

5/23/2019

Dear Planning Commission and the City of Desert Hot Springs,

My name is Stephanie Bodde, and I am the applicant on CUP 22-17 Revised. I am also the owner of the property 11940 Palm Drive, which is the subject property. When I received the original approval for the Conditional Use Permit the escrow on the property was pending, and the building was an absolute disaster. Remodeling the building has required extensive renovations, major amounts of cleaning, and removal of large amounts of trash.

Upon approval of the Conditional Use Permit the property was totally gutted. It took 12 full sized dumpsters to completely clear out all the trash that had accumulated over the years. In addition to the trash I had to evict/relocate about 40 homeless people that were living in the building.

Approximately 75% of the building has already been rewired and plumbed, upon inspection from the city we can finish the wiring and plumbing and move to drywall and interior paint. In addition to the cleaning, wiring, plumbing, and removal of trash I have also replaced all of the windows in the entire building, repainted the outside, cleaned up the landscape, kept the weeds maintained, replaced second floor sub flooring, and secured the building.

I have hired a licensed contractor who is formulating a game plan to continue with the renovations. I have made major strides towards completion of the conditions. I am fully confident I can complete this project.

Additional Delays:

Escrow took an extended period of time to close, over and above what was originally estimated. Removal of the cell phone tower took an additional 4 months, and I had issues with the original contractor.

At this point in time I am able to continue renovations to the property and estimate completion of all renovations within 3-6 months, depending on factors such as issuance of additional building permits, inspections, and construction timelines. Even after all this time I am just as passionate as ever to bring a unique and needed cannabis service to the community. I am requesting a one year time extension to my Conditional Use Permit. If granted this extension I will complete the project and open a truly special business. Please allow me the chance to finish what I have started and almost completed.

Sincerely,



Stephanie Bodde

RECEIVED
Building Department

MAY 23 2019

City of Desert Hot Springs