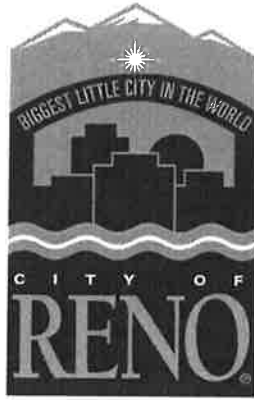


Bill Thomas
Assistant City Manager

Arlo Stockham
Community Development Director

Division Managers

Michael Chaump
Business Relations Manager
Mike Mischel, PE
Engineering Manager
Claudia C. Hanson, AICP
Planning Manager
Chris Pingree
Building and Safety Manager



June 7, 2019

ZONING VERIFICATION

POTENTIAL MARIJUANA ESTABLISHMENT

Jon E Marshall
200 Hoover Ave, #809
Las Vegas, NV 89101

RE: RME19-00020 (Deep Roots Medical LLC Dispensary)

This letter identifies compliance with the zoning restrictions as adopted by the City of Reno per NRS 453D.210(5)(c). According to records available at the Community Development Department, as of June 7, 2019, the property generally located to **the east of Old Virginia Road, $\pm 1,115$ feet from its intersection with Damonte Ranch Parkway**, Assessor's Parcel Number **160-792-24** ("Subject Property") is zoned **Mixed Use/South Virginia Street Transit Corridor (MU/SVTC)**. Reno Municipal Code (RMC) regulates the location of uses within Title 18 (Annexation and Land Development Code). Your inquiry is to determine whether a **Retail Marijuana Store** may be established on the Subject Property. The **MU/SVTC** zoning district allows for the establishment of a **Retail Marijuana Store** on the Subject Property.

Marijuana Establishments are restricted in their location from schools, houses of worship, community facilities, residentially zoned property, and other retail marijuana stores. These distance restrictions are found in NRS 453D.210 and RMC Title 18. This Zoning Verification Letter is being provided by the City of Reno based on the information provided by the applicant, from a surveyor licensed within the State of Nevada, verifying that the proposed location of a Retail Marijuana Store to the east of Old Virginia Road, $\pm 1,115$ feet from its intersection with Damonte Ranch Parkway, at the time of the request for this letter, conforms to the spacing restrictions found in NRS and RMC. The City of Reno is relying on the surveyor's verification and is not performing its own survey or verification. The City of Reno is not liable for any errors made by

the licensed surveyor who provided the distance information, or any information provided within the application. The City of Reno reserves all rights to revoke any privilege business license, amend and publish this zoning verification letter, or issue a cease and desist letter in the event the Marijuana Establishment does not comply with the RMC or any provision of the NRS.

The City of Reno has not inspected the Subject Property to determine if it is in compliance with all applicable building requirements, including without limitation, the building requirements set forth in NRS 453D, NAC 453D, Regulation LCB File No. R092-17, or compliance with the International Building Code, the International Fire Code, and any other applicable building codes, which proof of will be required through the building permit or business license application process.

Although verification of the potential Marijuana Establishment is inclusive of the required minimum distance separation from other existing and licensed Retail Marijuana Stores per RMC sec. 18.08.202(b)(26)(c), this Zoning Verification Letter does not consider this for current applications in the Zoning Verification Letter process. The minimum distance separation requirement will be verified again at the time of application for a City of Reno Business License to determine compliance as additional retail marijuana stores apply. **Business License applications will be considered in the order they are received, and this Zoning Verification letter shall not be an entitlement to a place in the order of acceptance for a City of Reno Business License application.**

The City of Reno has also not verified that the applicant owns the Subject Property or has written permission from the Subject Property owner, to operate a Marijuana Establishment on the Subject Property which the applicant must provide with its registration with the Department of Taxation for the State of Nevada.

This Zoning Verification Letter creates no property right to operate a Marijuana Establishment. Any business license issued to operate a Marijuana Establishment on the Subject Property is a non-transferrable revocable privileged license only.

Since the use, cultivation, distribution, production, possession, and transportation of marijuana remains illegal under federal law, and marijuana remains classified as a Class I controlled substance, and a "controlled substance" under Nevada law, those involved with Marijuana Establishments may still be prosecuted under the Federal Controlled Substance Act ("CSA") regardless of whether the Marijuana Establishment is in compliance with State law or has received a license to operate a Marijuana Establishment in the City of Reno. Nothing in this Zoning Verification Letter is intended to authorize, promote, condone, or aid the production, distribution, or possession of marijuana in violation of any applicable law including, without limitation, the CSA.

Zoning Verification Letter
Potential Marijuana Establishment
Date: June 7, 2019
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Reno Municipal Code regulating the location and licensure of marijuana establishments is available from this office upon request. The associated sections of RMC are also available on-line through the Division's web site at <http://reno.gov/government/departments/community-development-department>.

Any questions concerning this Zoning Verification Letter should be referred to the Community Development Department at (775) 321-8309.

xc: Michael Chaump, Business Relations Manager
Ashley Turney, City Clerk
Arlo Stockham, Community Development Director
Claudia C. Hanson, AICP, Planning Manager
Carter Williams, Planning Technician