



Project Information Summary

Project Name: Paradise City Caregivers (261 14th S) **Last Update:** 8/12/2026

Project Number: PZ-26-00120

General Location: Located west of S Lincoln Ave on the north side of 14th St SW.

Project Description:

Proposal for a 1800sf marijuana business. Located west of S Lincoln Ave on the north side of 14th St SW.

Existing Zoning: B-Developing Business

Acreage of Site: .47

Existing Use: Multi Tenant Building

Application Type:

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: Brandon Banks

City Planner

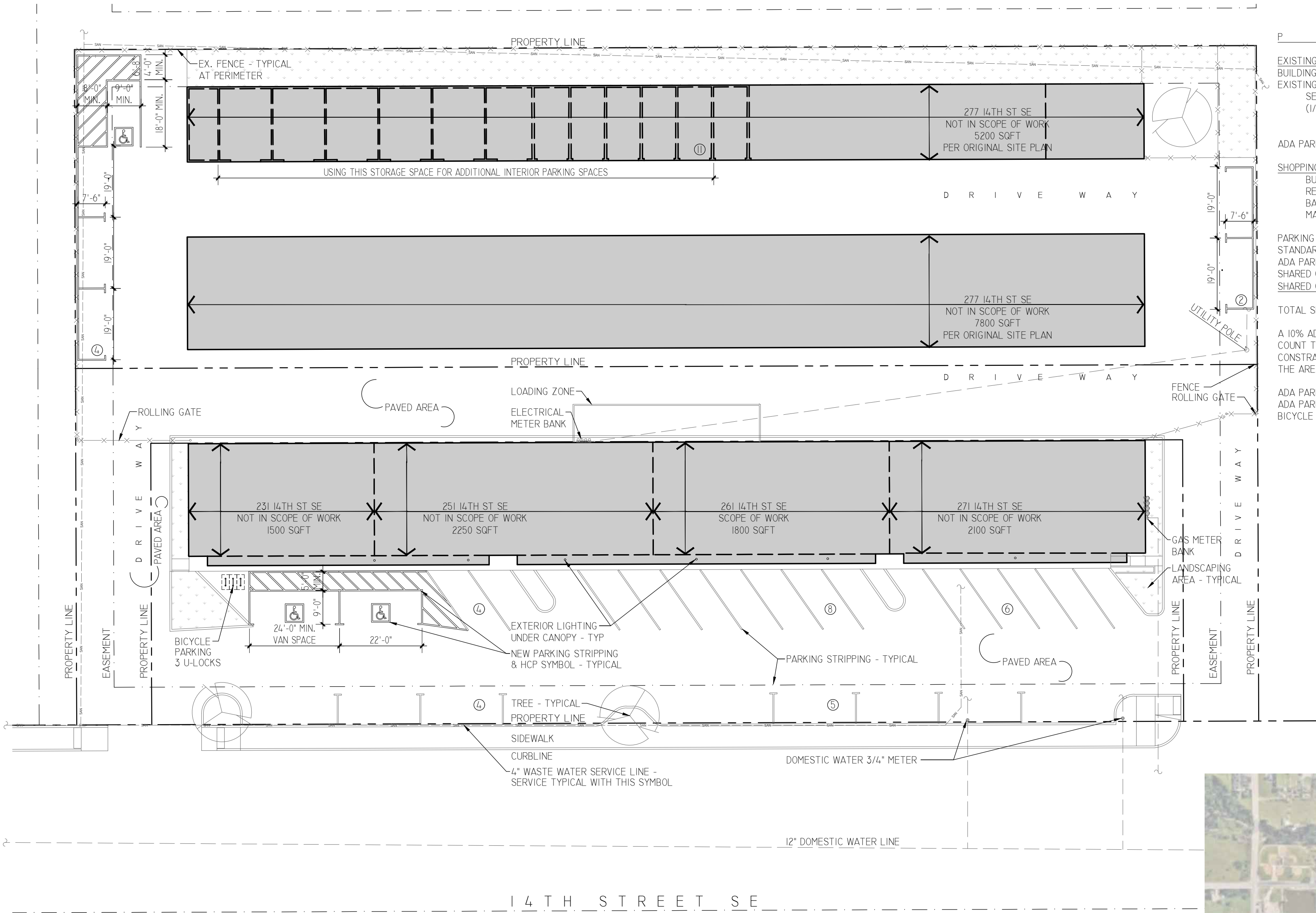
Name: Jason Bradford

Phone: 970-962-2522

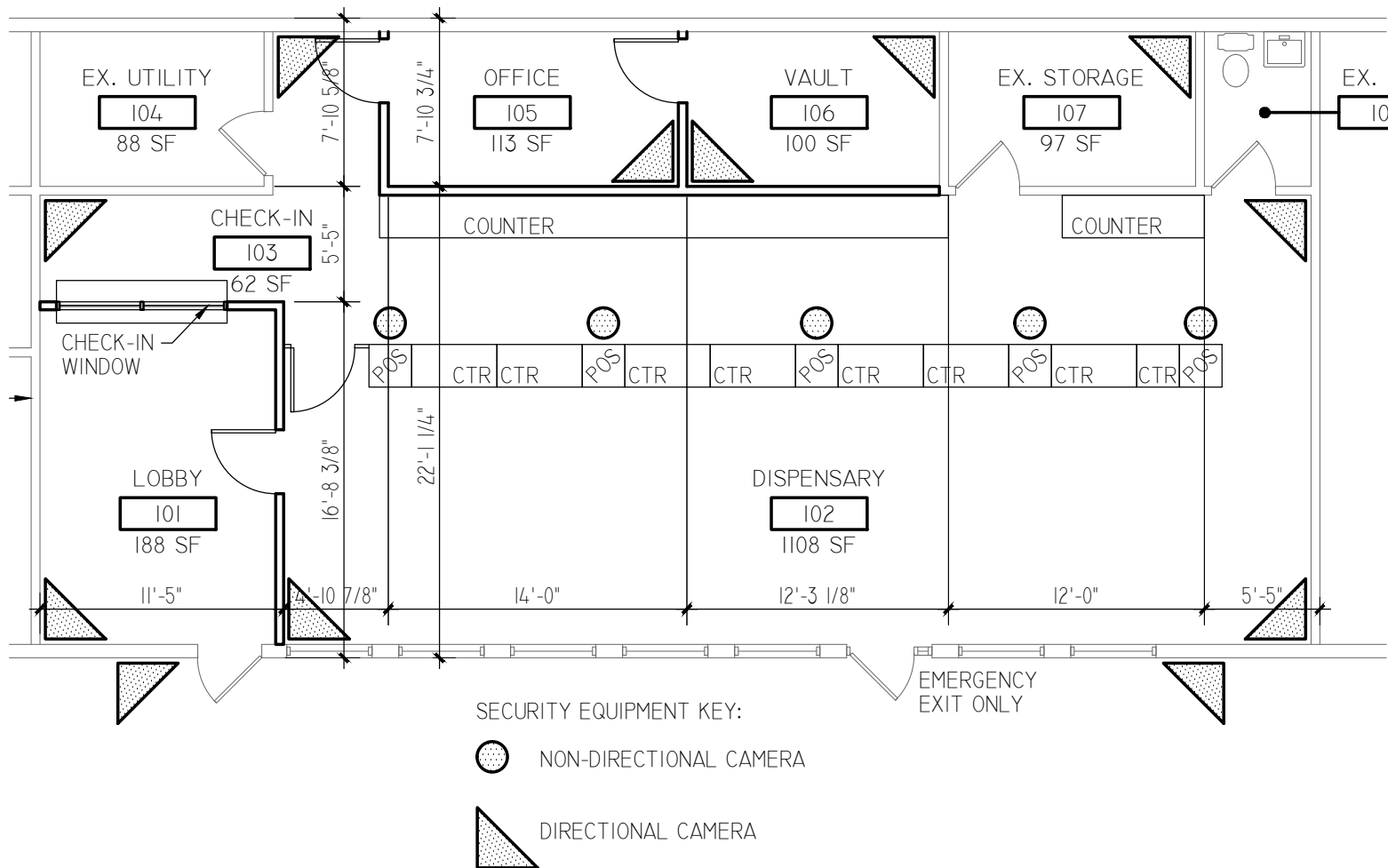
Email: Jason.Bradford@cityofloveland.org

Attachment (s): Site Plan

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



3 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"
THIS ADAPTABLE USE SKETCH SITE DEVELOPMENT PLAN AUTHORIZES THE INCLUSION OF MARIJUANA BUSINESS RETAIL LAND USE WITHIN SPECIAL REVIEW NO. 504



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

P A R K I N G	
EXISTING SELF-STORAGE PARKING CALCULATION (FOR SHARED PARKING)	
BUILDING AREA SQUARE FEET:	~5200 + 7800 = 13000 SF
EXISTING PARKING CALCULATION	
SELF-STORAGE	
(1/10000 SQFT) PLUS 2 SPACES:	13000 SF / 10000 = 1.3 OR 2 + 2 = 4 REQUIRED
ADA PARKING - REQUIRED/PROVIDED:	1 VAN PARKING SPACE
SHOPPING CENTER PARKING CALCULATION W/ SHARED PARKING AGREEMENT	
BUSINESS SERVICES:	1500 SF / 300 = 5
RESTAURANT:	2250 SF / 200 = 11.25 OR 12
BAR/TAVERN:	2100/100 = 21
MARIJUANA BUSINESS:	1600 SF / 300 = 6
PARKING - REQUIRED:	44
STANDARD PARKING - EXISTING:	27
ADA PARKING - REQUIRED/PROVIDED:	2 INCLUDED IN 27 COUNT
SHARED COMPACT (INTERIOR PARKING):	11 ON 277 1/4TH ST SE
SHARED COMPACT (EXTERIOR PARKING):	2 ON 277 1/4TH ST SE
TOTAL SPACES - PROVIDED:	40
A 10% ADMINISTRATIVE REDUCTION IS REQUESTED TO REDUCE PARKING COUNT TO MEET THE PARKING COUNT REQUIREMENTS DUE TO THE CONSTRAINTS OF THIS SITE AND LIMITED PARKING AVAILABLE FOR LEASE IN THE AREA	
ADA PARKING - PROVIDED:	1 VAN / 1 STANDARD
ADA PARKING - REQUIRED:	1 VAN / 1 STANDARD
BICYCLE PARKING REQUIRED:	1 PER 20 = 3 REQ'D

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

ZONING INFORMATION:

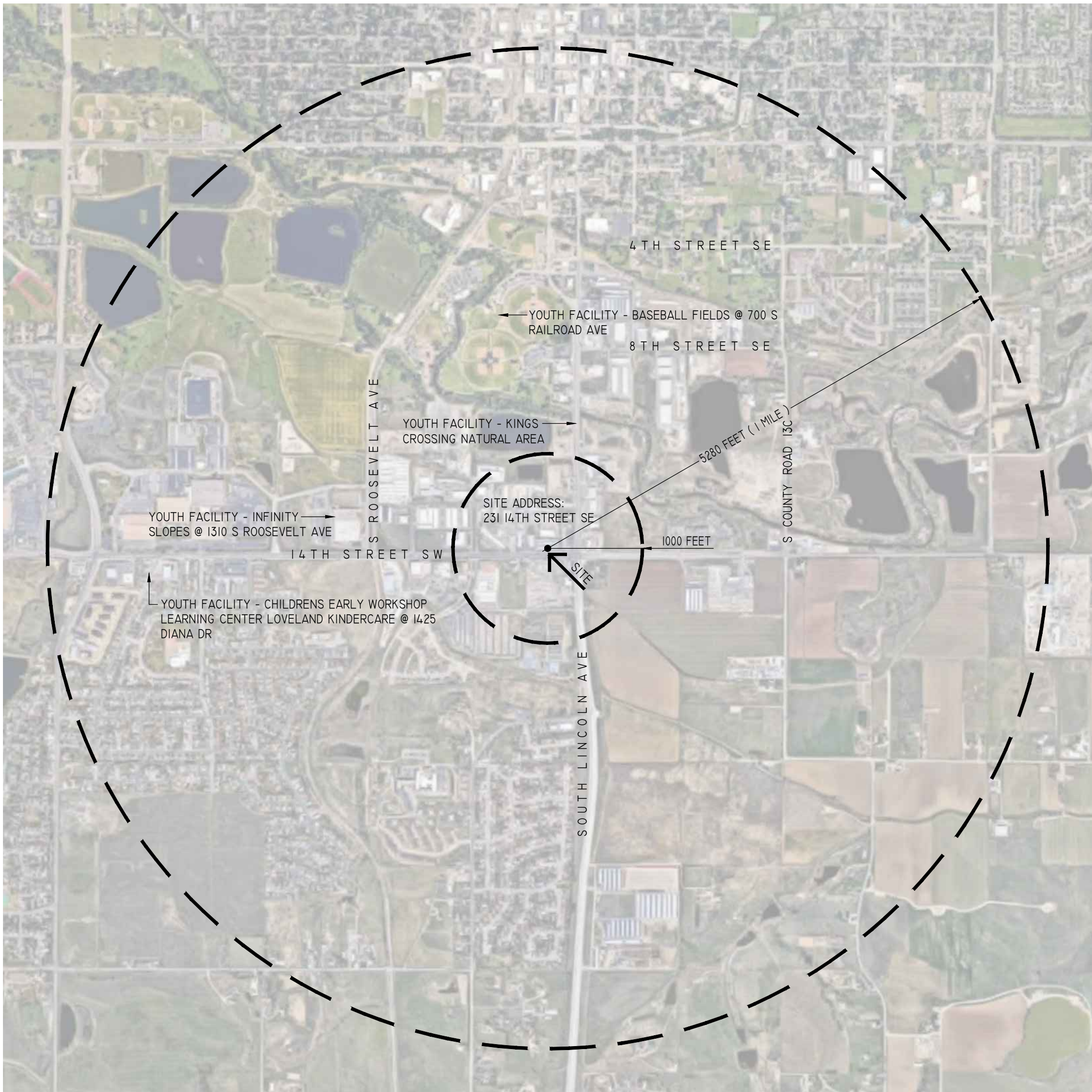
LEGAL DESCRIPTION
LOT 2, REPLAT OF LOT 8, BLK I, SOUTH LOVELAND INDUSTRIAL PARK ADD
SUBDIVISION NAME
SOUTH LOVELAND INDUSTRIAL PARK
PARCEL IDENTIFICATION
9524309002
CITY ID
2953
ZONE DISTRICT - PREVIOUS USE
DEVELOPING INDUSTRIAL (I)
RESTAURANT
ZONE DISTRICT - PROPOSED USE
DEVELOPING INDUSTRIAL (I)
MARIJUANA BUSINESS (RETAIL SALES AND SERVICES)
ZONE LOT SIZE
~0.47 ACRE PER GIS
TOTAL BUILDING AREA
7650 SQFT PER LOVELAND GIS
LEASED AREA
~1800 SQFT

SITE PLAN GENERAL NOTES:

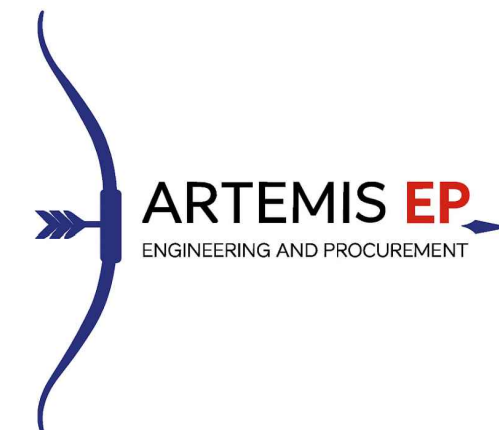
- VERIFY EXACT LOCATION OF ALL UTILITIES IN THE FIELD. DRAWING IS TO BE USED AS A UTILITY REFERENCE ONLY.
- INFORMATION DEPICTED IS ASSEMBLED FROM ARCHIVED RECORDS, FIELD DATA AND/ OR AERIAL VIEWS TO REFLECT EXISTING CONDITIONS TO A REASONABLE STANDARD OF CARE, AND THE DRAWINGS CONVEY EXISTING SITE CONDITIONS, 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.



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



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.

PARADISE CITY
CAREGIVERS
261 1/4TH STREET SE
LOVELAND, CO 80537

REVISION NO. / SUBMISSION	DATE
ADAPTABLE USE SET	2.24.26
ADAPTABLE USE REV	3.2.26
ADAPTABLE USE REV	6.26.26
ADAPTABLE USE REV	7.15.26

PROJECT NUMBER	DATE
2026.001	7.15.26

TENANT IMPROVEMENT
SITE PLAN & VICINITY MAP
FLOOR & SECURITY PLAN

SHEET NUMBER

ASI00