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January 24, 2023

Chair Wiggins and the Carson City Planning Commission,

Nevada Commercial Group 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 blue ink, appearing to read "Rocky Joy", is written over a light blue circular stamp.

Rocky Joy

Broker/Salesman

Nevada Commercial Group



GreenThumb Industries

December 20, 2022



Green Thumb is a leading national cannabis consumer packaged goods company and retailer.

Founded in 2014, GTI has over 75 retail locations, employs approximately 4,000 people and serves millions of patients and customers each year.

We are proud to serve patients and customers across the nation!



Green Thumb is the owner and operator of RISE dispensaries.

RISE Carson City opened September 8, 2016 and was the first medical cannabis dispensary opened by Green Thumb in Nevada.

Green Thumb now operates a total of 4 RISE locations across the state: Carson City, Henderson, Reno, and Spanish Springs.



OPENING DAY RISE CARSON CITY

September 8, 2016



Supporting our NV Community

Our **Round Up** campaign supports local non-profit organizations through contributions received from RISE customers that “round up” to the nearest dollar when making a purchase.

- Raised over **\$260K** since Round Up launch in 2021
- Recipients:
 - Make the Road NV (Current)
 - Helping Our Brothers and Sisters

Women’s History Month **Feminine Hygiene Drive** across Carson City, Reno, and Las Vegas benefitting **local domestic violence shelters**

- Carson City recipient: Advocates to End Domestic Violence



Supporting our Carson City Community

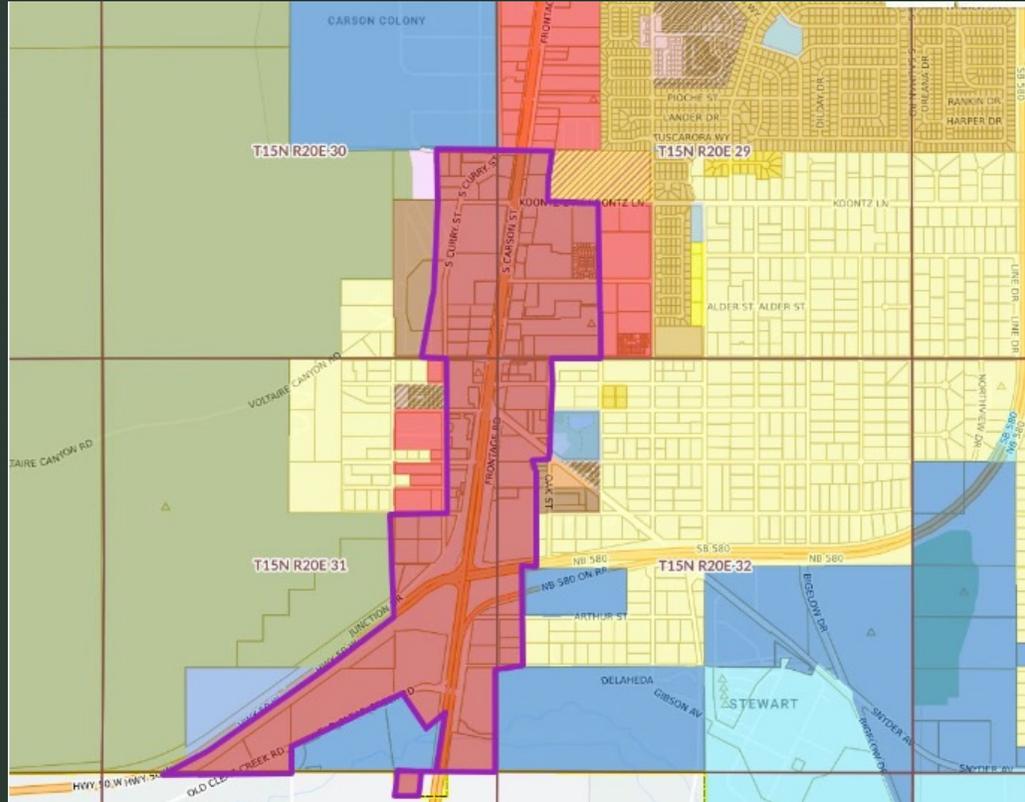
- Local, employee-led volunteering:
 - Healthy Communities Coalition – monthly
 - Reno Pride Parade – first annual (committed for 2023!)
 - Vitalant Blood Donation – quarterly
 - Carson City Senior Center and Food Kitchen, a meals-on-wheels partner – new partner committed for 2023
- Support for the Boys and Girls Club of Western Nevada
 - Kahuna Sponsor (\$12,500) – 4 years running



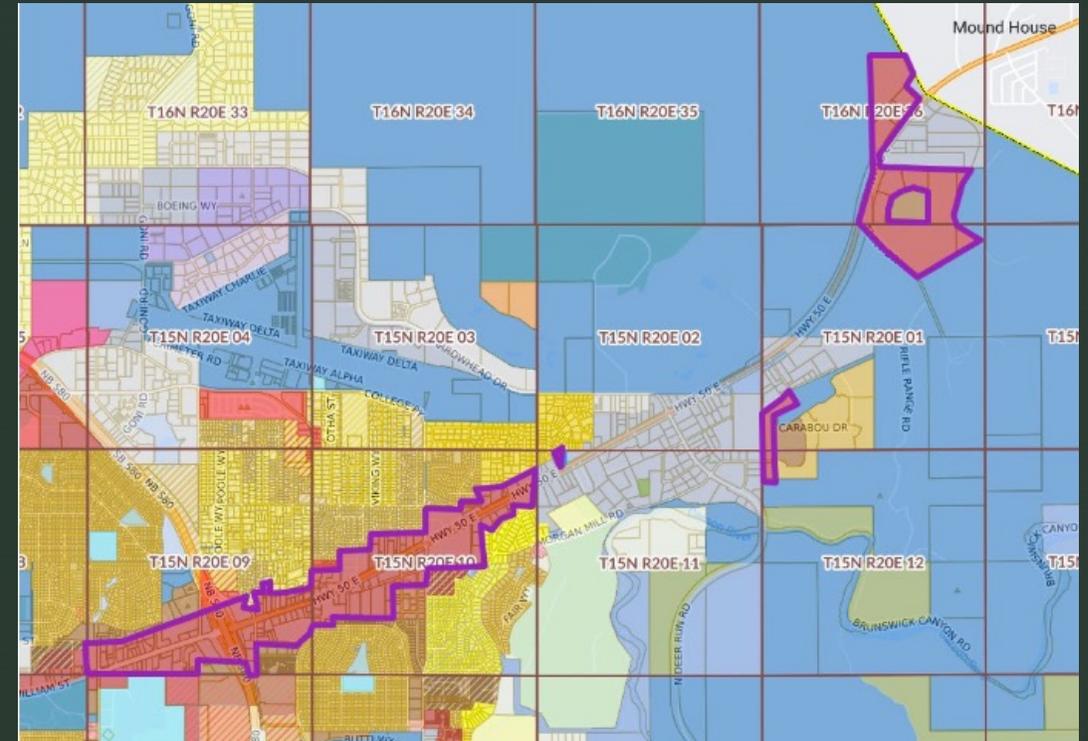
▀ Retail Cannabis's Rigorous Requirements

- **Security**
 - 24/7 camera surveillance
 - Secure ID validation for all visitors and contractors.
 - Product in child-proof containers, barcoded and labeled with safety warnings, traceability and inventory management, Seed to Sale tracking
- **What it takes to build a store**
 - Compliance with all state/local building code emphasizing safety and security
 - Final inspection prior to opening, annual inspections and routine State audits
- **Economic Investment in Building the Store**
 - Roughly \$1M construction investment into a vacant or underutilized site.
 - Roughly 15-20 full and part time employees
 - Tax revenue, 3% of gross sales go directly to Carson City

Maps – Current Zoning

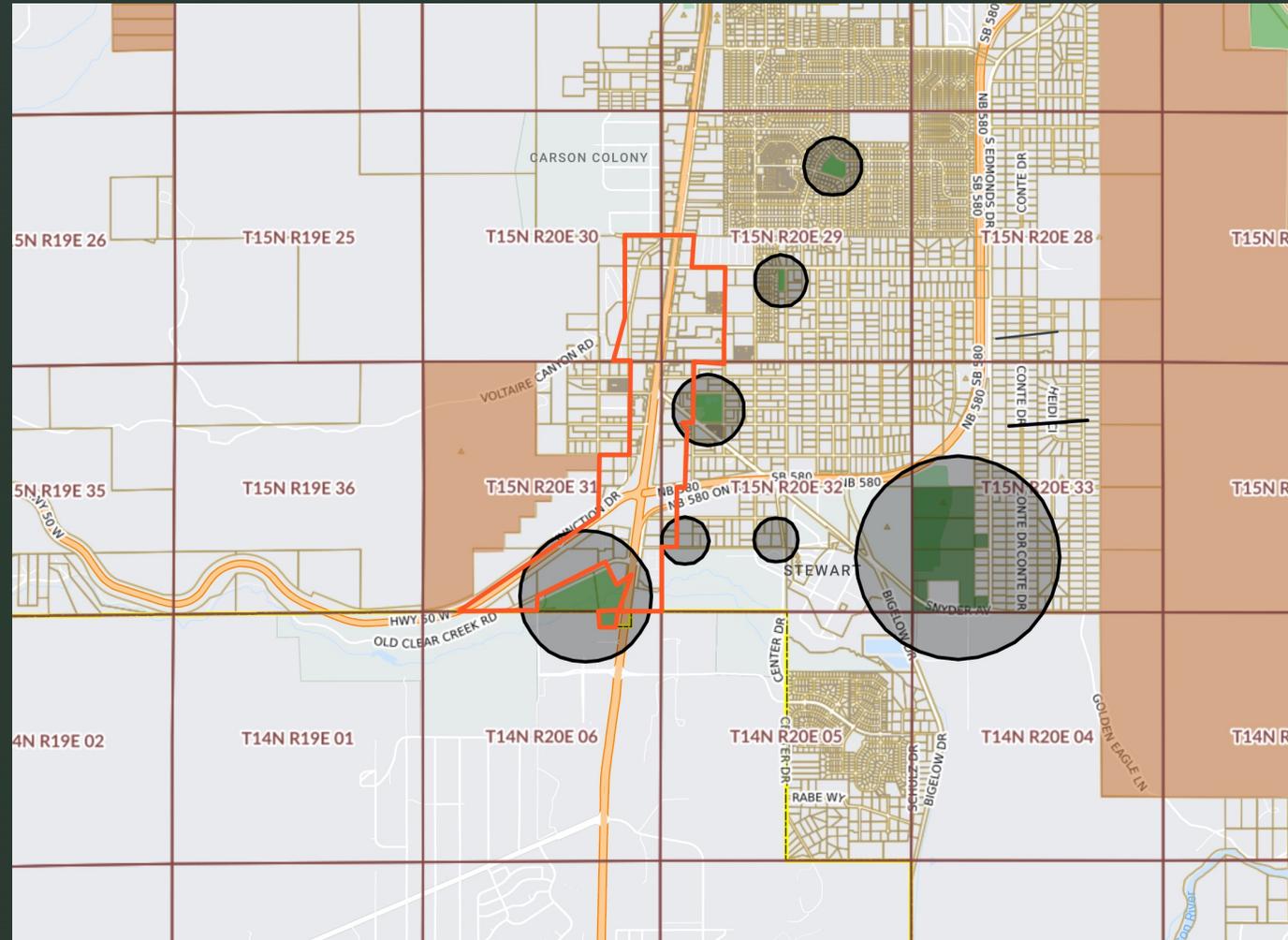


South Carson Street Vicinity

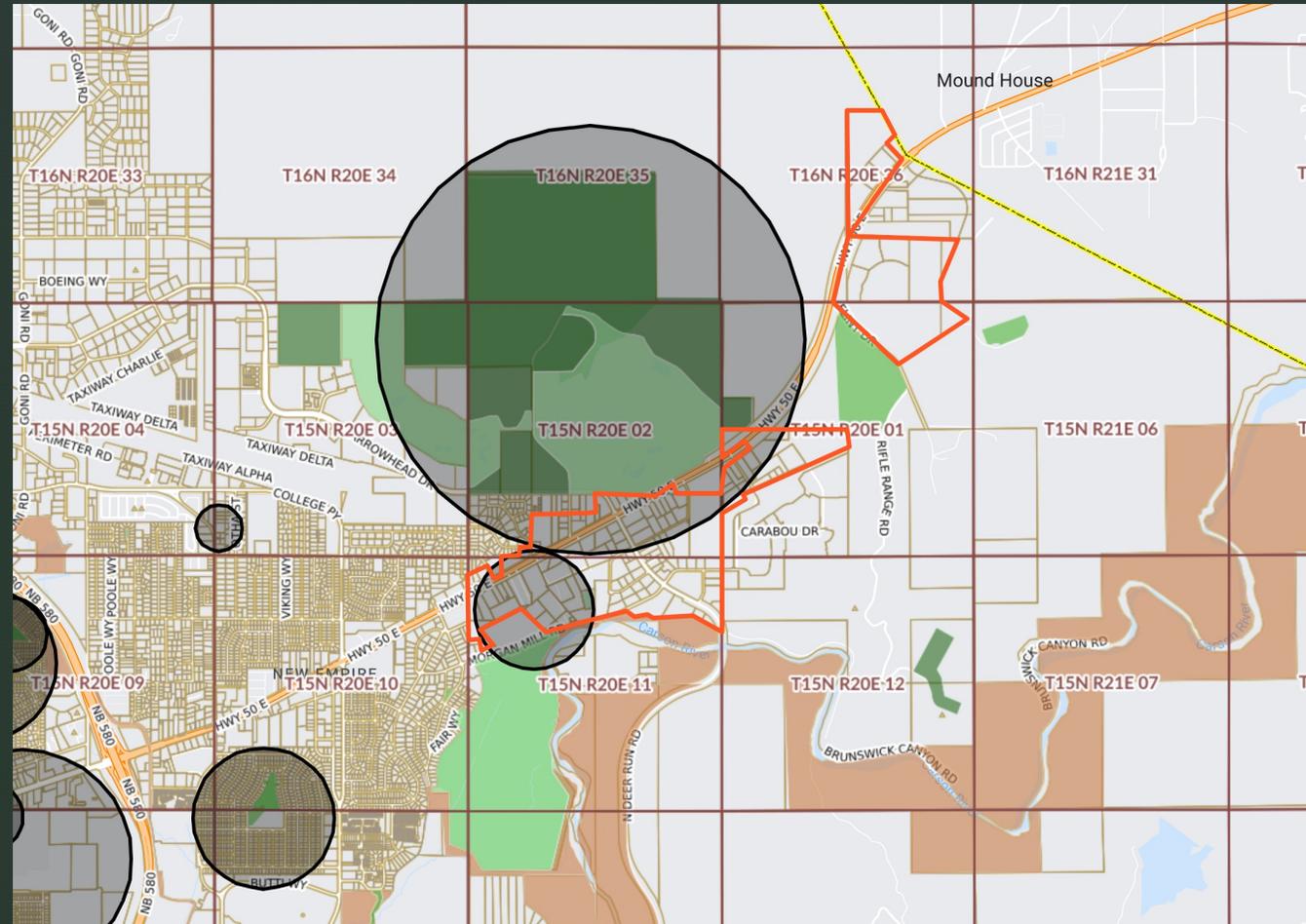


Highway 50 East Vicinity

South Carson Street Vicinity with bubbles following NRS 678B.250

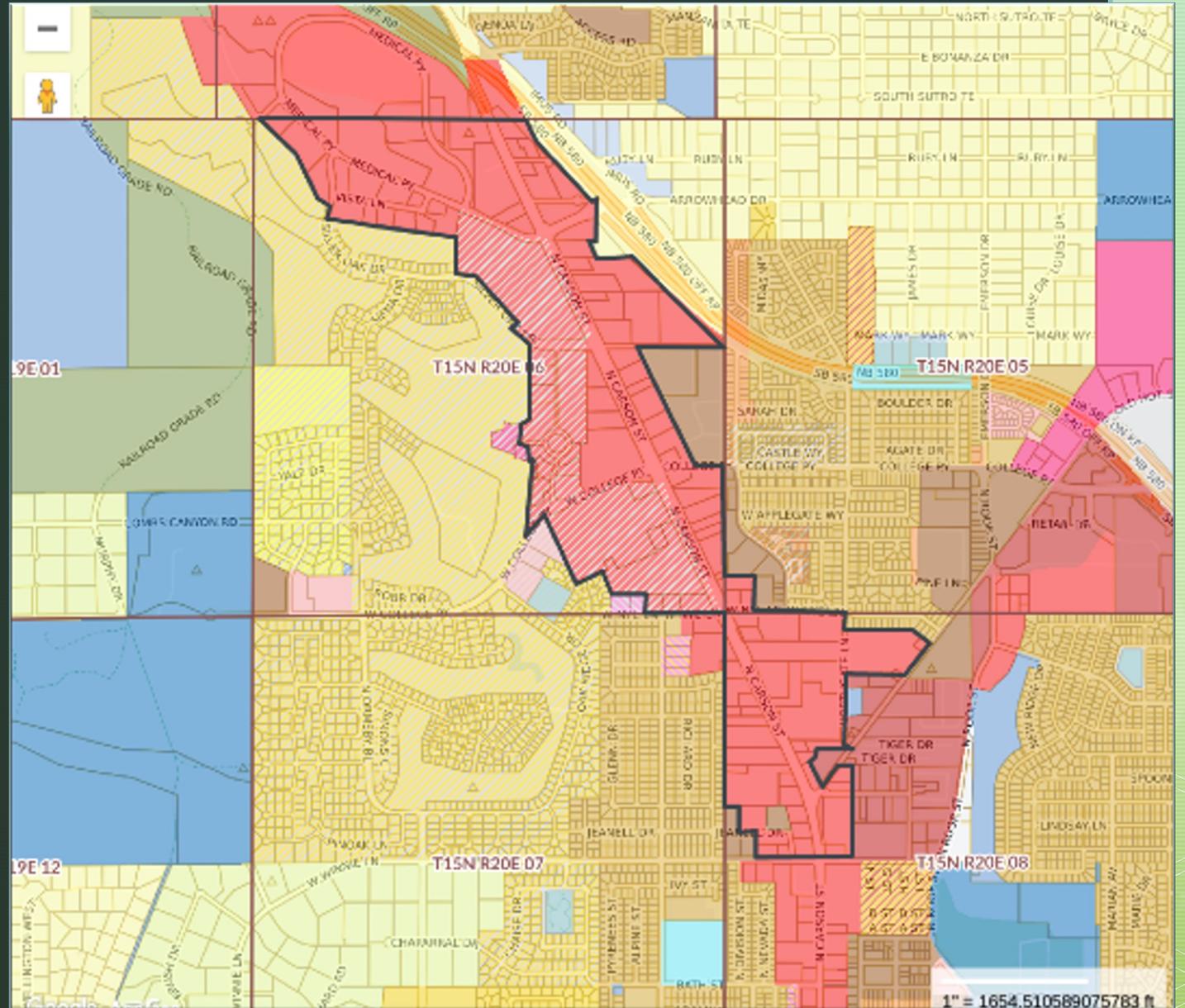


Highway 50 E Vicinity with bubbles following NRS 678B.250

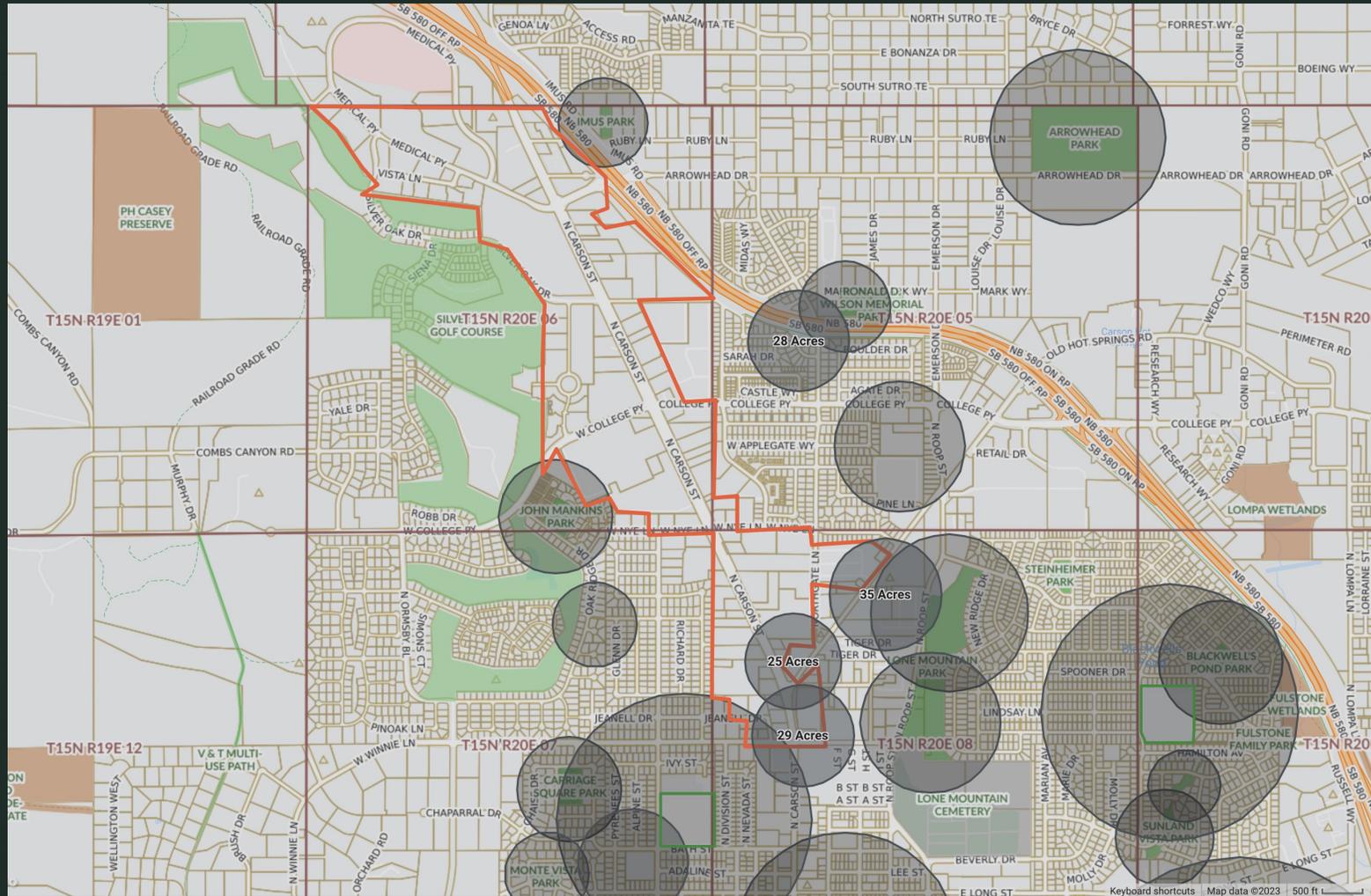


Maps - Proposed

- North Carson Vicinity
- North of Winnie Lane along Hwy 395



Bubbles include zoning following NRS 678B.250





Thank You

Will Adler

Silver State Government Relations

On behalf of GTI, Inc.

News never stops. Neither do we. Support MassLive.com

News

Northampton marijuana shop The Source closes; 1st shutdown for state's cannabis industry

Updated: Dec. 14, 2022, 8:37 a.m. | Published: Dec. 13, 2022, 4:59 p.m.



A sign points out onto Pleasant Street in Northampton from the entranceway of The Source dispensary. The store opened in Spring 2022. (Will Kothman/MassLive)

The Source, a marijuana shop at 58 Pleasant St. in Northampton that opened only in March, will close Friday.

It's the first marijuana shop in Massachusetts to shut down since the first legal adult use dispensaries opened in 2018. Many in the industry see this as a harbinger of a shakedown in a maturing industry, especially in Northampton which has 12, soon to be 11, operational stores.

Seven pot shops, including The Source, are within blocks of each other.

The shop has 16 employees, according to workers there who referred to Brett Sprau, general manager of The Source.

The Source is operated by Just Healthy LLC, according to documents on file at the Massachusetts Cannabis Control Commission, and is run by a multi-state operator based in Las Vegas.

In October, Northampton Mayor Gina-Louise Sciarra turned down the application of [Euphorium](#), a dispensary that wanted to open across town in the Florence section of Northampton. Her decision was sparked, in part, by fears of too much competition.

Tuesday, Matt Yee, chief operating officer of competitor Enlite Cannabis Dispensary, 391 Damon Road, said there were contractions in other legalized marijuana markets with shops closing in Colorado, Washington state and California as the industry matured.

"It's going to be an interesting year in 2023," he said.

Massachusetts cannabis retailers have [done \\$3.8 billion](#) in business since the first legal dispensaries opened in November of 2018. Year to date sales have totaled \$1.34 billion.

The Cannabis Control Commission told the Boston Business Journal that two other recreational marijuana retailers surrendered licenses when owners merged. Owners are limited to just three locations.

The Northampton Mayor's office did not return a call for comment.

Material from the Boston Business Journal was used in this story.

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