

March 26, 2025

**KEYSTONE ASSOCIATES, INC.**  
ARCHITECTURE PLANNING

### **Conditional Use Application- Land Use Statement**

**PROJECT: HOBBY FARMS LLC- TO ADD RETAIL MARIJUANA CULTIVATION TO LICENSE  
817 Wooten Road, Colorado Springs, CO 80915  
Colorado Springs Land Use Review- Conditional Use Application  
File Number: CUDP-25-0007**

The property at 817 Wooten Road features a two story, stand alone, 13,735 sf concrete T beam structure with its own private parking lot. The property is currently used as a fully licensed and operational medical marijuana grow facility. No construction changes would need to be made to facilitate the conditional use request to add retail marijuana cultivation to the existing license.

Colorado Springs Utilities criteria: The existing property and building met Colorado Springs Utilities development criteria at the time of its initial construction and subsequent permitting for remodels or change in use. As the current conditional use application is a license nomenclature change (to add retail marijuana cultivation to the current medical marijuana cultivation license), no changes to the existing interior or exterior gas, water, electrical, or sanitary sewer are proposed. No changes to landscaping or irrigation systems are proposed.

Colorado Springs Stormwater Enterprise (Drainage Criteria Manual): There are no changes proposed to the existing site. Therefore, as the parking lot, sidewalks (impervious areas), and landscape areas are not changing, the flow of water onsite to existing stormwater systems will not be altered.