



Project Information Summary

Project Name: Magic's Emporium - Sketch SDP ada **Last Update:** 5/5/2026

Project Number: PZ-26-00079

General Location: Located on the northwest corner of E
Eisenhower Blvd and N Cleveland Ave.

Project Description:

Proposal for a 1250 square foot marijuana business. Located on the northwest corner of E Eisenhower Blvd and N Cleveland Ave.

Existing Zoning: B-Developing Business

Acreage of Site: .67

Existing Use: Multi Tenant Center

Application Type:

Sketch Site Development Plan

Choose Type

Choose Type

☐ 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*

Use Type

☐ Use by Right (R)

☐ Limited Use (L)

☒ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant

Name: Autumn Todd

City Planner

Name: Lena Butterfield

Phone: 970-962-2580

Email: Lena.Butterfield@cityofloveland.org

Attachment (s): Site Plan

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

SKETCH SITE DEVELOPMENT PLAN

MAGIC'S EMPORIUM, LLC

1417 N CLEVELAND AVE

LOVELAND, COLORADO 80538

APRIL 2026

PROPERTY OWNER

RAINBOW REALTY LLC
ATTN: ECKHARD KRENZ
2607 NE HALSEY ST
PORTLAND, OR 97232
P~503.577.4643

PLANNER

JR ENGINEERING, LLC
ATTN: KEN MERRITT, APA RLA
2900 SOUTH COLLEGE AVENUE, SUITE 1A
FORT COLLINS, CO 80525
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KMERRITT@JRENGINEERING.COM

LEGAL DESCRIPTION

UNIT 6, 1417 NORTH CLEVELAND AVE, BEING A PART OF LOT 1 THRU LOT 10, BLOCK 2, CAPITAL HILL ADDITION TO THE CITY OF LOVELAND, STATE OF COLORADO, LOCATED IN SECTION 2, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, COLORADO

LAND USE TABLE

EXISTING ZONING
GROSS LAND AREA
TOTAL BUILDING SQUARE FOOTAGE

DE - DEVELOPING BUSINESS
0.726 ± AC 31,611 ± SF
2 BUILDINGS - 13,830 SF

EXISTING LAND USE
PROPOSED LAND USE
1417 N CLEVELAND AVE SQ FT

RETAIL/COMMERCIAL
RETAIL CANNABIS DISPENSARY
1,263 SF

TOTAL OFF STREET PARKING
- STANDARD SPACES
- ACCESSIBLE SPACES

26 SPACES
24 SPACES
2 SPACES

NO PORTION OF THIS PROPERTY IS WITHIN A KNOWN FLOODPLAIN

PARKING TABLE

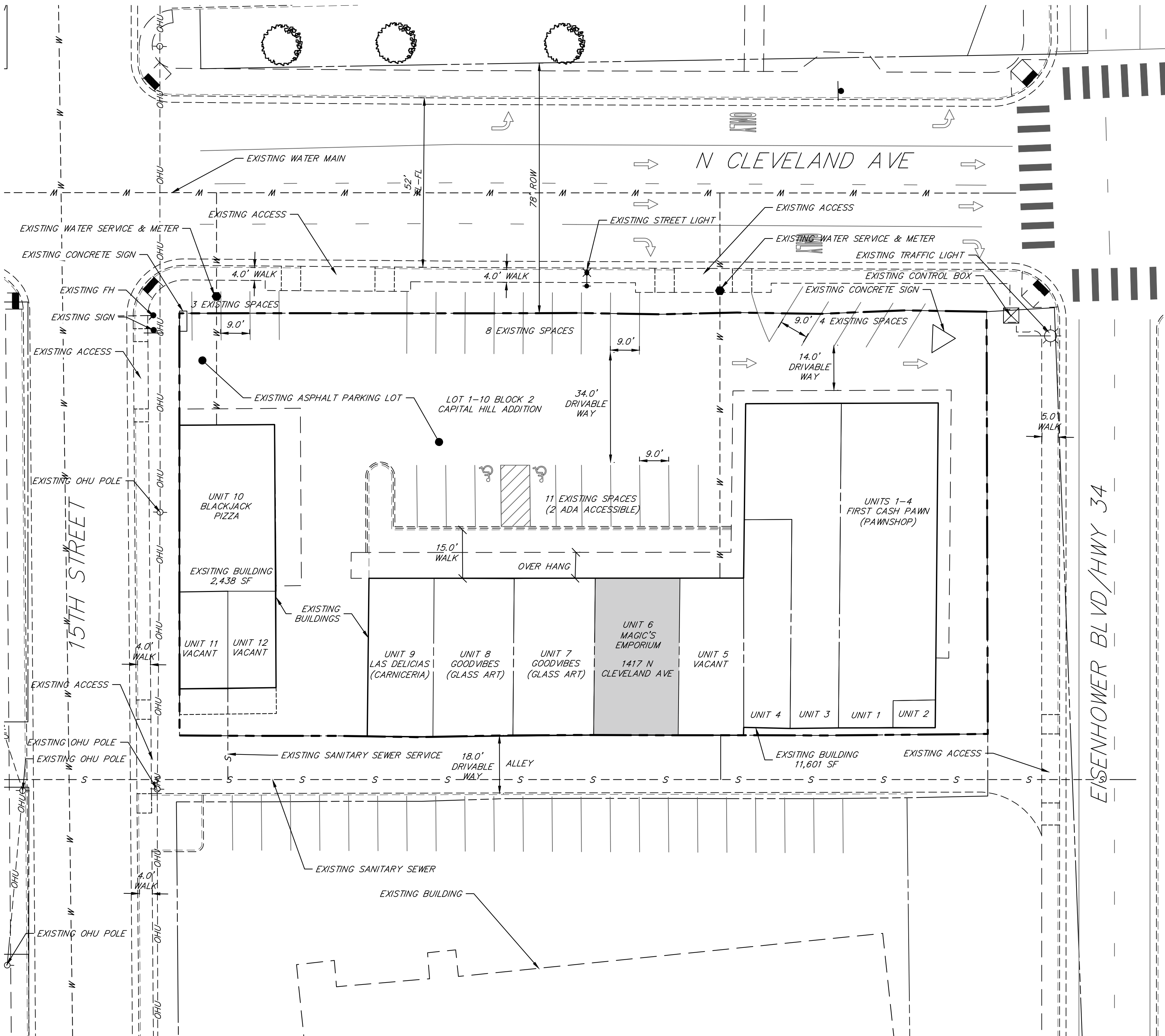
UNIT #	USE	INSIDE AREA	REQ. PRK SP/3F	REQ. PRK	SHARED PARKING (WEEKEND 6AM-6PM)	REQ. PRK AFTER REDUCTION
1-4	PAWNSHOP	5,672 SF	1 SP./ 300 SF	18.9 SP.	100% OF REQ. PARKING	18.9 SP.
5	VACANT	896 SF	0	0 SP.		0 SP.
6	MARIJUANA BUSINESS	1,182 SF	1 SP./ 300 SF	3.9 SP.	100% OF REQ. PARKING	3.9 SP.
7-8	RETAIL SALES	2,252 SF	1 SP./ 300 SF	7.5 SP.	100% OF REQ. PARKING	7.5 SP.
9	RETAIL SALES	870 SF	1 SP./ 300 SF	2.9 SP.	100% OF REQ. PARKING	2.9 SP.
10	RESTAURANT	1,473 SF	1 SP./ 200 SF	7.4 SP.	50% OF REQ. PARKING	3.7 SP.
11	VACANT	411 SF	0	0 SP.		0 SP.
12	VACANT	411 SF	0	0 SP.		0 SP.
TOTAL		13,167 SF		41 SPACES		37 SPACES

TOTAL EXISTING OFF STREET PARKING
- STANDARD SPACES
- ACCESSIBLE SPACES

26 SPACES
24 SPACES
2 SPACES

ENGINEER

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PREPARED FOR
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RMKHH@YAHOO.COM

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Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=20'	N/A	04/29/26	JMF	KKB					

MAGIC'S EMPORIUM	SKETCH SITE DEVELOPMENT PLAN	SHEET	1	OF	1
		JOB NO.	39854.00		