

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

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

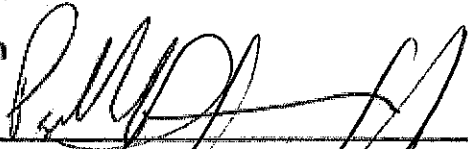
Current zoning of the property: C-2

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.

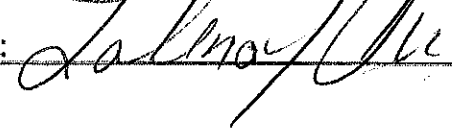
Procedural Information

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:

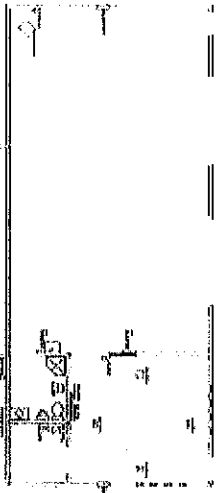
NOTE: Special conditions assigned to this application must be attached in written form with this application.

HVAC GENERAL NOTES

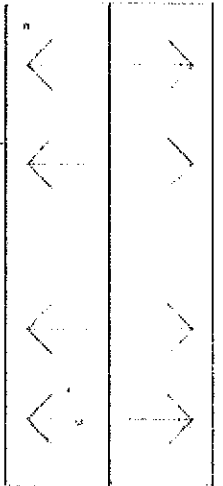
- A. ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 90A.
- B. THERE SHALL BE NO RECYCLED AIR FROM ANY OTHER SOURCE.
- C. EXISTING VENTILATION SHALL BE MAINTAINED.



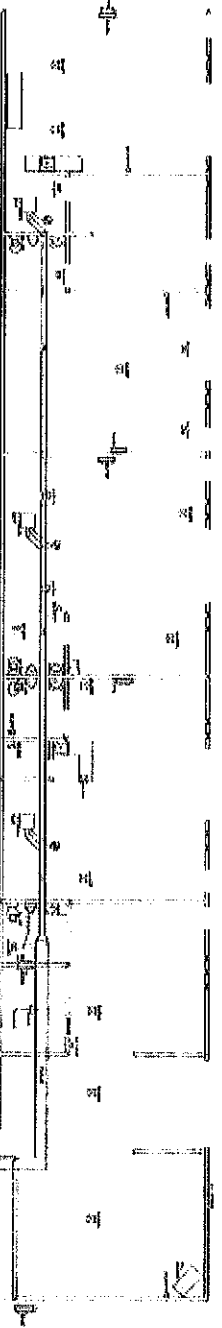
M
E
P



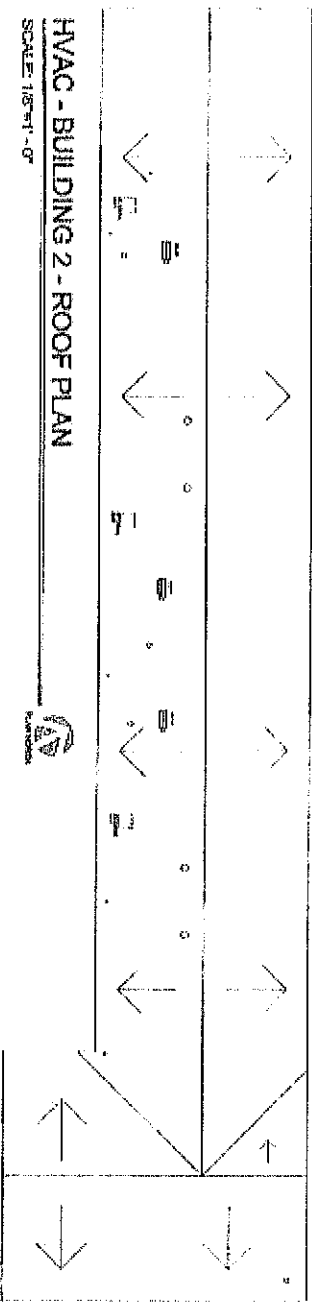
HVAC - BUILDING 1 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



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"

RIO COMMUNITIES DISPENSARY
2295 NM-304
RIO COMMUNITIES, NM 87002

HVAC - FLOOR & ROOF
PLAN

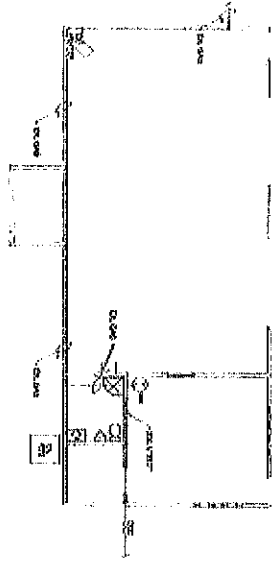
M1

PLUMBING GENERAL NOTES

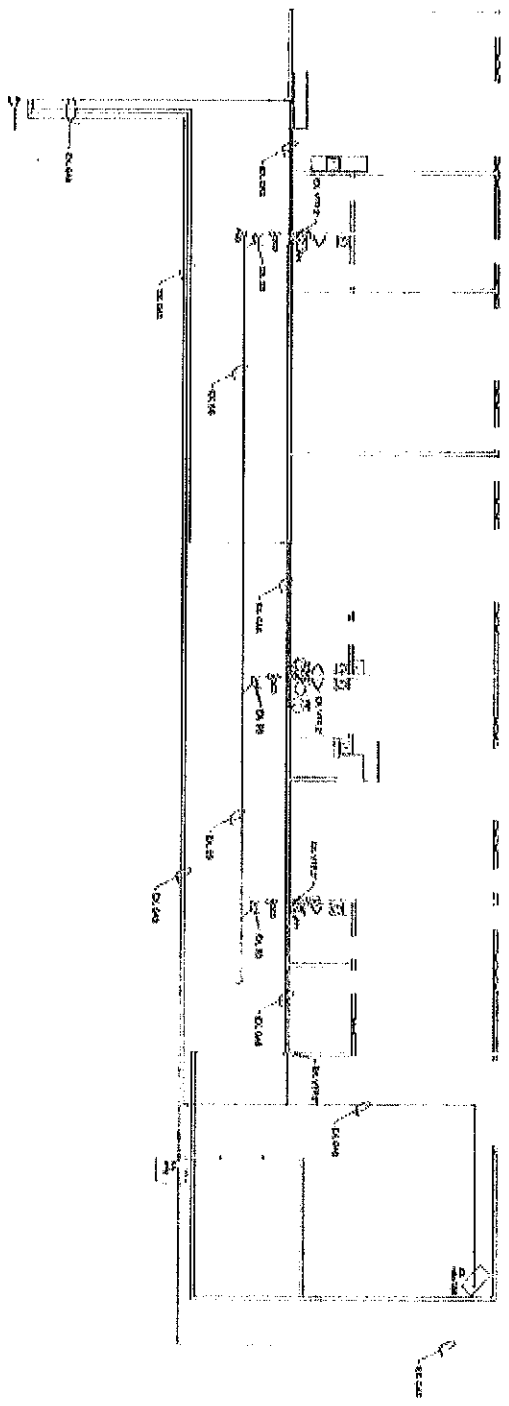
1. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE AND THE 2018 INTERNATIONAL MECHANICAL CODE.
2. THERE SHALL BE NO PLUMBING WORK FOR THE THERMOSTAT, CENTRAL PLUMBING, AIR CONDITIONING, OR HEATING SYSTEMS.



M E P



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



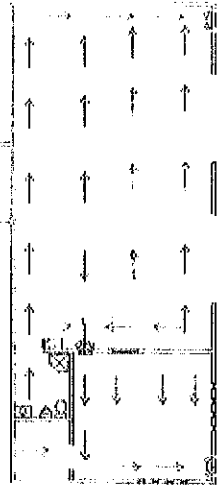
PLUMBING - BUILDING 2 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



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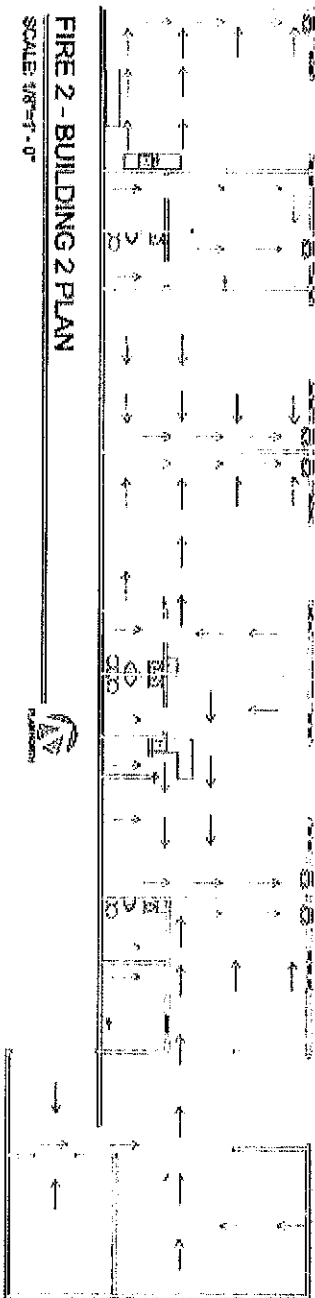
PLUMBING - FLOOR PLAN

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 ROOMS SHALL BE EQUIPPED WITH FIRE EXTINGUISHERS.
2. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE DETECTORS.
3. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE ALARMS.
4. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.
5. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.
6. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.
7. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.
8. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.
9. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.
10. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.

REVISIONS

NO. 1. ALL ROOMS SHALL BE EQUIPPED WITH FIRE EXTINGUISHERS.

NO. 1. ALL ROOMS SHALL BE EQUIPPED WITH FIRE EXTINGUISHERS.	
NO. 2. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE DETECTORS.	
NO. 3. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE ALARMS.	
NO. 4. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.	
NO. 5. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.	
NO. 6. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.	
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NO. 8. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.	
NO. 9. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.	
NO. 10. ALL ROOMS SHALL BE EQUIPPED WITH SMOKE EXHAUST SYSTEMS.	



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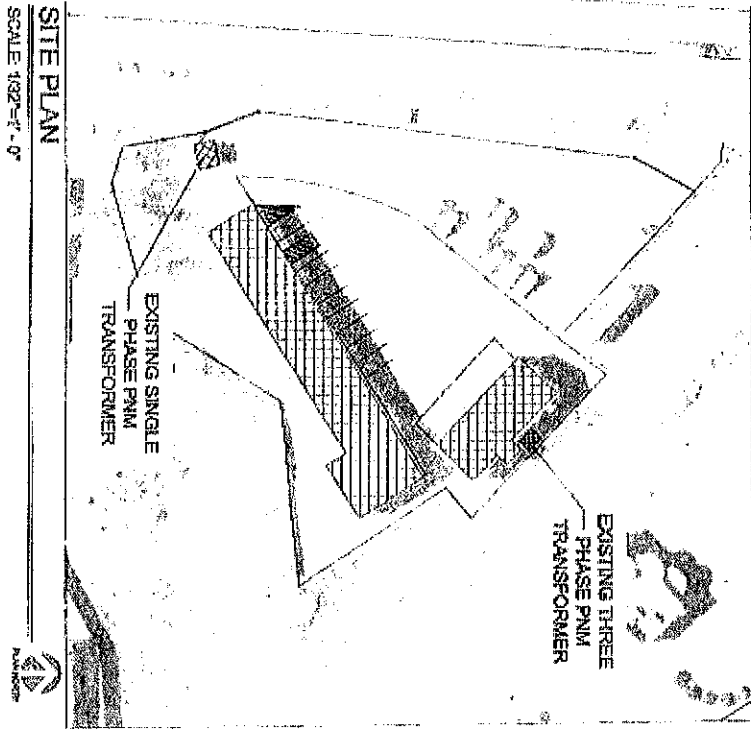
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2295 NM-304
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FIRE 2 PLAN

F2

RIO COMMUNITIES DISPENSARY

2295 NM-304,
RIO COMMUNITIES NM 8702



BUILDING 2 - FLOOR PLAN

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



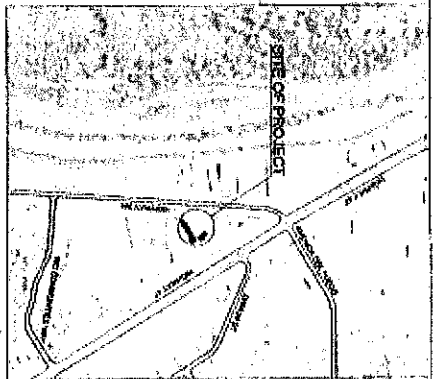
BUILDING 1 - FLOOR PLAN

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

THIS PROJECT IS A NEW 10,000 SQ. FT. DISPENSARY TO BE LOCATED ON 2295 NM-304, RIO COMMUNITIES, NM 87002. THE PROJECT WILL BE A SINGLE STORY BUILDING WITH A FLAT ROOF. THE BUILDING WILL BE USED FOR THE DISPENSARY AND WILL BE USED BY THE RIO COMMUNITIES. THE PROJECT WILL BE A SINGLE STORY BUILDING WITH A FLAT ROOF. THE BUILDING WILL BE USED FOR THE DISPENSARY AND WILL BE USED BY THE RIO COMMUNITIES.

ZONES

FROM NATIONAL BUILDING CODE

DESIGN DATA FOR THE PROJECT IS AS FOLLOWS:

1. WIND SPEED: 100 MPH

2. SEISMIC ZONE: 4

3. SOIL TYPE: CLAY

4. SNOW LOAD: 0 PSF

5. WIND DIRECTION: 90 DEGREES

6. WIND SPEED: 100 MPH

7. SEISMIC ZONE: 4

8. SOIL TYPE: CLAY

9. SNOW LOAD: 0 PSF

10. WIND DIRECTION: 90 DEGREES

11. WIND SPEED: 100 MPH

12. SEISMIC ZONE: 4

13. SOIL TYPE: CLAY

14. SNOW LOAD: 0 PSF

15. WIND DIRECTION: 90 DEGREES

16. WIND SPEED: 100 MPH

17. SEISMIC ZONE: 4

18. SOIL TYPE: CLAY

19. SNOW LOAD: 0 PSF

20. WIND DIRECTION: 90 DEGREES

21. WIND SPEED: 100 MPH

22. SEISMIC ZONE: 4

23. SOIL TYPE: CLAY

24. SNOW LOAD: 0 PSF

25. WIND DIRECTION: 90 DEGREES

26. WIND SPEED: 100 MPH

27. SEISMIC ZONE: 4

28. SOIL TYPE: CLAY

29. SNOW LOAD: 0 PSF

30. WIND DIRECTION: 90 DEGREES

31. WIND SPEED: 100 MPH

32. SEISMIC ZONE: 4

33. SOIL TYPE: CLAY

34. SNOW LOAD: 0 PSF

35. WIND DIRECTION: 90 DEGREES

36. WIND SPEED: 100 MPH

37. SEISMIC ZONE: 4

38. SOIL TYPE: CLAY

39. SNOW LOAD: 0 PSF

40. WIND DIRECTION: 90 DEGREES

41. WIND SPEED: 100 MPH

CVP

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

RIO COMMUNITIES DISPENSARY
2295 NM-304
RIO COMMUNITIES, NM 87002





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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
1730 WOODVALE DR.
CHARLESTON, WV 25314 304-305-3344

1085

DATE 9/20/2023

PAY TO THE ORDER OF CITY OF KEO COMMUNITIES \$ 250.00

DOLLARS

Heat
Ink

Chain Bridge Bank, N.A.

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

MEMO Verde Holdings, Inc

Handwritten signature

MP