

**A Response to the Request for Expressions of Interest  
for Marijuana Licensing in the City of Longmont**



*Submitted by Ancient Alternatives, LLC d/b/a Green Tree  
Medicinals/ Loree Schwartz*

*Proposed Location: 455 Weaver Park Road, Suite 900,  
Longmont, Colorado*

*Submitted 11/29/17*



November 29, 2017

***Expression of Interest for Longmont Marijuana License***

To whom it may concern,

Please allow this letter to introduce ourselves to the Longmont Marijuana licensing authority. Green Tree Medicinals, GTM hereafter, is a Marijuana company that was founded in 2009 in Longmont, Colorado. We are an upscale, first class retail company that is compliance and customer focused. Our stores are setup to exceed the minimum state and local mandatory requirements for the manner in which we conduct sales, store layouts, security systems, and the manner in which we maintain and beautify the properties we own and/or lease.

The founders of GTM currently operate 17 fully compliant licensed city and state facilities with no violations whatsoever during the past 8 years including dispensaries, cultivation operations, and marijuana infused products licenses within Boulder, Longmont, Berthoud, Northglenn, and Denver Colorado.

When Allyson Feiler, Founder and CEO of GTM opened her first dispensary she chose to do so in her hometown of Longmont. At the time, GTM existed at 1260 S. Hover Street as Ancient Alternatives, LLC d/b/a Natures Medicine. As a resident of Longmont, Allyson was passionate about operating a medical marijuana center in the city of Longmont and felt that she would help many people by providing safe, affordable, organic medical marijuana to licensed patients. Allyson is a patient herself who was diagnosed with Thyroid Cancer and with complications from surgery suffers from chronic nerve pain and is allergic to most synthetic pain medicines. Allyson uses medical cannabis to treat her chronic pain and studied the benefits of cannabis on the human body while she finished her Masters Degree in Business Entrepreneurship. She moved to Colorado to attend CU Law School where she quickly began to feel that it was important that her community had reliable access to holistic wellness treatments, so she solicited the assistance of her parents, her mother Loree Schwartz who is a Retired Judge, Mediator, Arbitrator, and licensed Lawyer in the state of Colorado and Florida to aide her in lawfully operating a licensed marijuana facility. Today Loree is the CFO and Compliance Director for GTM and our company continues to be family owned and operated.

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**Green Tree Medicinals**

Longmont • Boulder • Berthoud • Northglenn  
PO BOX 19352  
Boulder, CO 80308

GTM was born in Longmont with the goal of serving patients in the city limits because of the significant demand for cannabis. The first GTM store on Hover Street was a 2500 sq/ft facility built just to serve the medical marijuana patients in the community and served thousands of medical patients prior to the City Council choosing to ban these dispensaries in 2011 after the passing of HB10-1284.

When GTM was banned in 2011, despite the significant hardship of losing their location, the owners found a location just outside the city limits in unincorporated Boulder County to ensure access to patients in the Longmont area. Unfortunately this location is a mere 750 sq/ft and was ill equipped to serve the demand in Longmont so we opened an additional location in Berthoud. Later in 2014 the founders were finally able to purchase a building outside of city limits to ensure long term operations. Despite our request to the city to continue operating in our existing location during the zoning review and build out phase we were denied and our business was forced to close for a period of one year. The city also refused to connect our building to city water and sewage despite the existing water connection on our property next to the building and with no leach field, we had to install an underground vault, resulting in huge unnecessary startup and ongoing costs.

Despite this, the founders reopened in 2015 a slightly larger location of 900 sq/ft, with retail and medical operations. Over the last 2 years we have seen huge growth in demand for marijuana in Longmont but unfortunately our location is not big enough to effectively serve our consumer base and many travel to surrounding areas to purchase their marijuana because of the long wait times and small uncomfortable space.

With the new Longmont ordinance allowing marijuana, GTM had mixed feelings. We have considered annexing our property into the city however, after touring many potential new locations we found that if we were to annex our building we would be considerably smaller and less ideally located since we are outside city limits than any of the newly licensed stores. This would negatively affect our consumer base and likely affect our overall business model. Additionally, we have spent a significant amount of money renovating our existing space for this specific use, so selling it for another use and opening another location in its place would be far too expensive.

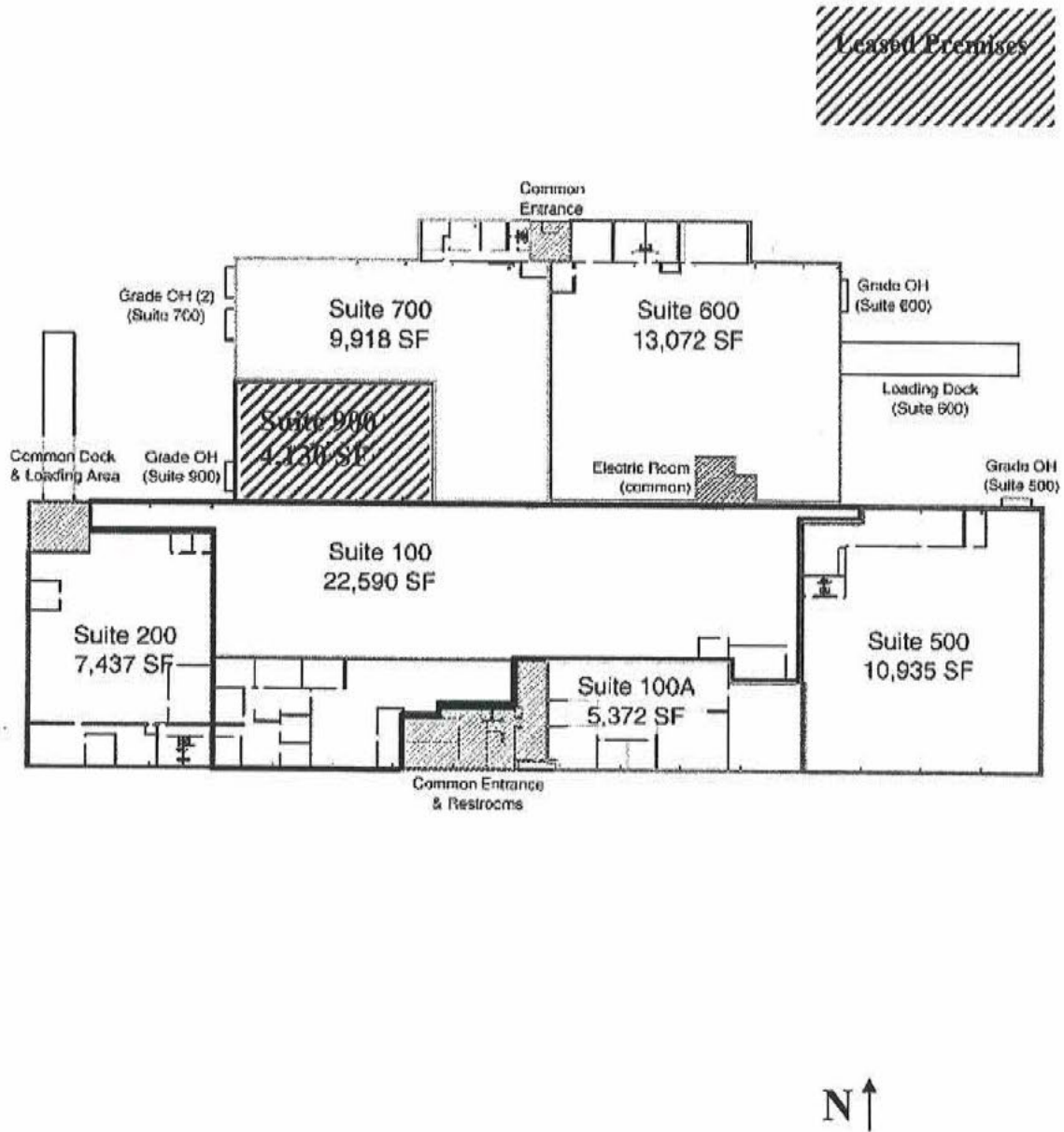
As such, we have found an additional location that we would like to submit an Expression of Interest for a Marijuana License within the city limits. This proposed location is 455 Weaver Park Rd. and is located on the complete opposite site of the city as our existing location. This location is 4,130 square/feet and much more suitably positioned for us to be able to appropriately serve the consumer base in Longmont, and even surrounding areas. The property has significant parking, is zoned in a Business Industrial area not within 1,000 feet of any schools or residentially zoned areas, and is ideal for this use as a co-located but completely subdivided medical and retail marijuana center.

It is very important to us now that the city of Longmont is reopening its doors, to operate a location within the city limits that is a greater size so we can more effectively serve the residents of Longmont. We have struggled to meet the needs of our community in such a small space and we are eager to once again join the Chamber of Commerce and be a positive member of the Longmont community.



(Photo at Ribbon Cutting Ceremony with Longmont Chamber of Commerce 2010)

Exhibit A, Leased Premises





## AUTHORIZATION TO USE PROPERTY FOR A MARIJUANA BUSINESS

Business Name (dba): <u>Ancient Alternatives, LLC</u>	Property Address: <u>455 Weaver Park</u> Suite/Unit #: <u>900</u>
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As owner of the property described above, I hereby consent to the use of said property for the purpose of conducting a marijuana business so long as said use is authorized under and in accordance with applicable state and local laws. This consent is valid under the following terms and conditions:

Check all that apply:

☒ Retail Marijuana Store

☐ Medical Marijuana Center  
(Allowed as part of a co-located retail and medical facility only)

I understand:

1. That the lessee must operate the business on the property described above under the provisions of the Municipal Code of the City of Longmont.
2. That, in issuing a marijuana business license, the City of Longmont assumes no legal liability or duty of care regarding the licensee's business operation or possession of the property.
3. That, pursuant to Sections 12-43.3-105 C.R.S. (Medical), and or 12-43.4-105 C.R.S. (Retail), any person within a Restricted Access Area or Limited Access Area that does not have a valid occupational license shall be considered a visitor and must be escorted at all times by a person who holds a valid Associated Key License. **This includes the Property Owner.**

In the event of any conflict between the terms of this Authorization to Use Property for a Marijuana Business and any other documents submitted with this application, the terms of this Authorization form shall control.

I hereby release the City, its officers, elected officials, employees, attorneys and agents from all liability for claims of damages of any kind whatsoever, present or future, in any way relating to or arising from the conduct of the lessee/licensee on the property.

Signature of Property Owner or Authorized Agent

Date

State of Colorado )

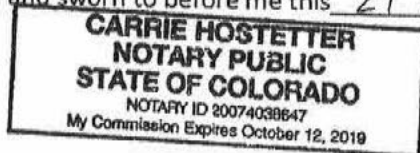
County of Boulder ) ss.

Printed Name of Property Owner/Agent

Company Name/Address

Telephone

Subscribed and sworn to before me this 29 day of November, 2017, by Stephen Tebo.



Notary Public  
My Commission Expires 10/12/19





PLANNING & DEVELOPMENT SERVICES  
385 Kimbark Street, Longmont, CO 80501  
303-651-8330; Fax 303-651-8696  
www.longmontcolorado.gov/planning

## Zoning Verification

This form must be submitted to the Planning & Development Services Department to verify zoning for marijuana establishments. Once submitted, staff will review, complete, and return the form to the requestor. The completed form must be submitted to the Marijuana Licensing Authority as part of the response to the City's Request for Expression of Interest to obtain a marijuana license. The fee for zoning verification is \$50 and can be paid by check, credit card, or cash at the Development Services Center.

Site Plans, site plan waivers, change of use, or other development applications are a separate process.

Applicant Information	
Applicant Name: <i>Loree Schwartz &amp; Allyson Feiler</i>	E-Mail: <i>loree@greentree-meds.com</i>
Address (Include City & State): <i>PO Box 19352 Boulder CO 80308</i>	
Phone: <i>303-440-3933 / 305-586-8160</i>	Fax: <i>800-879-2626</i>
<small>* Applicant must be either the owner of the property or be a party with a purchase or lease agreement for the property.</small>	
New Business Information	
Property Address: <i>455 Weaver Park</i>	
Name of Proposed Business: <i>Green Alternatives LLC d/b/a GreenTree</i>	
Previous Business Use:	
Applicant Certification	
Applicant Signature 	Date: <i>11/27/17</i>

Zoning Information To be completed by Planning & Development Services Staff	
Zoning District: <input type="checkbox"/> Commercial (C) <input type="checkbox"/> Commercial - Regional (CR) <input checked="" type="checkbox"/> Business Light Industrial (BLI) <input type="checkbox"/> Mixed Industrial (MI) <input type="checkbox"/> Other zoning district (not allowed)	Other Information: <input checked="" type="checkbox"/> At least 250' from residential zoning district <input checked="" type="checkbox"/> At least 1000' from K - 12 school
Staff Signature 	Date: <i>27 November 2017</i>
Staff Name & Title <i>Ian Colby / Planning Technician</i>	

## **Statement Regarding Violations and Penalties**

We are proud to say that for all our Green Tree Medicinals licenses we have never received any violations or penalties for infractions or offenses. This statement proudly applies to each of the individual licenses, individual principals/owners, managers and employees of Green Tree. None of our principals/owners, key managers or employees have ever been convicted of a felony or other offenses involving a crime of moral turpitude. Additionally, within the last twelve months and beyond, none have been indicted, charged with or convicted of any offense, whether a criminal felony, misdemeanor, petty offense or any local ordinance violation related to the cultivation, processing, manufacture, storage, sale, distribution, testing or consumption of any form of marijuana.

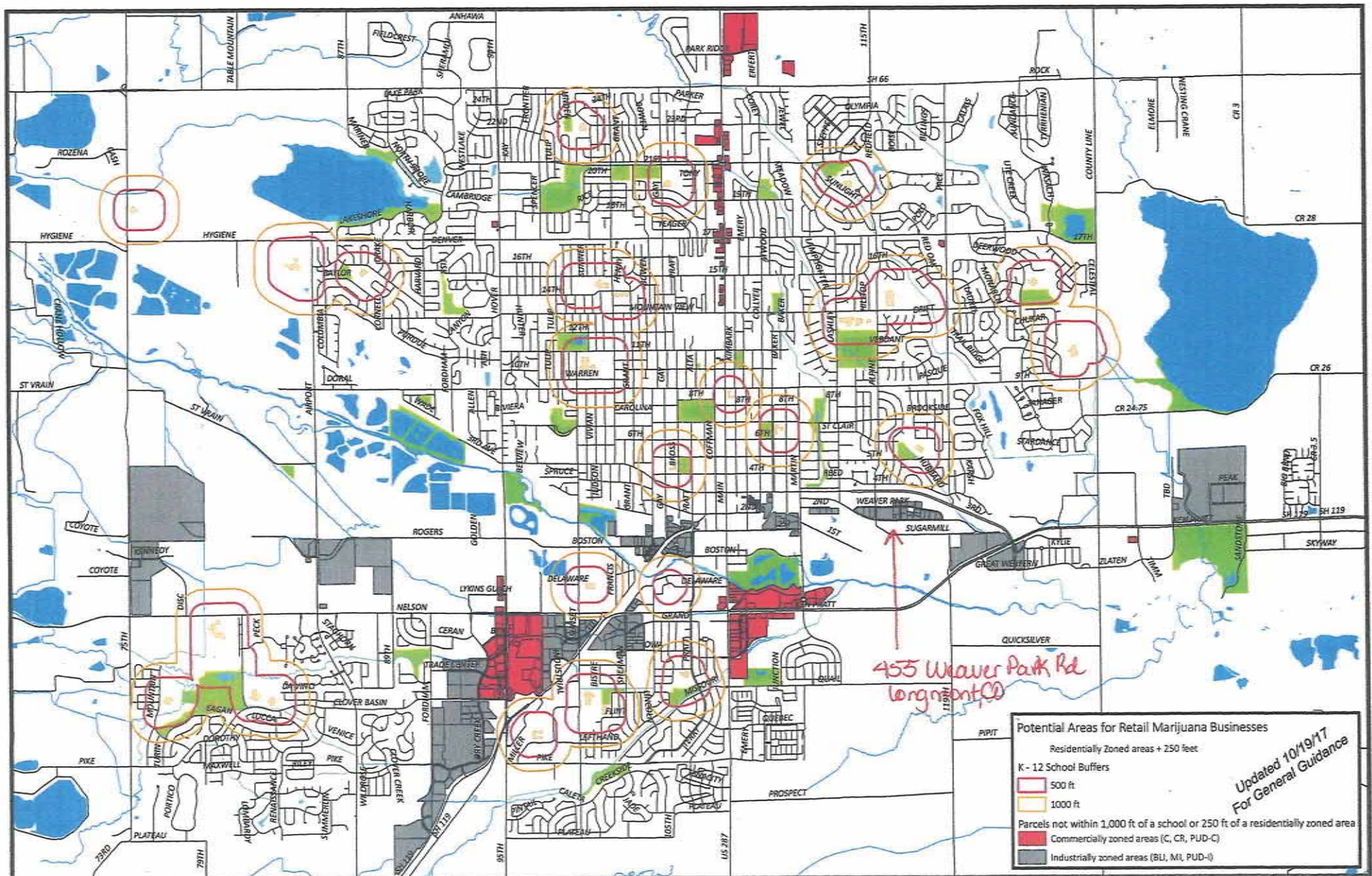
None of the principals/owners or Green Tree businesses have had a professional or business license denied, suspended or revoked. We have not had any business temporarily or permanently closed for failure to comply with any tax, health, building, fire, zoning, safety law or for failing to comply with any regulatory agency requirements such as the CDA or OSHA. In fact, because our facilities meet or rise above the required standards, they are frequently used for training purposes by multiple regulatory agencies.

No Green Tree Medicinals has ever had an administrative, civil or criminal finding of delinquency for failure to file or failure to pay sales or use taxes or any other taxes. Many of our licenses have been subject to audits by the IRS and/or the local regulating authority and we are proud to say that we have never been delinquent or penalized in any manner resulting from these audits.

Green Tree Medicinals has never had to surrender a license, been denied, placed on administrative hold, suspended or revoked for any form of penalty or violation. Ancient Alternatives, LLC, d/b/a Green Tree Medicinals did withdraw its license to operate a medical marijuana center when it had to move its location, first resulting from the ban of marijuana sales imposed by the City of Longmont and then a second location move due to a pending annexation into the City of Longmont of its leased property. A new license was given to us by the MED and Boulder County once we completed our build-out and Special Use Review with the County. This store currently operates on the outskirts of the City of Longmont.

Additionally, we had to withdraw a pending application with the City of Denver for a retail cultivation for Ancient Alternatives when Xcel failed to provide power in a timely manner for the medical cultivation at the same site. The City and County of Denver required the medical cultivation to be operational prior to the award of a retail cultivation to be co-operated at the site and because Xcel was unable at the time to provide the power needed, the application for the retail cultivation was withdrawn. Almost a year later, Xcel provided the power and we obtained the certificate of occupancy for the medical cultivation and are currently operating this license as well.

Overall Green Tree Medicinals, its subsidiary companies and employees are in good standing with all government agencies and has strong positive relationships with the Colorado Department of Revenue, Colorado Department of Public Health and Environment, the Colorado Department of Agriculture, our many local municipalities, and the Marijuana Enforcement Division.



ALPINE ST.

WEAVER PARK RD.

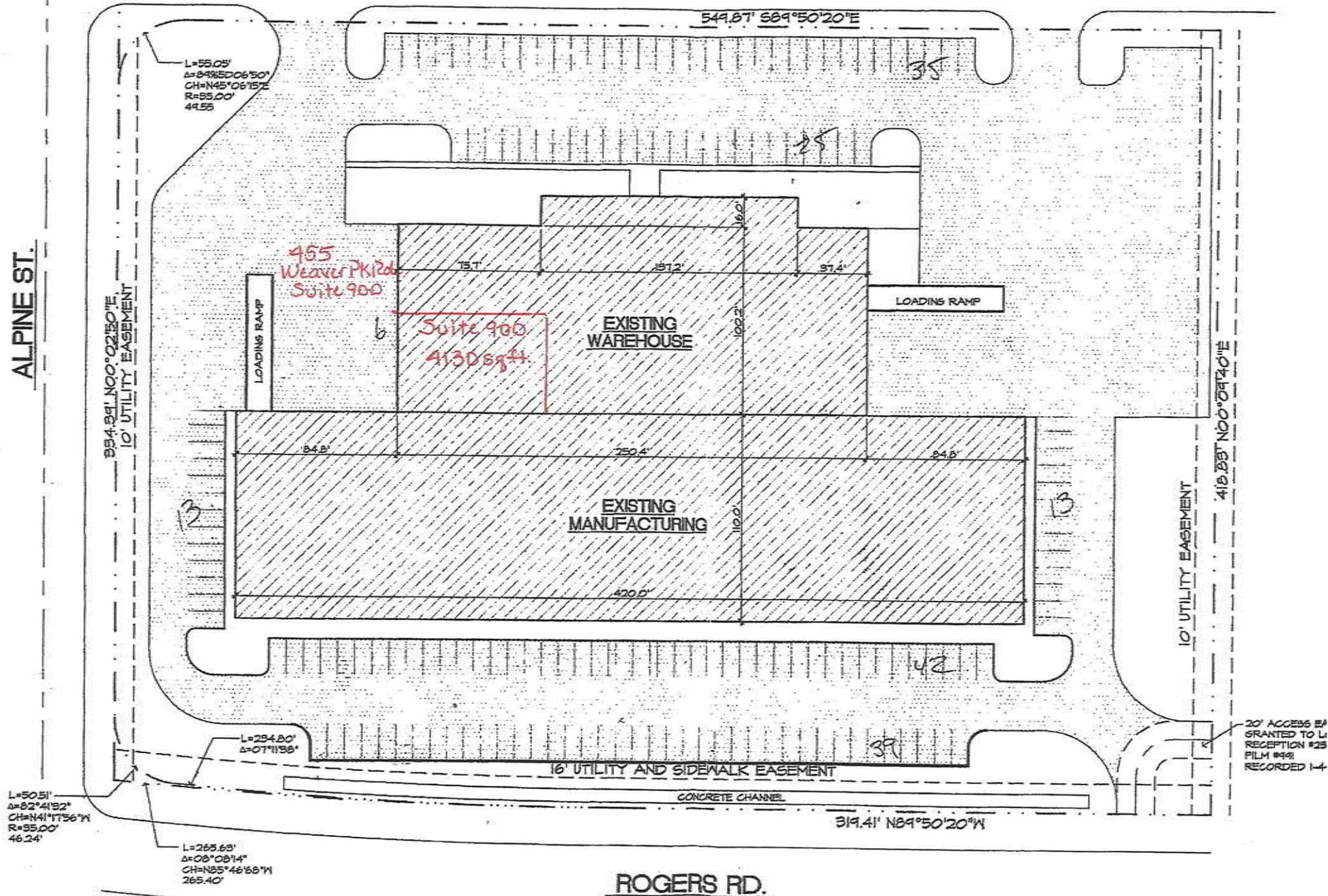
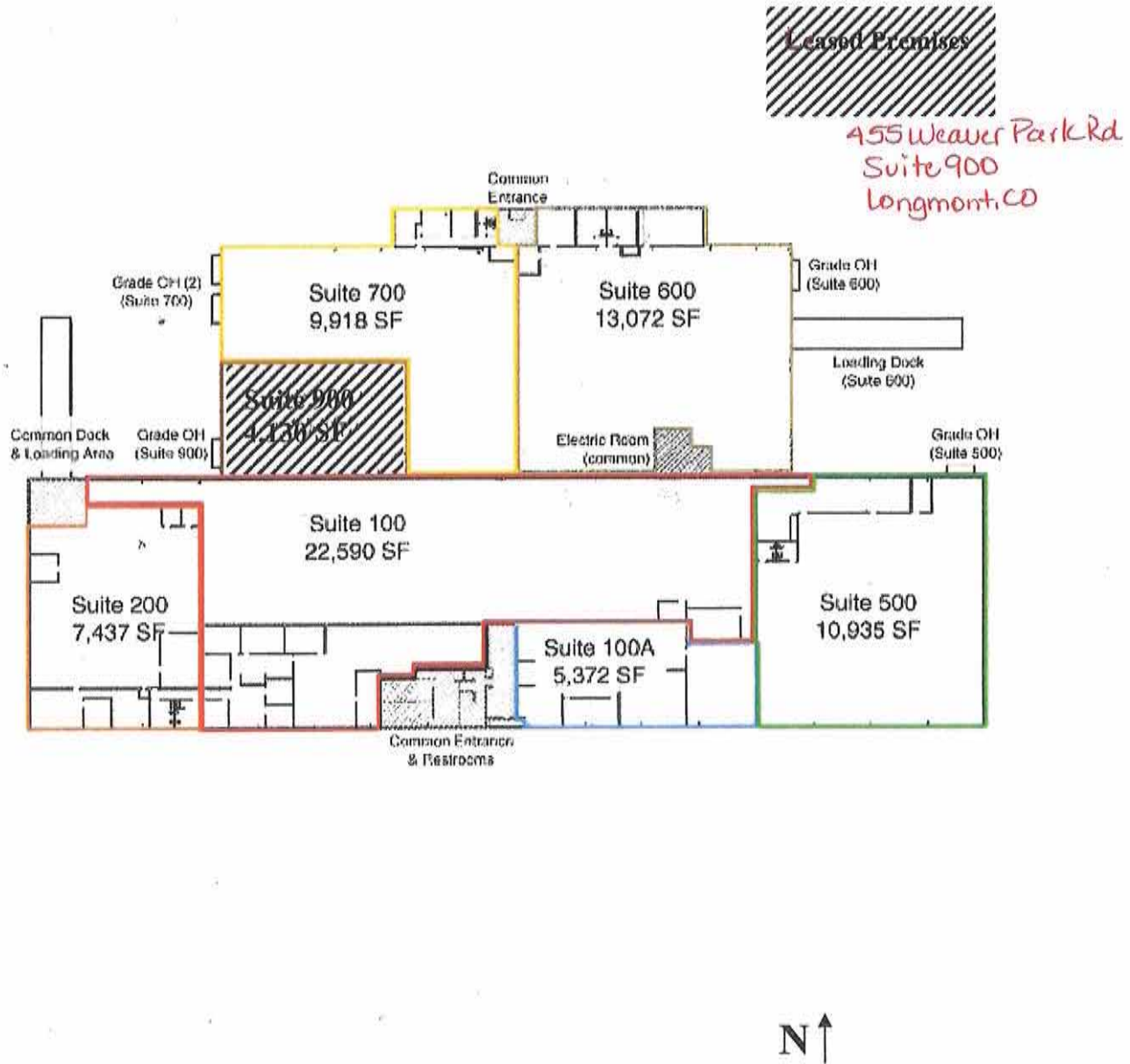


Exhibit A, Leased Premises





455 Weaver Park Rd

Ancient Alternatives, LLC



Imagery ©2017 Google, Map data ©2017 Google 200 ft





455 Weaver Park Rd

Ancient Alternatives, LLC



Imagery ©2017 Google, Map data ©2017 Google 50 ft



11/28/2017

455 Weaver Park Rd - Google Maps



455 Weaver Park Rd

Ancient Alternatives, LLC



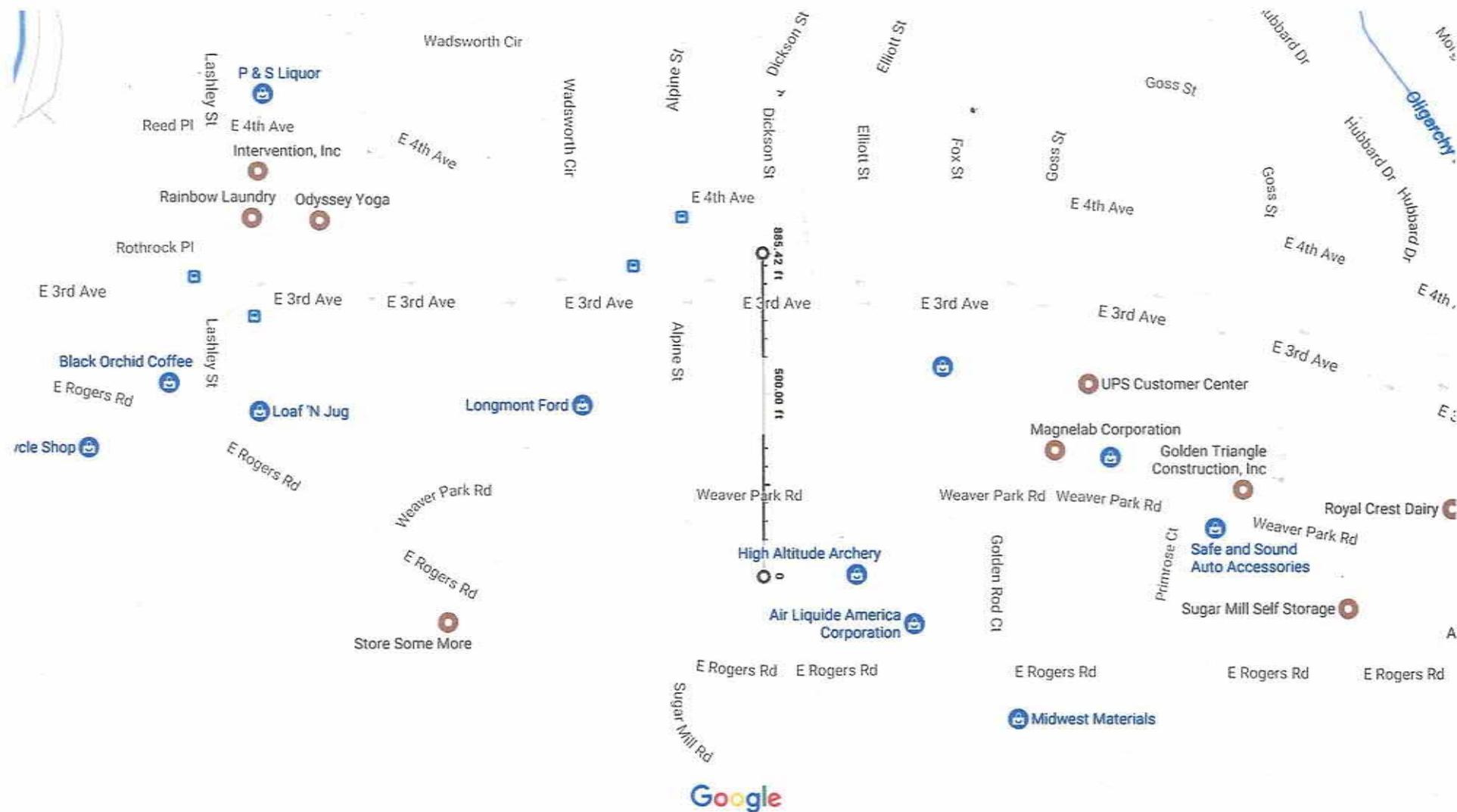
# Google Maps 455 Weaver Park Rd



Google Maps

*Residences Map*

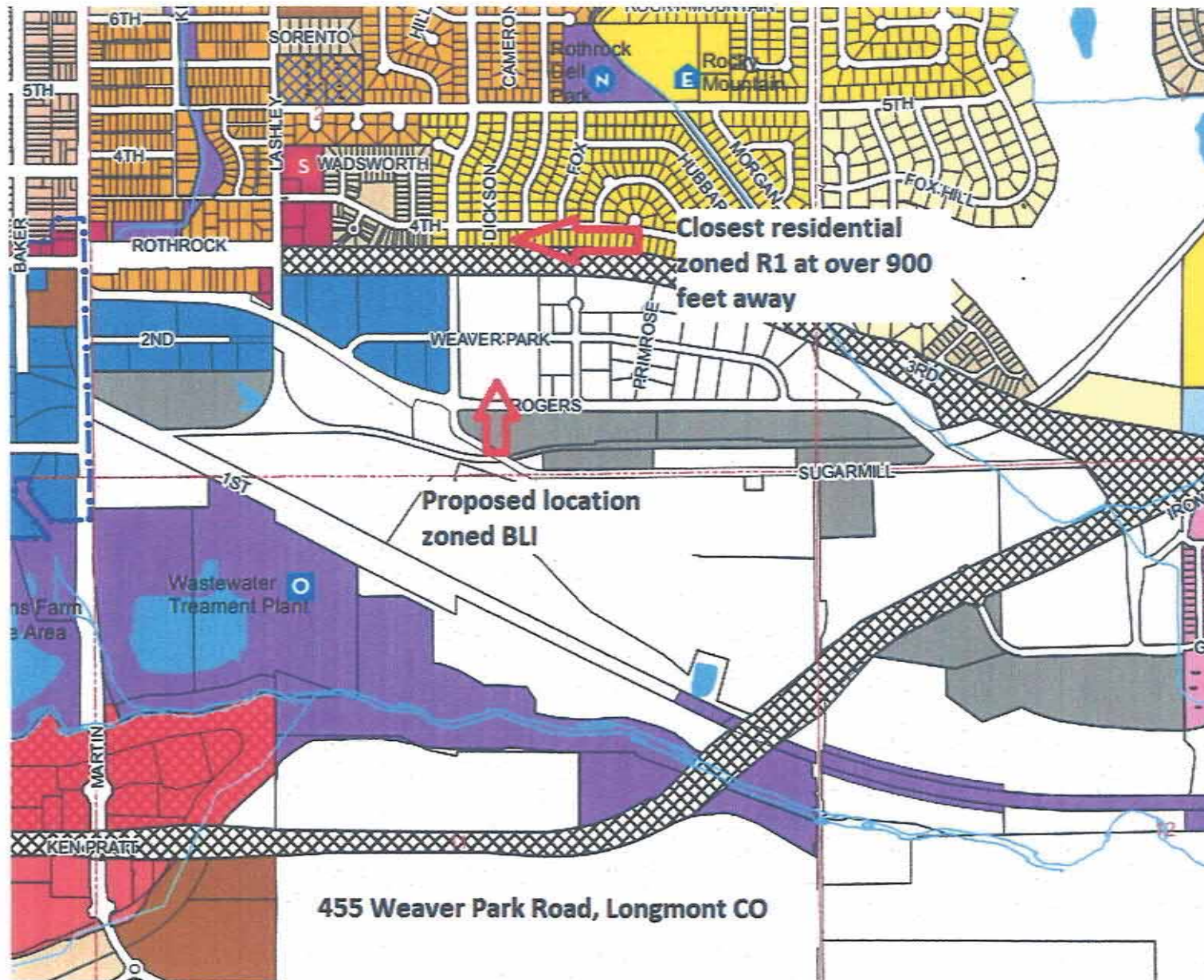
Ancient Alternatives, 455 Weaver Park Road, Longmont Co



Map data ©2017 Google 200 ft

Measure distance

Total distance: 885.42 ft (269.88 m)

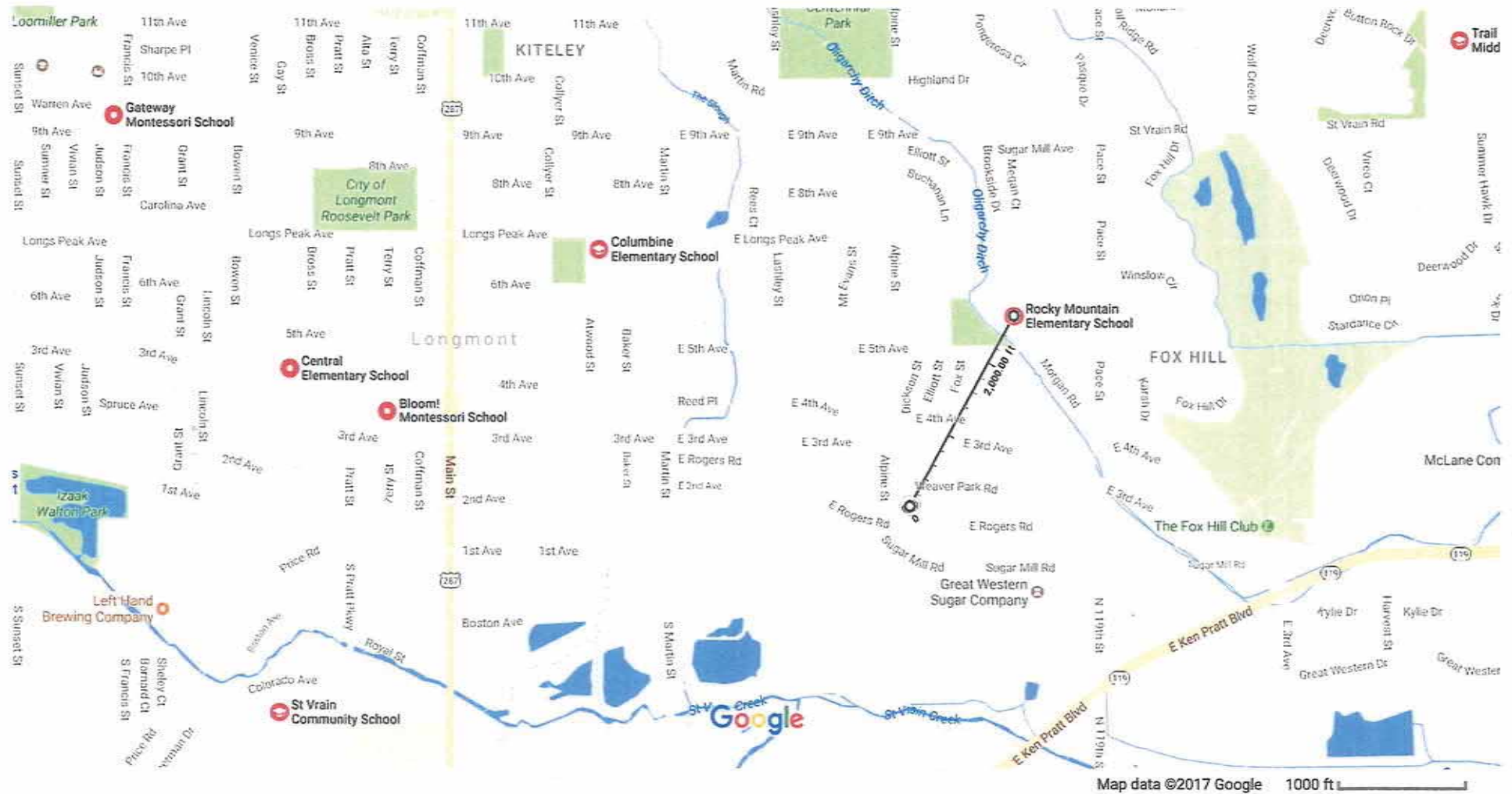


455 Weaver Park Road, Longmont CO



schools

Ancient Alternatives LLC, 455 Weaver Park Road, Longmont CO



Measure distance

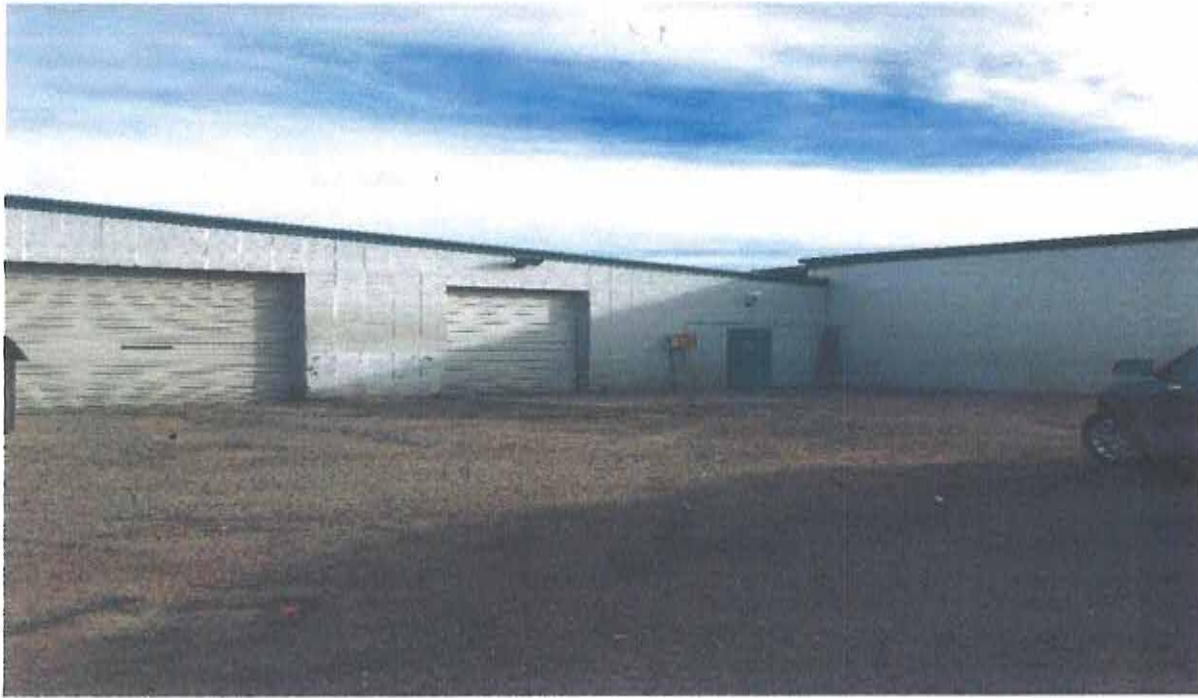
Total distance: 2,658.60 ft (810.34 m)

## **PROPOSED SITE IMPROVEMENTS AND ANTICIPATED APPROVALS REQUIRED**

Our proposed new retail and medical dispensary located at 455 Weaver Park Road, Suite 900, in Longmont is located in the Weaver Park Business Light Industrial area. It is currently an empty warehouse that will need some tender loving care and hard work to meet the standards required by Green Tree, the City of Longmont and the MED. Green Tree prides itself on how it not only beautifies, improves, and maintains its properties. It is our intention to not only have the exterior of the building beautified with a new paint job, but with the removal and replacement of the garage doors with secure entry/exit doors surrounded by brick to enhance not only its beauty, but security. Additionally, we anticipate re-paving and lining the parking area while adding ADA parking spots appropriately labeled. And last, but not least, the addition of landscaping is a must.

On the interior, we are proposing to have separate entries and waiting areas for medical patients and retail customers. The sales stores will be entirely separate as well. The stores will each be roomy so no one should ever feel crowded. A walk in vault will be built to maintain and secure marijuana products when not secured in the storefronts during normal business hours. A separate secure room will be built to house the DVR's and security records and logs. Offices and a break room will be provided for the employees as well as a second handicap bathroom.





As you can clearly see we will require a variety of permits to improve and build-out the interior which may include electrical, plumbing, HVAC and general building permits. We will also require permits to remove and replace the garage doors and do general building improvements. We anticipate the build out process taking roughly 2 months from permitting to completion.

While this facility is not beautiful, we intend to make it just that. Using the Green Tree touch we intend to remodel yet another run down, dilapidated, uncared for facility near Longmont and transform it into a bustling, successful, inviting dispensary. There is quite a lot of potential in this facility as it is over 4,000 square feet and provides ample parking and ease of entry. Additionally with this location we are located ideally on the opposite side of town as our existing northern location.

# Odor Management Plan

## **Odor Management Plan**

Below is a description of what methods and measures the business intends to take for preventing any odors from emanating from the business. While many marijuana businesses have smells that disturb others, our facility will not be manufacturing, producing, cultivating or doing any other activity that is likely to result in obnoxious odors within the facility. That said, we will still take steps to minimize any potential odors. In addition to having secured doors entering and exiting each room, we will also install RTU's with UV Odor Control in every room where odor may be emitted.

All staff associated with this facility will go through a mandatory company run training program which includes all laws, rules, and regulations related to odor, odor emissions, mitigation and odor emitting activities, as well as safety, compliance and documentation. Additionally there will be engineering controls within our HVAC units which are self-contained on the roof with UV odor control.

Through our corporate run training program all employees who work in this facility will be fully trained regarding odor emitting activities and how to mitigate any odor emissions. All staff will be trained on how the odor mitigating equipment works and how to regularly check the equipment to ensure its functionality. Additionally, employees will be trained on proper procedures regarding entry and exit to the facility and within the facility. And finally, the Facilities Operation Manager and Compliance Officer will further ensure that all company odor mitigating policies are adhered to.

# City of Longmont Vision, Values & Goals

## **City's Vision, Values, and Goals**

The City of Longmont mission statement is to enhance the quality of life for those who live in, work in, or visit the community. Green Tree Medicinals plans to act in accordance with this mission by providing safe, effective, all-natural medical and retail marijuana to the city of Longmont. We support the overall vision, values, and goals identified by the City and specified in adopted city plans such as Envision Longmont and the Sustainability Plan. Our vision, values, and goals are much like the City's mission in that we want to improve the quality of life for our consumers. Our company is founded on these principals with a huge emphasis on community outreach, positive contributions to our employees and customers, consistent high quality product, and great customer service.

Envision Longmont represents an exciting community wide planning effort by the City to update and integrate the Longmont Area Comprehensive Plan and the Longmont Multi-Modal Transportation Plan. Green Tree Medicinals is glad that Envision Longmont will be a collaborative and inclusive process in which all residents and businesses are encouraged to participate. As this plan sets out goals, policies, and strategies for addressing a wide range of issues relating to the growth of the city, land use and urban design, housing, economic development, commercial development, the central business district, public improvements, transportation, human services, culture and education, environmental quality and resources conservation, and parks, greenways and open spaces we are excited to be part of that new growth and development. We feel confident that we can contribute positively to community character design and to help change the stigma associated with marijuana. Cannabis companies create jobs and opportunities for communities and we believe we can have a large impact on economic development, homelessness, culture and education, and even crime rates. Using cannabis can also be a healthier alternative to synthetic over the counter medicines, so we are contributing to a healthy community.

We have noted that the Longmont Sustainability Coalition is seeking additional members and we are excited to get involved. We believe in advocacy for sustainability initiatives and we have been active in many city council meetings regarding sustainability. Cannabis manufacturing can be done sustainably and even though we will not be cultivating or manufacturing cannabis in Longmont we do believe that we should be utilizing sustainable growing methods and take part in green initiatives. As a whole, we at Green Tree Medicinals believe that we are fully aligned with the city of Longmont's core values, vision, and goals to improve the quality of life for all those in our community