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Geometry updated 11/17/2018
Data updated 11/17/2018

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Late Material
Received: 11/15/22
3:38 p.m.
Item 6.D
PC

November 15, 2022

Carson City Planning Commission,

Atten: Chair Wiggins and the Carson City Planning Commission,

As the Planning Commission is aware, the Carson City Board of Supervisors recently doubled the allowable 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 unopened license in Carson City. I would like to take this opportunity to address the Carson City Planning Commission and inform them of our efforts to locate a suitable zoned location for a new retail cannabis store.

My team has gone through an extensive search of all the general and retail commercial properties in Carson City and have discovered no viable locations within Carson City's currently allowed general commercial zoned areas for cannabis.

We have located several other potential properties, but all of them fall outside of Carson City's allowable "zoning bubble" for retail cannabis stores.

To rectify the lack of property, we would like to ask the Carson City Planning Commission to allow the changes to the current zoning before you to move forward, as this would open up additional retail properties in the north end of town where the majority of viable retail locations are located to date.

Our recommended target location would be focused on the commercially zoned properties along the North Carson Street corridor, starting at Winnie Lane to the I 580 intersection. It would then extend north-east, encompassing commercial properties to the north of Winnie Lane and West of I-580 (taking in the Hot Spring road and W College corridors).

I believe the proposed areas would be consistent with, and similar to the areas in East Carson that currently allow for retail cannabis stores.

Your consideration of the above is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rocky Joy', with a stylized flourish at the end.

Rocky Joy
Associate Broker
775-297-4998