



Project Information Summary

Project Name:

Last Update:

Project Number:

General Location:

Project Description:

Existing Zoning:

Acreage of Site:

Existing Use:

Application Type:

Use Type

Use by Right (R)

Limited Use (L)

Adaptable Use (A)

Conditional Use (C)

Neighborhood Notice and Comment Period Required

\*Public Review Required: None

Variance

Neighborhood Meeting

Planning Commission Hearing

City Council Hearing

\* Contact the City Planner for specific hearing dates, times and locations if public review is required

Contact Information:

Applicant

Name:

City Planner

Name:

Phone:

Email:

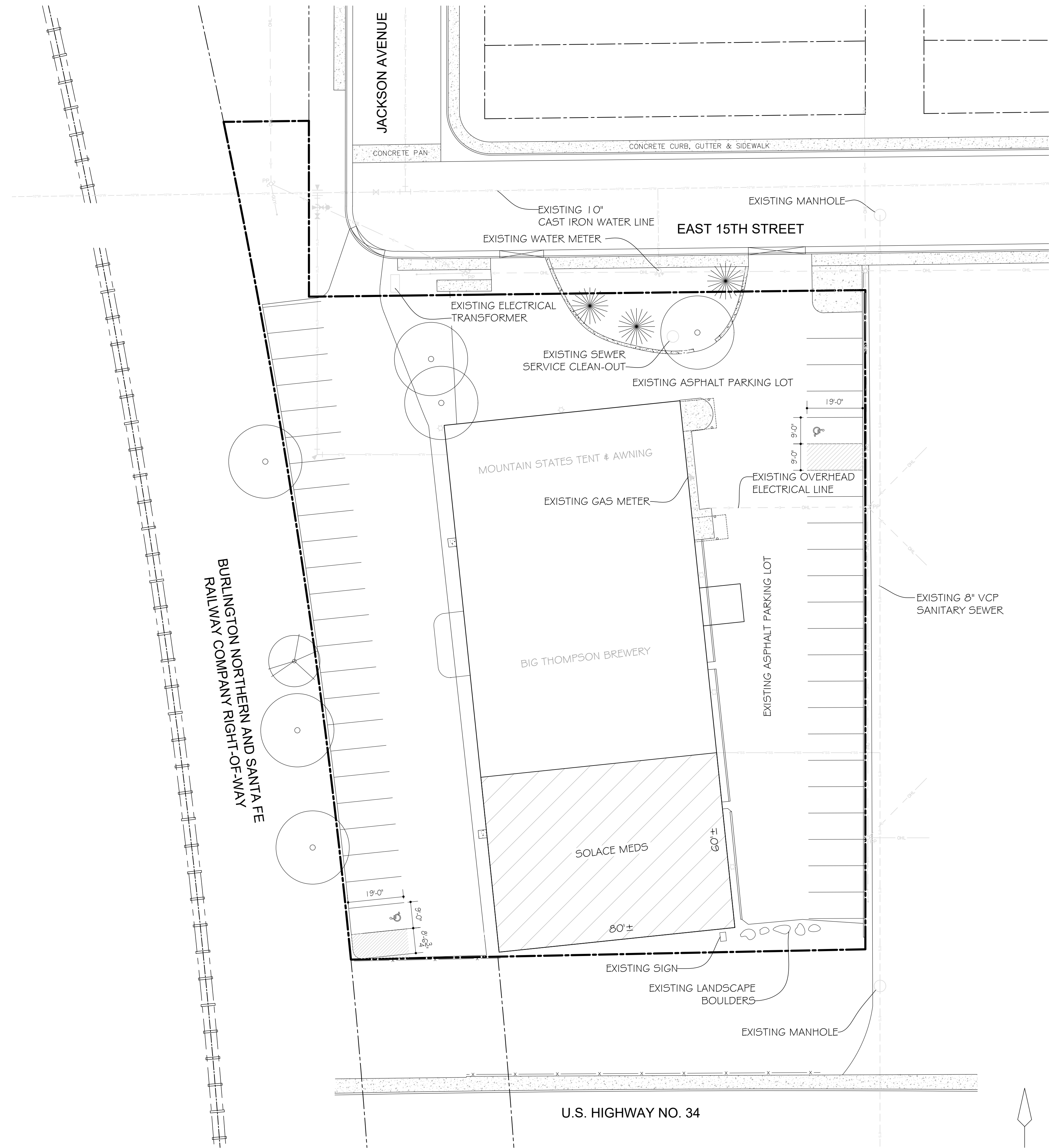
Attachment (s):

The above information was current at the time of initial project submittal and is subject to change

# SKETCH SITE DEVELOPMENT PLAN

**SOLACE MEDS**  
154 E. 15th Street Loveland, CO

<b>PROJECT DATA:</b>		
Building Address:	154 E. 15th Street Loveland, CO 80538	
Legal Description:	LOTS 16 THRU 24, BLK 2, ALSO POR OF RR AVE AS VAC IN 1503-478, CAPITOL HILL, LOV	
Site Area:	0.73 acres	
Unit Square Footage:	4,800 sq. ft.	
*Note: all site conditions shown are existing.		
<b>PARKING:</b>		
*48 parking spaces existing		
Mountain States Tent & Awning:	4,800 @ 1 sp. / 300 sq. ft.	= 16
Big Thompson Brewery:	1,024 @ 1 sp. / 100 sq. ft.	= 10.5
	2,396 @ 1 sp. / 1,000 sq. ft.	= 2.4
Solace Meds:	4,800 @ 1 sp. / 300 sq. ft.	= 16
	Total Required Parking	= 44.9 space
Accessible Parking: 2 accessible spaces required including 1 van accessible space		
<b>UTILITIES:</b>		
No changes are proposed to the existing utilities serving the building as a result of this SDP.		
<b>LANDSCAPING &amp; EXISTING COMMERCIAL BUILDING:</b>		
No changes are proposed to the existing landscaping or building exterior as a result of this SDP.		
<b>CONTACT LIST:</b>		
<b>APPLICANT</b> Ken Correia 301 Smokey St. Fort Collins, CO  (970) 217-7857 Ken@solacemed.com	<b>PLANNER</b> Long Draw Design, LLC 4411 W. 9th Street Greeley, CO 80634  troy@longdrawdesign.com (970) 416-7431 jeanette@longdrawdesign.com (970) 405-7021	<b>BUILDING OWNER</b> Matata Properties, LLC c/o Doug Johnson 713 Sandpiper Point Fort Collins, CO  (970) 226-0344 Doug@DJhome.net
<b>CITY CONDITIONS OF APPROVAL:</b>		
1.		



**1 SITE PLAN**  
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"

DATE	12/26/2025	REVISION	
ISSUE	A	DRN	JKC
		CRD BY	TJ

**LONGDRAW DESIGN**

4411 W. 9th Street Greeley, Colorado 80634  
troy@longdrawdesign.com | (970) 416-7431  
jeanette@longdrawdesign.com | (970) 405-7021

**SDP SITE-PLAN**  
PROJECT TITLE  
**SOLACE MEDS**  
154 E. 15th STREET  
LOVELAND, CO

ISSUED FOR:  
**PLANNING SUBMITTAL**

SCALE:	AS-NOTED
DESIGN:	JKC
DRAWN:	JKC
PLOT DATE:	12/26/2025
CAD No:	

PROJECT No	15425
SHEET No	1/1
ISSUE	A