

March 31, 2017

Michael Turisk  
Planning and Community Development  
30 South Nevada Avenue, Suite 105  
Colorado Springs, Colorado 80901-1575

  
**WAY ARCHITECTS, P.C.**  
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**Re: Conditional Use Site Plan**

Dear Mr. Turisk,

Way Architects, on behalf of the owner, Ned Suesse requests review and approval of the attached Conditional Use Site Plan for the property located on 0.26 acres at 2211 East Boulder Street. The approval requested herein would allow for the modification of an existing 10,000 s.f structure (5,000 s.f. basement level + 5,000 s.f. on ground level). The tenant will convert the remaining 4,000 s.f. on main level and 2,000 in basement, from Auto Repair/Storage to MMJ grow (The existing structure already contains 4,000 s.f of MMJ Grow and this will remain). This modification will combine the two existing tenant spaces into one MMJ grow space.

At the Pre-application meeting on February 22, 2017, it was confirmed that the change in use, as proposed, is a permitted conditional use within the C6 zone and that the proposed use is not a significant change from the existing use-variance for this parcel, which already contains a MMJ Grow Operation (4,000 s.f) in a portion of the existing building.

The attached Plan complies with all zoning requirements for this parcel. Furthermore, the proposed development is consistent with the intent of the Zoning Code and is compatible with the surrounding land uses in the following ways:

- 1) The proposed use is not a departure from the existing use and is harmonious with the adjacent uses (MMJ Grow, Auto Repair and Storage).
- 2) Given the limited change in use and the type of use, it will not create a significant additional burden to the existing public amenities or infrastructure.
- 3) There are no significant changes proposed to the existing structure (height and area will remain the same).
- 4) There is no evidence that any significant traffic issues exist related to this parcel and the proposal affects no change to the current vehicular access into and out of this site.
- 5) There are no significant natural features on this parcel, pedestrian access will be maintained and parking (including required handicap parking) has been provided to meet code requirements for the proposed and existing uses.
- 6) The owner will provide Air Scrubbers and Charcoal Filters to mitigate the marijuana odor.

Should you require any clarifications or additional information, please contact me at 473-8400 or email at [doug@waygroup.com](mailto:doug@waygroup.com). Thank You.

Sincerely,



Doug Fullen,  
Way Architects, P.C.