



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, October 05, 2023 4:00 PM
Agenda

Please silence all electronic devices.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes

1. Minutes for the Business Meeting 08/17/2023

Presentations- Valencia County CAP Variance review

Presentations- Verde Holdings INC / Patrick Krason

Actions Items

2. Discussion, Consideration, and Decision – Recommendation for applicant Verde Holdings requesting a special use permit for indoor cannabis grow and cannabis product manufacturing

Public Comment: The Commission will take public comments in written form via email through 2:45 PM on Thursday MONTH October 04, 2023 to info@riocommunities.net. These comments will be distributed to all Commissioners for review. ***If you wish to speak during the public comment session in person:*** The Commission will allow each member of the public three (3) minutes to address the Commission. Both the public and Planning & Zoning Commission will follow rules of decorum. Give your name and where you live. The public will direct comments to the Commission. Comment(s) will not be disruptive or derogatory.

The Commission will not take action or engage in discussion regarding the comments made or received, but when appropriate the matters raised may be referred to staff or others for further review. Both the public and Commission will follow rules of decorum. Derogatory Comments or matters under litigation will not be allowed and any person or persons addressing the Commission are liable for their own statements, not the Commission. Statements are limited to a maximum of 3 minutes duration. Please give your name and where you live for the record.

General Commission Discussion/Future Agenda Items

3.

Adjourn

NOTE: THIS AGENDA IS SUBJECT TO REVISION UP TO 72 HOURS PRIOR TO THE SCHEDULED MEETING DATE AND TIME (NMSA 10-15-1 F). A COPY OF THE AGENDA MAY BE PICKED UP AT CITY HALL, 360 RIO COMMUNITIES BLVD, RIO COMMUNITIES, NM 87002. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY WHO IS IN NEED OF A READER, AMPLIFIER, QUALIFIED SIGN LANGUAGE INTERPRETER OR ANY OTHER FORM OF AUXILIARY AND OR SERVICE TO ATTEND OR PARTICIPATE IN THE MEETING, PLEASE CONTACT THE MUNICIPAL CLERK AT 505-861-6803 AT LEAST ONE WEEK PRIOR TO THE MEETING OR AS SOON AS POSSIBLE.

Please join us from the comfort and safety of your own home by entering the following link @ <https://www.facebook.com/riocommunities>

The Commission may be attending the City of Rio Communities 10-year anniversary held in Rio Communities NM 10/20/2023 and 10/21/2023 from 8am-9pm a possible quorum may be in attendance.

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City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, August 17, 2023 4:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Vice chairman Adair called the meeting to order at 4:00pm

Pledge of Allegiance

- Vice Chairman Adair led the Pledge of allegiance.

Roll Call

- PRESENT: Vice Chairman Scott Adair, Secretary Melodie Good, Commissioner Chad Good
- ABSENT: Commissioner Adelina Benavidez
 - Present: Municipal Clerk Elizabeth Adair, Deputy Clerk Lalena Aragon

Approval of Agenda

- Motion made by Secretary Good to approve the agenda. Seconded by Commissioner Good. With a unanimous vote the agenda was approved as written.

Approval of Minutes for the Business Meeting (8/03/2023)

- Motion made by Commissioner Good to approve the minutes for 08/03/2023 as written. Seconded by Secretary Good. With a unanimous vote the minutes were approved as written.

Discussion, Consideration, and Decision – Recommendation for applicant Tasa Stromei requesting 05 N. Navajo Ave. to be rezoned from planned development to commercial 2

- Mrs. Stromei explained that she is looking to start a business on her property at 05 N Navajo Loop and is requesting a Zone Change from planned development to Commercial 2.
- Secretary Good asked what kind of building was on the property.
- Mrs. Stromei explained that it is the old pnm building.
- Vice Chairman Adair asked if they are only going to be using the existing building.
- Mrs. Stromei said yes, we are remodeling it and that they are planning on starting a business of manufacturing and extraction of cannabis.
- Scott asked if they will be putting up a parking lot.
- Mrs. Stromei explained they will not the building will only be for a couple employees there will be no retail in the building.
- Vice Chairman Adair asked how they will be disposing the waste product.
- Mrs. Stromei explained they would dispose of it legally and they could not burn it or throw it away.
- Clerk Adair said then they will need to come back for a special use permit.
- Mrs. Stromei said she is aware that they needed a special use permit.
- Secretary Good asked what the commission's next step is.
- Dr. Moore explained that they will need to send a letter to Council with their recommendation.

- The commission discussed the property and who will have to be notified.
 - Motion made by Secretary Good to recommend the applicant to council with no additional conditions. Seconded by Vice Chairman Adair. Voting Yea: Vice Chairman Adair, Secretary Good, Commissioner Good. With a 3-0 vote the commission made the recommendation to send it to council with no additional conditions.

Public Comment:

- No public comments.

General Commission Discussion/Future Agenda Items

- Clerk Adair explained that as of right now they don't have any future agenda items for their next meeting.
- Secretary Good asked if we have heard anything about the Solar farms.
- Dr. Moore explained that they have heard one was approved but they are not disclosing what one it is yet.
- Commissioner Good asked for an update at the Tillery and the carwash buildings.
- Dr. Moore explained the old Tillery building there is a possible buyer, there is a nondisclosure at this time. He continued to explain the process.
- Dr. Moore then said as far as the car wash there is a possible purchaser.
- Secretary Good asked what we can do about this building it has been going on long enough.
- Dr. Moore stated that we are moving as fast as we legally can we don't want to have it tied up in a district court we want to try to get it sold.
- Secretary Good asked about County Towing.
- Dr. Moore explained that the federal government is involved and continued to explain that it is a very dangerous property and I advise that no one approaches that property he continued to explain that the property is a ground field and that we are working with our attorney to deal with it safely and not bankrupt the city.
- Vice Chairman Adair asked if there is business activity going on.
- Dr. Moore explained they have had activity, but they do not have a business license from the city.
- Secretary Good talked about the Arcosa and asked if the Mayor and Dr. Moore were present and acknowledged in any way that this is the City of Rio Communities.
- Dr. Moor stated that himself and the Mayor were present, and they were acknowledged privately not publicly. He then explained that the press releases weren't originated by Arcosa we did talk to the CEO and the President of the company. We are working on the zip code and silver lining is that it got the Governors attention.
- Vice Chairman Adair said that the next meeting on September 7, 20203 there are no agenda items at this time.
- Dr. Moore said not unless we get some applications in. We will keep you posted, and we can give a 72 hour notice of a cancellation.

Adjourn

- Motion made by Secretary Good to adjourn. Seconded by Vice Chairman Adair. With a unanimous vote the meeting was adjourned at 4:32pm.

Respectfully submitted,

Elizabeth F. Adair, Municipal Clerk
(Taken and transcribed by Lalena Aragon, Deputy Clerk)

Date: _____

Approved:

Vacant

Scott Adair, Vice Chairman

Melodie Good, Secretary

Adelina (Lina) Benavidez, Commissioner

Chad Good, Commissioner

**Application for a Special Use Permit
City of Rio Communities, NM**

Item 2.

Instructions

This application form is required to initiate a review by the City Planning and Zoning Commission at a regular business meeting for recommendation to the City Council granting a Special Use Permit. This form must be completed and submitted with the required administrative fee to the Municipal Clerk.

Applicant Information

Applicant Name: Verde Holdings, Inc / Patrick Krason - Owner & COO

Mailing Address: 1402 Main St NW #911 Los Lunas, NM 87031

Phone Number: 505-289-2730 - Office 304-305-3344 - Cell

General Information

Type of Conditional Use (check as appropriate): If unknown, please don't check any box.

☐ Permanent Special Use

☐ Renewable Special Use

Location of property that is subject of the request (physical address and legal description):

2295 Hwy 304 Rio Communities, NM 87002

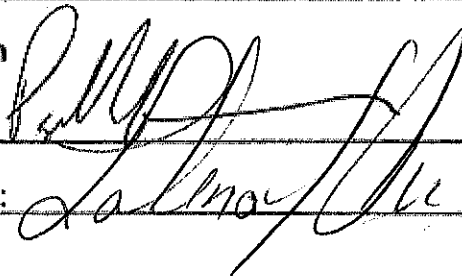
Current zoning of the property: C-2

Required Attachments

- 1.A written statement describing existing and future land use of the property with reference to Guidelines in (Article 4-7-4 Rio Communities Zoning Ordinance.)
- 2.A site plan showing location of structures on the property and on contiguous properties, easements and right-of-way, and other relevant information. Proposed future improvements of the property should be indicated if possible.

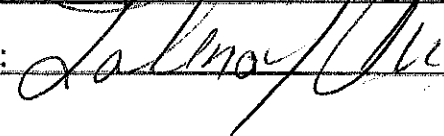
Procedural Information

Signature of Applicant:



Date: September 11, 2023

Application Received By:



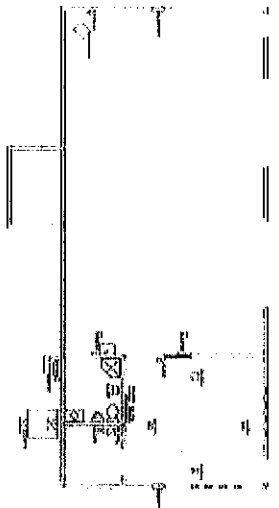
Date: 9-12-2023

Action Taken:

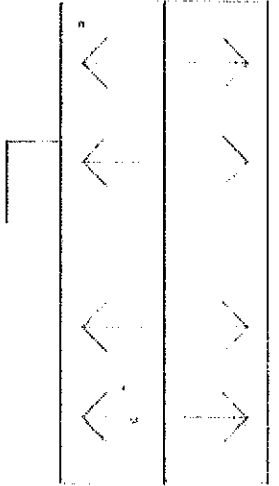
Effective Date:

Expiration Date for Renewable Special Use Permit:

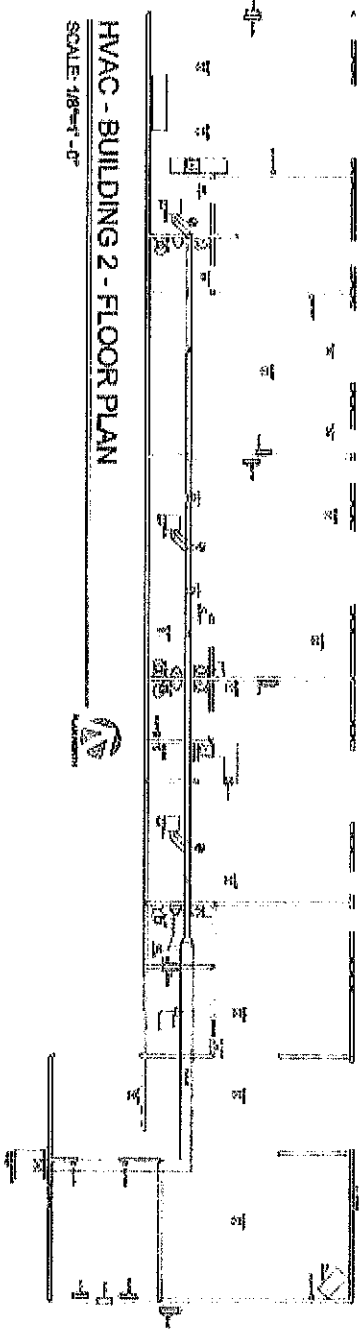
NOTE: Special conditions assigned to this application must be attached in written form with this application.



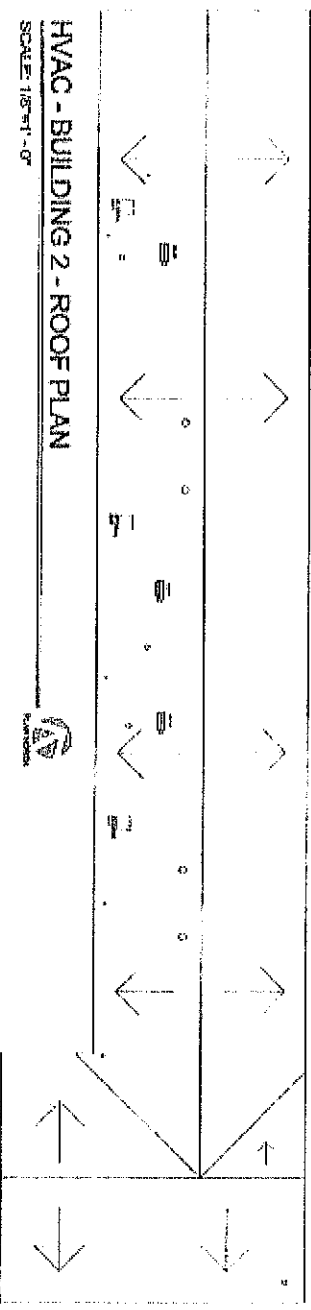
HVAC - BUILDING 1 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



HVAC - BUILDING 1 - ROOF PLAN
SCALE: 1/8" = 1'-0"



HVAC - BUILDING 2 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



HVAC - BUILDING 2 - ROOF PLAN
SCALE: 1/8" = 1'-0"

HVAC GENERAL NOTES

- A. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- B. THERE SHALL BE NO ROOF HVAC UNITS LOCATED IN THE ROOF.
- C. EXISTING VENT LAYOUTS SHALL BE MAINTAINED.

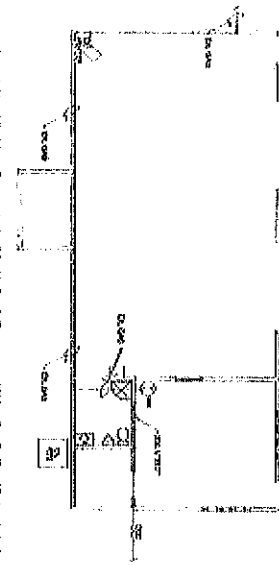


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HVAC - FLOOR & ROOF
PLAN

M1

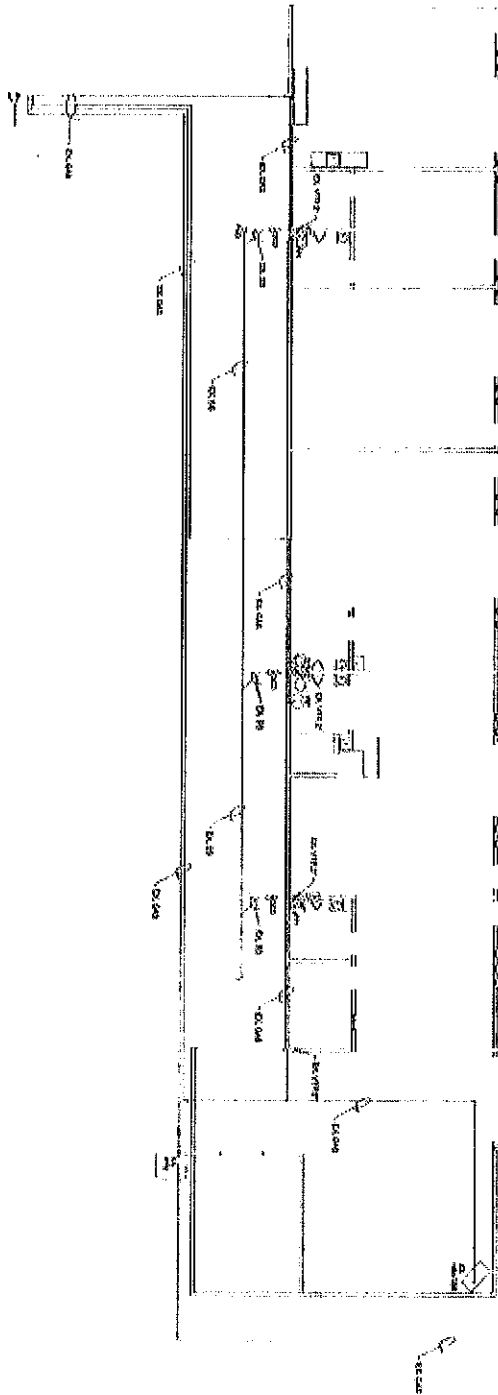


PLUMBING - BUILDING 1 - FLOOR PLAN

SCALE: 1/8" = 1'-0"



SEE
SHEET
P1



PLUMBING - BUILDING 2 - FLOOR PLAN

SCALE: 1/8" = 1'-0"



PLUMBING GENERAL NOTES

1. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE AND THE 2015 INTERNATIONAL MECHANICAL CODE.
2. THERE SHALL BE NO PLUMBING WORK FOR THE THERMOSTAT, CENTRAL PLUMBING, AIR CONDITIONING, OR OTHER MECHANICAL SYSTEMS.

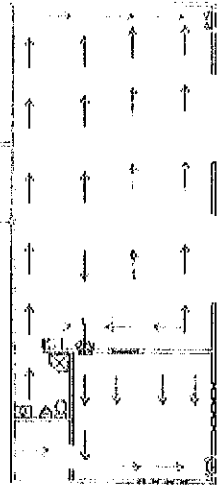


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PLUMBING - FLOOR
PLAN

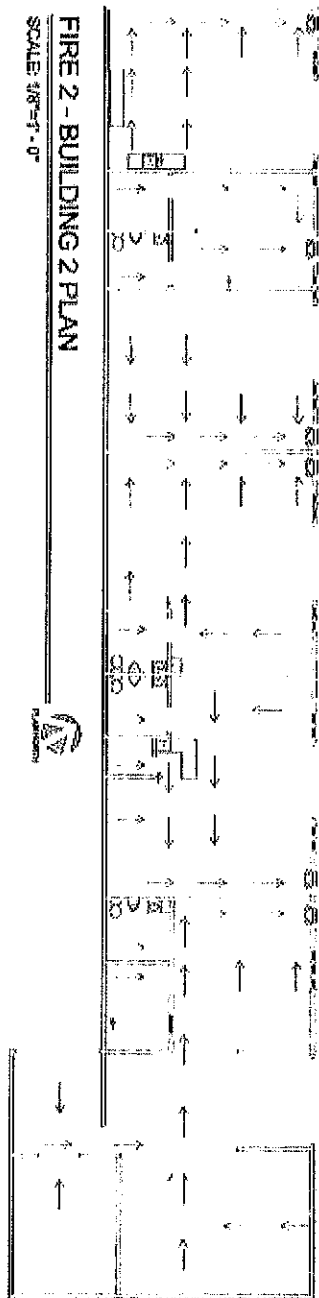
P1



FIRE 2 - BUILDING 1 PLAN



SCALE: 1/8" = 1'-0"



FIRE 2 - BUILDING 2 PLAN



SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS OF THE STATE OF NEW MEXICO.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. THE GENERAL CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.



THIS PLAN IS A PART OF THE SET OF PLANS FOR THE FIRE 2 BUILDING. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER PLANS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

DATE: 10/1/2010

10/1/2010

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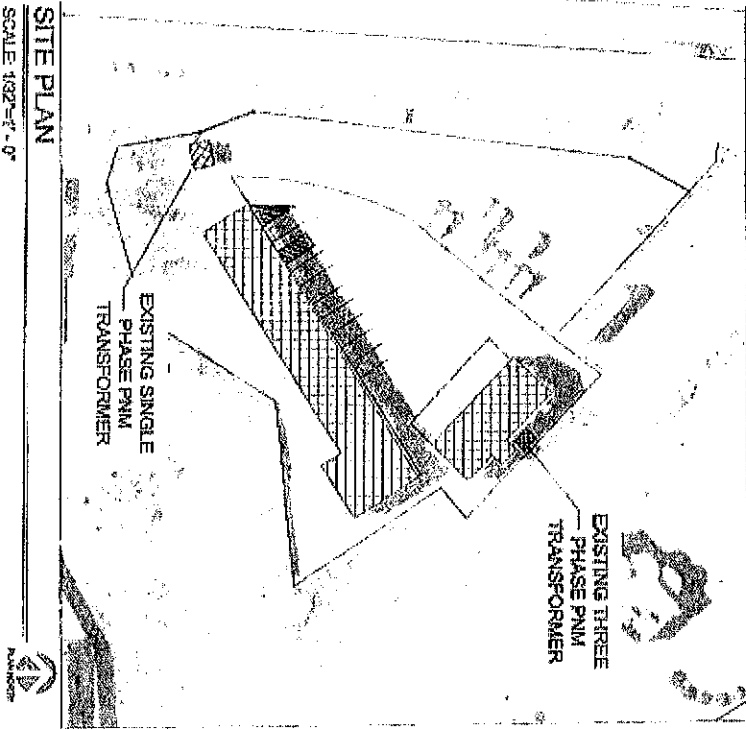
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FIRE 2 PLAN

F2

RIO COMMUNITIES DISPENSARY

2295 NM-304,
RIO COMMUNITIES NM 8702



BUILDING 1 - FLOOR PLAN

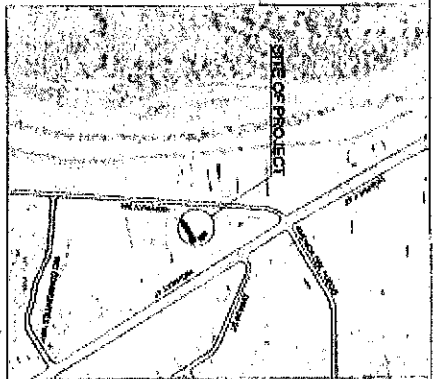
SCALE: 1/8"=1'-0"

BUILDING 2 - FLOOR PLAN

SCALE: 1/8"=1'-0"

SITE LOCATION MAP

NO SCALE



INDEX OF DRAWINGS

- CVP: DESIGN DATA, SITE LOCATION MAP, SITE PLAN, SITE DETAILS, GROUND FLOOR PLAN AND INDEX OF DRAWINGS
- F2: FIRE 2 PLAN
- M1: HVAC - FLOOR & DRAIN PLAN
- E1: ELECTRICAL - POWER FLOOR PLAN
- P1: PLUMBING - WASTE & WATER PLAN

PROJECT DESCRIPTION

THE PROJECT IS A NEW DISPENSARY TO BE LOCATED ON THE CORNER OF NM-304 AND 22ND AVENUE, RIO COMMUNITIES, NM 8702. THE PROJECT WILL BE A SINGLE-STORY BUILDING WITH A TOTAL AREA OF APPROXIMATELY 10,000 SQUARE FEET. THE PROJECT WILL BE DESIGNED TO MEET ALL APPLICABLE CODES AND STANDARDS.

NOTES

1. SEE INDEX FOR ALL DRAWINGS.

2. ALL DIMENSIONS ARE IN FEET AND INCHES.

3. ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

5. ALL UTILITIES SHALL BE LOCATED AND DEPT. PRIOR TO CONSTRUCTION.

6. ALL FOUNDATIONS SHALL BE CONCRETE ON COMPACTED FILL.

7. ALL ROOFING SHALL BE AS SHOWN ON THE DRAWINGS.

8. ALL EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.

9. ALL INTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.

10. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL PLUMBING CODE, AND THE NATIONAL MECHANICAL CODE.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

12. ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.

13. ALL DIMENSIONS ARE IN FEET AND INCHES.

14. SEE INDEX FOR ALL DRAWINGS.

15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

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24. SEE INDEX FOR ALL DRAWINGS.

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42. ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.

43. ALL DIMENSIONS ARE IN FEET AND INCHES.

44. SEE INDEX FOR ALL DRAWINGS.

45. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

46. ALL FOUNDATIONS SHALL BE CONCRETE ON COMPACTED FILL.

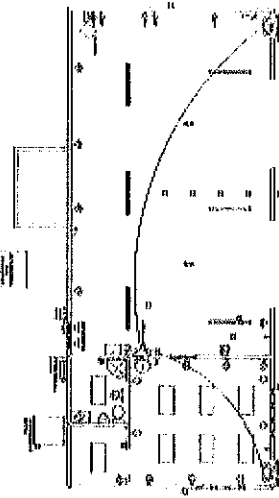
47. ALL ROOFING SHALL BE AS SHOWN ON THE DRAWINGS.

CVP

PROJECT DATA, SITE LOCATION MAP, SITE PLAN, GROUND FLOOR PLAN AND INDEX OF DRAWINGS

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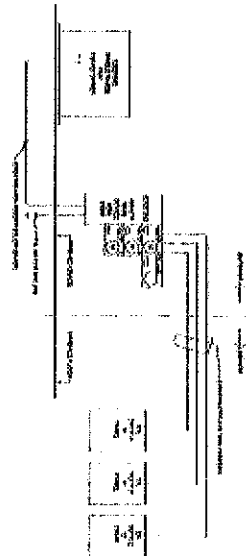




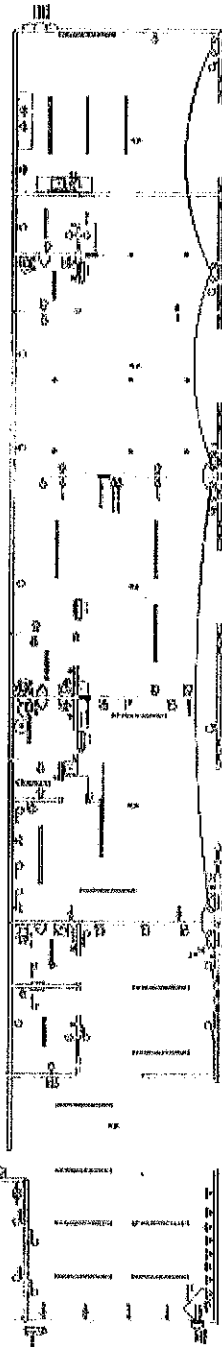
ELECTRICAL - BUILDING 1 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



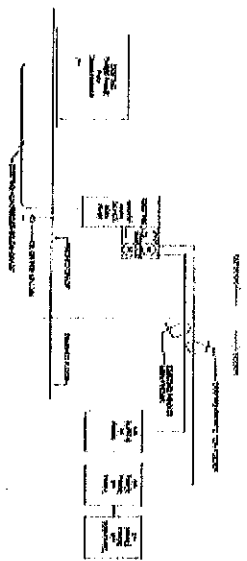
ELECTRICAL - SINGLE PHASE FIBER DIAGRAM AND WORK-REFERENCE ONLY



ELECTRICAL - BUILDING 2 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



ELECTRICAL - THREE PHASE FIBER DIAGRAM (NO WORK-REFERENCE ONLY)



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GENERAL NOTES

1. ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ELECTRICAL CODE.
3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE FIRE DEPARTMENT CODE.
4. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE PLUMBING CODE.
5. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE MECHANICAL CODE.
6. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE BUILDING CODE.
7. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE HEALTH DEPARTMENT CODE.
8. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ENVIRONMENTAL CODE.
9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE TRANSPORTATION CODE.
10. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE UTILITIES CODE.

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2295 NM-304
RIO COMMUNITIES, NM 87002

ELECTRICAL - FLOOR PLAN

E1

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Item 2.



State of New Mexico
Regulation & Licensing Department
Cannabis Control Division

HEREBY CERTIFIES THAT

Verde Holdings Inc

HAVING GIVEN SATISFACTORY EVIDENCE OF THE LICENSING REQUIREMENTS
PRESCRIBED BY LAW IS GRANTED A LICENSE TO OPERATE IN THE STATE
OF NEW MEXICO AS A

Cannabis Manufacturer Class III

License No. CCD-2023-0358-001

Issued 08/25/2023

Expires 08/24/2024

THIS LICENSE SHOULD BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS OR AS REQUIRED BY LAW

**Verde Holdings, Inc
Patrick Krason
2295 Hwy 304
Rio Communities, NM 87002
304-305-3344**

September 11, 2023

**A written statement describing existing and future land use of the property.
2295 Hwy 304 Rio Communities, NM 87002 was not being actively as a business location used until we entered a lease agreement for the property. Verde Holdings is doing some minimal interior and exterior work on the property to bring it in line with licensing regulations. There are no planned significant physical changes to the property or buildings. We will be engaging in an indoor cannabis grow and cannabis product manufacturing at the property using the current buildings. There will not be any significant changes to the parking or traffic at the property. It will be employees only at the property. There are no retail operations planned for this location.**

Please don't hesitate to reach out to me directly with any questions or concerns.

Best regards,

**Patrick Krason
Owner & COO
Verde Holdings, Inc
304-305-3344 (cell)**

KRASON AND WOOL POLITICAL STRATEGY GROUP ^{88-947/560} 1085
1730 WOODVALE DR.
CHARLESTON, WV 25314 304-305-3344

PAY TO THE ORDER OF: CITY OF KEO COMMUNITIES DATE: 9/20/2023 \$ 250.00
Two Hundred Fifty and 00/100 DOLLARS

Chain Bridge Bank, N.A.

Chain Bridge Bank, N.A.
McLean, Virginia 22101 • www.chainbridgebank.com

MEMO

Verde Holdings, Inc

MLK

MP

LOOK FOR FRAUD-DETERMINING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON EACH.