

Project Information Summary

Project Name: 117 Alternatives (6028 Stallion Dr) SI **Last Update:** 8/12/2026

Project Number: PZ-26-00126

General Location: Located on the northwest corner of Clydesdale Pkwy and E Crossroads Blvd.

Project Description:

Proposal for a 2100 square foot marijuana business. Located on the northwest corner of Clydesdale Pkwy and E Crossroads Blvd.

Existing Zoning: I-Developing Industrial

Acreage of Site: 1.44

Existing Use: Multi tenant Building

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: Aidan O'Donovan

City Planner

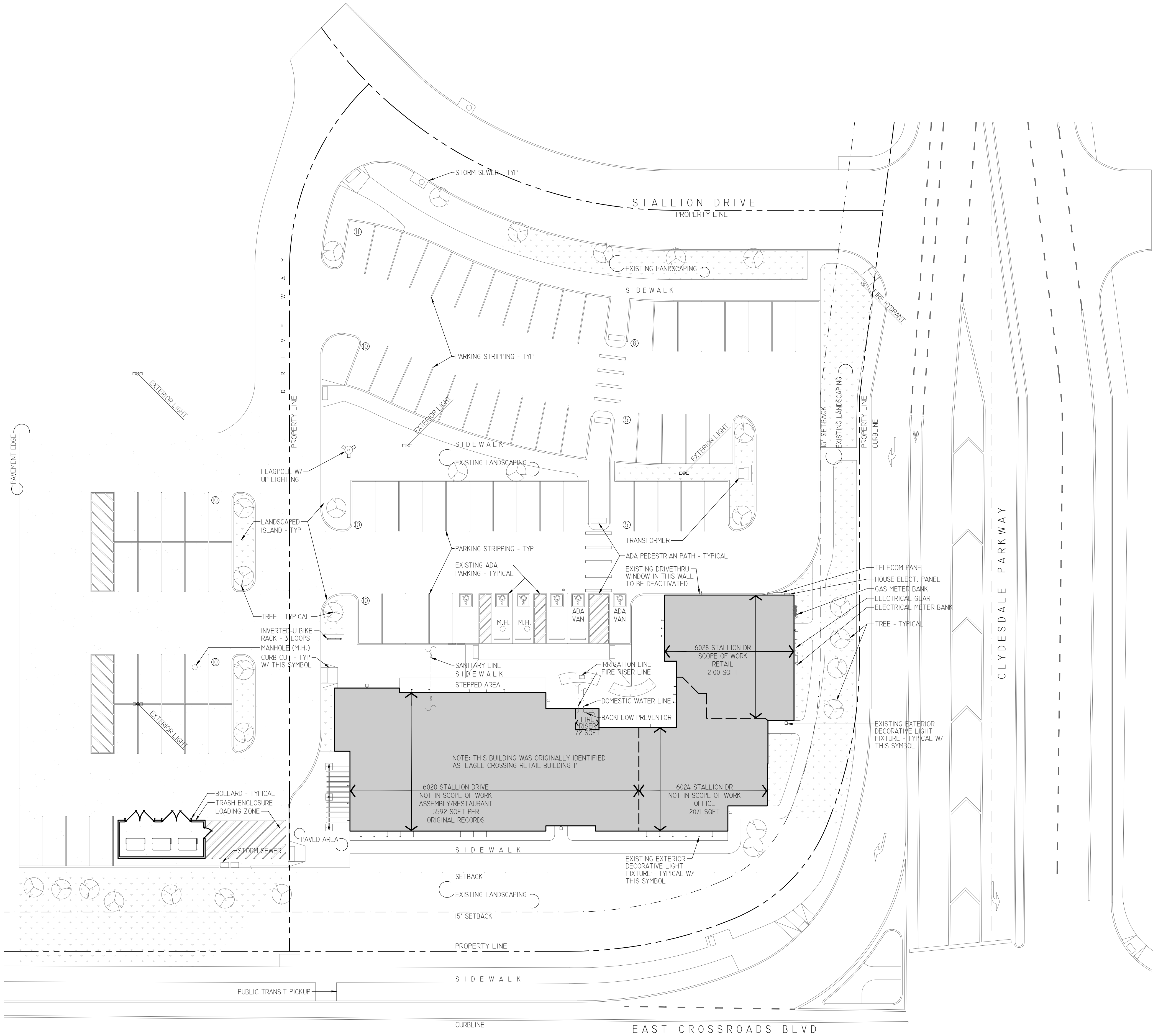
Name: Jason Bradford

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



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

P A R K I N G S T U D Y

BUILDING AREA SQUARE FEET:	~9835 SF
RETAIL	2100 SF
BUSINESS SERVICES:	2071 SF
(1/300 SQFT)	4171/300 = 13.9 OR 14
RESTAURANT	5592 + 72 FOR FIRE RISER
(1/200 SQFT):	5664/200 = 28.3 OR 29
STANDARD PARKING - REQUIRED:	43
STANDARD PARKING - PROVIDED/EXISTING:	79
ADA PARKING - REQUIRED:	1 VAN/ 4 STANDARD
ADA PARKING - PROVIDED:	2 VAN/ 4 STANDARD
BICYCLE PARKING REQUIRED/PROVIDED:	79/20 = 3.9 OR 4

ZONING INFORMATION:

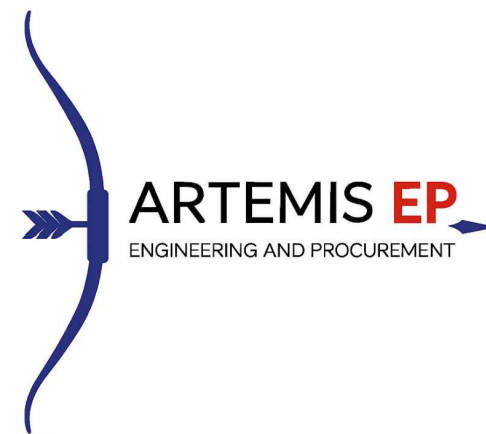
LEGAL DESCRIPTION
LOT 4, BLOCK 1, EAST LOVELAND INDUSTRIAL NINETEENTH SUB,
LOV (20070064.705)
SUBDIVISION NAME
EAST LOVELAND INDUSTRIAL 19TH SUB LOV (20074.0064.705)
PARCEL IDENTIFICATION
8634410004
CITY ID
31576
ZONE DISTRICT - PREVIOUS USE
INDUSTRIAL (I) W/ FLEXIBLE ZONING OVERLAY (FZO)
DEVELOPING BUSINESS (B)
ZONE DISTRICT - PROPOSED USE
INDUSTRIAL (I) W/ FLEXIBLE ZONING OVERLAY (FZO)
MARIJUANA BUSINESS (RETAIL SALES AND SERVICES)
ZONE LOT SIZE
71.44 ACRES PER GIS
TOTAL BUILDING AREA
~9835 SQFT (9775 SQFT PER JURISDICTIONAL RECORDS)

SITE PLAN GENERAL NOTES:

1. VERIFY EXACT LOCATION OF ALL UTILITIES IN THE FIELD. DRAWING IS TO BE USED AS A UTILITY REFERENCE ONLY.
2. 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.
3. NOTIFICATION OF DISCREPANCIES SHOULD BE ISSUED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
4. 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:

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

117 ALTERNATIVES

6028 STALLION DR
LOVELAND, CO 80538

REVISION NO. / SUBMISSION DATE
ADAPTABLE USE SET 7.24.26

PROJECT NUMBER DATE
2026.001 7.24.26

TENANT IMPROVEMENT
SITE PLAN & VICINITY MAP
FLOOR & SECURITY PLAN

SHEET NUMBER

ASI00