



## City of Rio Communities Planning and Zoning Meeting

City Council Chambers - 360 Rio Communities Blvd

Rio Communities, NM 87002

Thursday, June 20, 2024 4:00 PM

### Agenda

*Please silence all electronic devices.*

#### Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes May 23, 2024

#### Public Forum

Motion and roll call vote to recess Planning and Zoning Meeting session and to go into Public Forum

Consideration of Bubbas Buds LLC. application for a Special Use Permit for Cannabis Manufacturing Legal description UPC 1009027447400000002295  
2295 HIGHWAY 304 Rio Communities, NM 87002

Motion and roll call vote to go back into Planning and Zoning Meeting session

#### Actions Items

1. Discussion, Consideration, and Decision- Findings & Recommendation to Council regarding Special Use Permit for applicant Bubbas Buds Cannabis Manufacturing Business
2. Discussion, Consideration, and Decision – Recommendation and Finding Letter for City Council Regarding Rio Holdings Replat Request

**Public Comment:** The Commission will take public comments in written form via email through 2:45 PM on Thursday June 20, 2024 to [info@riocommunities.net](mailto: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. Old Carwash Property Development Presentation
2. Old Tillery Development Presentation

#### Adjourn

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



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, May 23, 2024 4:00 PM**  
**Minutes**

*Please silence all electronic devices.*

**Call to Order**

Chair Good called the meeting to order at 4:00pm

**Pledge of Allegiance**

Commissioner Good led the pledge of Allegiance

**Roll Call**

**Commission**

Melodie Good

Chad Good

Jimmie Winters

Richard Henderson

**Staff**

Deputy Clerk Lalena Aragon

City Manager Dr. Moore

**Approval of Agenda**

Motion made by Commissioner Winters to approve the agenda as written. Seconded by Commissioner Good With a 4-0 vote the agenda was approved as written.

**Approval of Minutes**

Motion made by Commissioner Winters to approve the minutes for April 18, 2024. Seconded by Commissioner Good With a 4-0 vote the agenda was approved as written.

**Public Comment:**

No comments

**Discussion, Consideration, and Decision – Recommendation to City Council regarding applicant Scorpio Farms Special Use Permit**

Motion by Winters to approve the recommendation letter with findings to City Council. Seconded by Commissioner Good. With a 4-0 vote the recommendation letter was approved to send to City Council

**General Commission Discussion/Future Agenda Items**

Chair Good talked about going to the Planning and zoning workshop put on by the Municipal League.

Commissioner Winters stated that they need to have a check list for ordinance that will help the commission make sure the Commission has everything needed.

Chair Good asked about going back over the Comprehensive Plan.

Commissioner Henderson talked about redoing the codes and pulling the covenants from the County and trying to mesh them. He explained that the County Code touches everything.

There was a discussion

**Adjourn**

Motion made by Commissioner winter to Adjourn. Seconded by Commissioner Good. Motion passed at 4:45 pm.

Respectfully submitted,

\_\_\_\_\_  
Lalena Aragon, Deputy Clerk  
(Taken and transcribed by Lalena Aragon, Deputy Clerk)

Date: \_\_\_\_\_

Approved:

\_\_\_\_\_  
Melodie Good, Chair

\_\_\_\_\_  
Chad Good, Vice Chairman

\_\_\_\_\_  
Adelina (Lina) Benavidez, Secretary

\_\_\_\_\_  
Richard Henderson, Commissioner

\_\_\_\_\_  
Jimmie Winters, Commissioner

**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: Perla Clifton [Redacted]  
Mailing Address: 270 Sutton Ln Rosic, Town of Rio  
Phone Number: [Redacted]

**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 Community  
UPC# 100902744044000000

**Current zoning of the property:** C2

**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: Perla Clifton Date: 4/5/24

Application Received By: \_\_\_\_\_ Date: \_\_\_\_\_

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.**

Bubba's Buds is a small family owned and operated cannabis manufacturing business. We are currently located at 19514 Hwy 314 in Belen 9 (lease property) . We're planning on relocating the business to our own property in Rio Communities. During the reconstruction process of the extraction lab the state will downgrade the class IV to class 3 and we will be in a separate building of the construction but on the same premise (2295 A will be were all manufacturing services will be performed: filling vape carts, and filling pre-rolls).

There will be two employees : Raymond Arellano, and Moises Ponce. Our hours of operations will be 7-4 Mon. – Fri. throughout the year.

Bubba's Buds uses the NMRLD state track and trace system for all our cannabis products and recording of cannabis activity, ie. Transfers, sales, and testing. Any time a delivery is made we will have a printed travel manifest that has all cannabis products tracked through the trace and track system, all products have individual barcodes to identify and be in compliant with state rules and regulations. Also we will have cameras on the property at all entries , doors, and on cannabis product. The gates will remain locked during operation and a number will be posted to the front gate if we have visitor. Visitors will be asked to sign in and will have to wear a visitors badge. All employees will be wearing badges during business hours of operation. Also no money will be stored at the premise all sales will be taken to the bank that day so we will not have any money being stored at the premise.

Thank you for your time and look forward to speaking with you soon.


Thanks,

Perla & Chris Clifton- Owners

Bubba's Buds

(505)263-2297

**New Mexico Cannabis Transportation Manifest**

Date:	05/16/2024	License #:	220184001	Barcode
Licensee Name:	Bubbas Buds LLC - Belen Manu	Vehicle ID #:	2GTEK19K5R1561158	 1982147662545021
Licensee Address:	19514 Hwy 314 Belen, NM 87002	Vehicle Color / Make / Model / License Plate:	1994 Green GMC Sierra 1500 PRB241	
Licensee Phone:	505-306-2971	Transporter Name:	Chris	
Transporter ID:	2	Transporter Date of Birth:	04/24/1983	
Transporter Signature:				

**Stop #1 of 1 (16 Items)**

Destination Licensee Name:	Process Management Control - E Greene Retail	Approx. Departure Date/Time:	05/16/2024 1:13 PM
Destination License #:	230347001	Approx. Arrival Date/Time:	05/16/2024 1:43 PM
Destination Licensee Address:	3106 E Greene St Carlsbad, NM 88220		
Destination Licensee Phone:	555-555-5555		

\* These directions are for planning purposes only. You may find that the suggested route takes you outside the State of New Mexico; you must plan your route so that you remain within the State of New Mexico at all times.

**Travel Route:**

gps.

**Instructions: If the quantity received is less than the quantity shipped, check the box in the appropriate field below and indicate the actual quantity received.**

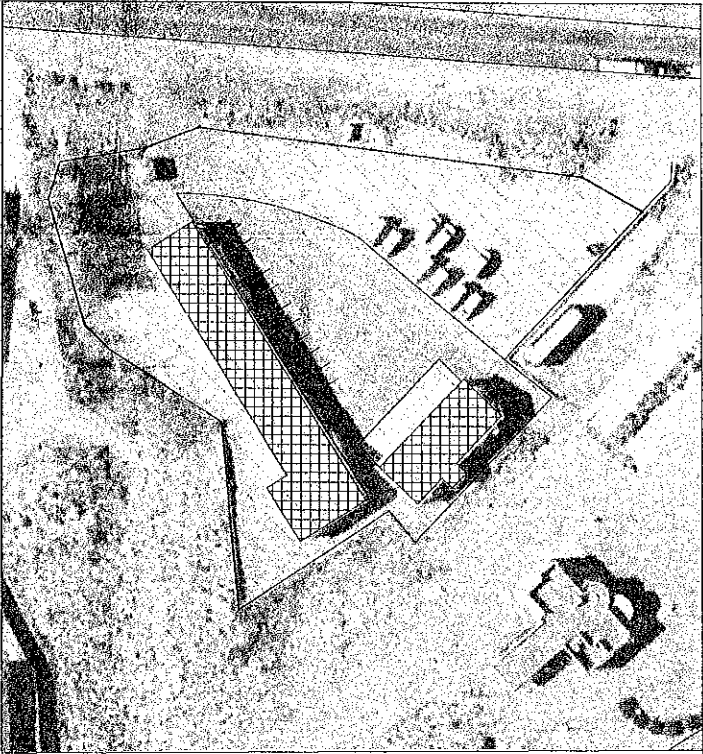
Stop 1, Items 1-16 of 16

Manifest ID 1982147662545021

#	Batch / Lot ID	Item Description	Shipped	Received
✓ 1	7924 1888 8589 0596	Blackberry Kush - 1 gram 510 Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 2	5002 1183 6111 3867	Blackberry Kush - 3 gram Vape Cart (Cannabis Extract for Inhalation)	1.00	<input type="checkbox"/>
✓ 3	8085 0850 6361 6247	Blackberry Kush - 3 gram Vape Cart (Cannabis Extract for Inhalation)	4.00	<input type="checkbox"/>
✓ 4	4804 2850 7014 5533	Blue Dream 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 5	0769 5575 5554 4290	Cherry Cookies 1 gram 510 carts (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 6	1365 8276 6252 5215	Durban Posion 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 7	8590 8150 2394 0611	Girl Scout Cookie 1 gram 510 cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 8	7553 7849 2840 6291	Girl Scout Cookie - 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 9	3886 8820 6326 2247	Grape Ape - 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 10	2592 6637 9175 2848	Orange Cookies 3 gram Vape Cart (Cannabis Extract for Inhalation)	1.00	<input type="checkbox"/>
✓ 11	0419 7156 3661 7735	Rainbow Sherbert - 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 12	4437 7226 3325 5769	Sour Diesel 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 13	1798 3773 1045 2242	Super Lemon Haze - 1 gram 510 Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 14	0907 6055 0828 6381	Super Lemon Haze 3 gram Vape Cart (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 15	3382 4140 2027 8978	Tangie - 3 gram Vape Carts (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>
✓ 16	3268 5230 8151 3119	Zkittlez 1 gram 510 (Cannabis Extract for Inhalation)	5.00	<input type="checkbox"/>

# RIO COMMUNITIES

2295 NM-304,  
RIO COMMUNITIES NM 8702



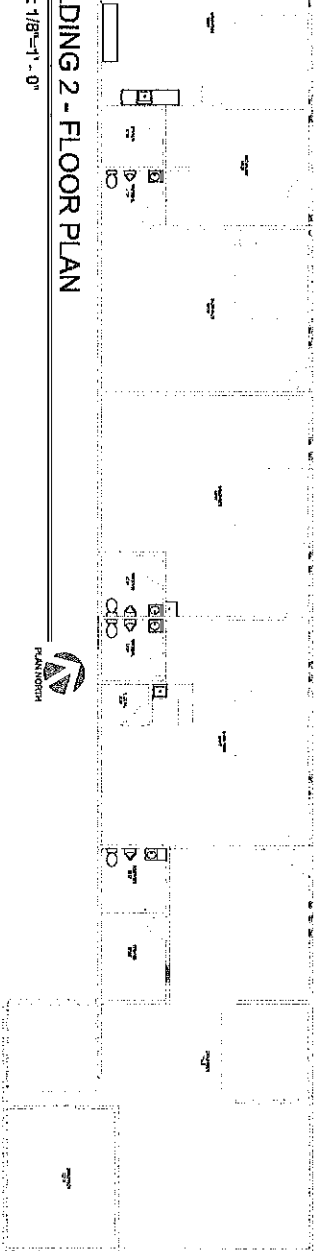
**SITE PLAN**

SCALE: 1/32"=1' - 0"



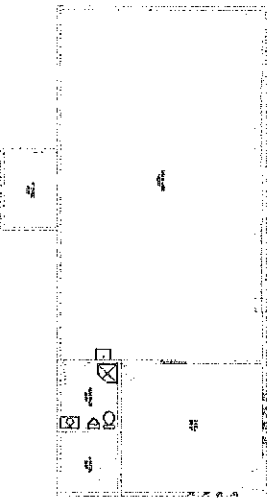
**BUILDING 2 - FLOOR PLAN**

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 COMBINATION OF THE DESIGN OF THE BUILDING AND THE DESIGN OF THE SITE. THE DESIGN OF THE BUILDING IS THE RESPONSIBILITY OF THE ARCHITECT AND THE DESIGN OF THE SITE IS THE RESPONSIBILITY OF THE CIVIL ENGINEER. THE ARCHITECT HAS PROVIDED THE FOLLOWING INFORMATION TO THE CIVIL ENGINEER FOR HIS USE IN THE DESIGN OF THE SITE: 1) GENERAL BUILDING FLOOR PLAN OR USE 2) OPERATIONAL, VEHICULAR, PEDESTAL, OR PASSENGER VEHICLE TRAFFIC PATTERN

## TABLE

1. GENERAL BUILDING FLOOR PLAN OR USE

NO.	DESCRIPTION	DATE	BY	CHECKED
1	GENERAL BUILDING FLOOR PLAN OR USE	11/11/11	J. W. WILSON	J. W. WILSON
2	OPERATIONAL, VEHICULAR, PEDESTAL, OR PASSENGER VEHICLE TRAFFIC PATTERN	11/11/11	J. W. WILSON	J. W. WILSON
3	GENERAL BUILDING FLOOR PLAN OR USE	11/11/11	J. W. WILSON	J. W. WILSON
4	OPERATIONAL, VEHICULAR, PEDESTAL, OR PASSENGER VEHICLE TRAFFIC PATTERN	11/11/11	J. W. WILSON	J. W. WILSON
5	GENERAL BUILDING FLOOR PLAN OR USE	11/11/11	J. W. WILSON	J. W. WILSON
6	OPERATIONAL, VEHICULAR, PEDESTAL, OR PASSENGER VEHICLE TRAFFIC PATTERN	11/11/11	J. W. WILSON	J. W. WILSON
7	GENERAL BUILDING FLOOR PLAN OR USE	11/11/11	J. W. WILSON	J. W. WILSON
8	OPERATIONAL, VEHICULAR, PEDESTAL, OR PASSENGER VEHICLE TRAFFIC PATTERN	11/11/11	J. W. WILSON	J. W. WILSON
9	GENERAL BUILDING FLOOR PLAN OR USE	11/11/11	J. W. WILSON	J. W. WILSON
10	OPERATIONAL, VEHICULAR, PEDESTAL, OR PASSENGER VEHICLE TRAFFIC PATTERN	11/11/11	J. W. WILSON	J. W. WILSON

## OPERATIONAL, VEHICULAR, PEDESTAL, OR PASSENGER VEHICLE TRAFFIC PATTERN

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1	OPERATIONAL, VEHICULAR, PEDESTAL, OR PASSENGER VEHICLE TRAFFIC PATTERN	11/11/11	J. W. WILSON	J. W. WILSON
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9	OPERATIONAL, VEHICULAR, PEDESTAL, OR PASSENGER VEHICLE TRAFFIC PATTERN	11/11/11	J. W. WILSON	J. W. WILSON
10	OPERATIONAL, VEHICULAR, PEDESTAL, OR PASSENGER VEHICLE TRAFFIC PATTERN	11/11/11	J. W. WILSON	J. W. WILSON

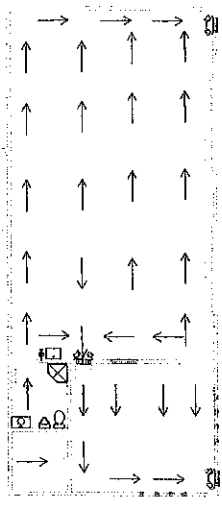
## FARKING CALCULATION

FOR EACH AREA, THE TOTAL NUMBER OF PARKING SPACES SHALL BE DETERMINED BY THE FOLLOWING: 1) GENERAL BUILDING FLOOR PLAN OR USE 2) OPERATIONAL, VEHICULAR, PEDESTAL, OR PASSENGER VEHICLE TRAFFIC PATTERN

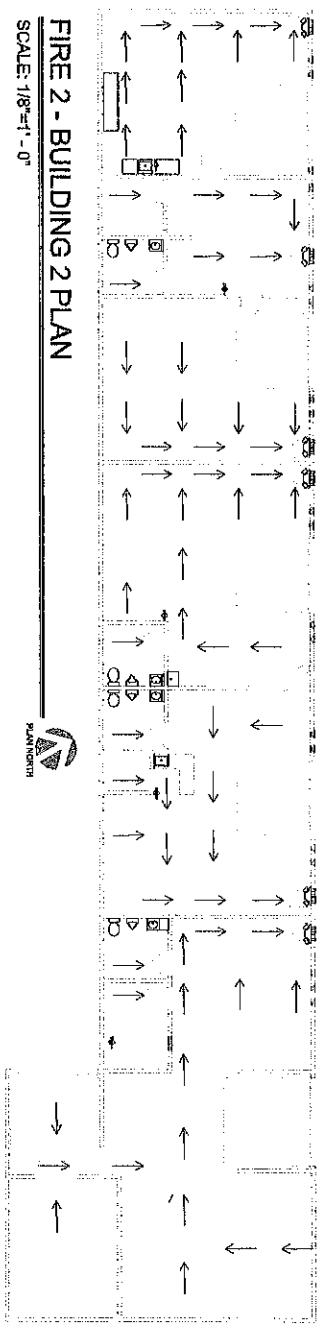
**RIO COMMUNITIES DISPENSARY**  
2295 NM-304  
RIO COMMUNITIES, NM 87002

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





**FIRE 2 - BUILDING 1 PLAN**  
SCALE: 1/8" = 1'-0"



**FIRE 2 - BUILDING 2 PLAN**  
SCALE: 1/8" = 1'-0"



**GENERAL NOTES:**

1. SHOP DRAWINGS ARE TO BE SUBMITTED TO THE FIRE ALARM CONTRACTOR FOR REVIEW AND APPROVAL. THE FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND TESTING OF THE FIRE ALARM SYSTEM ON ANY OTHER FIRE RELATED SYSTEM.
2. THE FIRE ALARM SYSTEM SHALL BE SUPPLEMENTED WITH A SMOKE DETECTOR SYSTEM AS REQUIRED BY THE LOCAL JURISDICTIONAL FIRE CODE (IFC).
3. ALL ULISTED SMOKE SENSORS SHALL COMPLY WITH SECTION 910.2.2.1 OF THE IFC.
4. ALL SMOKE SENSORS SHALL BE INSTALLED WITH PNEUMATICALLY TESTED EXTENSION TUBES AS REQUIRED FOR ALL OCCUPANCIES. THE EXTENSION TUBES AND SENSORS SHALL BE INSTALLED IN THE CEILING OR THE FLOOR SLAB.
5. THE TYPE OF SMOKE SENSORS, NOT NECESSARILY ULISTED, SHALL BE DETERMINED BY THE LOCAL JURISDICTIONAL FIRE CODE (IFC).
6. THIS PROJECT SHALL NOT HAVE LUXURIANT MATERIALS AS REQUIRED BY IFC SECTION 903.2.1. SEE SCOPE OF WORK FOR FURTHER INFORMATION.



FIRE EXTINGUISHER

**PROJECT DESCRIPTION:**

THE WORK SHALL BE CONSIDERED AS PART OF AN EXISTING PROJECT. THE WORK SHALL BE CONSIDERED AS PART OF AN EXISTING PROJECT. THE WORK SHALL BE CONSIDERED AS PART OF AN EXISTING PROJECT.

**NOTES:**

1. CONSULT WITH THE LOCAL JURISDICTIONAL FIRE CODE (IFC) FOR THE LATEST REQUIREMENTS FOR THE FIRE ALARM SYSTEM.

DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
... (Table content is partially illegible) ...				

COMPONENT	QUANTITY	UNIT	PRICE	TOTAL
... (Table content is partially illegible) ...				

COMPONENT	QUANTITY	UNIT	PRICE	TOTAL
... (Table content is partially illegible) ...				

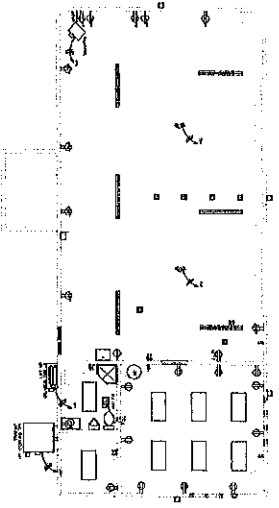


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FIRE 2 PLAN

F2

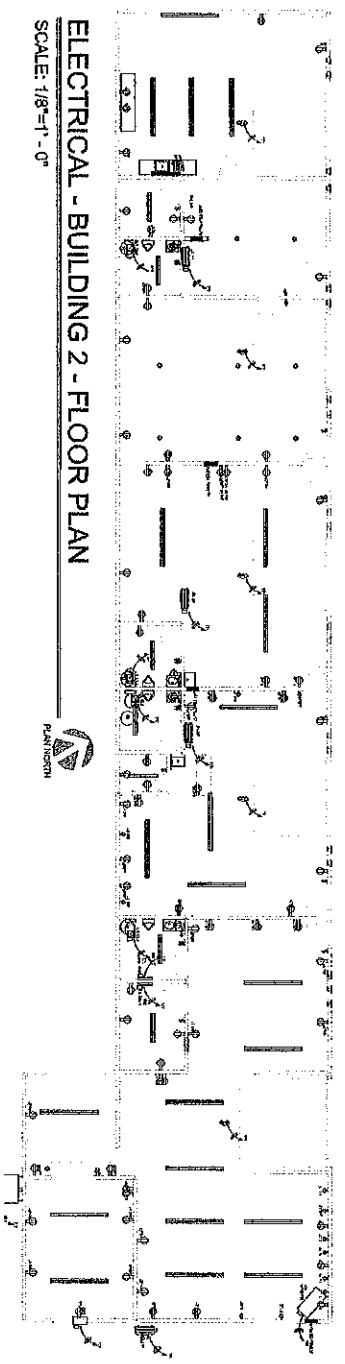




**ELECTRICAL - BUILDING 1 - FLOOR PLAN**



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



**ELECTRICAL - BUILDING 2 - FLOOR PLAN**



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

**GENERAL NOTES**

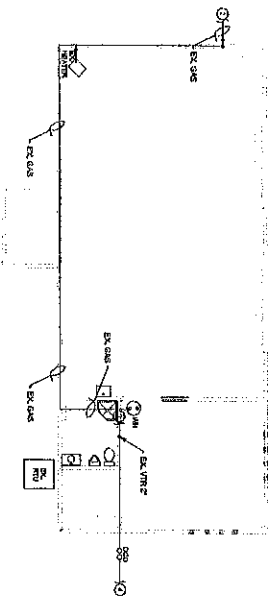
- A. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- B. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- C. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- D. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- E. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- F. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- G. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- H. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- I. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- J. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- K. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- L. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).



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**ELECTRICAL - FLOOR PLAN**

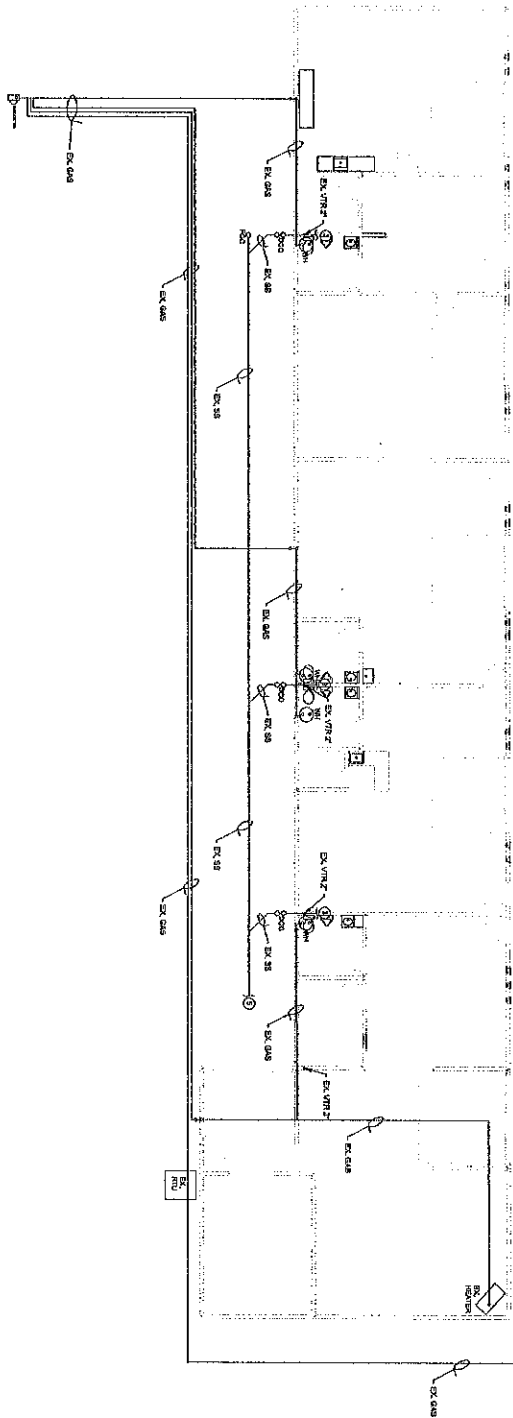
**E1**



PLUMBING - BUILDING 1 - FLOOR PLAN



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



PLUMBING - BUILDING 2 - FLOOR PLAN



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

**GENERAL NOTES**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CODE BOOKS.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CODE BOOKS.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CODE BOOKS.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CODE BOOKS.

**KEYED NOTES**

1. SEE GENERAL NOTES FOR ALL WORK.
2. SEE GENERAL NOTES FOR ALL WORK.
3. SEE GENERAL NOTES FOR ALL WORK.
4. SEE GENERAL NOTES FOR ALL WORK.



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RIO COMMUNITIES, NM 87002

PLUMBING - FLOOR PLAN

P1



*State of New Mexico*  
**Regulation & Licensing Department**  
**Cannabis Control Division**

HEREBY CERTIFIES THAT

**Kubbas Buds LLC**

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 IV**

License No.

CCD-2022-0184-001

Issued 03/23/2022

Expires 03/23/2025

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



**RECEIPT**

DATE

9/5/24

No.

424332

\$ 250.00

RECEIVED FROM

Perla Clifton

DOLLARS

Two hundred fifty dollars only

FOR RENT  
 FOR

Special use Permit

ACCOUNT	
PAYMENT	
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM

TO

BY

