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April 4, 2019

ZONING VERIFICATION

POTENTIAL MARIJUANA ESTABLISHMENT

Brandon Wiegand
2015 E Windmill Lane
Las Vegas, NV 89123

RE: RME19-00016 (Nevada Organic Remedies 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 April 4, 2019, the property located at **5270 Longley Lane, Suite 103**, Assessor's Parcel Number **164-450-06** ("Subject Property") is zoned **Arterial Commercial (AC)**. 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 AC 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, and residentially zoned property. 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 at 5270 Longley Lane, Suite 103, 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.

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Potential Marijuana Establishment
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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 privilege 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 state 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 Nevada 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.

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) 334-2042.

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