



LAND FOR SALE

00 3rd Street, Monument, CO 80132



OVERVIEW

Highly visible retail pad off of I-25 in Monument, CO. Zoning allows for a wide variety of uses. Neighboring properties include 7-11 and Walgreens.



Sale Price:
\$120,000



Lot Size:
12,588 SF



Zoning:
General Commercial District

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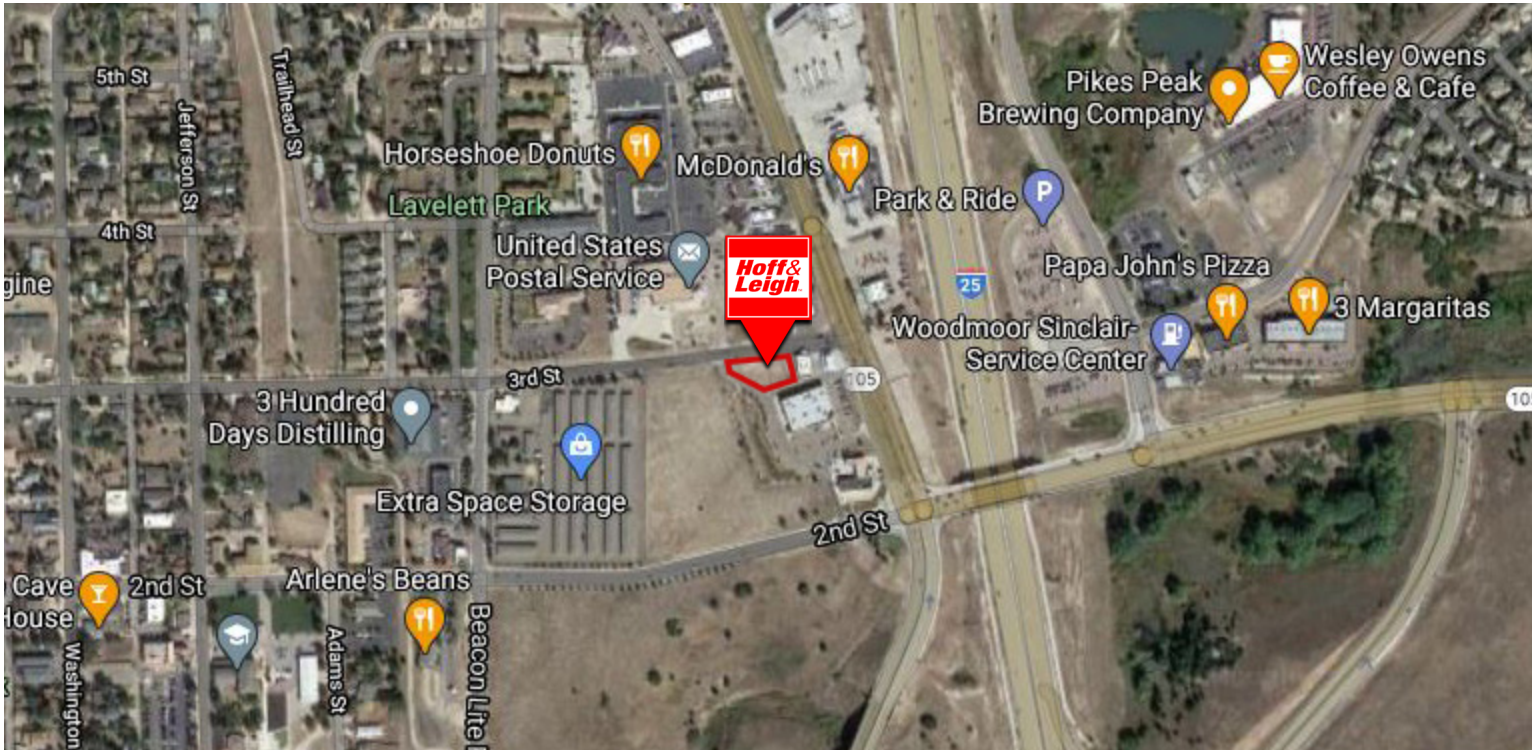
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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Chapter 17.36 - C-1 GENERAL COMMERCIAL DISTRICT^(a)

17.36.010 - Purpose.

This district is established for the purpose of providing for the retailing of consumer goods and the provision of services to consumers.

(Ord. No. 07-2009, 3-2-2009)

17.36.020 - Permitted uses.

Uses permitted in the C-1 general commercial district shall be as follows:

1. Accessory uses (see Sections 17.48.180 through 17.48.210);
2. Bakery; up to twenty (20) percent wholesale;
3. Banks/financial institutions;
4. Catering services;
5. Child care centers;
6. Churches, synagogues, places of worship;
7. Clinics;
8. Clubs, lodges, and service organizations (the consumption of marijuana and/or marijuana-related products within these uses is prohibited);
9. Confectionery shop;
10. Essential services;
11. Fine arts gallery and/or fine arts studio;
12. Government and public facilities;
13. Hospital;
14. Hotel/motel;
15. Indoor/outdoor recreation facilities;
16. Laboratory except those which involve any hazardous process or emit noxious noise, dust and odor;
17. Laundry, coin-operated; collection station;
18. Museum;
19. Offices;

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20. Personal service shops, such as barber, beauty parlor;
21. Pharmacy;
22. Post office;
23. Printing/copy shops;
24. Private/public schools;
25. Public utilities;
26. Repair, rental, service of any item retailed in the B - general business district;
27. Restaurants, cafes and other places serving food and beverages;
28. Retail business stores;
29. Small animal clinics;
30. Studios, including television and radio broadcasting stations, but excluding antenna towers and microwave dishes;
31. Tailoring;
33. Theaters;
34. Upholstering;
35. Utilities office;
36. Vehicle parking lots;
37. Vehicle repair garage and/or convenience service station; provided, that outside storage must be screened as directed by the Director of Development Services and further provided, that wrecked, junked or abandoned motor vehicles shall not be stored on the property except as permitted pursuant to Chapter 8.12;
38. Vehicle sales and service; and
39. Internet or catalog sales office.

(Ord. No. 07-2009, 3-2-2009; Ord. No. 03-2013, § 1, 1-22-2013)

17.36.030 - Uses by special review.

- A. Uses permitted by special review in the C-1 general commercial district shall be as follows:
 1. Ambulance service;
 2. Amusement center;
 3. Caretaker's residence;
 4. Essential services;
 5. Kennel;
 6. Mortuary, including cremation facilities;
 7. Radio and television antenna towers;
 8. Single-family and multifamily dwellings;
 9. Wholesale business and warehouse;
 10. Any use selling, utilizing, storing or generating toxic materials; and
 11. Medical marijuana dispensaries.

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- B. All uses by special review shall meet the requirements of Chapter 17.72.
- C. Medical Marijuana Dispensaries shall meet the following requirements:
1. Location. No medical marijuana dispensary shall be located within one thousand (1,000) feet of the following:
 - (a) The exterior boundary of any residential zone district;
 - (b) The exterior boundary of any existing or occupied mobile home;
 - (c) The exterior boundary of any lot on which there is located a single-family or multifamily residence, whether located within or outside of the Town;
 - (d) Any church or religious institution;
 - (e) Any educational institution or school, either public or private;
 - (f) Any licensed child care facility;
 - (g) Any alcohol or drug rehabilitation facility;
 - (h) Any public community center, park, designated recreation trail, library, fairground, hotel, or recreation center, or any publicly owned or maintained building open for use to the general public;
 - (i) Any existing medical marijuana business whether such business is located within or outside of the Town; or
 - (j) Any halfway house or correctional facility.
 2. Advertisements. Advertisements, signs, displays or other promotional material depicting medical marijuana uses or symbols shall not be shown or exhibited off the premises or in any manner which is visible to the public, from roadways, pedestrian sidewalks or walkways, or from other public areas. No signage associated with a medical marijuana dispensary shall use the word "marijuana", "cannabis," or any other word or phrase commonly understood to refer to marijuana unless such word or phrase is immediately preceded by the word "medical".
 3. Indoor Use. All business related to, medical marijuana shall be conducted indoors, and all building openings, entries, and windows shall be located, covered, or screened in such a manner as to prevent a view into the interior; and for new construction, the building shall be constructed so as to prevent any possibility of viewing the interior from the exterior of such structure.
 4. Security. Medical marijuana dispensaries shall provide adequate security on the premises. At a minimum, such security shall include:
 - (a) Security surveillance cameras installed to monitor the main entrance and the exterior of the premises to discourage and to facilitate the reporting of criminal acts as well as nuisance activities. Security video shall be preserved for at least seventy-two (72) hours.
 - (b) Robbery and burglary alarm systems which are professionally monitored and maintained in good working condition.
 5. Additional Limitations. Medical marijuana dispensaries shall be subject to the following additional requirements:
 - (a) The business may only be open for the sale of medical marijuana during the hours of 9:00 a.m. to 7:00 p.m.
 - (b) No on-site consumption of marijuana is allowed.
 - (c) No on-site cultivation of marijuana is allowed.
 - (d) All dispensaries shall be equipped with a secure safe that is utilized for the purposes of storing marijuana when the business is not open.

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- (e) A business license is required.
 - (f) No mobile structure may be used to dispense medical marijuana.
 - (g) No alcohol sales or consumption shall be permitted on site.
 - (h) No sales of drug paraphernalia shall be permitted on site.
6. Application. Prior to the establishment of any medical marijuana dispensary, each of the following requirements shall be met:
- (a) A business plan must be submitted for the dispensary to ensure compliance with the Town Code. The business plan must contain the following items:
 - i. All items required for a Use by Special Review Application;
 - ii. A description of the security provisions and systems;
 - iii. Hours of operation;
 - iv. Number of employees;
 - v. A description of the ventilation system for the premises.
 - (b) Criminal background check. No approval will be issued to an applicant whose criminal history reflects a prior conviction for a felony offense. In the case where applicant is a business entity, the applicant shall provide the name(s) of each natural person who has any ownership interest in the entity and no approval shall be issued if any such person has a criminal history that reflects a prior conviction for a felony offense. All fees for background checks performed by the Town shall be paid for by the applicant prior to the issuance of a business license. If there is any change in ownership, a background check must be performed on the new owners. Ownership has thirty (30) days in which to report any change of ownership.
 - (c) The applicant(s) must provide a State Sales Tax Number to the Town at the time of business license application.

(Ord. No. 07-2009, 3-2-2009; Ord. No. 27-2009, §§ 2, 3, 11-2-2009)

17.36.040 - Development standards.

Development standards for the C-1 general commercial district shall be as follows:

- A. Minimum front yard: zero feet from the front property line unless at least thirty (30) percent of the lots in the affected block are built upon, in which case the average front yard of the existing buildings shall apply.
- B. Maximum height of buildings: thirty-five (35) feet.
- C. Off-Street Parking. Off-street parking is required for any new business use.
- D. Minimum landscape requirement: ten (10) percent of the gross lot area.

(Ord. No. 07-2009, 3-2-2009)

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