

Ms. Erika Weich  
2880 21st Street  
Boulder, Colorado 80304

**RE: 1040 5<sup>th</sup> Avenue Unit 6. Zoning Verification**

**March 9, 2023**

**Dear Ms. Weich,**

Thank you for your interest in applying for a Marijuana Business License for a Marijuana-Infused Products Manufacturing proposal in the GI (General industrial) district zoning designation at the address of 1040 5<sup>th</sup> Avenue, Unit 6. By permitted use, the zoning of the property does allow for a marijuana-infused products manufacturing.

The definition of *a medical marijuana-infused products manufacturer* in the LMC is defined as follow:

*"Medical marijuana-infused products manufacturer means a person licensed pursuant to the Colorado Medical Marijuana Code to operate a business as described in Section 12-43.3-404, C.R.S.."*

Below is a confirmation of the uses allowed on the property within the GI Zone District, taken from Chapter 16 - Zoning, Article 3 – Zoning Districts and Boundaries, and Division 2 – District Uses:

**Sec. 16-3-250. - GI General Industrial District.**

- (a) *Intent. The GI District is intended to provide a location for a variety of employment opportunities, such as manufacturing, warehousing and distributing, indoor and outdoor storage and a wide range of commercial and industrial operations.*
- (b) *Principal Uses. Permitted principal uses in the GI District shall be as follows:*
  - (1) *Any use permitted in the C and CEC Districts.*
  - (2) *Any manufacturing operation or industrial use (including outdoor storage) which does not create any danger to safety in surrounding areas, does not cause water pollution and does not create substantial amounts of offensive noise, vibration, smoke, dust, odors, heat and glare.*
  - (3) *Marijuana center.*
  - (4) *Marijuana-infused products manufacturer.*
  - (5) *Cultivation operation.*
- (c) *Conditional Uses. Permitted conditional uses in the GI District shall be as follows:*
  - (1) *Adult-oriented use.*

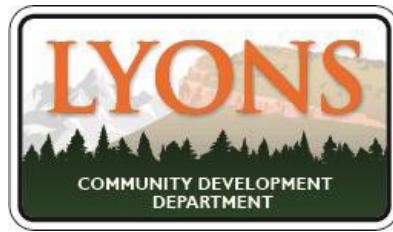


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- (2) Extractive or mining industry.
- (3) Impound lot.
- (4) Junk and salvage yard.
- (5) Mini-storage facility.
- (6) Stone cutting and finishing.
- (7) Telecommunications facility.

(d) *Development Standards. Development standards in the GI District shall be as follows:*

- (1) *Minimum lot area: seven thousand (7,000) square feet.*
- (2) *Minimum setbacks:*
  - a. *Front yard - twenty-five (25) feet.*
  - b. *Side yard - zero (0) feet.*
  - c. *Rear yard - twenty-five (25) feet.*
  - d. *When abutting any A, E, R-1, R-2, R-2A or R-3 District, the yard between the zone district boundary and any building shall not be less than three (3) times the height of the proposed building.*
- (3) *Maximum building height: forty (40) feet.*

I hope this information is found to be useful for you. Please feel free to reach out to the Community Development Department anytime if you have any questions or concerns.

Thank you,

A handwritten signature in black ink, appearing to read "Alexander Painter".

Alexander Painter  
Planner II

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