tres birds workshop

DATE: 07.07.2012

RE: CONDITIONAL USE PERMIT for medical marijuana dispensary @ 5550 Colorado Blvd.

To Commerce City Community Development Reviewer,

We are requesting a conditional use permit for the property located at 5550 Colorado Blvd. The subject property has four buildings that are adjacent to one another and have a total square footage (sf) of approximately 82,000 sf. We are proposing to transform two of the existing buildings on the property into a 1,100 sf Medical Marijuana Dispensary (Westside) and 14,400 sf Cultivation space (eastside). We propose to use the buildings footprint as is and do not need to increase their square footage.

The surrounding area is all either I-3 or I-2 zoning. There are no residences, churches, schools, child care, rehabilitation facility, or community center within 1000 ft of the subject property. We believe a Dispensary and Cultivation space will not affect the surrounding are in any negative way. There are currently no Dispensaries in the area yet medical needs exist in the area.

The Cultivation process (all plants grown in dirt) will not put new loads on the existing City Septic and Sewer system. The proposed project will not add any new noise, dust, vibrations, odor, or other nuisances beyond interior buffer yard line.

We will be providing 20 parking spaces for this business on a dust free surface of repaired – replaced recycled asphalt. We have positioned the Cultivation operations on the rear of the site to create privacy and security. We will be constructing a 6' tall metal security fence to enclosure the area that services the Cultivation warehouse on the eastside of the development.

We are proposing the irrigate and plant (6) deciduous trees on Colorado Blvd. in the CDOT R.O.W. Our intention is to mulch the ground surface and maintain this area throughout the year.

Thank you for your consideration,

mike m. moore
architect / general contractor
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