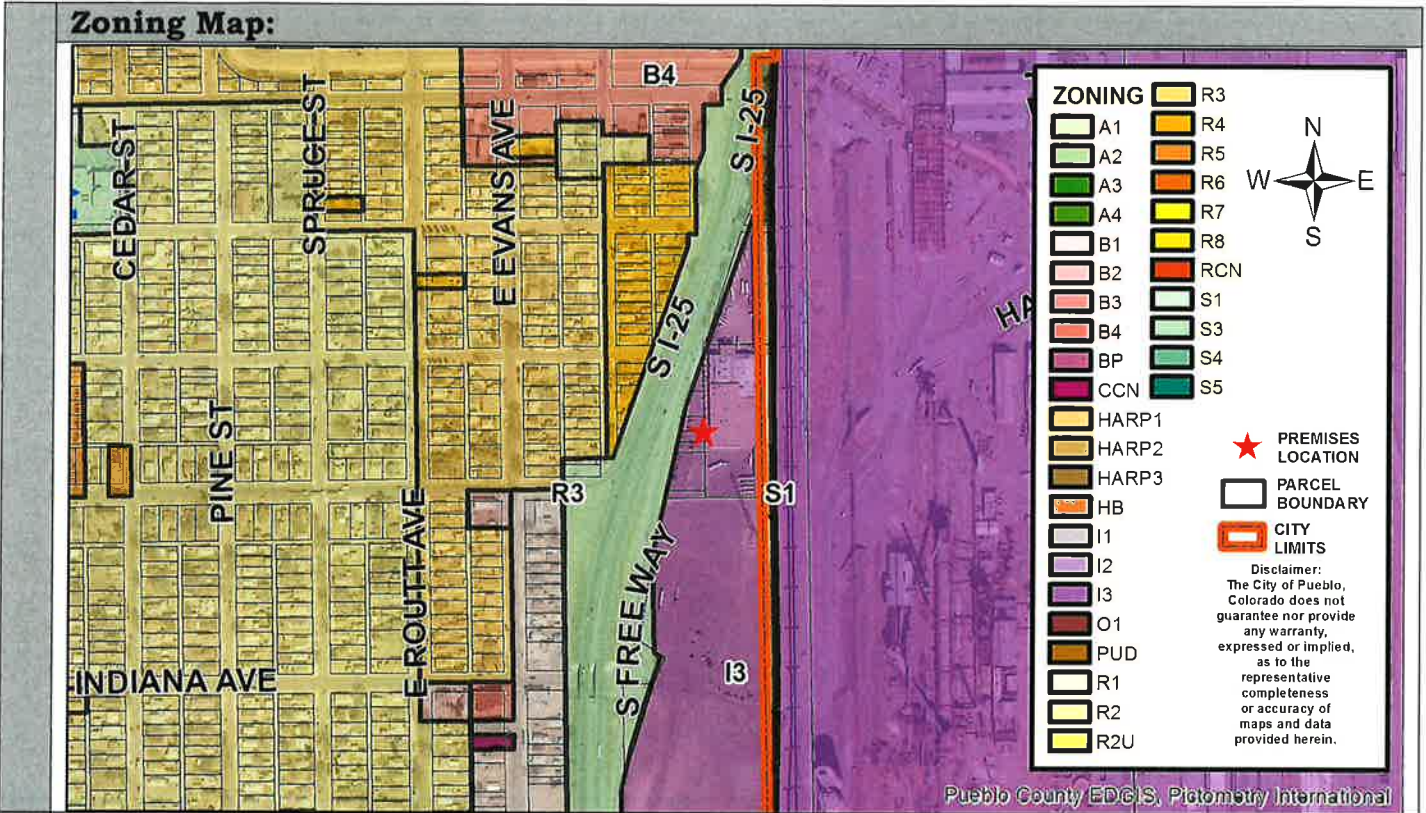
Scott Hobson
 Administrative Official
 (719) 553-2259

Site Map:



Vicinity Map:









This Conditional Use Permit is APPROVED with the following conditions:¹

1. **Time Limit.** Permit is valid for one year according to Section 17-4-51, (b), f., 4.. Upon issuance of a local license from the Marijuana Authority, this Conditional Use Permit will be automatically extended to the expiration date of the local license.
2. **Prior to inspection, provide, at a minimum, the following planned improvements:**
 - a. **Install landscaping** according to Section 17-4-7 of this title, regardless of the applicability stated in Section 17-4-7(b)(2).
 - b. **Compliance with architectural requirements according to the zone district. Industrial zoned properties shall comply with Section 17-4-49. All other zoned properties shall comply with Sections 17-4-46, 17-4-47, or 17-4-48 based on the building size.** The Administrative Official has the authority to require alternative requirements for architecture, in cases where the zoning requirements are not appropriate for a particular building or structure.
 - c. **Provide parking** according to Section 17-4-43(b), Section 17-4-44, and Section 17-4-45. All required parking spaces shall be permanent in character and provided with a permanent driveway to a public way. The driveway and parking spaces shall be paved with asphalt, concrete, Portland cement concrete or pavers.
 - d. **Provide public improvements** to bring the site and adjacent rights-of-way into compliance with applicable City standards, including but not limited to repairing or replacing broken sidewalks, curbs and gutters, and providing an ADA driveway “walk-around.”
 - e. **Provide drainage, detention, and water quality** in compliance with Storm Drainage Design Criteria and Drainage Policies for the City of Pueblo. Provide erosion and sediment control in compliance with City Stormwater Criteria and Colorado Department of Public Health and Environment.
 - f. **Provide a maintenance plan** for improvements required to be installed as part of the Conditional Use Permit.
3. **Existing windows may be screened** from the interior of the building but shall not be removed or covered from the exterior.
4. **New signs** must comply with Title XVII – Zoning Code, Chapter 10 – Sign Code, and Title XI – Police Code, Chapter 11 – Retail Marijuana, Section 11-11-318 for Trade names, trademarks, logos, labels, packaging and advertising.
5. **Required Revisions.** Any revisions or additions to plans required as a result of this approval must be submitted and stamped “approved” prior to the sign-off of the building permit routing slip or business license.
6. **Changes.** The Certificate is issued based on facts presented. The project shall not deviate from the information provided without prior written approval from the Department of Planning and Community Development.
7. **Property Inspection.** By acceptance of this Certificate, Certificate holder authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, and/or inspecting the property as long as the use authorized by this Certificate remains in effect.

¹ As amended by Ordinance No. 9482, adopted by Pueblo City Council, June 10, 2019, relating to required permits and architectural requirements for marijuana licenses.

8. **Completion and Maintenance of Improvements and Landscaping.** Certificate holder is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Certificate holder agrees to install and maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
9. **Building Permit; Other Permits.** Certificate holder is solely responsible for obtaining BUILDING PERMITS and all other applicable local, state and federal permits.
10. **Appeals.** The decision of the Administrative Official can be appealed up to thirty (30) days following such decision. Any work done in connection with this permit prior to the expiration of all applicable appeal periods is done SOLELY at the risk of the Certificate holder.
11. **Errors.** Certificate holder is solely responsible for the accuracy of all information contained in the application form and in accompanying documentation. Any errors contained therein may invalidate the Certificate and may result in issuance of a code violation citation and prosecution.
12. **Transfer of Ownership.** In the event of a transfer of ownership, partial or whole, of the subject premises, the applicant shall be required to submit an updated Medical Marijuana Property Owner Affidavit.
13. **Violations / Penalties.** A violation of any of the conditions of this Certificate or any provision of the Pueblo Municipal Code are subject to fines of up to one thousand dollars (\$1,000) or imprisonment for not more than one (1) year, or both such fines and imprisonment.
14. **Incorporation and Reference of All Plans Presented to the Administrative Official.** This approval incorporates by reference all plans, drawings, applications presented and all verbal and written representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.
15. **Prior to 2025 CUP Renewal, the following actions must occur:**
 - a. Site landscaping, along the east and south of the property was not completed according to the approved 2023 landscape plan and timetable for completion. The modified landscape plan that was submitted does not meet landscaping requirements according to Section 17-4-7 of the Pueblo Municipal Code. **Amend the landscape plan according to the attached "National Green Source - Landscape Plan Redline" and resubmit for review by the Planning Department by August 14, 2024.**
 - b. All landscape improvement identified in the approved landscape forthcoming landscape plan must be installed prior to April 2025.
 - c. **TIMETABLE FOR LANDSCAPE INSTALLATION:**
 - i. June-August 2024; Submit amended landscape plans for review and approval.
 - ii. August-October 2024; Install landscaping according to approved plan
 - iii. April 2025; City of Pueblo Planning site inspection for 2025 renewal

IRRIGATION SYSTEM DESCRIPTION NOTE

ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES TO BE INSTALLED. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES TO BE INSTALLED. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES TO BE INSTALLED.

GRASS SWALE NOTE

GRASS SWALES SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES TO BE INSTALLED. THE GRASS SWALE SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES TO BE INSTALLED.

CITY INSPECTION NOTE

THE DESIGNER SHALL PROVIDE A COMPLETE SET OF PLANS AND SPECIFICATIONS FOR THE IRRIGATION SYSTEM. THE DESIGNER SHALL PROVIDE A COMPLETE SET OF PLANS AND SPECIFICATIONS FOR THE IRRIGATION SYSTEM.

CITY NOTE

CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR THE IRRIGATION SYSTEM.

LAYOUT NOTE

CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR THE IRRIGATION SYSTEM.

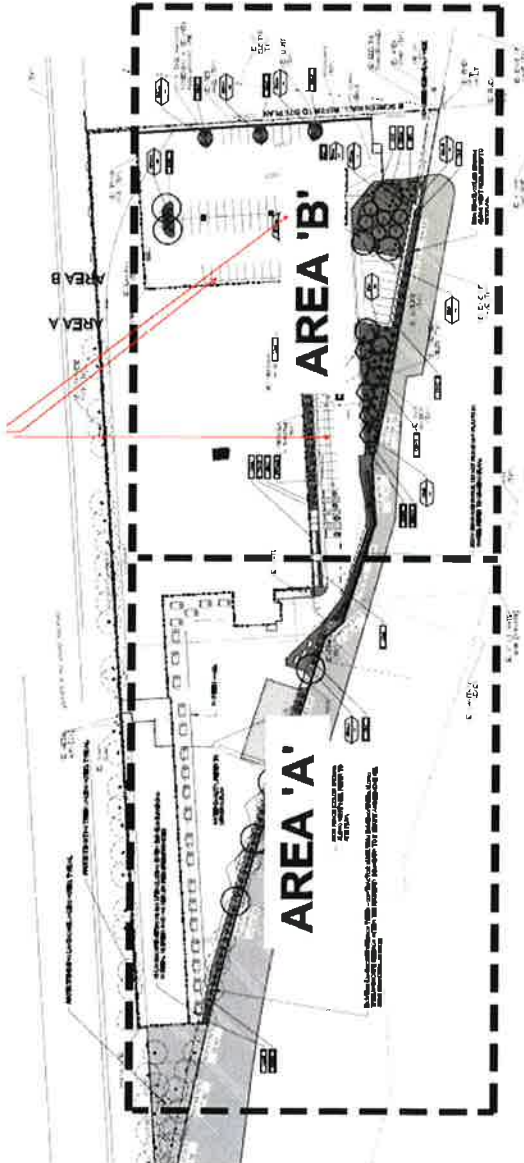
"4" Landscape Polypropylene Concrete
1. Planting pit with 100mm dia. (4) 100mm dia. PVC pipe
2. 100mm dia. PVC pipe and 100mm dia. PVC pipe
3. 100mm dia. PVC pipe and 100mm dia. PVC pipe
4. 100mm dia. PVC pipe and 100mm dia. PVC pipe
5. 100mm dia. PVC pipe and 100mm dia. PVC pipe

PLANT SCHEDULE

Symbol	Qty	Quantity	Plant Name	Common Name	Planting Method	Planting Size
1	1	1	1	1	1	1
2	1	1	1	1	1	1
3	1	1	1	1	1	1
4	1	1	1	1	1	1
5	1	1	1	1	1	1
6	1	1	1	1	1	1
7	1	1	1	1	1	1
8	1	1	1	1	1	1
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GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
1	Aspen for Deciduous Rock Cavity 2-4' Dia.	10,000 SF
2	Aspen for Deciduous Rock 2-4' Dia.	10,000 SF
3	Aspen for Deciduous Rock 1-2' Dia.	10,000 SF
4	Aspen for Deciduous Rock 1-2' Dia.	10,000 SF
5	Aspen for Deciduous Rock 1-2' Dia.	10,000 SF
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99	Aspen for Deciduous Rock 1-2' Dia.	10,000 SF
100	Aspen for Deciduous Rock 1-2' Dia.	10,000 SF



OVERALL LANDSCAPE PLAN

UTILITIES NOTE
ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE UTILITIES. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF PLANS AND SPECIFICATIONS FOR THE UTILITIES. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF PLANS AND SPECIFICATIONS FOR THE UTILITIES.

DOCUMENT NOTE
THIS DOCUMENT IS THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THIS DOCUMENT IS THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

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

CMJD LLC

is a

Limited Liability Company

formed or registered on 10/14/2013 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 20131590084 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/29/2024 that have been posted, and by documents delivered to this office electronically through 03/01/2024 @ 13:57:26 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/01/2024 @ 13:57:26 in accordance with applicable law. This certificate is assigned Confirmation Number 15803996 .



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

Secretary of State of the State of Colorado

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

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/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 website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



COLORADO
Department of Revenue
Marijuana Enforcement Division
1697 Cole Blvd., Suite 200
Lakewood, CO 80401

February 8, 2024

NATIONAL GREEN SOURCE LLC
The Green Source
License Type: Retail Marijuana Products Mfg
License #: 404R-00517
Expiration date of license: 02/10/2024
1900 South Freeway
Pueblo, CO 81004

To whom it may concern:

The purpose of this correspondence is to inform you that should the renewal license investigation for NATIONAL GREEN SOURCE LLC continue past the date of expiration for the current license, the license will be administratively continued by the State Licensing Authority pursuant to 44-10-314 until the completion of the renewal license investigation. At the completion of the renewal license investigation, the Marijuana Enforcement Division will notify you of the outcome of the investigation.

Sincerely,

Dominique Mendiola
Senior Director

STATE OF COLORADO

DEPARTMENT OF REVENUE



Marijuana Enforcement Division



Regulated Marijuana Conditional License

NATIONAL GREEN SOURCE, LLC

The Green Source

1900 South Freeway, Pueblo, CO 81004

Retail Marijuana Products Mfg - 404R-00517

License Issue Date: 02/10/2024

License Valid Through: 02/10/2025

This license is conditioned upon Local Authority approval, pursuant to section 44-10-305 C.R.S.

This conditional license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Article 10, 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, 1697 Cole Blvd., Suite 200, Lakewood, CO 80401. In testimony whereof, I have hereunto set my hand.

Handwritten signature of Dominique Mendiola.

Dominique Mendiola, Senior Director

Handwritten signature of Heidi Humphreys.

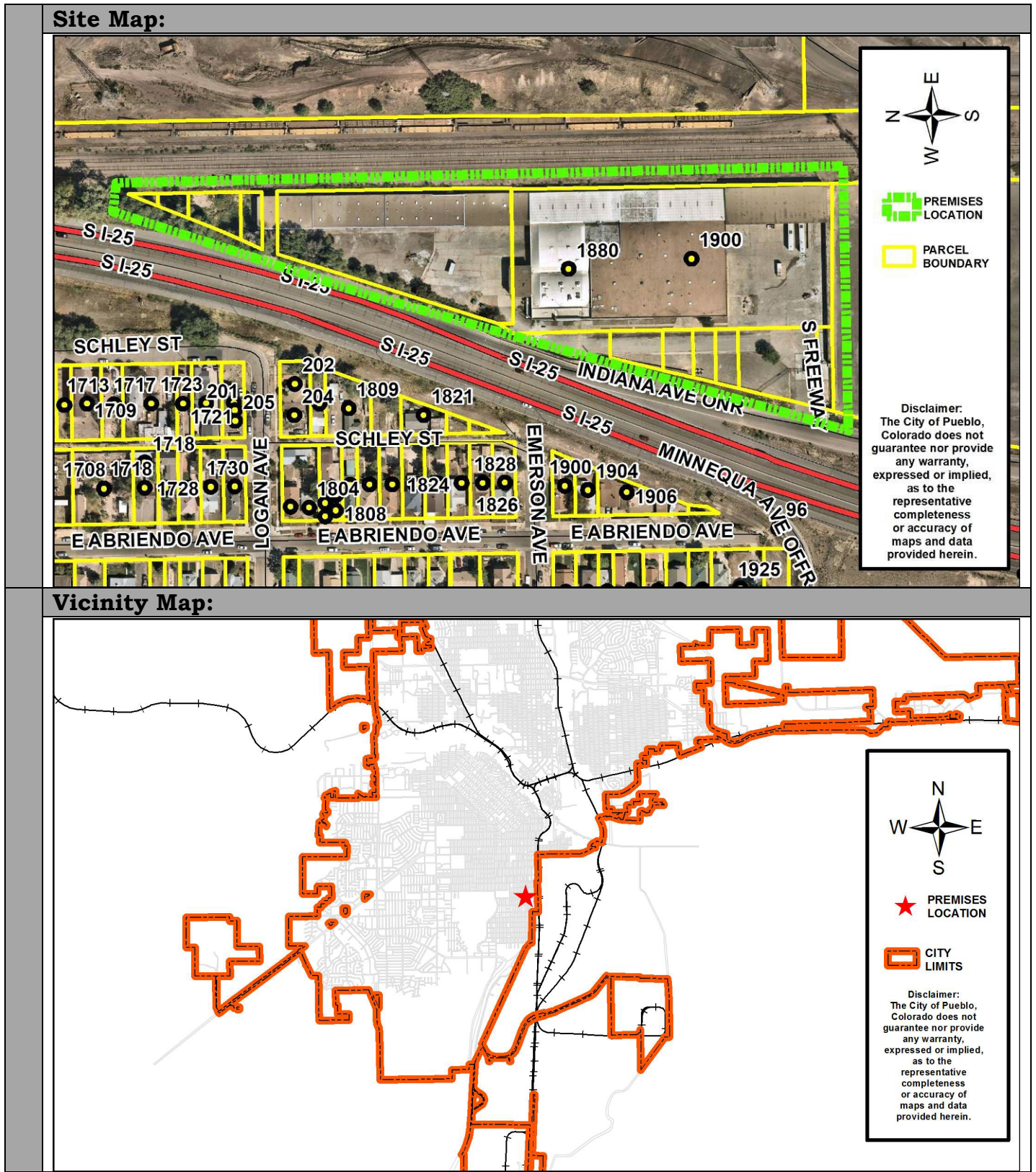
Heidi Humphreys, Executive Director

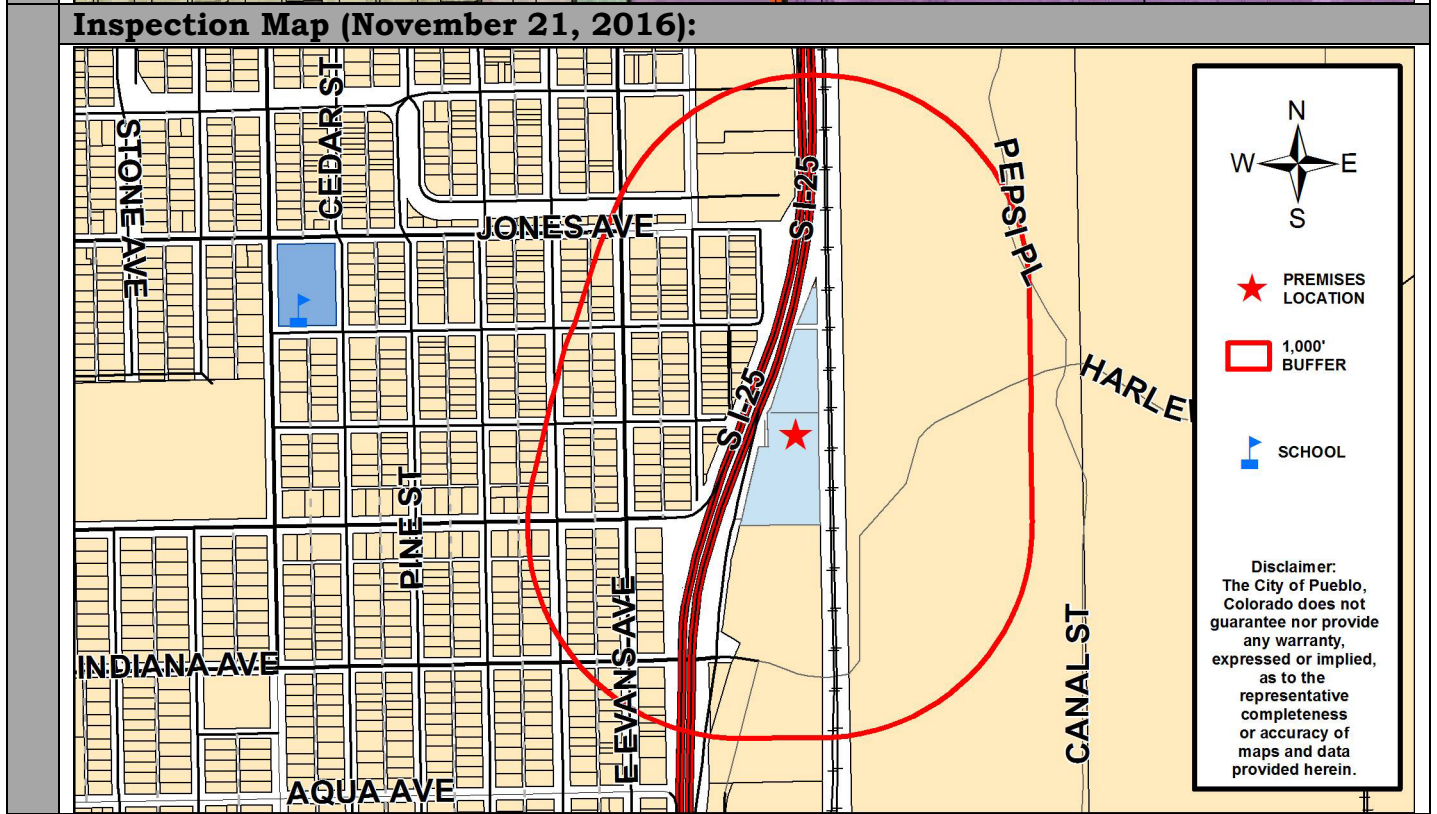
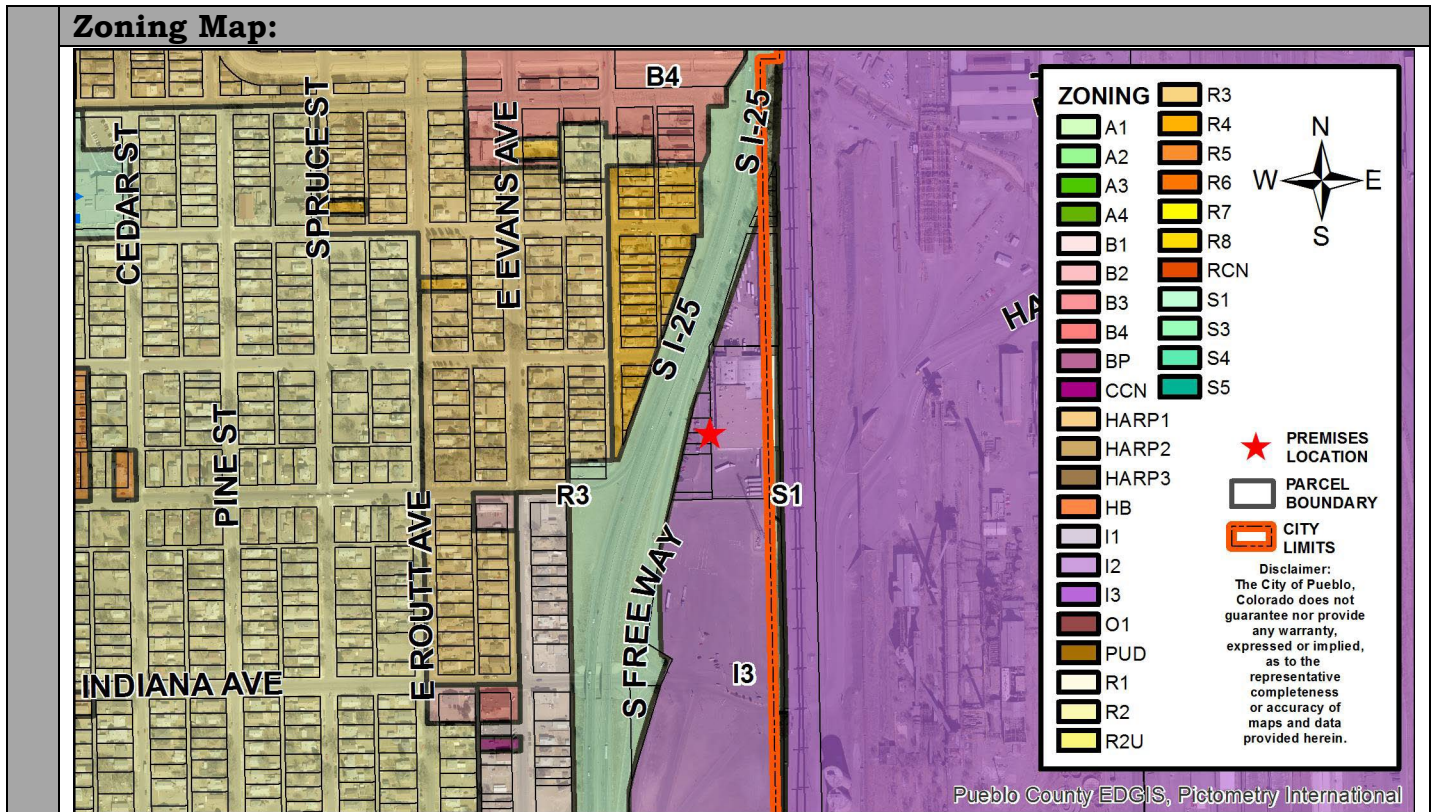
Conditional Use Permit

This is to certify that to the best of my knowledge the following property is in compliance with the requirements of Article V "Use Index", Chapter 4, Title XVII "Zoning" of the Pueblo Municipal Code, Section 17-4-51 (e).

Property Info	Property Address: 1900 South Freeway Road		
	1512416001 & 02; 1512417002, 03 & 04; 1512418001; 1512409010, 11, 12 & 13; 1512409024		
	Parcel No: 1512409024 Zone: I-3		
	Legal Description: A portion of blocks 9, 23, 24, Lake Minnequa Addition, a portion of Foleys Subdivision, a portion of vacated alley, a portion of Schley Street, and a portion of vacated Minnequa Avenue located within a portion of the east ½ of section 12, township 21 south, range 65, west of the sixth principal meridian.		
	Type of Permit: <input checked="" type="checkbox"/> Retail Marijuana Grow Facility <input checked="" type="checkbox"/> Retail Marijuana Infused Product Manufacturing Facility <input type="checkbox"/> Retail Marijuana Research Facility		
Contact Info	Applicant:		
	Name: Natalie Romolt		Company: National Green Source
	Address: 1900 S. Freeway		
	City: Pueblo		State: Colorado Zip: 81004
	Phone: (480)-226-6247		Email: natalie@nationalgreensource.com
Inspected	Date of Inspection:		
	Plan reviewer: Bart I Mikitowicz, Senior Planner		
Certificate	<input checked="" type="checkbox"/> Final Approved with attached Conditions <input type="checkbox"/> Pending Approved <input type="checkbox"/> Denied		
	Case Number: CM-14-01 & 02		
	Certificate Date:		
	Certificate Expiration Date:		

Scott Hobson
Administrative Official
(719) 553-2259





Site Photos:







Avacass LLC, 1900 S. Freeway. Conditional Use Permit is approved per development plan approval dated, December 15, 2014.

Expiration of Conditional Use Permit

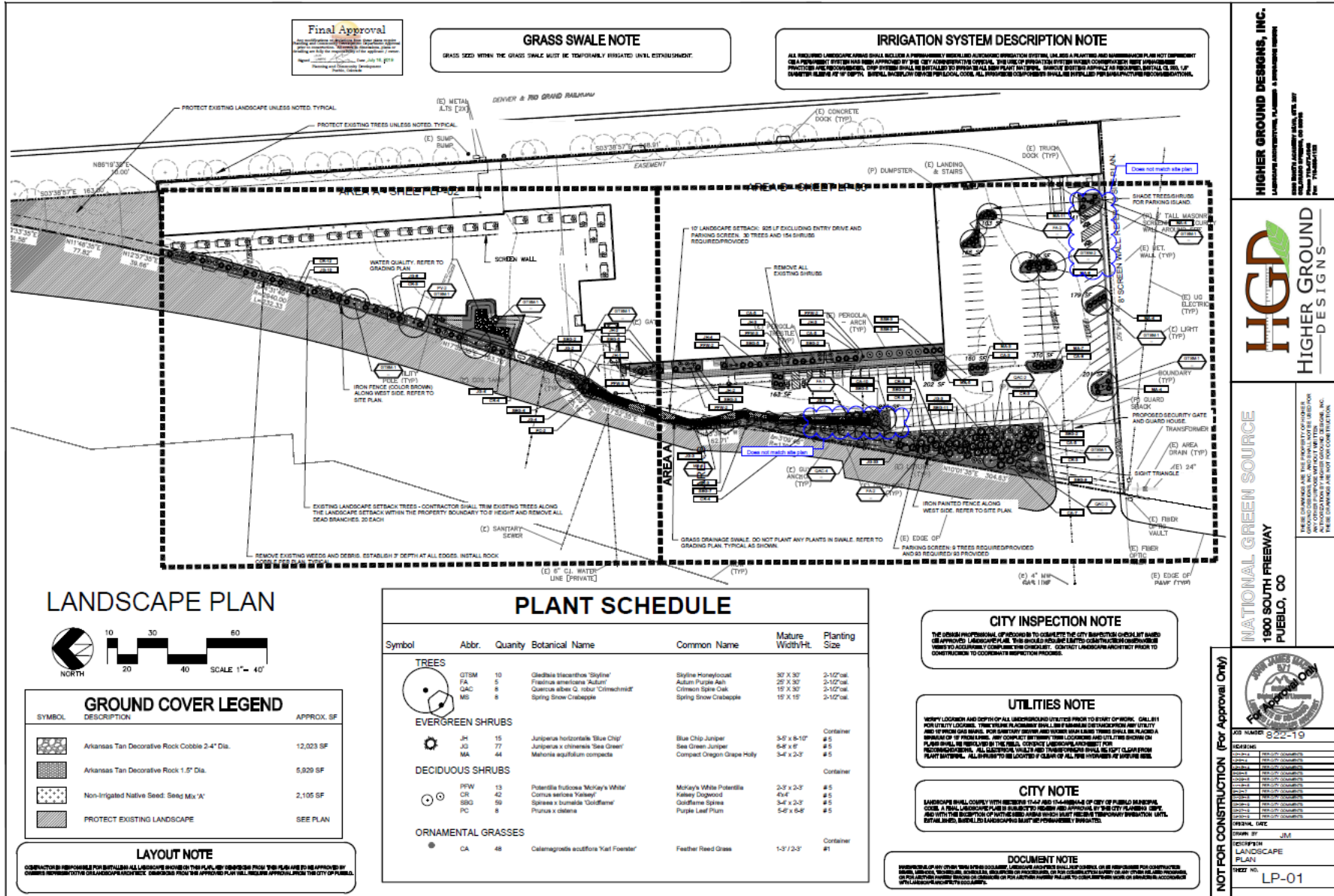
Retail Marijuana Grow & Infused Product Manufacturing Facility Conditional Use Permit, Standard Minimum Conditions

- Per Section 17-4-51(e)(41) & (42), of the Pueblo Municipal Code, the following minimum conditions have been satisfied as determined by the Administrative Official.
- Per Section 17-4-51(e)(41)(f) & 17-4-51(e)(42)(e) notwithstanding anything to the contrary, all facilities shall provide, at a minimum, the following improvements:
 - 1) Install landscaping according to Section 17-4-7 of this, regardless of the applicability stated in Subsection 17-4-7(b)(2).
 - 2) Comply with architectural requirements according to the zone district. Industrial zoned properties shall comply with Section 17-4-49. All other zoned properties shall comply with Sections 17-4-46, 17-4-47 or 17-4-48 based on the building size. The Administrative Official has the authority to require alternative requirements for architecture, in cases where the zoning requirements are not appropriate for a particular building or structure.
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 - 6) Provide a maintenance plan for improvements required to be installed as part of the Conditional Use Permit.
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TIMETABLE FOR LANDSCAPING INSTALLATION	
March 2023 – May 2023	Planning and initial planting of landscaping
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OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

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

CMJD LLC

is a

Limited Liability Company

formed or registered on 10/14/2013 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 20131590084 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/29/2024 that have been posted, and by documents delivered to this office electronically through 03/01/2024 @ 13:57:26 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/01/2024 @ 13:57:26 in accordance with applicable law. This certificate is assigned Confirmation Number 15803996 .



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

Secretary of State of the State of Colorado

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

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/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 website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



COLORADO
Department of Revenue
Marijuana Enforcement Division
1697 Cole Blvd., Suite 200
Lakewood, CO 80401

February 8, 2024

NATIONAL GREEN SOURCE LLC
The Green Source
License Type: Retail Marijuana Cultivation Facility
License #: 403R-01374
Expiration date of license: 02/10/2024
1900 South Freeway
Pueblo, CO 81004

To whom it may concern:

The purpose of this correspondence is to inform you that should the renewal license investigation for NATIONAL GREEN SOURCE LLC continue past the date of expiration for the current license, the license will be administratively continued by the State Licensing Authority pursuant to 44-10-314 until the completion of the renewal license investigation. At the completion of the renewal license investigation, the Marijuana Enforcement Division will notify you of the outcome of the investigation.

Sincerely,

Dominique Mendiola
Senior Director

STATE OF COLORADO

DEPARTMENT OF REVENUE



Marijuana Enforcement Division



Regulated Marijuana Conditional License

NATIONAL GREEN SOURCE, LLC

The Green Source

1900 South Freeway, Pueblo, CO 81004

Retail Marijuana Cultivation Facility - Tier 3 (6,000 Plants) - 403R-01374

License Issue Date: 02/10/2024

License Valid Through: 02/10/2025

This license is conditioned upon Local Authority approval, pursuant to section 44-10-305 C.R.S.

This conditional license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Article 10, 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, 1697 Cole Blvd., Suite 200, Lakewood, CO 80401. In testimony whereof, I have hereunto set my hand.

Handwritten signature of Dominique Mendiola in black ink.

Dominique Mendiola, Senior Director

Handwritten signature of Heidi Humphreys in black ink.

Heidi Humphreys, Executive Director

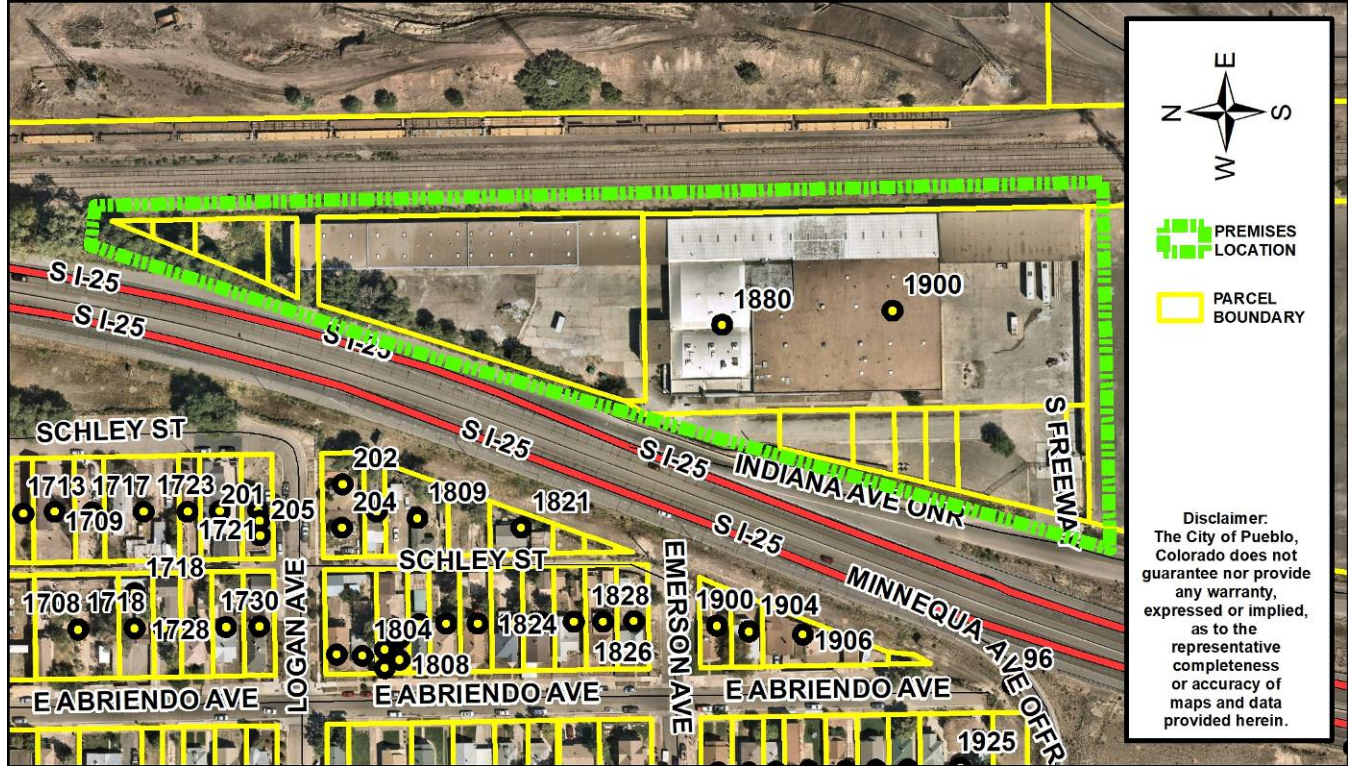
Conditional Use Permit

This is to certify that to the best of my knowledge the following property is in compliance with the requirements of Article V "Use Index", Chapter 4, Title XVII "Zoning" of the Pueblo Municipal Code, Section 17-4-51 (e).

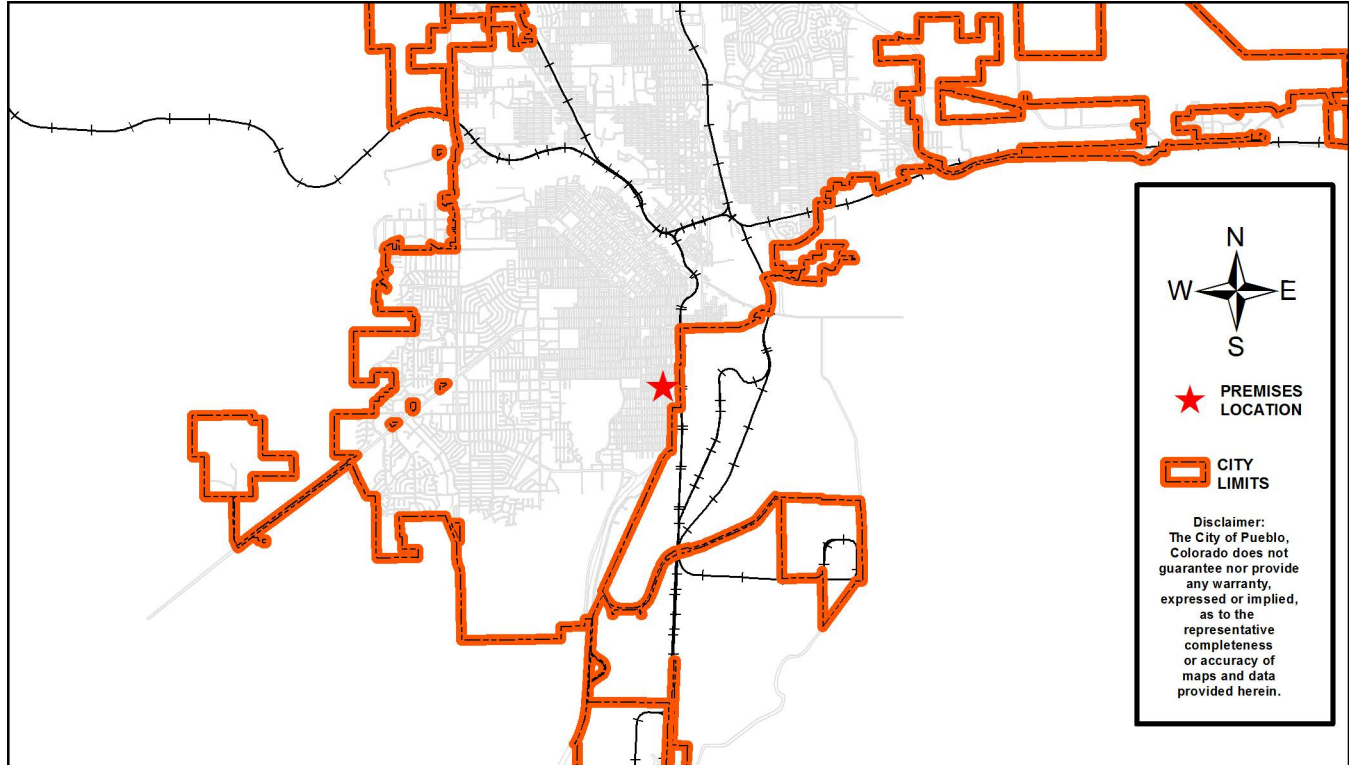
Property Info	Property Address: 1900 South Freeway Road		
	Parcel No: 1512416001 & 02; 1512417002, 03 & 04; 1512418001; 1512409010, 11, 12 & 13; 1512409024 Zone: I-3		
	Legal Description: A portion of blocks 9, 23, 24, Lake Minnequa Addition, a portion of Foleys Subdivision, a portion of vacated alley, a portion of Schley Street, and a portion of vacated Minnequa Avenue located within a portion of the east ½ of section 12, township 21 south, range 65, west of the sixth principal meridian.		
	Type of Permit: <input checked="" type="checkbox"/> Retail Marijuana Grow Facility <input checked="" type="checkbox"/> Retail Marijuana Infused Product Manufacturing Facility <input type="checkbox"/> Retail Marijuana Research Facility		
	Applicant:		
Contact Info	Name: Natalie Romolt		Company: National Green Source
	Address: 1900 S. Freeway		
	City: Pueblo		State: Colorado Zip: 81004
	Phone: (480)-226-6247	Email: natalie@nationalgreensource.com	
Inspected	Date of Inspection:		
	Plan reviewer: Bart I Mikitowicz, Senior Planner		
Certificate	<input checked="" type="checkbox"/> Final Approved with attached Conditions <input type="checkbox"/> Pending Approved <input type="checkbox"/> Denied		
	Case Number: CM-14-01 & 02		
	Certificate Date:		
	Certificate Expiration Date:		

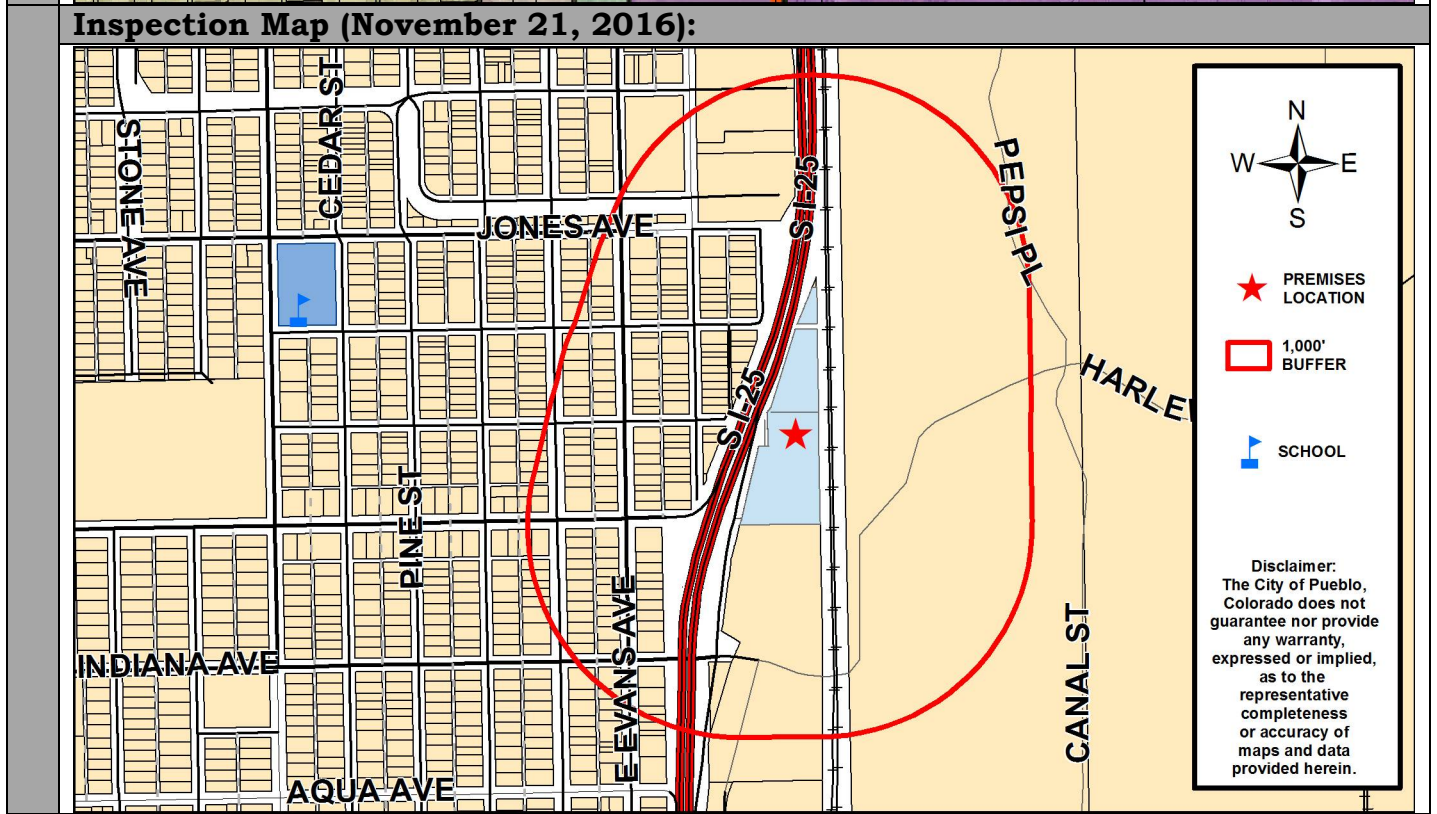
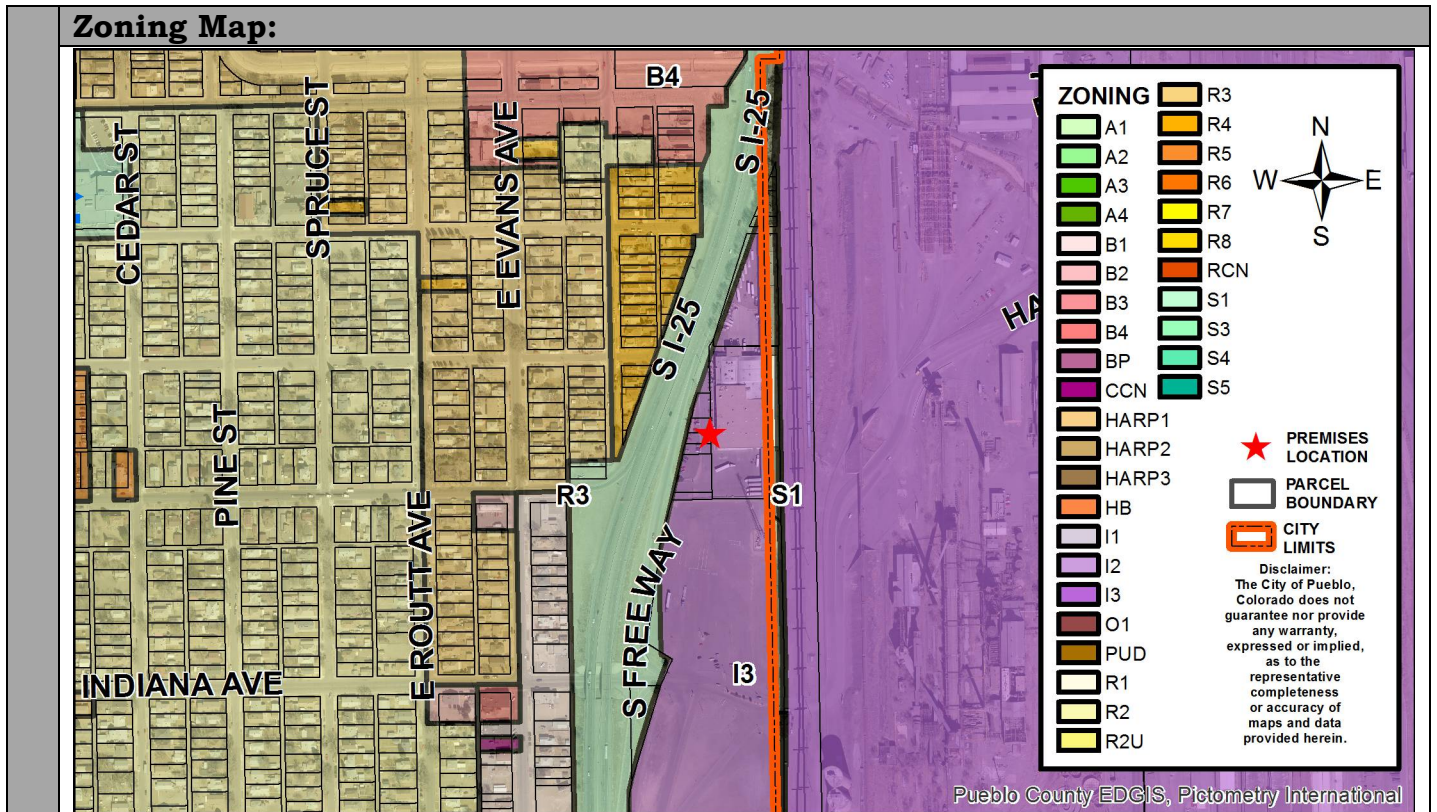
Scott Hobson
Administrative Official
(719) 553-2259

Site Map:



Vicinity Map:





Site Photos:







Avacass LLC, 1900 S. Freeway. Conditional Use Permit is approved per development plan approval dated, December 15, 2014.

Expiration of Conditional Use Permit

Retail Marijuana Grow & Infused Product Manufacturing Facility Conditional Use Permit, Standard Minimum Conditions

- Per Section 17-4-51(e)(41) & (42), of the Pueblo Municipal Code, the following minimum conditions have been satisfied as determined by the Administrative Official.
- Per Section 17-4-51(e)(41)(f) & 17-4-51(e)(42)(e) notwithstanding anything to the contrary, all facilities shall provide, at a minimum, the following improvements:
 - 1) Install landscaping according to Section 17-4-7 of this, regardless of the applicability stated in Subsection 17-4-7(b)(2).
 - 2) Comply with architectural requirements according to the zone district. Industrial zoned properties shall comply with Section 17-4-49. All other zoned properties shall comply with Sections 17-4-46, 17-4-47 or 17-4-48 based on the building size. The Administrative Official has the authority to require alternative requirements for architecture, in cases where the zoning requirements are not appropriate for a particular building or structure.
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