



Project Information Summary

Project Name: Social Cannabis

Last Update: 06/23/26

Project Number: PZ-26-00080

General Location: North of W. Eisenhower Blvd & west of North Wilson Ave

Project Description:

Proposed marijuana retail business in existing retail space at 2707 W. Eisenhower Blvd.

Existing Zoning: B-Developing Business

Acreage of Site: 0.71

Existing Use: Vacant

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: Dan Morgan

City Planner

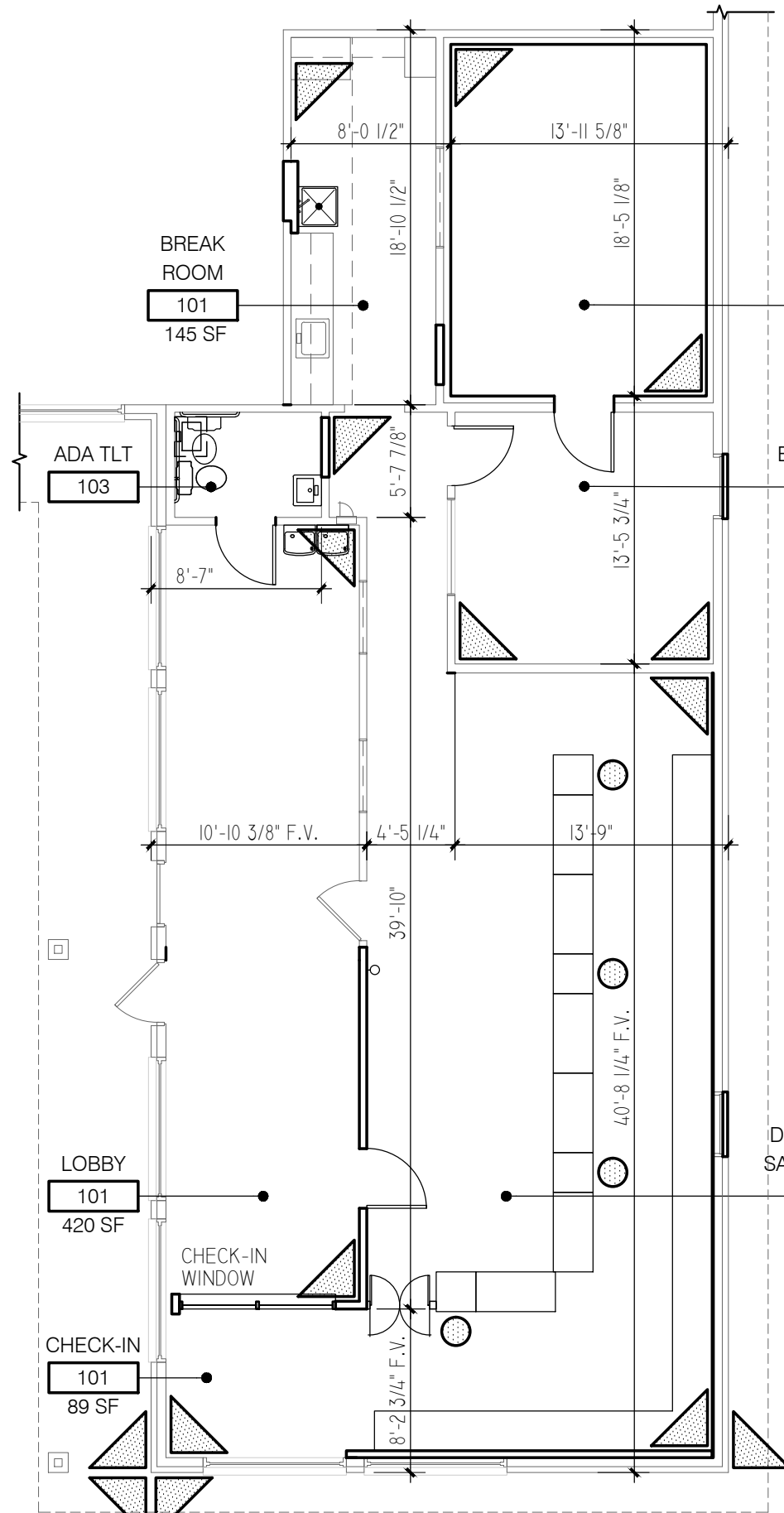
Name: Lauren Richardson

Phone: 970-962-2557

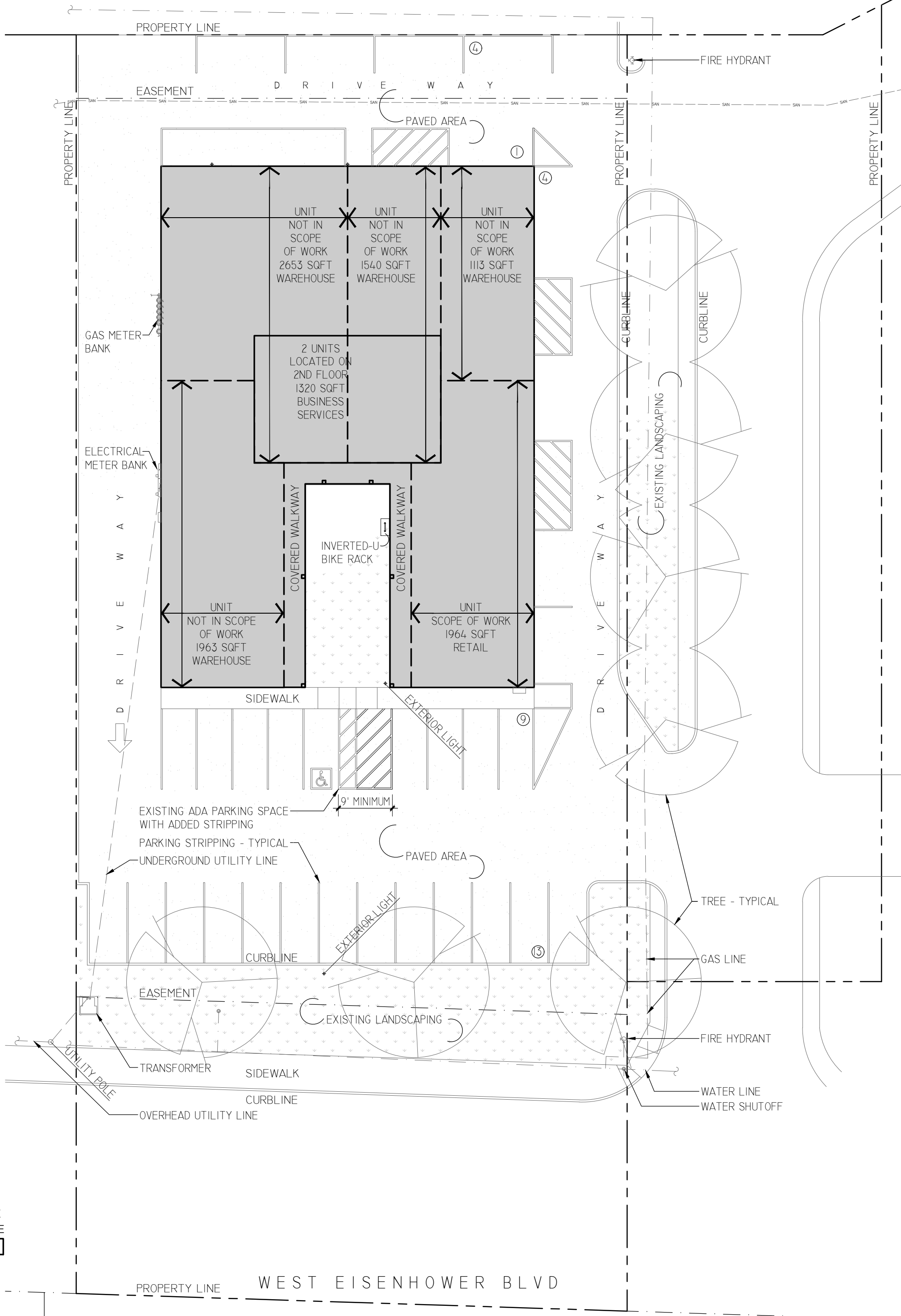
Email: Lauren.Richardson@cityofloveland.org

Attachment (s): Sketch Site Plan

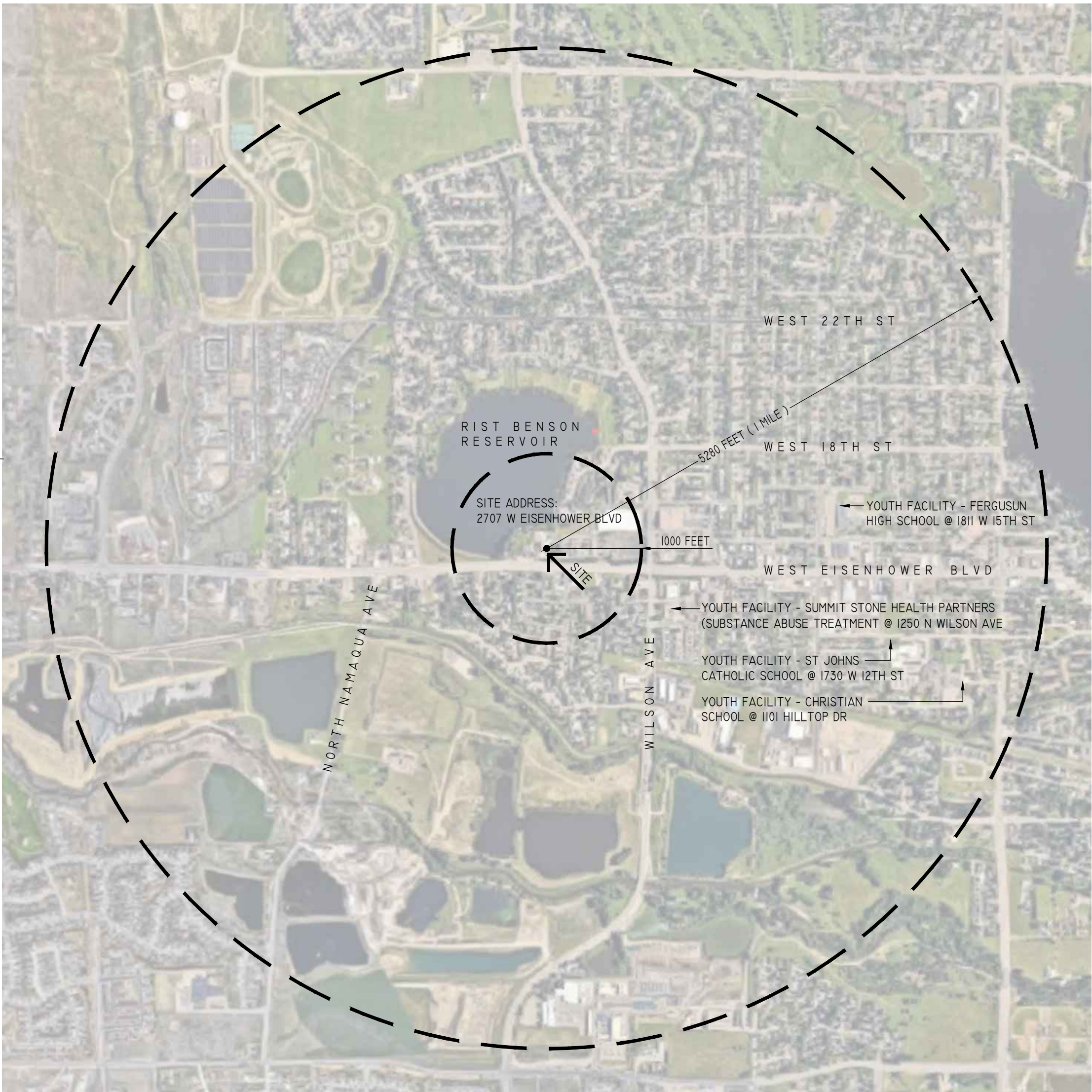
The above information was current at the time of initial project submittal and is subject to change



3 FLOOR & SECURITY PLAN
SCALE: 1/8" = 1'-0"



2 ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)
SCALE: 1" = 20'-0"



1 VICINITY & DISTANCE MAP
SCALE: 1" = 1000'-0"

SIGNATURE BLOCK

PROPERTY OWNER
THE UNDERSIGNED AGREE THAT THE REAL PROPERTY DESCRIBED IN THE APPLICATION AND SHOWN ON THE SITE DEVELOPMENT PLAN FILED HERewith, SHALL BE SUBJECT TO THE REQUIREMENTS OF TITLE 18 OF THE MUNICIPAL CODE OF THE CITY OF LOVELAND, COLORADO, AND ANY OTHER ORDINANCES OF THE CITY OF LOVELAND. THE UNDERSIGNED ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID PLAN AND IN THE CONDITIONS OF APPROVAL BY THE CITY OF LOVELAND. THE UNDERSIGNED ALSO UNDERSTANDS THAT IF THE NEXT REQUIRED APPROVAL OR PERMIT HAS NOT BEEN APPLIED FOR TO ESTABLISH THE USE OR COMMENCE THE CONSTRUCTION THAT IS AUTHORIZED BY THE APPROVAL OF THE SITE DEVELOPMENT PLAN OR IF THE USE DOES NOT REQUIRE A BUILDING PERMIT AND IS NOT ESTABLISHED, ONGOING, AND IN OPERATION WITHIN THREE YEARS OF THE DATE OF APPROVAL, OR OTHER COMPLETIONS DATE OR DATES ESTABLISHED IN A DEVELOPMENT AGREEMENT APPROVED BY THE CITY, THE SITE DEVELOPMENT PLAN SHALL EXPIRE AND SHALL BE DEEMED NULL AND VOID.

(OWNER'S SIGNATURE)

(TITLE)

STATE OF COLORADO)
COUNTY OF LARIMER) SS.

THE FOREGOING AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF, _____, 2_____,

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY APPROVAL
APPROVED THIS _____ DAY OF, _____, 2_____, BY THE CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, COLORADO.

CURRENT PLANNING MANAGER

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF, _____, 2_____, BY THE CITY PLANNING COMMISSION OF THE CITY OF LOVELAND, COLORADO.

CHAIRPERSON

ZONING INFORMATION:

LEGAL DESCRIPTION
BEGINNING ON THE SECTION LINE AT A POINT WHICH IS SOUTH 88° 10' 00" EAST 275.5 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88° 10' 00" EAST 30.00 FEET; THENCE NORTH 301.6 FEET TO THE INTERSECTION OF THE SOUTH LINE OF LAND DESCRIBED IN QUICK CLAIM DEED FROM RIST BENSON RESERVOIR COMPANY TO LOVELAND ORCHARD COMPANY RECORDED IN BOOK 789 AT PAGE 139 EVIDENCED BY A STEEL PIN WITH SEAL NUMBER 6845; THENCE WEST ALONG SAID SOUTH LINE 129.93 FEET TO A POINT 297.00 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 297.00 FEET TO THE POINT OF BEGINNING.

SUBDIVISION NAME
MESSON ADDN LOV LOT: 1 BLK:1

PARCEL IDENTIFICATION
9510347001

CITY ID
18551

ZONE DISTRICT - PREVIOUS USE
DEVELOPING BUSINESS (B)
INSTRUMENT SALES (RETAIL SALES AND SERVICES)

ZONE DISTRICT - PROPOSED USE
DEVELOPING BUSINESS (B)
MARIJUANA BUSINESS (RETAIL SALES AND SERVICES)

ZONE LOT SIZE
~0.71 ACRE PER GIS

TOTAL BUILDING AREA
12314 SQFT PER LOVELAND GIS

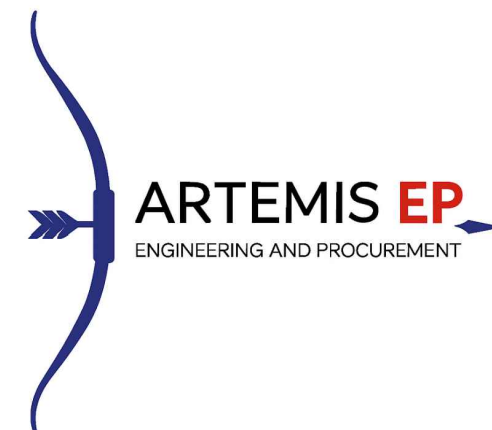
EXISTING SITE DATA
3016 SQFT OR 10% OF SITE IS LANDSCAPED
FROM ORIGINAL SITE PLAN FROM CITY ARCHIVE DATED 2.15.85

SITE PLAN GENERAL NOTES:

- VERIFY EXACT LOCATION OF ALL UTILITIES IN THE FIELD. DRAWING IS TO BE USED AS A UTILITY REFERENCE ONLY.
- INFORMATION DEPICTED IS ASSEMBLED FROM ARCHIVED RECORDS, FIELD DATA AND/OR AERIAL VIEWS TO REFLECT EXISTING CONDITIONS TO A REASONABLE STANDARD OF CARE, AND THE DRAWINGS CONVEY EXISTING SITE CONDITIONS, DIMENSIONS, AND AREAS TO BE USED FOR REFERENCE ONLY.
- NOTIFICATION OF DISCREPANCIES SHOULD BE ISSUED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
- COMPLY WITH ALL LOCAL, STATE, NATIONAL, AND FEDERAL SAFETY REQUIREMENTS. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

FLOOR PLAN NOTES & USE PERMIT RESPONSES:

- LIGHTING - ALL EXISTING SITE LIGHTING TO REMAIN AS IS. THERE ARE NO ADDITIONAL LIGHTS INCLUDED IN SCOPE OF WORK.
- ODOR - MITIGATION EQUIPMENT WILL BE PROVIDED AS PART OF THE MECHANICAL DESIGN PROCESS TO FILTER AIR WITHIN THE FACILITY DURING THE CONSTRUCTION PERMITTING PROCESS.
- SCREENING - ALL EXTERIOR GLAZING WILL BE TREATED WITH FILM TO SCREEN THE INTERIOR OPERATIONS FROM EXTERIOR VIEW IF REQUIRED.
- STORAGE - PRODUCTS RETAINED ON SITE WILL BE CONTAINED WITHIN SECURE STORAGE AREAS OR VAULT AREA LOCATED ON FLOOR PLAN.
- WASTE DISPOSAL - NO MARIJUANA AND MARIJUANA PRODUCT WASTE, REFUSE, REMNANTS AND ANY OTHER BY-PRODUCTS SHALL BE PLACED WITHIN AN EXTERIOR REFUSE CONTAINER.
- TREE STUDY OR LANDSCAPING - MODIFICATIONS ARE NOT PLANNED FOR THIS LOCATION.
- SECURITY - ALL SECURITY MEASURES WILL MEET THE REQUIREMENTS REQUIRED BY THE COLORADO CANNABIS REGULATIONS.



THE PROFESSIONAL ARCHITECT'S SEAL, AFFIXED TO THIS SHEET APPLIES ONLY TO THE MATERIAL AND ITEMS SHOWN ON THIS SHEET. ALL DRAWINGS, INSTRUMENTS OR OTHER DOCUMENTS NOT ENDORSED BY THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS ARCHITECT, AND THIS ARCHITECT EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH PLANS, DRAWINGS OR DOCUMENTS NOT ENDORSED BY THIS SEAL.

MEDICALM LTD DBA
SOCIAL CANNABIS
2707 W EISENHOWER BLVD
LOVELAND, CO 80537

REVISION NO. / SUBMISSION DATE
CONCEPT REVIEW SET 2.23.26
ADAPTABLE USE REV 5.1.26

PROJECT NUMBER DATE
2026.001 5.1.26

TENANT IMPROVEMENT
SITE PLAN & VICINITY MAP
FLOOR & SECURITY PLAN

SHEET NUMBER

ASI00