

Proposal for Conditional Use License for Recreational Marijuana Cultivation Facility

Submitted to: City of Colorado Springs, Colorado

Submitted by: Austin Edmisson, Owner of Colorado Chronic LLC

Date: March 17th, 2025

I. Introduction

This proposal outlines the request for a Conditional Use License to expand our current medical marijuana cultivation facility into a recreational marijuana cultivation operation. Our facility is located at 2926 Wood Ave, and we have successfully operated in compliance with all city regulations since 2021. We aim to serve the growing demand for recreational marijuana while maintaining our commitment to quality, safety, and community responsibility.

II. Facility Overview

1. Current Operations:

- Type: Medical Marijuana Cultivation, City License 0850997, MED License 403-00755
- Zoning: MX-M
- Size: 2,600 Square Feet
- Established: July of 2021
- Compliance: Fully compliant with Colorado state laws and regulations, with no violations reported.

2. Proposed Expansion:

- Type: Recreational Marijuana Cultivation
- Intended Capacity: Sharing the current 2,600 square feet

III. Justification for Conditional Use License

CONFORMANCE WITH CONDITIONAL USE REVIEW CRITERIA

(CODE SECTION 7.5.601.B)

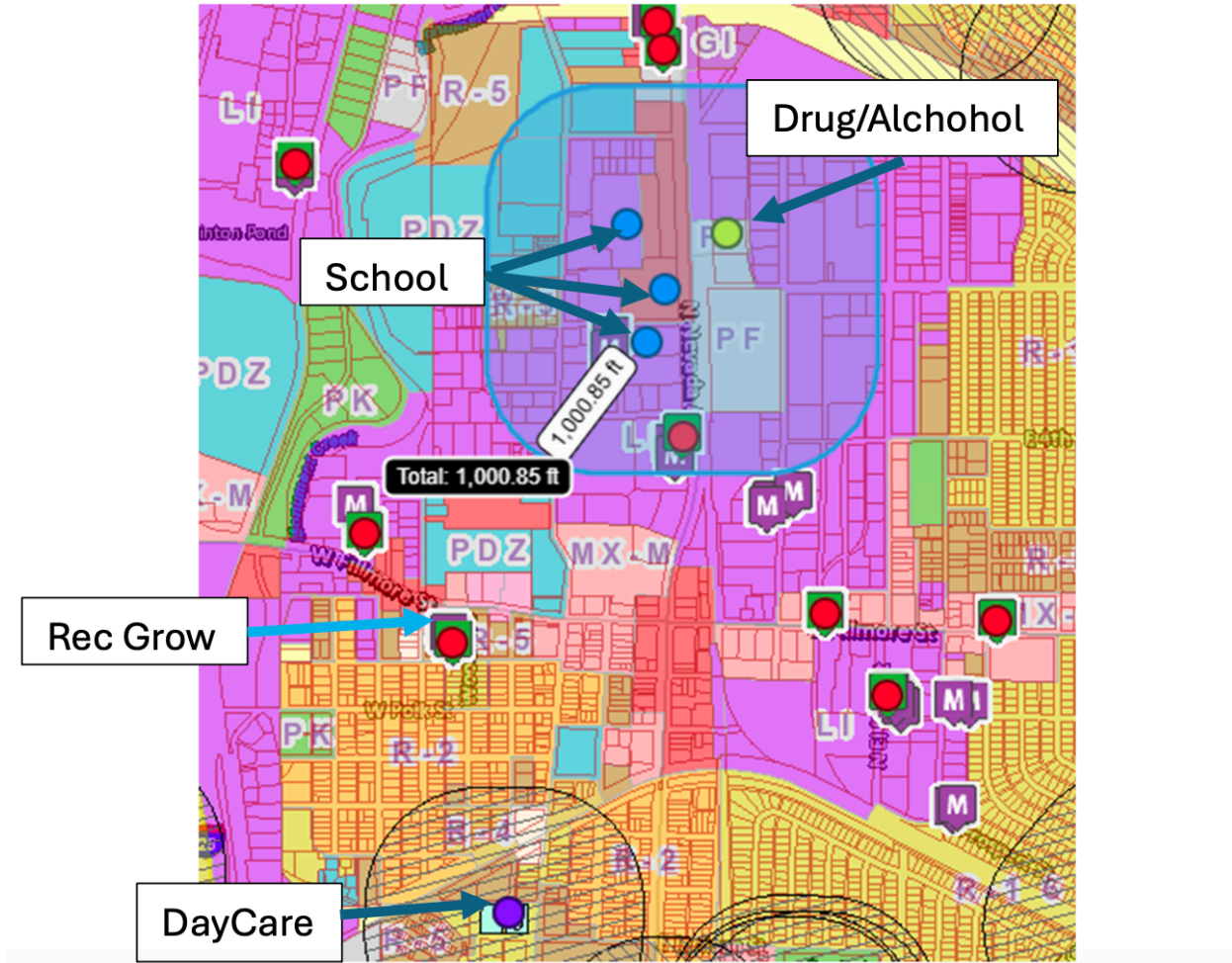
1. Proposed land uses, housing densities (as applicable), and development intensity;

The proposed location for the Conditional Use license is located in a building that has already been developed offering retail spaces for local businesses to serve the surrounding community.

2. Compatibility with adjacent development patterns; and

The cultivation facility is currently in compliance with the City and States requirement that all MMJ and RMJ facilities be at least 1,000 feet from any public or private Daycare Facility, School, and Drug or Alcohol Treatment Facility. The cultivation facility is 1,085 feet away from

the nearest Daycare Facility, and even further from any School and Drug or Alcohol Treatment Facility.



3. Impact to adjacent developments including but not limited to light, noise, and traffic.

Our facility has implemented sustainable practices, including energy-efficient lighting and water conservation measures, to minimize our environmental impact on our local community. None of the light within the facility can or will be exposed to the surrounding area and there shouldn't be any local impact to noise since this type of facility is not open to the public, or has loud machinery on site.

Conclusion

We respectfully request the City of Colorado Springs to grant a Conditional Use License for our recreational marijuana cultivation facility. Our experience, commitment to compliance, and dedication to community engagement make us well-suited to operate in this capacity. We look forward to the opportunity to contribute positively to the local community and economy through this expansion.

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This proposal is designed to provide a comprehensive overview of the intended expansion and to demonstrate our commitment to compliance, community engagement, and responsible operations. If you have any specific requirements or additional information that should be included, please let me know!