



**City of Rio Communities**  
 360 Rio Communities Blvd.  
 Rio Communities, NM 87002  
 www.riocomunities.net  
 (505) 861-6803

**APPLICATION FOR REZONING OF PROPERTY**

Application Fee (\$250) Paid

Property Owner Name:		Millennium Trust Company LLC- Custodian FBO Carl M Baca IRA	
Address: 2001 Spring Road Suite 700 Oak Brook, Illinois 60523		Street: Spring Road	City: Oak Brook
Name of Applicant:		Founders Land Acquisition Company LLC (FLAC)	
Phone: 203-530-8114		Email: aly@buddingoperations.com	
Agent: (If partnership, provide proof that agent has legal authorization to sign documents).		Aly Piscatelli	
Agent Phone: 203-530-8114		Agent Email: aly@buddingoperations.com	
Legal Description of Property: Add attachment if needed		Tract: Unnumbered S:16, T:5N R:2E .048 Acre Plat N-663	
Subdivision: N/A		1009028306055000000 UPC #:	Lot #: unnumbered
Address /Legal Description: Attach document if needed.		2350 NM HWY 47 Rio Communities, NM 87002	Block #: 0
Explain how the intended use of the property will correspond with the proposed zoning. (Attach additional documents if needed.) <small>The property is intended to be a future retail cannabis dispensary. Under the Rio Communities ordinance, dispensaries are allowed in C3 zoning areas. The retail cannabis dispensary will create jobs and respect the existing community by following all laws including applying for a special use permit.</small>			
Present Zoning:	C-1	Requested Zoning Change:	C-3

Accompanying this application are the original and appropriate number of copies for the proposed rezoning. I have examined and am familiar with the regulations governing the rezoning of property, per Chapter 4, adopted by the City of Rio Communities. I understand the City of Rio Communities will not assume liability for lack of understanding on my part or incorrect information submitted. The application for rezoning requires a public hearing and a fee. All final zoning approvals must be filed with the Valencia County Clerks and City of Rio Communities offices.

For Staff Use Only:			
Date of Public Hearing:			

Aly Piscatelli  
 -----  
 Printed Name:

*Aly Piscatelli*  
 -----  
 Signed Name:

01/04/2023  
 -----  
 Date:



**PROJECT INFORMATION**

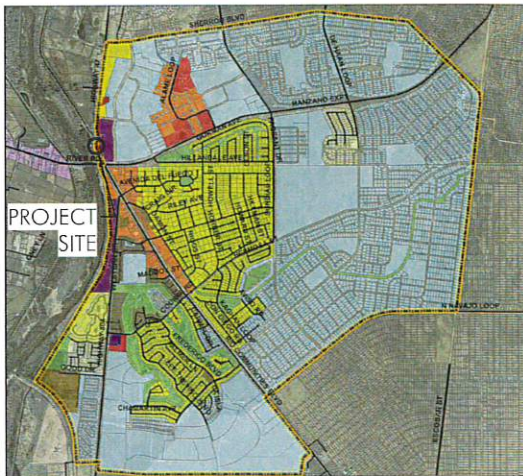
ADDRESS	2350 NM HWY 47 RIO COMMUNITIES, NM 87002
LEGAL DESCRIPTION	TRACT: UNNUMBERED S. 16 T: 5N R:2E 0.48 ACRE PLAT N-663
LOT	UNNUMBERED
BLOCK	0
PARCEL	1009028306055000000
PROJECT TYPE	ZONE CHANGE REQUEST FOR FUTURE RETAIL USE
EXISTING ZONING	C-1 (LIMITED RESIDENTIAL NEIGHBORHOOD RETAIL AND SERVICE)
PROPOSED ZONING	C-3 (HEAVY COMMUNITY COMMERCIAL AND RETAIL USE)
SQUARE FOOTAGE	EXISTING: 980 SF TOTAL: 980 SF EXISTING ROOF FOOTPRINT: 1,121 SF

**GENERAL NOTES - SITE**

- SEE T-001 FOR ADDITIONAL CODE INFORMATION AND ZONING REQUIREMENTS.
- CONTRACTOR TO ESTABLISH AND ADHERE TO A WASTE MANAGEMENT PLAN DURING THE DURATION OF CONSTRUCTION. AT A MINIMUM, CONTRACTOR TO PROVIDE ON-SITE FACILITIES TO SEPARATE TRASH AND GLASS, PLASTIC, WOOD/PAPER, METALS FOR RECYCLING. CONTRACTOR TO REUSE OR RECYCLE ALL MATERIALS AS LOCAL FACILITIES ALLOW HAZARDOUS WASTE TO BE DISPOSED OF PER LOCAL REQUIREMENTS. CONSTRUCTION SITE TO BE KEPT CLEAN AND SAFE AT ALL TIMES. TRASH AND RECYCLING IS TO BE CONTAINED AND REMOVED WEEKLY, IN ACCORDANCE WITH LOCAL REGULATIONS.
- WASTE-WATER SYSTEM TO BE ENGINEERED AND SPECIFIED TO DATA PROVIDED WITH A PERCOLATION TEST. CONTRACTOR RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, AND TESTS REQUIRED.
- FINISHED FLOOR OR TOP OF STEM WALL TO BE MINIMUM 4' ABOVE ADJACENT GRADE - SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO CONFORM WITH DISTURBANCE ZONE INDICATED ON SITE PLAN. ERECT APPROPRIATE FENCE OR BARRICADES FOR DURATION OF CONSTRUCTION. IF DISTURBANCE ZONE IS NOT INDICATED ON DRAWINGS, CARE SHOULD BE TAKEN TO MINIMIZE DAMAGE TO EXISTING TREES, GRADE AND FOLIAGE AROUND BUILDING FOOTPRINT.
- COMPACT EARTH AROUND THE BUILDING AFTER COMPLETION OF STEM WALL AND RE-GRADE AROUND HOUSE TO ENHANCE FREE DRAINAGE AWAY FROM BUILDING. MINIMUM 1/4" SLOPE PER FOOT FOR 10'-0". MAINTAIN POSITIVE DRAINAGE DURING ENTIRE CONSTRUCTION PROCESS. FINAL GRADING TO BE PROPERLY SLOPED AND RAKED CLEAN. MAINTAIN 1/8" PER FOOT MIN SLOPE FROM BUILDING AT PAVED SURFACES ADJACENT TO BUILDING.
- PROVIDE SPLASH BLOCKS BELOW SCUPPERS OR DRAIN-PIPES TO DIRECT WATER AWAY FROM FOUNDATIONS.
- LANDSCAPING WHICH WILL REQUIRE REGULAR HEAVY IRRIGATIONS IS TO BE LOCATED AT LEAST 5 FEET FROM THE BUILDING. AVOID FRENCH DRAINS ADJACENT TO THE FOUNDATION TO MINIMIZE WATER INFILTRATION AT THE FOUNDATION LEVEL. PROVIDE PERFORATED DRAINPIPE AT PERIMETER OF FOUNDATION SYSTEM - DAYLIGHT PIPE SYSTEM. IF RETENTION BASINS, PLANTERS AND/OR LANDSCAPING ARE ADJACENT TO OR NEAR BUILDINGS, SUCH FEATURES SHOULD BE SEALED AND CONTAIN SHALLOW ROOTED LANDSCAPING. GRADES IN BASINS OR PLANTERS SHOULD SLOPE AWAY FROM BUILDINGS AND OUTLETS PROVIDED FOR OVERFLOW.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ADDITIONAL ENGINEERING AND DESIGN SERVICES WHEN REQUIRED BY CODE OFFICIALS AND NOT PART OF THE ARCHITECT'S SCOPE OF WORK - INCLUDING, BUT NOT LIMITED TO, STEM WALLS, YARD WALLS, RETAINING WALLS, FOOTINGS AND SIGNAGE.
- UNLESS NOTED OTHERWISE ALL CONCRETE TO BE MINIMUM 3000 PSI.
- PROVIDE FREE-DRAINING SOIL LAYER AT BACK OF RETAINING WALLS. THE VERTICAL DRAINAGE ZONE TO DRAIN GRAVITY DRAINAGE SYSTEM AT BASE OF WALL.
- IF SITE CONDITIONS EXIST THAT CREATE A 30' OR GREATER DROP-OFF CONDITION, PROVIDE A GUARDRAIL ON THE HIGH SIDE TO A HEIGHT OF NOT LESS THAN 3'-6". CONTACT ARCHITECT FOR DETAIL IF NOT PROVIDED ON DOCUMENTS.
- DRIVEWAY SURFACE TO BE CROWNED TO PROVIDE POSITIVE DRAINAGE. SEE ELECTRICAL SHEETS FOR EXTERIOR LIGHTING SPECIFICATIONS.

**LEGEND - ZONING**

	R-1 (SINGLE FAMILY, LOW DENSITY RESIDENTIAL)
	R-2 (HIGH DENSITY RESIDENTIAL)
	MH-1 (MANUFACTURED HOUSING 1)
	MH-2 (MANUFACTURED HOUSING 2)
	C-1 (LIMITED RESIDENTIAL NEIGHBORHOOD RETAIL AND SERVICE)
	C-2 (COMMUNITY COMMERCIAL AND RETAIL USE)
	C-3 (HEAVY COMMUNITY COMMERCIAL AND RETAIL USE)
	PRO (PARKS, RECREATION AND OPEN SPACE)
	P-D (PLANNED DEVELOPMENT)



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www.equiterra.design

FLORESTA RIO COMMUNITIES  
DISPENSARY  
FOUNDERS LAND ACQUISITION  
COMPANY, LLC  
2350 NM HWY 47, RIO COMMUNITIES, NM 87002

ZONE CHANGE  
REQUEST  
DRAWN BY: MG, CD  
CHECKED BY: KDB, DD  
DATE: DEC 22, 2022

SITE PLAN -  
EXISTING  
CONDITIONS  
22021  
AS101

AT SITE PLAN - EXISTING CONDITIONS  
1/16" = 1'-0"

A5 VICINITY MAP - RIO COMMUNITIES ZONING  
NOT TO SCALE

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