

Cecilia Rice

From: Michael Goldeen <magoldeen@earthlink.net>
Sent: Sunday, December 18, 2022 10:10 AM
To: Planning Department
Subject: Green Thumb Industries Latest Request

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I see in the news that Green Thumb Industries now wants you to allow marijuana retail outlets and medical dispensaries in the retail commercial zone along North Carson St. north of Winnie Lane, and West of Hot Springs Road. This sounds like what they wanted in first place, and their recently denied request for a blanket zoning change was just to prime the pump. But really has there been any change in the circumstances which prompted your original decision to allow them only along a portion of South Carson St.?

As Robert Cialdini, whose work you may be acquainted with, observes, "The truly gifted negotiator, then, is one whose initial position is exaggerated enough to allow for a series of concessions that will yield a desirable final offer from the opponent (that's you), yet is not so outlandish as to be seen as illegitimate from the start." The message here seems to be take each request on its face value without regard to what may have gone before.

Thank you for your consideration of my note.

Michael Goldeen
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Carson City, NV 89703

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michael@goldeen.com



1000 N. Division Street 202
Carson City, NV 89703
NAIalliance.com

December 18th, 2022

Chair Wiggins and the Carson City Planning Commission,

NAI Alliance Carson City would like to take this opportunity to inform the Carson City Planning Commission of our efforts to locate a suitable zoned location for a new retail cannabis store. As the Planning Commission is aware, the Carson City Board of Supervisors recently doubled the number of retail cannabis stores at their September 15, 2022 meeting. As such, our client (Green Thumb Industries, Inc.) has found themselves in need of a dispensary location for their second, yet to be perfected, license in Carson City.

To accomplish this, we've gone through an extensive search of all the general and retail commercial properties in Carson City and have discovered no commercially viable locations within Carson City's currently allowed general commercial zoned areas for cannabis. Currently, several properties have been located, but all of them fall outside of Carson City's allowable township zoning region for retail cannabis stores. To rectify the lack of property, we'd ask the Carson City Planning Commission to allow the changes asked for in GTI's zoning change request to move forward, as they would open up additional retail properties in the north end of town where the majority of viable retail locations are located to date.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rocky Joy', written over a horizontal line.

Rocky Joy
Broker/Salesman
NAI Alliance Carson City

RECEIVED

DEC 19 2022

CARSON CITY
PLANNING DIVISION