

Rebuttal to Public Comment on Conditional Use Permit Application – 2119 W Colorado Ave

Dear City Planners and Community Members,

We respectfully acknowledge and appreciate the community engagement demonstrated in the public comment submitted regarding our proposed Retail Marijuana Products Manufacturing License at **2119 W Colorado Avenue**. We understand that changes to neighborhoods, especially ones with long-standing residential and cultural character like Old Colorado City, must be thoughtfully considered.

However, we would like to offer the following clarifications to address the concerns raised:

1. Longstanding Operation Without Incident

We have proudly operated at this exact location for over **17 years** as a **licensed Medical Marijuana Product Manufacturer** sanctioned by both the **State of Colorado** and the **City of Colorado Springs**. In all this time, we have remained **in full compliance** with all zoning, safety, and operational requirements. Our operations have never resulted in adverse neighborhood impacts, and we have maintained a **quiet, professional, and discreet** presence in the community.

2. No Public Access / No Retail Sales

This application **does not** involve retail sales to the public. The proposed expansion is strictly for the **manufacturing of retail marijuana products**, which will only be **sold or transferred to other licensed dispensaries** within the state. There will be **no walk-in customers, no signage indicating cannabis-related business, and no changes to traffic or pedestrian activity** as a result of this license addition.

3. No Impact to Sensitive Locations

While we understand concerns regarding proximity to **West Middle School, Sanctuary Church**, and the **Launchpad Apartments**, it's important to reiterate that this facility:

- Is **well beyond** the required buffer zones from schools and sensitive-use areas as defined by **state and local zoning laws**;
- Does **not advertise** or publicly display any references to cannabis. Our current signage consists only of a **vinyl label on the door**, with no cannabis leaves or any other indicative imagery;
- Has not generated any loitering, smell or nuisance complaints, or law enforcement incidents throughout our entire time in operation.

4. Saturation & Neighborhood Character

We acknowledge that the westside has seen a number of cannabis-related businesses over the years. However, we respectfully point out that:

- We are **not a new addition**, but a long-standing business seeking to **expand our license within our existing operational footprint**;
- We have never had a negative impact on the neighborhood's character or safety;
- We operate behind closed doors, away from public view, and in full compliance with **Colorado Springs' Conditional Use Permit requirements**;
- Our continued operation supports local jobs, ensures product safety through state testing and oversight, and does **not draw any foot traffic** that would affect the surrounding area.
- There are a number of Cannabis related businesses that have since over the year dissipated and closed in this neighborhood and other parts of the City so the number of businesses are actually dwindling especially due to the moratorium the city council imposed on this industry which we support.

5. Community Stewardship

We take our role as a community member seriously and have always prioritized **professionalism, discretion, and compliance**. We also share the community's commitment to public safety, youth protection, and responsible business conduct.

We are simply requesting the ability to continue our operations as we have for nearly two decades, with a modest regulatory change that will **not alter the function, appearance, or impact of our facility in any meaningful way**.

We appreciate the opportunity to clarify these points and are happy to provide any additional documentation or tour the facility with planning staff or concerned neighbors.

Sincerely,
Camilla E Hall
Owner

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