

April 1, 2025

Total Green, LLC.

Medical Dispensary and Cultivation

Conditional Use Application- Land Use Statement

PROJECT: TOTAL GREEN LLC- TO ADD RETAIL MARIJUANA CULTIVATION TO LICENSE

1105 S Chelton Road, Colorado Springs, CO 80910

Colorado Springs Land Use Review- Conditional Use Application

File Number: PRE 25-0382

The property at 1105 S Chelton Road is a 1 story, stand alone, 6,744 sf structure with its own private parking lot. The property is currently used as a fully licensed and operational medical marijuana grow facility and medical store. No construction or changes to the site 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.