

Project Statement

To Whom it may Concern,

1. The Use Variance we are applying for is we are wanting to purchase a cannabis cultivation license in Colorado Springs and move it from its current facility to this proposed one. We know this facility was recently a cultivation and dispensary and barely missed the one-year grandfathering in of the locations conditional use. We are now applying to get that use back in place for this Astrozon property. We plan to only use the existing areas that were previously used for cultivation and a dispensary for our proposed cultivation. The only change we are looking to make is adding a door in between the wall that separates the units and making both units one address for Marijuana licensing purposes.

2.
 - a. **That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the Use Variance would result in undue property loss and not solely a mere inconvenience or financial disadvantage;** There is exceptional circumstances in which our property has restrictive Zoning in which isn't present in other MX-L zone districts. This creates a major issues with the purpose of our building in which could result in full property loss in the case it is not utilized as it has over the last several years, which is a cultivation facility. This operation was only 2 weeks past being grandfathered in as the old business closed down just over a year ago, and since then the rules were updated and therefore changing what my property was allowed to do.
 - b. **That the Use Variance is necessary for the preservation and enjoyment of a property right of the and if not approved, the property or structure cannot yield any beneficial use;** The Use Variance is necessary for the preservation of the property as we have had a cultivation in here for a very long time and it has made the property mostly occupied, but we are not able to get a bunch of retail shops in the building as retail is struggling to survive. The restrictive ordinance and the evolution of retail will hurt the commercial center's ability to maintain occupancy.
 - c. **That the Use Variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property;** The Use Variance will have no negative effect nor be detrimental to the public welfare as there was already an operational cannabis company in the building just over a year ago. During that time, there were no issues with the old license holder and we are not making any major adjustments to the building for our operation that would cause anything to be different for the public wellbeing.
 - d. **That the hardship is not the result of the applicant's own actions;** We didn't cause any problems with this property in the past as it was a cannabis cultivation then. We are just trying to change the restrictive ordinance that we didn't apply for or create.
 - e. **That because of these conditions, the application of the UDC prohibition on the requested use on the subject property would effectively prohibit or unreasonably**

restrict the use of the property; and The current restrictive ordinance severely restricts the businesses that are able to be in the property, even when the same type businesses were there previously. The ordinance also doesn't take into consideration the changes in the market landscape, where retail is phasing out over time. This will limit what businesses can rent the property and potentially make the property un-rentable.

- f. **That the Use Variance is not being requested primarily to avoid the time or expense of complying with UDC standards generally applicable to similar properties and development.** There are very limited properties in Colorado Springs that can host a cultivation company as it is only permitted in LI/GI and conditional in MX-M, MX-L, and BP. We have already had a cultivation company in the space for years and we have rental contract in place as we didn't see an issue with getting the property licensed, since the other cultivation just shut down. This process will mt be easier nor cheaper than finding other properties, but the issue is we cant find other properties currently.

We plan to have adequate security to mitigate any theft such as camera systems inside and out, alarm systems on all doors, motion detectors in secure areas, safes for final products, and as low amount of signage as legally possible to not say hey were a grow here! We plan to follow and abide by all the city and state ordinances and rules.

I appreciate your time and hope to continue bringing jobs and revenue to our city.