



130 E Cheyenne Rd Colorado Springs, CO 80906
207 Rockrimmon Blvd, Unit C Colorado Springs, CO 80919
719-634-7390 | 719-264-0800
puremedical.service@gmail.com

Ryan Tefertiller
Planning Manager, AICP
Urban Planning Division
Planning & Community Development
30 S. Nevada Ave, #603
Colorado Springs, CO 80901

03/20/2019

Dear Mr. Tefertiller,

Please find included in this letter a revised application for administrative relief for Pure Medical, LLC for the relocation of an existing medical marijuana center to 1645 S. Tejon St.

A. Project Statement:

1. Description of the Administrative Relief Request:

Pure Medical, LLC is proposing to relocate an existing medical marijuana center (MMC) to a building located at 1645 S. Tejon St. This will not be a new MMC, but will be a change of location for an existing license currently located at 130 E. Cheyenne Rd. The MMC's current location is scheduled to be redeveloped as part of the urban renewal project this spring. As such, Pure Medical must vacate the premise no later than April 30, 2019.

The landlord of the proposed location will renovate the rear section of the building to house the MMC. The MMC will not be visible from Tejon with the exception of a sign to denote its location in the rear of the building.

Pure Medical, LLC is requesting administrative relief from code section 7.3.205.M, which states an MMC cannot be located within 1000 feet of any K-12 schools, alcohol or drug treatment facility, child care facility, or another MMC. The City Planning Department has determined that there are two MMC's within 1000 feet of our



proposed location. Native Roots is approximately 975-977 feet from the proposed location when measuring from the edge of the proposed building to the nearest property line of the existing MMC. When taking independent measurements, Pure Medical, LLC measured 992 feet of separation between the closest property line of the existing MMC and the edge of the proposed building. Rocky Road Remedies is approximately 961 feet from the proposed location when measuring from the edge of the proposed building to the nearest property line of the existing MMC. It should be noted that this MMC sent a letter to the planning department supporting the approval of administrative relief. Based on planning departments measurements, approximately 2.5% - 4% relief from the separation requirement is requested to allow these MMC's to be located within 1,000 ft of each other.

2. Review Criteria:

- i. The strict application of the regulation is unreasonable in that the relocating MMC is unable to find any conforming properties without the requirement of administrative relief or a nonuse variance. This property has exceptional physical conditions in that the layout of the structure allows the MMC to be in the rear of the building, farthest from the existing centers, with discreet access out of view of the major cross streets. The property also conforms to all other code requirements including C-5 zoning and a 1000 foot separation from all other protected uses.
- ii. The request is for a change of location for an MMC currently existing in the neighborhood. Pure Medical established a location in this neighborhood in 2015. The proposed location is within the 1000 foot setback by approximately 8 to 39 feet. If the intent of the regulation is to reduce the concentration of MMC's within a close proximity to one another, then the intent of the specific regulation is still preserved as the relief is negligible and the existing MMC already has a presence in the neighborhood of the proposed location.
- iii. This request for relief is submitted for an existing license that currently operates less than one mile from the proposed location. As such, this MMC's clientele is already established and the relocation will not bring a new type of industry to the neighborhood. The MMC will be without major visibility with the exception of a sign on Tejon. Furthermore, the MMC is to be located on the backside of the building, farthest from Native Roots. Rocky Road Remedies is located at the end of the strip mall farthest away from the proposed location and faces the opposite direction

with access on S. Nevada. Considering this, the neighborhood is not gaining anymore MMC's than what it already had. Therefore, granting administrative relief will not result in an adverse impact on surrounding properties.

- iv. The granting of the administrative relief will not result in an increase in the number of dwelling units on a parcel.

B. Site Plan:

See attached plan reflecting all required plan contents.

C. Legal Description:

THAT PART OF RESERVED TRACT IN ADD NO 1 IVYWILD, THAT PART OF VAC RAONA AVE AS FOLS: BEG AT POI OF ELY R/W LN OF S TEJON ST AND N LN OF SEC 30-14-66 SD POINT BEING 988.09 FT W OF NE COR OFNW4 OF SD SEC, TH S 23<18'00" W 145.76 FT, S 66<42'00" E 49.57 FT, S 65<47'46" E 36.77 FT, S 28<58'00" E 49.57 FT, N 81<02'00" E 64.06 FT, N 89<55'00" E 48.60 FT, N 00<12'16" W 185.37 FT, TH S 88<15'07" W 148.98 FT TO POB

Please feel free to contact me with any questions or if you require further information. I appreciate your time and favorable consideration of this application.

Regards,



Jason Vanstrom
Member, Pure Medical, LLC
719-491-1181