

Infinitus Inc
1849 Cherry St #8 Louisville CO 80027
Phone 303-931-4996

Date: 6th of June, 2022

To: Eliana "Ellie" Hassan
Planner II-Planning and Building Safety

From: Peter B Crouse
Co Founder, Infinitus Inc

Re: Infinitus Pie "Ghost Store"-SRU Administrative Review

Infinitus Inc purchased Unit 8 at 1849 Cherry St in Louisville CO on November 25th, 2020. We planned to have our Infinitus administrative offices on the upper floor and utilize the main floor as a food manufacturing commissary to make the dough, sauce and grind the cheese for all our retail and mobile operations. We submitted plans to the City of Louisville and were granted approval to remodel the existing space for a commissary/pizza delivery kitchen. Our Certificate of Occupancy was issued by the City of Louisville on November 15th, 2021. We were subsequently inspected and approved to operate our pizza delivery kitchen and commissary by Boulder County Health.

While our commissary is operational, we plan to open and operate our pizza delivery kitchen Monday thru Saturday from 11 AM to 9 PM.

The following list are the responses to the seven criteria listed as part of the Special Review Use Administrative Review for Infinitus Inc.

1. The Infinitus Inc tenant finish project is located in Unit 8 of the Cherry Park Business Center at 1849 Cherry St Louisville CO 80027 in the P-I Industrial Zone and is not adjacent to any residential zoned properties.
2. The project does not include any new construction or additions to the building within which it is constructed.
3. The ability to allow customers to come by the unit to pick up the pizza is a restricted use for this zone but is consistent with the spirit and intent of the comprehensive plan. It is not contrary to the general welfare and economic prosperity of the city or immediate neighborhood. In fact the CTC is a food desert. People either have to pay to have food delivered in a single occupancy vehicle or leave the CTC to visit an adjacent retail location. Allowing people in the CTC to order over the internet and come the short distance to our unit on foot, bicycle or a short distance in a car will reduce the consumption of transportation resources and reduce the concurrent air pollution. No people will be allowed to cross the threshold of the property. Both the front and back doors of the unit will be kept locked from the outside and allow quick opening from the inside to hand out pizza. There is no branding in the kitchen, no cash register, no phones for accepting orders, it is strictly an internet only unit. Once a customer orders and pays over the internet, they will send us a text when they are at the north side door (vehicles) or the south door (pedestrians) and we will bring the pizza out to them.
4. The proposed use provides economic stability by providing a needed service and product for the people occupying the facilities in the CTC. The attraction of the current population with this offering will benefit the adjacent full service restaurant. The clientele resides within the CTC and is compatible with other uses in the CTC including the adjacent full service restaurant and the Food Bank of the Rockies. Additionally, unit #8 was approved for a complete retail coffee shop by the previous owners with customers coming across the threshold to buy coffee and pastries. We will not have any customer contact in the unit.
5. The proposed use does not adversely impact the existing internal efficiencies of the in situ public access. Pedestrian and multi modal vehicular circulation are fully supported by the existing

6. The site is fully landscaped per code and existing lighting of the building and parking lot is fully adequate to insure the general welfare of all customers. The public health, welfare, and safety of the public will not be adversely affected. Convenience for the population in the CTC will be greatly increased.
7. The proposed use is a tenant finish project located within an approved site plan that provides adequate access for all wishing to be allowed to have a pizza brought out the door to them. There is adequate pedestrian access to the site and the tenant finish location with clearly marked pedestrian walks that are separate from general vehicular circulation. Please reach out to me directly with any questions or concerns.