

Attachment C: Original Zoning verification Letter



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

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Councilors:

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Amanda Chavez, District 4

August 23, 2024

Francisco Romero
Green Light Multifactor LLC
2105 Camino Polvoso
Santa Fe, NM 87507

RE: Zoning Verification for the property located at 1228 Parkway Drive, Suite D, Santa Fe, NM

Dear Mr. Romero,

This letter provides zoning verification on the above referenced property. According to the Official Zoning Map, this property is zoned C-2 General Commercial District and is not located in any overlay districts.

14-4.3 (B) C-2 General Commercial District

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development, to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

A Vertically Integrated Cannabis Business including micro-producer, light manufacturing, and retail distribution is a permitted use in the C-2 zoning district.

- ❖ Cannabis Producer Microbusiness: A small business conducted by a person licensed to cultivate cannabis at a single location, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the person may not possess more than two hundred (200) total mature cannabis plants at any one time is a permitted use in the C-2 District.
- ❖ Cannabis Producer: A business conducted by a person licensed to cultivate cannabis, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis, provided that the person may possess two hundred and one (201) total mature cannabis plants or more at any one time is REQUIRED A SPECIAL USE PERMIT in the C-2 zoning district.
- ❖ Cannabis Manufacturing, Light: A use that involves compounding, blending, extracting, infusing, packaging, or otherwise preparing a cannabis product using mechanical methods, nonvolatile solvents, or no solvents is a permitted use in the C-2 zoning district.

- ❖ Cannabis Manufacturing, Heavy: A use that involves compounding, blending, extracting, infusing, packaging, or otherwise preparing a cannabis product using volatile solvents, e.g., butane, heptane, hexane, or propane is NOT a permitted use in the C-2 zoning district.
- ❖ Commercial Cannabis Retailer which is licensed to sell cannabis products directly to consumers who are twenty-one years of age or older are permitted uses in the C-2 zone with the understanding that all commercial cannabis retailers are limited to hours of operation from 7:00 AM to 12:00 AM (midnight).

- This specific address IS within 300 feet of a daycare, school, or religious institution. This location IS NOT within 400 feet of a Medical or Retail cannabis location.

****THEREFORE RETAIL IS NOT AN ALLOWED USE AT THIS ADDRESS****

****THIS LOCATION IS FOR MANUFACTURING ONLY****

- Consumption areas are not currently allowed within the City of Santa Fe.
- Cannabis for commercial business is not allowed in any residential districts.

In addition to City of Santa Fe Ordinance No. 2021-19, Cannabis business establishments are pursuant to Cannabis Regulation Act, 26-2C NMSA 1978. Additional jurisdiction in regulating the cultivation, manufacturing, quality, health and safety, environmental impacts, natural resources, quality control, inspections, and other regulatory concerns for all cannabis-based businesses is covered under NMAC Title 16 Chapter 8 which are implemented and controlled by the New Mexico Regulation and Licensing Department. Security and Limited-Access Areas are required under NMAC 16.8.2.10. These requirements include security alarms, digital and video surveillance, locks, badges, lighting, door and window access, and fencing requirements for outdoor areas and greenhouses. NMAC 16.8.2.15 addresses the disposal of wasted cannabis and NMAC 16.8.2.17 addresses Fire Safety laws. NMAC 16.8.2.18 addresses construction and alteration of cannabis establishment buildings. City of Santa Fe Ordinance No. 2021-19. For additional information, please reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses) https://library.municode.com/nm/santa_fe. All uses are subject to compliance with applicable development standards such as parking, lot coverage, etc.

Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. This letter intends to provide advice regarding zoning regulations. It is not the intent to state that the subject property complies with zoning requirements. Occupancy is determined based on zoning compliance at the time of building permit or certificate of occupancy, whichever applies. Additionally, it is not the intent to interfere with or to abrogate or annul any official document including conditions or safeguards made a part of the subject property at the time of any public hearings. Applicants are advised to pursue an independent search of official documents.

To apply for your City of Santa Fe business license, please go to www.santafebizreg.com.

This zoning verification letter must be attached to the business license application for processing.

If you have any further questions, please contact me at sjperea@santafenm.gov.

Sincerely,

Stephanie Perea

Stephanie Perea, Land Use Planner
City of Santa Fe, New Mexico