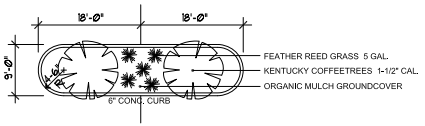
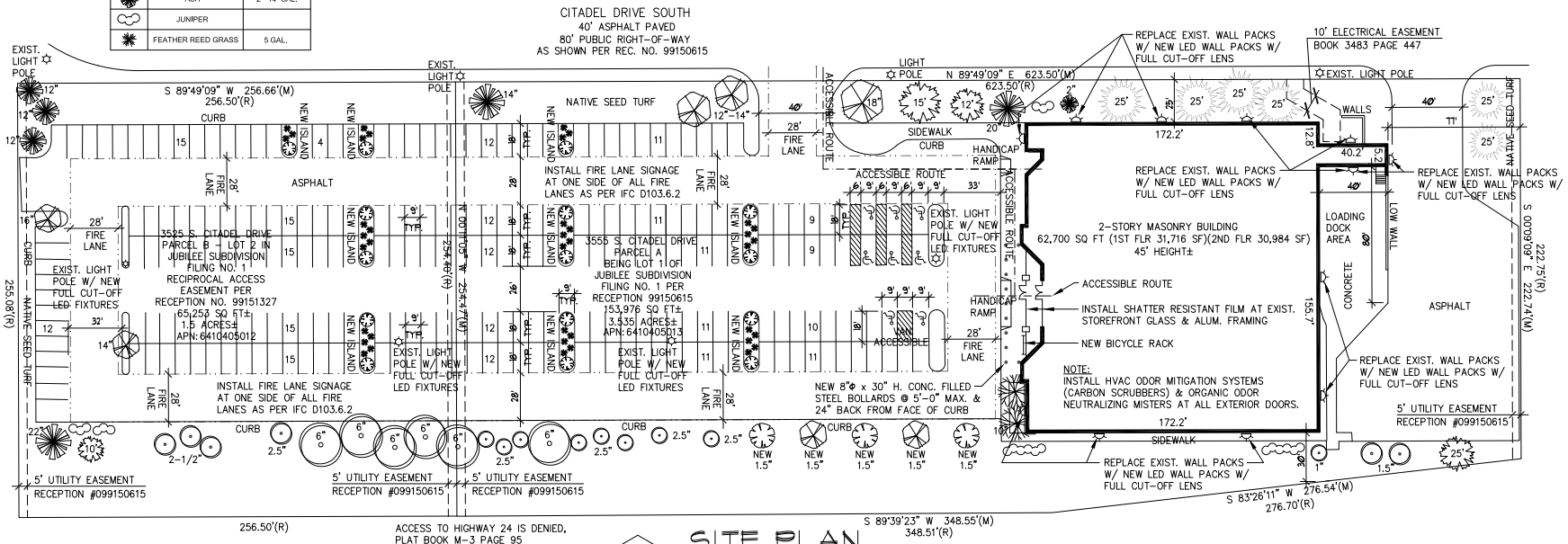
CONDITIONAL USE DEVELOPMENT PLAN

PLANT LEGEND		
SYMBOL	COMMON NAME	SIZE
	MAPLE	12"-18" CAL.
	COLORADO SPRUCE	25'-30'
	PONDEROSA PINE	15'-25'
	HONEY LOCUST	10" CAL.
	KENTUCKY COFFEE	1-1/2" CAL.
	ELM	1-1/2"- 6" CAL.
	ASH	2"- 14" CAL.
	JUNIPER	
	FEATHER REED GRASS	5 GAL.



NEW PARKING LOT ISLANDS
SCALE: 1"= 10'



SITE PLAN
SCALE: 1"= 30'

LEGEND
(R) DISTANCE OF RECORD
(M) DISTANCE AS MEASURED

VICINITY MAP

NOTES
1. CONDITIONAL USE AND CHANGE OF USE IS FOR A MARIJUANA GROW.
2. NO REVISIONS TO SITE PARKING, LANDSCAPING OR BUILDING ELEVATIONS (EXCEPT SIGNAGE, SITE & BUILDING LIGHTING, PIPE BOLLARDS AT ENTRY, GLASS FILM PROTECTION AT ENTRY STOREFRONT).
3. PER CITY CODE SECTION 7.4.102D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES & ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES & ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
4. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
5. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA STANDARDS AND GUIDELINES AS PUBLISHED BY TYHE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OOR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL & STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
6. THE MMJ FACILITY MUST HOLD VALID LOCAL & STATE MEDICAL MARIJUANA BUSINESS LICENSES AND LOCAL AND STATE SALES TAX LICENSES.
7. ON PREMISES USE, CONSUMPTION, INGESTION, OR INHALATION WITHIN AN MMJ FACILITY IS PROHIBITED.
8. THE MMJ FACILITY SHALL INSTALL, MAINTAIN & OPERATE AN ADEQUATE VENTILATION & FILTRATION SYSTEM THAT ENSURE ODORS ARE NOT DETECTIBLE BNY A PERSON WITH A TYPICAL SENSE OF SMELL FROM ANY ADJOINING LOT, PARCEL, TRACT, PUBLIC RIGHT-OF-WAY, BUILDINGH UNIT OR RESIDENTIAL UNIT.
9. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE PLATTE AVENUE BUSINESS & NEIGHBORHOOD ASSOCIATION.
10. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAN OR SEPARATE RECORDED INSTRUMENT.
11. ACCESS TO HIGHWAY 24 IS DENIED PER PLAT BOOK M-3 PAGE 95.
12. CROSS ACCESS AND PARKING EASEMENTS ARE GRANTED ACROSS BOTH LOTS TO THE BENEFIT OF BOTH LOTS PER RECORDED PLAT.
13. EXISTING LANDSCAPING TO BE MAINTAINED WITH THE TREES TRIMMED UP 6' FROM THE BASE AND THE BUSHES TRIMMED DOWN TO NO MORE THAN 3'-4' HIGH.

OWNERSHIP DATA
PARCEL A
MJC INVESTMENT PROPERTY IV LLC
23421 S. POINTE DRIVE, SUITE 270
LAGUNA HILLS, CA 92653-1556
TAX SCHEDULE NUMBER: 64104-05-013

PARCEL B
JLP- COLORADO SPRINGS CO LLC
PO BOX
COLUMBUS, OHIO 43224-0550
TAX SCHEDULE NUMBER: 64104-05-012

LEGAL DESCRIPTION
PARCEL A: LOT 1 OF JUBILEE SUBDIVISION FILING NO. 1
TAX SCHEDULE #: 6410405013
PARCEL B: LOT 2 OF JUBILEE SUBDIVISION FILING NO. 1
TAX SCHEDULE #: 6410405012

APPLICANT
MACDONALD & ASSOCIATES
422 E. VERMIJO AVENUE, SUITE 205
COLORADO SPRINGS, CO 80903
CONTACT: MICHAEL MACDONALD, ARCHITECT
719-473-1123 macdonaldarchitect@gmail.com

SITE DATA
SITE AREA: 5.03 ACRES (219,233 SF)
ZONE: PBC/AO (PLANNED BUSINESS CENTER W/ AN AIRPORT OVERLAY)
ORDINANCE #80-350 AND CITY FILE #CPC PZ 80-269
DRAINAGE BASIN: SPRING CREEK
PARCEL A TAX SCHEDULE #: 6410405013
PARCEL B TAX SCHEDULE #: 6410405012
EXISTING LAND USE: GENERAL RETAIL
PROPOSED LAND USE: MEDICAL MARIJUANA FACILITY- INFUSED PRODUCT MANUFACTURER (NON-HAZARDOUS) & OPTIONAL PREMISES CULTIVATION OPERATION
BUILDING FOOTPRINT: 31,716 SF
1ST FLOOR: GROW AREAS (31,716 SF)
2ND FLOOR: GROW AREAS (30,984 SF)
TOTAL BUILDING COVERAGE: 31,716 S.F. (14.4% OF SITE)
LANDSCAPE COVERAGE: 65,258 SF (29.8% OF SITE)
BUILDING HEIGHT: 45', 2-STORY
PARKING REQ'D: 12 SPACES TOTAL
1ST FLOOR GROW AREAS (31,716 SF): 6 SPACES (1:5000)
2ND FLOOR GROW AREAS (30,984 SF): 6 SPACES (1:5000)
PARKING PROVIDED: 245 SPACES INCLUDING 8 HANDICAP SPACES
PAVEMENT AREA: 122,255 SF (55.8% OF SITE)
CONCRETE SIDEWALKS: 4,506 SF
ASPHALT DRIVEWAYS: 113,002 SF
CONCRETE DRIVEWAYS: 4,747 SF
APPROXIMATE SCHEDULE FOR DEVELOPMENT:
COMMENCE INTERIOR REMODEL: LATE WINTER/ EARLY SPRING, 2021
COMPLETE INTERIOR REMODEL: SUMMER, 2021

CPC CU 21-00032

PROJECT NO.: 1238
DATE: 5/28/21
DRAWN BY: MM
CHECKED BY: MM
SCALE: AS NOTED
REVISIONS:

MACDONALD & associates
architects/planners
422 E. Vermijo, Suite 205
Colorado Springs, Colorado 80903
(719) 473-1123

CONDITIONAL USE DEVELOPMENT PLAN
3555 S. CITADEL DRIVE
COLORADO SPRINGS, COLORADO

SHEET 1 OF 1