

GENERAL SITE PLAN NOTES:

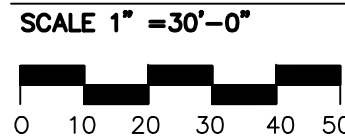
- 1) BUILDING IS EXISTING— NEW PARKING LAYOUT AND SITE IMPROVEMENTS INDICATED ON THIS PLAN.
- 2) PAVEMENT MARKING PAINT SHALL BE SPECIFICALLY FORMULATED FOR USE IN AUTOMOBILE TRAFFIC AREAS AND SHALL BE IN THE COLORS SELECTED BY THE ARCHITECT FROM THE MANUFACTURER'S STANDARD COLORS. PARKING AREA SHALL BE CLEANED BEFORE PAINT IS APPLIED. CONTRACTOR SHALL PROVIDE CONES, BARRICADES AND OTHER DEVICES NEEDED TO PROTECT PAINT UNTIL IT IS SUFFICIENTLY DRY TO WITHSTAND TRAFFIC. WHEN PAINT IS THOROUGHLY DRY, TOUCHUP AS REQUIRED AND (USING A PERMANENTLY OPAQUE PAINT IDENTICAL IN COLOR TO THE SURFACE ON WHICH THE PAINT WAS APPLIED) BLOCK-OUT AND ELIMINATE ALL TRACES OF SPLASHED, TRACKED AND/OR SPILLED PAVEMENT MARKING PAINT FROM THE BACKGROUND SURFACE.
- 3) FLOOD HAZARD: THIS SITE IS NOT WITHIN A FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 08041C0733F, DATED 3-17-97.
- 4) NO ADDITIONAL LIGHTING WILL BE PROVIDED FOR THIS PROJECT

CPC CU 17-00041 — CONDITIONAL USE

APPROVE THE CONDITIONAL USE FOR THE EXPANSION OF THE MEDICAL MARIJUANA OFF-PREMISE CULTIVATION FACILITY AT 2211 EAST BOULDER STREET BASED UPON THE FINDINGS THAT THE CONDITIONAL USE REQUEST COMPLIES WITH THE THREE REVIEW CRITERIA FOR GRANTING A CONDITIONAL USE AS SET FORTH IN CITY CODE SECTION 7.5.704, AND THE DEVELOPMENT PLAN REVIEW CRITERIA IN CITY CODE SECTION 7.5.502.E. WITH THE FOLLOWING CONDITIONS OF APPROVAL:

1. CONTACT THE COLORADO SPRINGS UTILITIES' FIELD ENGINEER TO DISCUSS THE INCREASED ELECTRIC LOAD ASSOCIATED WITH THE OPC EXPANSION AND THE REQUIRED UPGRADES.
2. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL INSTALL AN EFFECTIVE AIR FILTRATION SYSTEM AND/OR ANOTHER METHOD OF ADEQUATELY MITIGATING OFF-SITE ODOR GENERATION.

1 SITE PLAN

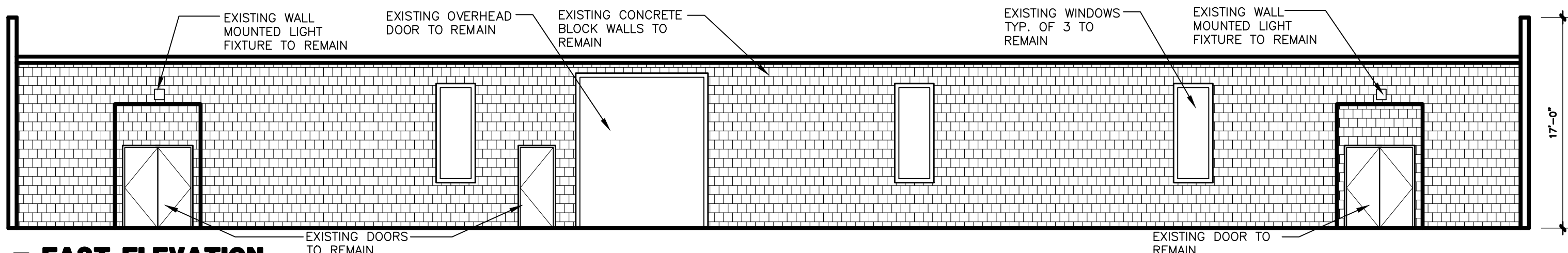
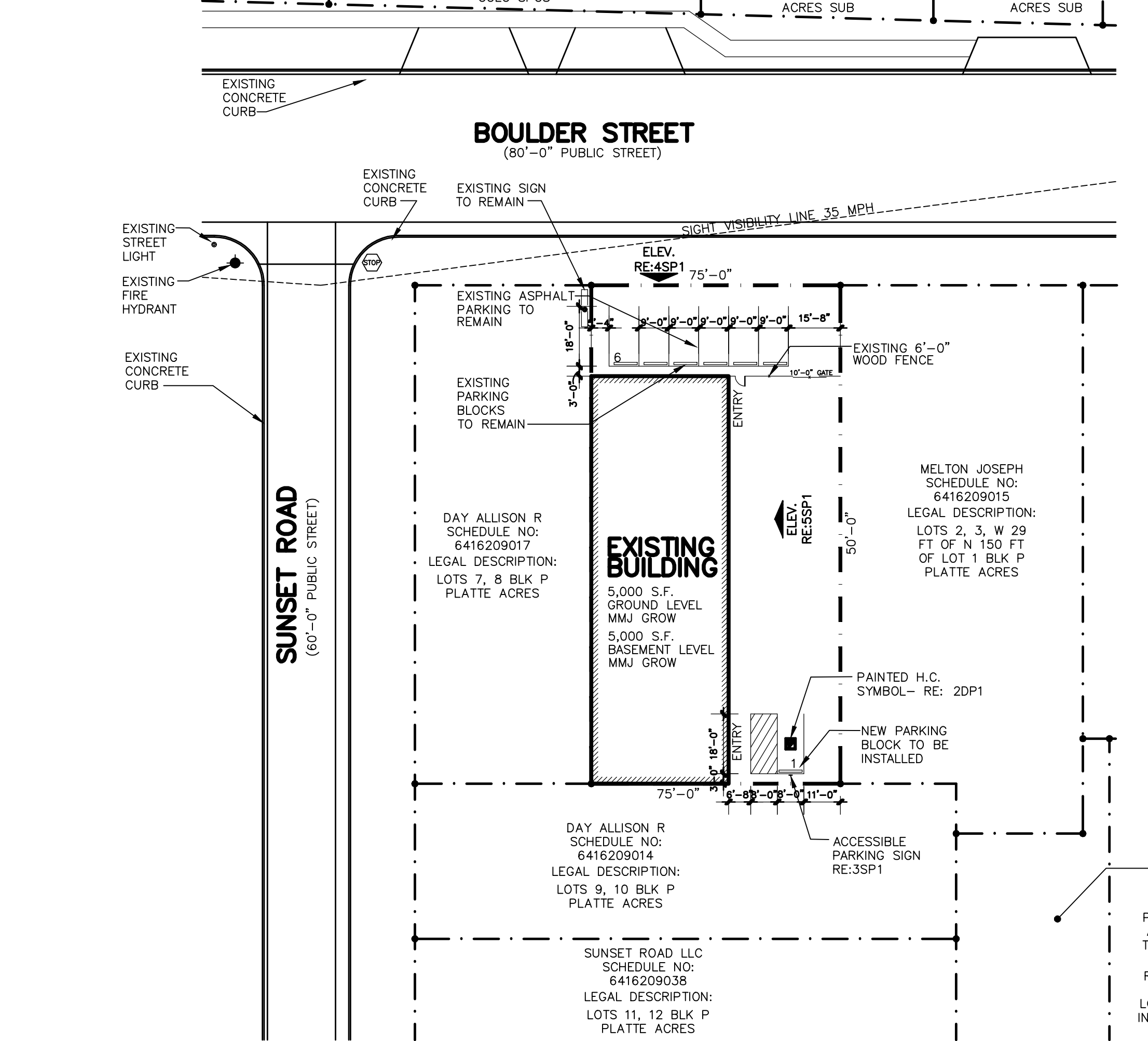


BOULDER HEIGHTS APARTMENTS LLLPC/O
DUNMIRE PROPERTIES MGT
SCHEDULE NO: 6416202027
LEGAL DESCRIPTION:
E 77 FT OF W 127 FT OF S 175 FT OF TR 14,
W 23 FT OF S 175 FT OF TR 13 BLK R PLATTE
ACRES

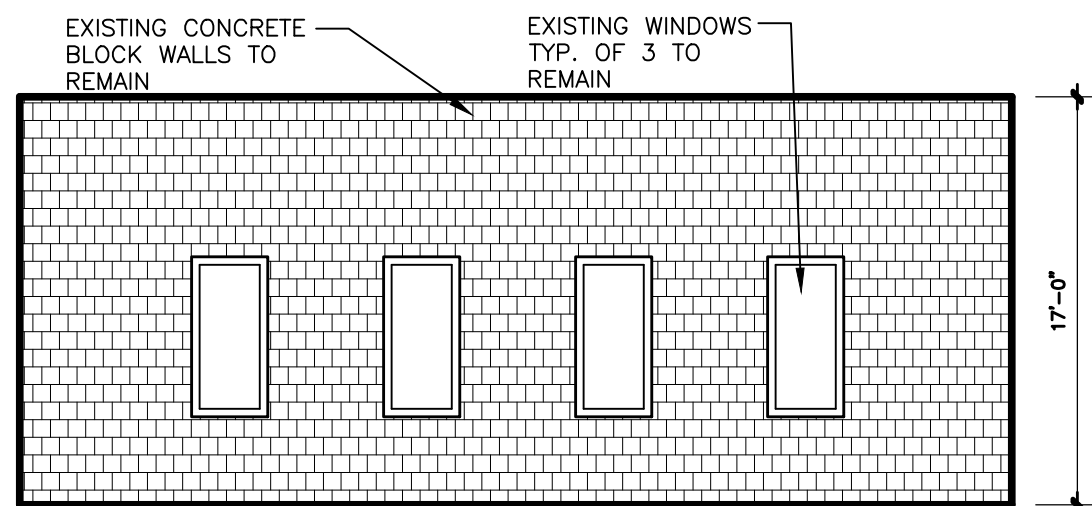
CHRISTMAS UNLIMITED
SCHEDULE NO: 6416202040
LEGAL DESCRIPTION:
LOTS 1 & 2 C R S SUB NO 1 A REPLAT OF A
PORTION OF TRACT 12 & 13 BLK R PLATTE
ACRES

PIERSON LYLE E & ALBERTA J
SCHEDULE NO: 6416202031
LEGAL DESCRIPTION:
LOT 3 C R S SUB NO 1 A
REPLAT OF A PORTION OF
TRACTS 12 + 13 BLK R PLATTE
ACRES SUB

PIERSON LYLE E & ALBERTA J
SCHEDULE NO: 6416202030
LEGAL DESCRIPTION:
LOT 4 C R S SUB NO 1 A
REPLAT OF A PORTION OF
TRACTS 12 + 13 BLK R PLATTE
ACRES SUB



5 EAST ELEVATION
SCALE 1/8" = 1'-0"

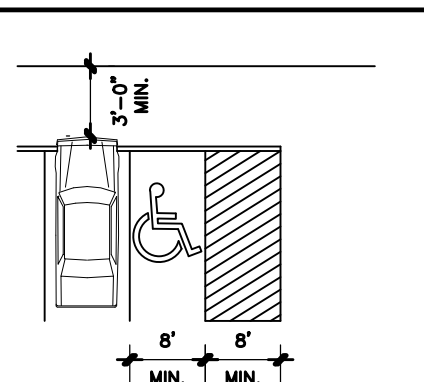


4 NORTH ELEVATION
SCALE 1/8" = 1'-0"

SITE PLAN KEY

- STOP SIGN
- ACCESSIBLE PARKING SPACE (8'-0"Wx16'-0"D) WITH 8' WIDE ACCESS AISLE, 2' OF OVERHANG AT CONCRETE CURBS, SIGN AT EACH SPACE, RE: 2/3 SP1
- STANDARD PARKING SPACE (9'-0"Wx16'-0"D), 2' OF OVERHANG AT CONCRETE CURBS
- TEXT INDICATES NUMBER OF SPACES WITHIN PARKING GROUPING
- EXISTING POLE SITE LIGHTING
- PROPERTY LINE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRICAL TRANSFORMER

TYPICAL HANDICAP PARKING LAYOUT



PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION

ACCESSIBLE PARKING SPACES SHALL HAVE A SIGN THAT SHALL NOT BE OBSTRUCTED WHEN A VEHICLE IS PARKED IN THAT SPACE RE: 3SP1

2211 EAST BOULDER STREET

COLORADO SPRINGS, COLORADO 80909

PROJECT DATA:

BUILDING ADDRESS:

2211 EAST BOULDER STREET
COLORADO SPRINGS, COLORADO 80909

SITE DATA:

LEGAL DESCRIPTION: LOTS 4 TO 6 INC BLK P PLATTE ACRES

TAX NO: 6416209016

USE: MMJ GROW

ZONING: C6

SITE AREA: 11,250 SF, (.26) ACRES

PARKING SPACES REQUIRED:

MMJ GROW:	5,000 S.F. GROUND LEVEL /5,000	1
MMJ GROW:	5,000 S.F. BASEMENT LEVEL /5,000	1
TOTAL:		2
HANDICAP REQUIRED (PER 7.4.204, 1-25 REQUIRE 1):		1

PARKING PROVIDED:

STANDARD	(9'Wx19'-6"D)	6
HANDICAP	(8'Wx19'-6"D W/8' AISLE)	1
TOTAL PARKING PROVIDED:		7

SITE COVERAGE:

BUILDING:	5,000 SF	44%
PAVING:	6,250 SF	56%

BUILDING:

BLDG. HEIGHT: ONE STORY (17'-0" TO TOP OF PARAPET)
OCCUPANCIES: GROUP F-2
CONSTRUCTION: TYPE II-B

PROJECT TEAM:

OWNER:

FLYWHEEL LLC
NED SUESSE
2211 EAST BOULDER STREET
COLORADO SPRINGS, CO 80909

TENANT:

TROY VANORDEN
2211 EAST BOULDER STREET
COLORADO SPRINGS, CO 80909

ARCHITECT/APPLICANT:

WAY ARCHITECTS, P.C.
318 NORTH TEJON
COLORADO SPRINGS, CO 80903
(719) 473-8400 FAX:(719) 473-0400
GEORGE E. WAY george@waygroup.com

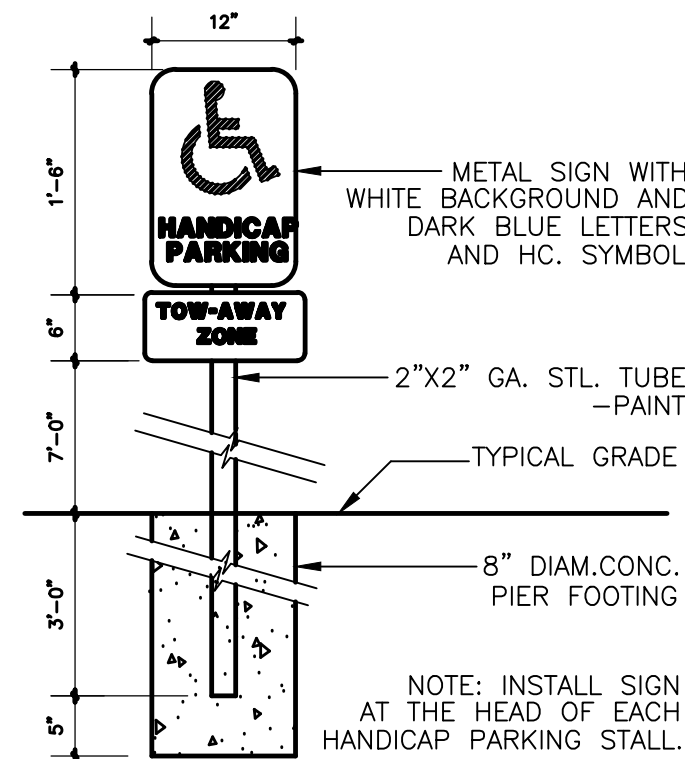
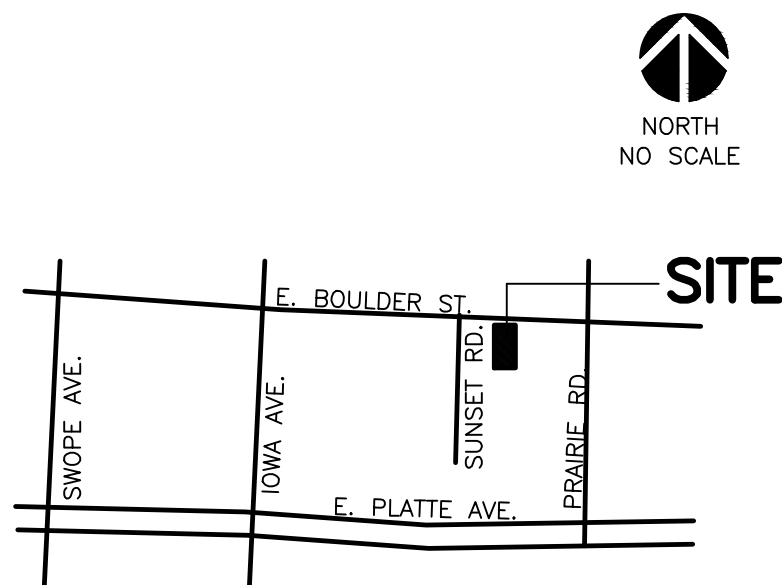


City Planning Commission
Approved

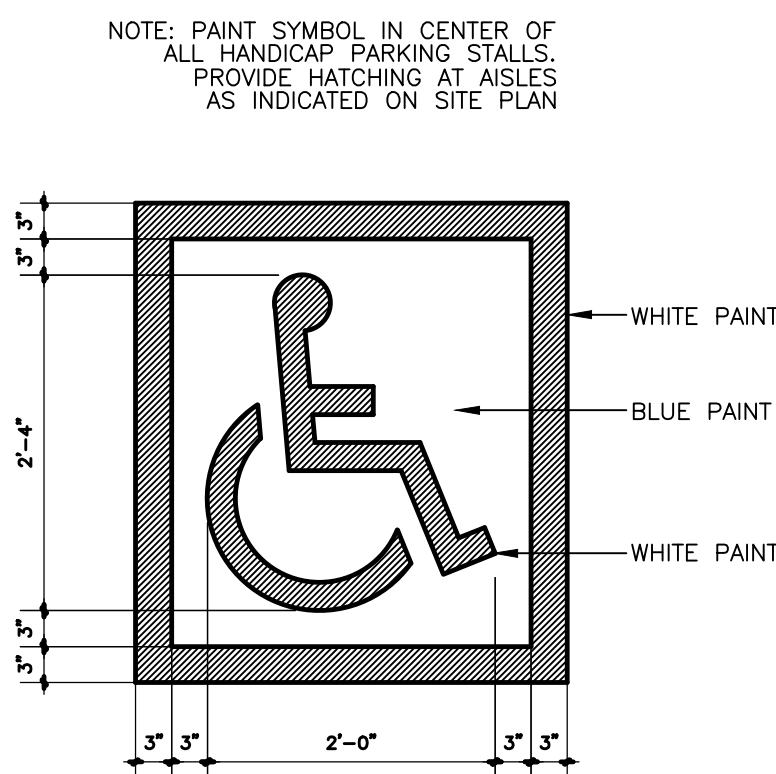
July 20, 2017

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LOCATION MAP:



3 SIGN POST DETAIL
3/4"=1'-0"



2 HANDICAP SYMBOL
3/4"=1'-0"

WAY ARCHITECTS, P.C.

318 NORTH TEJON
COLORADO SPRINGS, COLORADO 80903
(719) 473-8400

REVISION/DATE

03-31-17

1707

FT

DRAWN BY:

CW

2211 EAST BOULDER STREET

COLORADO SPRINGS, COLORADO 80909

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CONDITIONAL USE
SITE PLAN

1 OF 1