

Project Statement Cover Page

Project Name: Exotic Cropz – RMJ Cultivation Addition

Owner/Developer/Applicant: Exotic Cropz LLC, DBA Exotic Cropz

Owner: Rafael Salazar

Site Address: 1785 N. Academy Blvd, Suite 165, Colorado Springs, CO 80909

Date of Preparation: May 1, 2025

Use: Marijuana Cultivation Facility (MMJ + RMJ)

Total Square Footage of Use: Approx. 5,090 sq. ft. (Suite 165)

Total Development Size: 1.894 acres (Lot 3, Block A, Rustic Hills North - Filing No. 4)

Legal Description: Lot 3, Block A, Resubdivision of Rustic Hills North - Filing No. 4

Building Height: No Change (existing)

Zone District: MX-M (Mixed-Use Medium Scale)

Tax Schedule Number(s): 6402307030

Existing Zone District: MX-M (Mixed-Use Medium Scale)

Proposed Zone District: No Change

Schedule of Development: Single-phase licensing addition (RMJ to existing MMJ)

Parking Table:

Use	Parking Ratio	SF or Units	Parking Required	Parking Provided
Marijuana Cultivation	1/5000	5,090 SF	1	1

Note: No changes to the building footprint, exterior, or public utilities are proposed.

Signage: Not approved with this plan. A separate sign permit is required.

1. Letter of Request

EXOTIC CROPZ LLC

DBA: Exotic Cropz
Rafael Salazar – Owner
1785 N. Academy Blvd, Suite 165
Colorado Springs, CO 80909
May 1, 2025

City Planning Department

30 South Nevada Ave, Suite 701
Colorado Springs, CO 80903

ATTN: William Gray

SUBJECT: Conditional Use with Land Use Statement – MMJ + RMJ Cultivation at 1785 N. Academy Blvd, Suite 165

The property located at **1785 N. Academy Blvd, Suite 165**, Colorado Springs, CO 80909, is legally described as **Lot 3, Block A, Resubdivision of Rustic Hills North – Filing No. 4**, recorded in **Plat Book E-3, Page 81** of the El Paso County records. The 1.894-acre site is zoned **MX-M (Mixed-Use Medium Scale)** and is situated on the east side of Academy Boulevard, south of Constitution Avenue, just east of the center tributary of the T-Gap drainage basin ditch.

The existing commercial building on-site was constructed in 1973 and currently houses nine suites. Suite 165 is licensed as a **Medical Marijuana (MMJ) Cultivation Facility** under **Exotic Cropz LLC**, owned by **Rafael Salazar**.

We are requesting approval of a **Conditional Use with Land Use Statement** to **add a Retail (Recreational) Marijuana Cultivation License** to the same licensed premises (Suite 165).

All public improvements and utilities are in place and adequately service the existing building.

2. City Review Criteria

A. This request promotes the health, safety, convenience, and general welfare of the citizens. No physical modifications are proposed—only an operational expansion to include RMJ cultivation within the same premises.

B. This is a conditional use within the **MX-M (Mixed-Use Medium Scale)** zone district:

1. Supports stable commercial use consistent with the City's Comprehensive Plan.
2. The lot exceeds minimum zoning and development standards.

3. No external construction or design changes are proposed.
4. No impacts to existing traffic or infrastructure are anticipated.

C. Utilities:

- All utility mains are existing and adequate.
- No upgrades or additional services are required.

D. Circulation:

- Existing access from Academy Blvd remains sufficient.
- No new easements, drives, or sidewalks are proposed.

E. Public Facilities:

- No new public improvements (parks, schools, etc.) are required.
- Police and fire services are already established for the site.

F. Compatibility and Compliance:

- The proposed use aligns with the City's Comprehensive Plan and supports regulated marijuana business operations without adverse effects on adjacent properties.

3. 7.3.303 – Commercial and Industrial Uses

F. Marijuana-Related Services:

1. Prohibition of Other Uses:

This request is limited to the addition of a Retail Marijuana (RMJ) Cultivation License to a currently licensed Medical Marijuana (MMJ) cultivation suite. No retail store, transfer, club, or consumption space is proposed.

2. General Standards:

- The premises are not in a residential zone.
- All required state and local MMJ and RMJ licenses will be maintained.
- No on-site consumption will occur.
- Existing odor control and ventilation systems will be maintained in compliance with code.

3. Scope:

This is a cultivation-only operation; no MCC or retail storefront is proposed.

4. Separation Requirements:

The site meets all City distance requirements, being more than 1,000 feet from schools, childcare facilities, treatment centers, or other marijuana retailers.

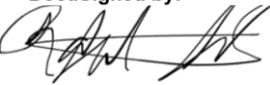
4. Conclusion

This application represents a **Conditional Use with Land Use Statement** for the property located at **1785 N. Academy Blvd, Suite 165, Colorado Springs, CO 80909**.

The applicant respectfully requests approval to allow **retail (recreational) marijuana cultivation as a conditional land use** within an existing and previously approved **medical marijuana cultivation facility**. This request is limited to the current licensed premises only—no building expansion, square footage increase, or addition of suites is proposed.

The proposed retail cultivation will occur entirely within the existing licensed space and will operate concurrently with the medical cultivation activities in compliance with all applicable **Colorado Marijuana Enforcement Division (MED)** and **City of Colorado Springs** regulations.

Approval of this **Conditional Use with Land Use Statement** will formally authorize dual-use marijuana cultivation (medical and retail) at this location, maintaining the existing structure, utilities, and site configuration.

DocuSigned by:

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Sincerely,
Rafael Salazar
Owner
Exotic Cropz LLC, DBA Exotic Cropz
