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# Cedaredge trustees approve Kind Castle's retail marijuana license; new pot shop coming soon to old PUR CannaBliss building

By Lucas Vader | Delta County Independent  
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Part of the old PUR CannaBliss roadside marquee remains from the 130 N. Grand Mesa Drive's original dispensary. The Kind Castle will soon open a location in the space.

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The Cedaredge Board of Trustees approved a license to do business for a new retail marijuana dispensary, which aims to open by Dec. 20. The business is The Kind Castle, and Cedaredge will be the chain's fifth operating location. It will operate at the former PUR CannaBliss dispensary location, 130 N. Grand Mesa Drive.

Before Thursday, two different boards of trustees had passed up The Kind Castle's bid to open a local shop and opted instead for a competing applicant; the first time was in July 2021, the second was in December. In December's case, the current board selected The Edge, an application by Reneé Grossman, over Kind Castle Owner John Dyet's application, but Grossman ultimately backed out, declining to open her business.

Following only remaining marijuana dispensary Verde Natural's closure this summer, the town found itself with no marijuana dispensaries, though town code allows for up to two locations and a total of two retail and two medical marijuana licenses.

Leading up to Verde Natural's closure, the business's administration had been among others in the industry to complain about marijuana's crashing market in Colorado, claiming a revenue drop of nearly 50%. In submitting his application, Dyet's opening letter to the Board of Trustees implored them to amend the town code to allow only one marijuana dispensary in town, stating that it is "essential for Kind Castle to operate."

"Cedaredge cannot sustain two recreational dispensaries, so we request that the town amend its marijuana business ordinance to restrict total dispensary licenses to one recreational license and one medical license," the letter said, referencing several dispensaries that have closed in recent months.

Dyet's application nearly matched the one he'd presented in December, proposing the usage of the former PUR CannaBliss building, which has been owned by Gambler's Ridge Investment, LLC's Hardy and Whitney Hutto since previous property owner Janice Prosser sold it to them after the original dispensary closed. The new application contained the same safety, business, parking and floor plans and attached documentation as the December version.

Dyet, who attended virtually via Zoom, declined to give a verbal presentation of the application.

Town Attorney Bo Nerlin gave the staff presentation. He explained that Dyet had met all the legal requirements up to that point, and therefore, staff could recommend the approval of the application. He noted that Deputy Town Administrator Carl Holm had determined that, as the location had previously served as a marijuana dispensary, a new conditional use permit was not needed, and therefore, the application did not need to go before the planning commission before reaching the board of trustees.

Police Chief Dan Sanders stated his approval of the application from a law enforcement stance as well.

As part of the legal process, neighbors to the business received notification of the application and were invited to voice any concerns they may have had, but according to staff, no one did.



Mayor Greg Hart and Trustee Jim Atkinson discuss a motion to approve Kind Castle's marijuana license application. The full Cedaredge Board of Trustees was present to discuss and ultimately approve the item.

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On the point and weight system for objectively scoring marijuana license applications, the scores were nearly the same as in December, except Nerlin added a point for improved security plans, and Town Clerk Brooke Gardner added a point for other business experience, as Dyet recently started a cell phone company. The score was a 24/30.

According to Dyet and the store's general manager, who was present in person at the meeting, the business will employ 5-6 people. Dyet stated that the Kind Castle line aims to provide local jobs and prioritizes hiring local employees to run the dispensaries. The general manager selected for the location already manages the location in Olathe.

Leading up to the Board of Trustees' unanimous approval, Trustee Jerry Pippin complimented the quick timeline, and Trustee Steve Anderson referenced the chain's positive reputation in the industry and stated that he's familiar with the Kind Castle brand.

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