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May 28, 2024

ZONING VERIFICATION

POTENTIAL CANNABIS ESTABLISHMENT

Jordan Cushman
8700 Malibu Drive
Reno, NV 89506

RE: Floret Nevada, LLC (7770 Security Circle)/Adult Use Cannabis Production Facility

This letter identifies compliance with the zoning restrictions as adopted by the City of Reno per NRS 678B.250(3)(a)(2)(II). According to records available at the Development Services Department, as of May 28, 2024, the property located at 7770 Security Circle, Reno, NV 89506, Assessor's Parcel Number **082-492-20** ("Subject Property") is zoned **Mixed-Use Suburban (MS)**. Reno Municipal Code (RMC) regulates the location of uses within Title 18 (Annexation and Land Development Code). Your inquiry is to determine whether a **Marijuana Product Manufacturing Facility** may be established on the Subject Property. The **MS** zoning district allows for the establishment of a **Marijuana Product Manufacturing Facility** on the Subject Property.

Cannabis Establishments are restricted in their location from schools, houses of worship, community facilities, residentially zoned property, and other retail cannabis stores. These distance restrictions are found in NRS 678B.250 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 Marijuana Product Manufacturing Facility at 7770 Security Circle, Reno, NV 89506, 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 Cannabis 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 678B, 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 Cannabis Establishment is inclusive of the required minimum distance separation from other existing and licensed Retail Cannabis 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 cannabis 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 Cannabis Establishment. Any business license issued to operate a Cannabis Establishment on the Subject Property is a non-transferrable revocable privileged license only.

Since the use, cultivation, distribution, production, possession, and transportation of cannabis remains illegal under federal law, and cannabis remains classified as a Class I controlled substance, and a "controlled substance" under Nevada law, those involved with Cannabis Establishments may still be prosecuted under the Federal Controlled Substance Act ("CSA") regardless of whether the Cannabis Establishment is in compliance with State law or has received a license to operate a Cannabis 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 cannabis in violation of any applicable law including, without limitation, the CSA.

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Reno Municipal Code regulating the location and licensure of cannabis 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 <https://www.reno.gov/government/departments/development-services/zoning-code>.

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

c: Lance Ferrato, Director of Business Licensing
Mikki Huntsman, City Clerk
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