

April 5, 2021

1109 S Chelton Road
Colorado Springs, CO 80910

RE: PROJECT STATEMENT FOR 1109 S CHELTON ROAD

- We currently own a Marijuana Dispensary (MMC) and Marijuana Cultivation (OPC) located at 1105 S Chelton Road.
- This application is to expand the aforementioned OPC into the proposed location 1109 S Chelton Road – the building in which the units are housed is one building.
- We have made significant improvements to the buildings including signage, exterior lighting, and security cameras all along and in the property. The design of the building was also made safety with safety in mind - carbon filters have been installed to mitigate smell, chains have been used to fasten light fixtures, we have gated doors, new steel fence, upgraded security camera system with motion detector, and security alarms. We are also working on improving the landscaping of the property. We believe that these improvements will help increase the value of the immediate area.
- This expansion will help us operate the business successfully and meet the demand of our patients. We believe to be a successful business we must add to the value of the neighborhood in which we operate this includes following all codes and regulations set forth by the City and the MED. The expansion will also allow us to grow as a company to get to levels where we can meet the demand of our patients. We want to provide high quality medications at an affordable price and our target customer base is the immediate neighborhood. As we grow we will also be creating more jobs to help improve the economy as well.
- We intend to make improvements within the existing building to be able to cultivate marijuana. This will include setting up lights, tables and irrigation lines in the space. The proposed expansion business will be a marijuana cultivation center with minimal, to no day-to-day customers – street access and existing facilities should not be impacted.
- Parking is sufficient for the intended use. An updated site map showing 25 separate parking spaces to accommodate the business is included with the application. There are no significant projected changes to the exterior of the property only upgrades and improvements (ie. lighting, signage).

Thank you for your time and consideration.

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PROJECT STATEMENT