

Cookie Boat Sweets LLC dba Mary's Mountain Cookies

Limited Use Permit Narrative

A. Company Information:

- a. Cookie Boat Sweets LLC dba Mary's Mountain Cookies
- b. Owner: Paul Klees
- c. Mailing Address: PO Box 1515, Granby, CO 80446
- d. Email: skolcapital@outlook.com
- e. Phone: 970.519.1643
- f. Website: mtncookies.com

B. Mobile Gondola Location:

- a. Steamboat Ski Resort
 - i. Site Location: See attached Map. **EXHIBIT A**
- b. Total Space Used – 6' by 6'

C. Parking – No additional parking required for mobile gondola. Customers will be using existing parking spaces as set by the resort and surrounding facilities/businesses.

D. Operating Agreement - Concession Agreement in place with Steamboat Ski & Resort Corporation to operate in this location.

- a. Agreement has been submitted as a part of this application.

E. Food Truck Design / Structure:

- a. The Gondola car came from Steamboat's original lift in 1986. It has been refurbished and altered for mobile retail food & beverage use.
- b. This outlet is an extension of our main store location @ 635 Lincoln Avenue, Steamboat Springs.
- c. See attached photos: **EXHIBIT B**
- d. Gondola will be placed on the ground with electrical running to it provided by Steamboat Resort

F. Business Plan:

- a. Fresh Baked ¼ lb Cookies will be brought in daily for sale.
- b. We will also have nonalcoholic hot and cold beverages available.
- c. Baking will not happen inside the mobile gondola, but we will have equipment to provide warm cookies for customers.
- d. Operating hours will be 5-7 days a week with tentative hours between 10am – 5pm.
- e. Product menu can be found at www.mtncookies.com

G. Site Preparation:

- a. Power is near location and will be brought to the gondola by outdoor extension cords that will be secured safely for pedestrian travel.
- b. Site is on existing concrete.
- c. No water hook-up is necessary.
- d. Trash receptacles are in place throughout resort

H. Exterior Lighting

- a. Provided by existing buildings and sidewalk lights.

I. Health Department:

- a. Self-contained hand washing station in gondola. Pre-packaged items.

EXHIBIT A: Site Location Map & Steamboat Resort base area



Location – Zoomed Out:

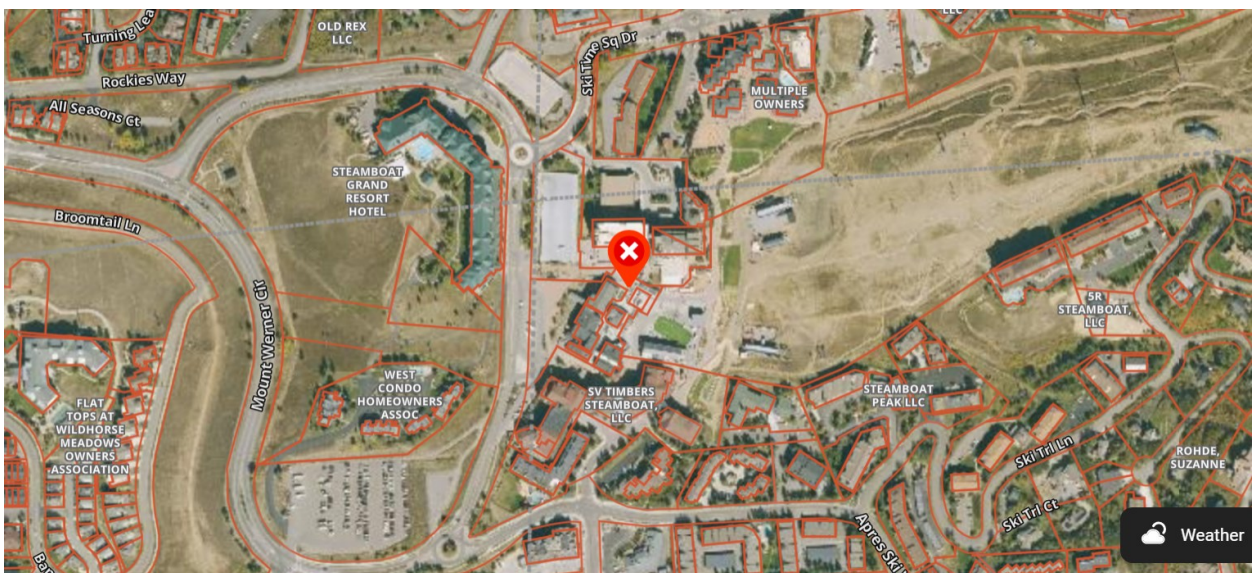


Exhibit B: Gondola Pictures & Specs

- Gondola finish color will be Red
- Will have wheel attachments and can be moved by hand lift.
- Sign that will be attached to the top of gondola



More info @ <https://thegondolashop.com/products/coffee-bar>



DETAILS

- One color industrial paintwork (basecoat-clearcoat)
- Refurbished-modified Steamboat 8 passenger gondola from 1986
- Custom-built wood shelving
- Custom-built serving door that serves as awning once opened
 - lockable at night with inside latches
- Ceiling white LEDs
- Refurbished plexiglass windows
- 6 plug power-bar pre-installed
- Pallet jack access for easy movability
- Outside wood shelf for extra counter space (7"x36")
- Outside dimensions 78"long x 66"wide x 85"high
- Inside dimensions within shelving 3'x5'x81" high
- Approx weight 850lbs