

Proposal for Conditional Use License for Recreational Marijuana Cultivation Facility

Submitted to: City of Colorado Springs, Colorado

Submitted by: Austin Edmisson, Owner of Colorado Chronic LLC

Date: March 17th, 2025

I. Introduction

This proposal outlines the request for a Conditional Use License to expand our current medical marijuana cultivation facility into a recreational marijuana cultivation operation. Our facility is located at 2926 Wood Ave, and we have successfully operated in compliance with all city regulations since 2021. We aim to serve the growing demand for recreational marijuana while maintaining our commitment to quality, safety, and community responsibility.

II. Facility Overview

1. Current Operations:

- Type: Medical Marijuana Cultivation, City License 0850997, MED License 403-00755
- Zoning: MX-M
- Size: 2,600 Square Feet
- Established: July of 2021
- Compliance: Fully compliant with Colorado state laws and regulations, with no violations reported.

2. Proposed Expansion:

- Type: Recreational Marijuana Cultivation
- Intended Capacity: Sharing the current 2,600 square feet

III. Justification for Conditional Use License

CONFORMANCE WITH CONDITIONAL USE REVIEW CRITERIA

(CODE SECTION 7.5.601.C)

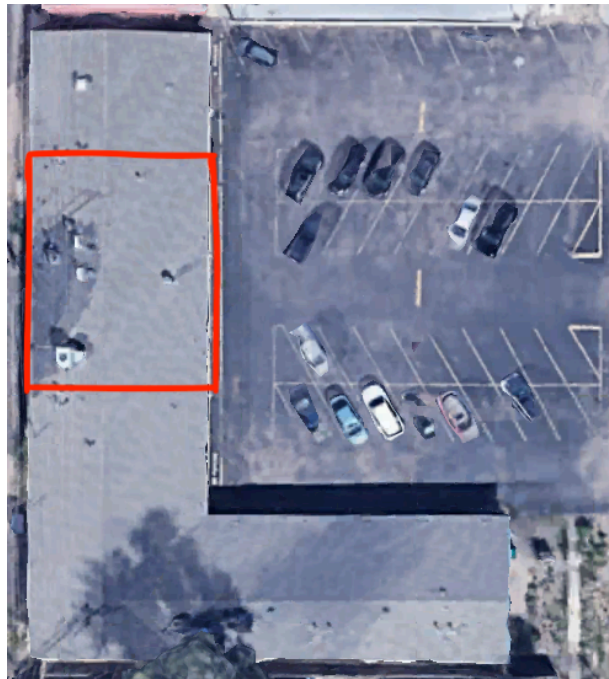
1. The application complies with any use specific standards for the use in Part 7.3.3 (Use-Specific Standards);

The proposed location is located in the MX-M zoning of Colorado Springs and is eligible for a Conditional Use License for both MMJ and RMJ cultivation. (Table 7.3.2-A) The current MMJ facility possesses a City license (0850997) and MED License (403-00755) valid through December 5th, 2026, as well as a Wholesale Sales Tax License (94867870-0001). This facility stays in compliance with Marijuana Enforcement Division rules by prohibiting the consumption, ingestion, or inhalation with the MMJ cultivation. As a way of limiting our impact on our surrounding community we go to extra lengths to ensure our facility is indistinguishable to the average

person walking by. We utilize four industrial size carbon filters to scrub the air of any odors that may be emitted by the marijuana plants as they mature. All of our air conditioning is designed to recycle the air within the facility and only draw outside air in when needing to cool the room if the ac can't keep up.

- 2. The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and**

The cultivation facility takes up roughly 2,600 square feet of the 9,700 square feet of the entire building that it is currently located in. All together the building offers 37 parking spaces along with 2 handicap spaces and exceeds the 1 space per 5,000 square feet GFA standard for the City of Colorado Springs.



- 3. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the pressed development and any burdens on those systems have been mitigated to the maximum extent feasible.**

To minimize our impact of the City of Colorado Springs local infrastructure, Colorado Chronic LLC has replaced the traditional HPS lights (High Pressure Sodium) with more energy efficient lighting by switching to LED technology. Reducing half of our energy costs and strains on the system. We have also upgraded our watering system to an automated system which only feeds the plants when they are actually thirsty. This eliminates waste of Colorado's precious water supply and minimizes drainage into the sewage system. One last way we are doing our part to elevate stress on our local infrastructure is by upgrading our air conditioning units with more energy efficiency units.

Community Benefits:

- **Economic Growth:** The introduction of a recreational marijuana cultivation facility will create jobs and stimulate local economic growth through increased tax revenue and local purchasing.
- **Safety and Regulation:** Our facility has a proven track record of compliance with regulations, ensuring that our operations contribute positively to the community.

Market Demand:

- The demand for recreational marijuana in Colorado Springs continues to rise. By expanding our cultivation operations, we can meet this demand while contributing to the local economy.

Environmental Responsibility:

- Our facility will implement sustainable practices, including energy-efficient lighting and water conservation measures, to minimize our environmental impact.

Conclusion

We respectfully request the City of Colorado Springs to grant a Conditional Use License for our recreational marijuana cultivation facility. Our experience, commitment to compliance, and dedication to community engagement make us well-suited to operate in this capacity. We look forward to the opportunity to contribute positively to the local community and economy through this expansion.

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This proposal is designed to provide a comprehensive overview of the intended expansion and to demonstrate our commitment to compliance, community engagement, and responsible operations. If you have any specific requirements or additional information that should be included, please let me know!