

## Land Use Statement

To whom it may concern,

This land use statement is for the description of our proposed changes and operations with the Astrozon application. We plan to utilize this property for a licensed cannabis cultivation operation. The area around our location is fully developed and an ideal location for a cultivation operation. There are low housing densities nearby and it is mostly commercial zoning around us. We feel this Use Variance is compatible with the adjacent development pattern as there was already a cannabis cultivation and dispensary in the space recently, and we aren't changing the exterior of the building for this conditional use.

We plan to keep the floor plan the same in the units that were previously licensed for a cultivation and dispensary with the only change of adding a door in the wall that separates the 2 units. With us not changing much, we plan to not create much of any noise in the area. We won't have any bright lights other than the lights to illuminate the surrounding areas, and our operation won't create any additional traffic in the area, as we are not doing retail and only wholesale.

We are not expanding the footprint of the space not height and therefor there won't be any visual impact from the exterior of the building. We plan to keep smell down and comply with all rules to mitigate any diversion from the property. We will have security systems in place to detour theft and make sure the area is safe.

CSU Field Engineer to determine final gas/electric meter, transformer, and service line locations. Contact Field Engineering at 719-668-4985 (Gas) or 719-668-5564 (Electric) with any questions.

We are submitting a land use statement in lieu of a land use plan as the project meets the criteria for a waiver per section 7.5.514.B3. The Project area is already developed and has an established infrastructure on site.