



PLANNING AND ZONING MEETING AGENDA
Tuesday, DECEMBER 17, 2024 AT 6:00 P.M.
Roswell Development Services Conference Room
500 N. Main Street, Suite 100 (Sunwest Centre)
Roswell, New Mexico 88201

Chair: Saul Aguilar
Vice Chair: Jana Lessard
Members: Steve Henderson
Richard L. Gutierrez
Alicia Gilmore
Secretary: Gregory Holman

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Approval of the minutes from October 22, 2024, Regular P&Z Meeting

ACTION ITEMS

2. Planning and Zoning Commission consider a request for approval of Zoning Case 24-017 CANN at 3606 N Main Street Ste 500 that entails approval of a Variance to residential distance requirements, Zone Change to CCAN, and Conditional Use Permit to operate an adult use retail cannabis establishment.

OTHER BUSINESS

3. P&Z Meeting Schedule for 2025

PUBLIC COMMENTS

ANNOUNCEMENTS

ADJOURN

Notice of this meeting has been given to the public in compliance with Sections 10-15-1 through 10-15-4 NMSA 1978 and Resolution 24-23.

NOTICE OF POTENTIAL QUORUM -- A quorum of the City Council may or may not attend, but there will not be debate by the City Council, and no action will be taken.

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 aid or service to attend or participate in the hearing or meeting, please contact Human Resources at 575-624-6700 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats; please contact the City Clerk at 575- 624-6700.

Printed and posted: Thursday, December 13, 2024

TO ATTEND THE PLANNING & ZONING COMMISSION MEETING BY GO TO MEETING
Tuesday, DECEMBER 17, 2024 6:00 PM -- 7:00 PM (MDT)
Please join the meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/518430445>
You can also dial in using your phone.
United States: +1 (786) 535-3211
Access Code: 518-430-445

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/join/518430445> Help Desk – 575.500.0587

Meeting Date: 12/17/2024

CONTACT: Merideth Hildreth

CHAIR: Saul Aguilar

ACTION REQUESTED

Approval of the minutes from October 22, 2024, Regular P&Z Meeting

Attachments

Minutes



P&Z DRAFT MEETING MINUTES
Roswell Planning & Zoning Commission
Tuesday, October 22, 2024 - 6:00 PM
Roswell Development Services Conference Room
500 N Main Street, Suite 100 (Sunwest Centre)
Roswell, New Mexico

Chair: Saul Aguilar; Vice Chair: Jana Lessard; Secretary: Greg Holman
Members: Steve Henderson, Richard L. Gutierrez, Alicia Gilmore

Jessica Vickers, Esq
Merideth Hildreth, AICP
Miguel Martinez, CZO
Louis Najar, P.E.
James MacCornack, P.E.

Notice of this meeting has been given to the public in compliance with Sections 10-15-1 through 10-15-4 NMSA 1978 and Resolution 24-23.

A. CALL TO ORDER AND WELCOME – Chair Saul Aguilar

Chair Aguilar called to order the regular meeting of the Planning & Zoning Commission at approximately **6:00 p.m.**

B. ROLL-CALL

Saul Aguilar	Present
Jana Lessard	Present
Steve Henderson	Present
Richard L. Gutierrez	Present
Greg Holman	Absent
Alicia Gilmore	Present

Staff Members Present:

Jessica Vickers, Esq, Community Development Director
Merideth Hildreth, AICP, Planning and Zoning Administrator
Miguel Martinez, CZO, Associate Planner
Louis Najar, P.E., City Engineer
James MacCornack, P.E., Senior Engineer

Audience Members Present:

City Councilor Cristina Arnold

C. SWEARING IN: Commissioner Henderson swore in staff and members of the audience.

D. APPROVAL OF THE AGENDA

Chair Aguilar requested a motion to approve the **October 22, 2024 Agenda** as presented.

Commissioner Lessard MOTIONED to approve the Tuesday, October 22, 2024 Planning & Zoning Commission agenda as presented.

SECONDED by Commissioner Henderson.

A voice vote was as follows: Jana Lessard- yes, Alicia Gilmore- yes, Steve Henderson- yes, Richard Gutierrez- yes, Saul Aguilar- yes, the motion passed 5 - 0 with Greg Holman being absent.

E. APPROVAL OF MINUTES:

Consider approval of the August 27, 2024 Planning & Zoning Commission meeting minutes.

Commissioner Gilmore MOTIONED to approve the August 27, 2024 Planning & Zoning Commission meeting minutes as presented.

SECONDED by Commissioner Lessard.

A voice vote was as follows: Jana Lessard- yes, Alicia Gilmore- yes, Steve Henderson- yes, Richard Gutierrez- yes, Saul Aguilar- yes, the motion passed 5 - 0 with Greg Holman being absent.

F. PUBLIC HEARING ITEMS:

Chair Aguilar: Both proposed Zoning Ordinance Text Amendments will be presented together with separate motions.

F1. Proposed Text Amendments to City of Roswell Zoning Ordinance about Article 12

F2. Proposed Text Amendments to City of Roswell Zoning Ordinance pertaining to Article 14

Chair Aguilar: Mr. Martinez.

Mr. Martinez: Chair Aguilar, Commissioners. Councilor Cristina Arnold is here this evening to propose text amendments to Zoning Ordinance Article 12 and Article 14. The Planning & Zoning Commission's recommendation will be forwarded to the Legal Committee and then to City Council for final consideration.

Chair Aguilar: Thank you, Mr. Martinez. Councilor Arnold, please state your name and address for the record.

Cristina Arnold: My name is Cristina Arnold and I live at 415 N Lea Avenue in Roswell, NM 88201. For the past nine months, I've been holding Affordable Housing meetings with Mayor Pro Tem Ed Heldenbrand, City Staff, Hagerman Forward, and others. Councilor Arnold proposed text amendments to the R-1 and R-2 Residential Zoning Districts in the Roswell Zoning Ordinance Articles 12 and 14 and read a portion of an Article from *The Atlantic*, "The most significant type of exclusionary-zoning restriction is single-family-home zoning, which restricts

housing construction in an area to homes that house only one family. Some 70 percent of all land zoned for residential use in the United States is limited to single-family residences only. Other types of exclusionary-zoning restrictions in many areas include minimum lot sizes, parking mandates, height restrictions, and more.”

There was a discussion about mobile homes, accessory dwelling units, affordable housing, attainable housing, and units per acre.

Mr. Najjar answered Commissioner Lessard’s question about infrastructure by stating that Lubbock has good standards, the Roswell Zoning Ordinance has conflicting language regarding units per acre, and most communities base development on lot size.

Chair Aguilar: I’ll entertain a motion to recommend approval of the proposed text amendments to Zoning Ordinance Article 12: R-1 Residential Zoning District to City Council as presented as discussed during this public hearing. A vote cast with the response of Aye or yes indicates a Commissioner is in favor of recommending approval to City Council. A vote cast with the response of “no” indicates a Commissioner is in opposition of recommending approval to City Council.

Motion – Item F.1

Proposed Text Amendments to Zoning Ordinance Article 12

Commissioner Gilmore motioned to recommend approval to City Council of the Proposed Zoning Ordinance Article 12 text amendments as presented. **Commissioner Lessard** seconded the motion.

A roll call vote was as follows: Jana Lessard- yes, Alicia Gilmore- yes, Steve Henderson- yes, Richard Gutierrez- yes, Saul Aguilar- yes, the motion passed 5 - 0 with Greg Holman being absent.

Motion – Item F.2

Proposed Text Amendments to Zoning Ordinance Article 14

Commissioner Lessard motioned to recommend approval to City Council of the Proposed Zoning Ordinance Article 14 text amendments as presented.

Commissioner Henderson seconded the motion.

A roll call vote was as follows: Jana Lessard- yes, Alicia Gilmore- yes, Steve Henderson- yes, Richard Gutierrez- yes, Saul Aguilar- yes, the motion passed 5 - 0 with Greg Holman being absent.

Chair Aguilar: This concludes the Public Hearing portion of this Planning & Zoning Commissioner Meeting.

G. OTHER BUSINESS

1. Planning & Zoning Commissioner Training (Ms. Hildreth and Ms. Vickers)
Training on Roberts Rules of Order for the Chair to recognize speakers.
2. Planning & Zoning Commission 2025 Meeting Schedule Discussion (Ms. Hildreth)
Commissioners expressed consensus that the Planning & Zoning Commission Meetings could be held on the first Tuesday of the month during 2025 to give staff more time to take cases and amendments to Legal Committee and City Council in order to expedite zoning cases.

H. PUBLIC COMMENTS

Mr. Najar: The rainfall on October 19, 2024 was a 500-year event.

I. ANNOUNCEMENTS

J. ADJOURN Chair Aguilar adjourned the meeting at 7:02 p.m.

Planning & Zoning Commission

2.

Meeting Date: 12/17/2024

COMMITTEE: Planning & Zoning

CONTACT: Merideth Hildreth

CHAIR: Saul Aguilar

ACTION REQUESTED:

Planning and Zoning Commission consider a request for approval of Zoning Case 24-017 CANN at 3606 N Main Street Ste 500 that entails approval of a Variance to residential distance requirements, Zone Change to CCAN, and Conditional Use Permit to operate an adult use retail cannabis establishment.

BACKGROUND:

Prepared by: Miguel Martinez, CZO, Associate Planner per application submitted by applicant

FINANCIAL CONSIDERATION:

There are no additional costs associated with this request.

REVIEW:

Zoning Case 24-017 CANN requires Planning & Zoning Commission review and recommendation that will be forwarded to City Council for review and final decision.

BOARD AND COMMITTEE ACTION:

Request Planning & Zoning Commission review, discuss, and vote a recommendation on Zoning Case 24-017 CANN.

STAFF RECOMMENDATION:

Based on Land Use and Zoning Considerations, Findings of Fact, Conclusions of Law, Article 27 of the Municipal Code, and materials provided, the Planning & Zoning Commission is requested to review, introduce a motion, and vote on a recommendation to be forwarded to City Council for Case 24-017 CANN.

Attachments

Application
Staff Summary
Notification Letter: English
Notification Letter: Spanish
Notification Map
Mailing List
CUP
Vice License
Proximities
Articles of Organization
Cert of Good Standing



City of Roswell Community Development

General Planning Application Form

Please submit this form in addition to all corresponding requirements if you are applying for one or more of the legislative actions or land use permits listed below. Any incomplete or erroneous applications will not be accepted for processing. In addition to this form, **new developments require the submittal of a Site/Drainage Review Checklist.**

Please list the address of the proposed project in the line below:

3606 W main Street, Unit 500

Please check the applicable application type(s):

Legislative Actions (Check All Required)

General Plan Amendment	☐	Street Name Change	☐
Specific Plan Amendment	☐	Vacation of Public Right-of-Way/Easement	☐
Change of Zone	☒	Special Use Permit (SUP)	☐
Annexation	☐	Conditional Use Permit (CUP)	☒
Subdivision Plat (Preliminary or Final)	☐	Variance	☐

Land Use Permits (Check All Required)

Fencing Permit	☐	Building Permit	☐
Placement Permit for Accessory Structure	☐	Curb Cut/Sidewalk Permit	☐
Alley Cut Permit	☐	Landscaping Permit	☐
Excavation Permit	☐	Parking Lot Permit	☐

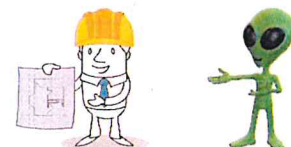
Legislative Actions/Land Use Permits

Other:

Please provide the following contact information:

Applicant:

Name: <u>Gnomed</u>			
Phone Number: <u>575-390-0044</u>			
Email Address: <u>Amber@gnomedecor.com</u>			
Mailing Address: <u>Street Number: 401 W. Woodfin</u>		Street Name: <u>W. Woodfin</u>	
City: <u>Phoenix</u>		State: <u>NM</u>	
Unit or Suite:		Zip Code: <u>88242</u>	





City of Roswell Community Development

Owner (if not Applicant):

Name: Property mgt. Plus, LLC.			
Phone Number: 575.390.8547			
Email Address: n2kexpress@yahoo.com			
Mailing Address: Street Number: 3820		Street Name: N Grimes	
		Unit or Suite: 75	
City: Hobbs	State: NM	Zip Code: 88240	

Civil Engineer:

Name: Square Root Services			
State of New Mexico License Number:			
Phone Number: 575.631.2182			
Email Address: Jeremy.Baker@SquareRootServices.com			
Mailing Address: Street Number: 7801		Street Name: Butler Dr.	
		Unit or Suite:	
City: Hobbs	State: NM	Zip Code: 88242	

Architect:

Name: NPSR			
State of New Mexico License Number: 1782			
Phone Number: 575.285.4775			
Email Address: harry@npsr.pro			
Mailing Address: Street Number: 220		Street Name: Broadway	
		Unit or Suite: B	
City: Hobbs	State: NM	Zip Code: 88240	

Contractor:

Name: KASSIS Construction Group, LLC.			
State of New Mexico Contractor License Number: GB98-415556			
Phone Number: 575.390.8547			
Email Address: n2kexpress@yahoo.com			
Mailing Address: Street Number: 3820		Street Name: N. Grimes	
		Unit or Suite: 75	
City: Hobbs	State: NM	Zip Code: 88240	

Please provide the property's APN/legal description in the box below (which can be accessed by using the [Chaves County Assessor Map](#)).

Berrando irrigated Farms

Block 17, Lot 10 S 200' W 280' E 300' S: 17 T: 10 S R: 24 E BK: 377





City of Roswell Community Development

Please provide a detailed description and any applicable supplemental information of the proposed project in the box below:

SEE ATTACHED

By signing below, you hereby certify that the following information submitted within this application is true and complete. Any application with incomplete or erroneous information will not be accepted for processing.

Property Owner Signature: _____

Date: 11/11/24

Applicant Signature: _____

Date: 11/11/24



EXHIBIT B

STAFF SUMMARY FOR CASE: 24-017 CANN REQUEST FOR ZONE CHANGE AND CONDITIONAL USE PERMIT TO OPERATE A RETAIL CANNABIS ESTABLISHMENT



Roswell Planning & Zoning Commission

Tuesday, December 17, 2024

Roswell Development Services Conference Room
500 North Main Street, Suite 100 (SunWest Centre)
Roswell, NM 88201

CASE 24-017 CANN: Request for approval of a Variance to the adjacent R-S Rural Suburban Residential Zoning District distance requirements, Zone Change to CCAN (Commercial Cannabis Floating Zone), and Conditional Use Permit in the C-2 Community Commercial Zoning District to operate an adult-use retail cannabis establishment located at 3606 N Main Street, Suite 500.

I. Property Under Consideration:

Property Address: 3606 N Main, Suite 500
Legal Description: Subd: Subd: BERRENDI IRRIGATED FARMS Block: 17 Lot: 10 S 200' W 280' E 300' S: 17 T: 10S R: 24E (BOUNDARY SURVEY S27-40) DOC# 202207139 WD
Property Owner: Property Management Plus LLC
Applicant: Gnomad Canna Co

II. Site Data:

Site Area: 1722 SQ FT +/-
UPC(s): 4-135-058-520-396-000000
Existing Land Use: Commercial Structure
Proposed Land Use: Facility to dispense adult-use retail cannabis
Existing Zoning: Community Commercial District C-2

Table 1: Existing Land Use and Zoning adjacent to the property under consideration		
Direction:	Land Use:	Zoning:
North	Hotel	C-2
South	Law Office – new development	C-2
West	Undeveloped except for drainage feature	R-S
East	Hotel and Commercial	C-2

EXHIBIT B
STAFF SUMMARY FOR CASE: 24-017 CANN
REQUEST FOR ZONE CHANGE AND CONDITIONAL USE PERMIT TO OPERATE A
RETAIL CANNABIS ESTABLISHMENT

**Zoning Map on Chaves County Assessor Map
for Zoning Case 24-017 CANN**

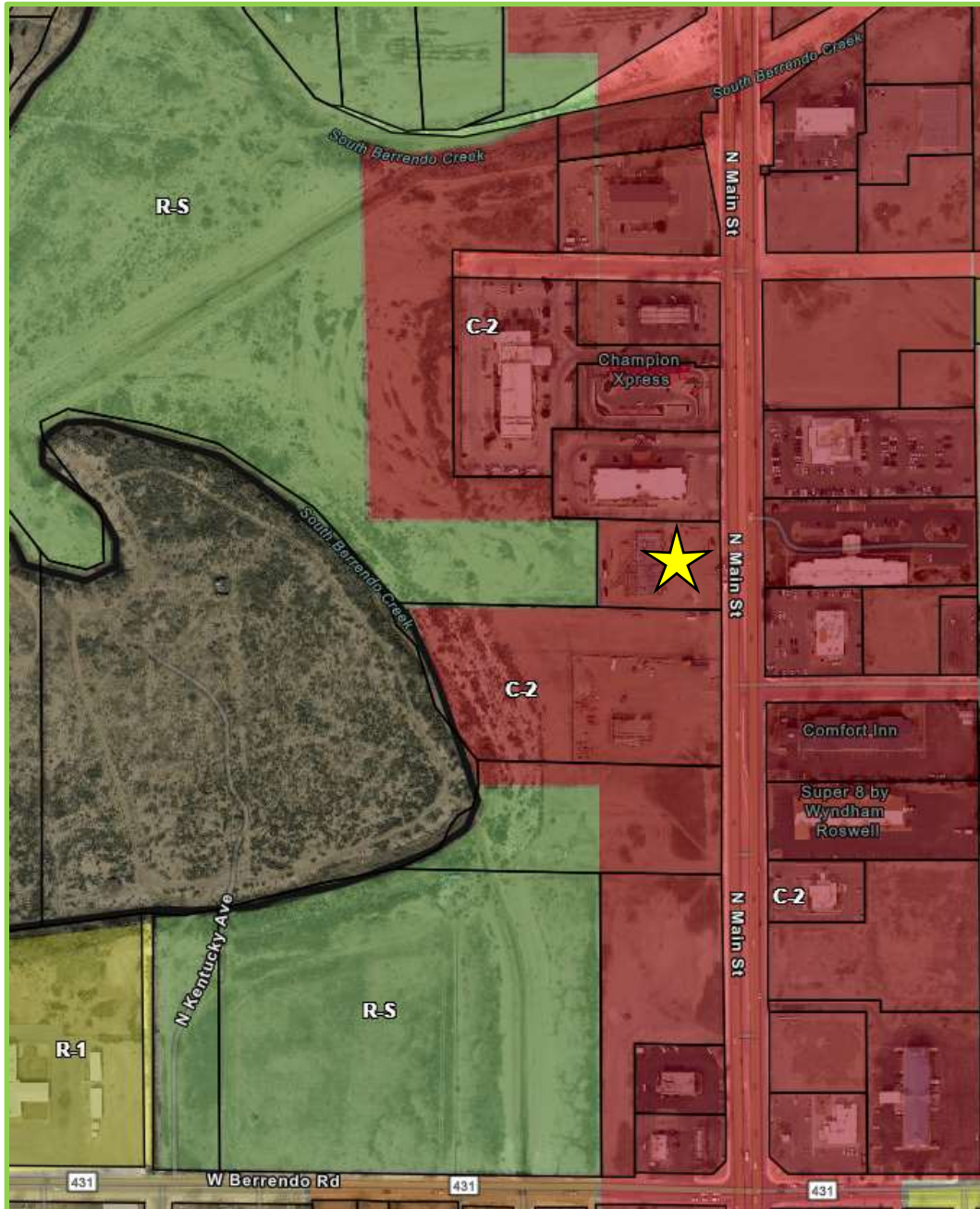


EXHIBIT B
STAFF SUMMARY FOR CASE: 24-017 CANN
REQUEST FOR ZONE CHANGE AND CONDITIONAL USE PERMIT TO OPERATE A
RETAIL CANNABIS ESTABLISHMENT

III. Intent of Petition:

The Applicant is requesting approval of a Variance to the adjacent R-S Rural Suburban Residential Zoning District distance requirements, Zone Change to CCAN (Commercial Cannabis Floating Zone), and Conditional Use Permit in the C-2 Community Commercial Zoning District to operate an adult-use retail cannabis establishment located at 3606 N Main Street, Suite 500.

IV. Planning & Zoning Commission Considerations from Staff Review:

A. Background Information

1. Applicant is requesting approval of Zoning Case 24-017 CANN to operate an adult-use retail cannabis at 3606 N Main Street, Suite 500, a 1722 square foot tenant space in the existing commercial retail Starlight Plaza constructed in 2024.
2. The property under consideration is zoned C-2 Community Commercial District.
3. The property under consideration has existing paved parking.
4. A staff photo of the property under consideration is provided below.



Staff Photo of Starlight Plaza at 3606 N Main Street

EXHIBIT B
STAFF SUMMARY FOR CASE: 24-017 CANN
REQUEST FOR ZONE CHANGE AND CONDITIONAL USE PERMIT TO OPERATE A
RETAIL CANNABIS ESTABLISHMENT

B. Land Use and Zoning Considerations

1. The property under consideration is located in the North Main Street commercial corridor.
2. An undeveloped tract in the R-S Rural Suburban Zoning District is located adjacent to the west property line of the property under consideration.
3. Comfort Suites Hotel is contiguous to the north property line.
4. Silva Law Office is under construction with plans for additional professional offices and is contiguous to the south property line.
5. The east side of Main Street is in the C-2 commercial corridor with Antiqua (restaurant), Hampton Inn & Suites, and Texas Roadhouse (restaurant) directly across from the property under consideration.
6. Per the Municipal Code Chapter 27: Cannabis, the underlying C-2 Community Commercial zoning is designated to accept the CCAN (Commercial Cannabis) Floating Zone.

Sec. 27-62. - Establishment of CCAN zoning designation.

(a) Purpose.

- (1) The CCAN zoning designation is intended to provide for a variety of commercial and retail cannabis establishments, including on-site consumption of cannabis products.
 - (2) Because of the potential for heavy traffic generating characteristics, potential ability to operate 24 hours per day, and potentially detrimental appearance and performance, the CCAN zoning designation is only applicable to properties currently zoned C-2 (Community Commercial), with further restrictions on locations pursuant to sections [27-64](#) (Prohibited Districts) and [27-65](#) (Prohibited Locations and Activities) of this chapter.
7. Section 27-65 of the Municipal Code specifies Cannabis-related business be located a minimum quarter mile 1,320 feet distance from each other (see code text below IV.C.1). The business under consideration at 3606 N Main Street meets this minimum distance requirement and measures approximately 1,800 feet from R Greenleaf at 4311 N Main Street and approximately 2,320 feet from Bryan's at 3108 N Main Street from outside walls of the buildings shown on the Chaves County Assessor's Map.

EXHIBIT B
STAFF SUMMARY FOR CASE: 24-017 CANN
REQUEST FOR ZONE CHANGE AND CONDITIONAL USE PERMIT TO OPERATE A
RETAIL CANNABIS ESTABLISHMENT

C. Variance Request

1. The property under consideration is contiguous to a tract of land that is zoned R-S Rural Suburban (See Zoning Map on page 2 above). Much of this R-S tract is designated by FEMA as in Flood Hazard Zone AE and a floodway.

Map: City of Roswell Flood Zones



2. A variance is requested to the 300' distance requirements to the R-S Rural Suburban Zoning District as stipulated in Chapter 27 of the Municipal Code that states:

Sec. 27-65. - Prohibited locations and activities.

- (a) To protect the health, safety and welfare of the community's most vulnerable populations, particularly children, seniors, and individuals who struggle with neurochemical dependencies, no cannabis-related businesses shall be permitted:
 - (1) Within 300 feet of all schools, parks, churches, recreation facilities, childcare facilities, military facilities, senior care facilities, retirement facilities and medical facilities (including but not limited to outpatient facilities, hospitals and urgent care). Cannabis-related businesses shall not be permitted within 300 feet of any mental health centers, addiction centers, or rehabilitation facilities (both medical and non-medical facilities).
 - (2) Within 300 feet of any residential district measured from exterior property line to exterior property line. This includes the following residential zones: R-S; R-L; R-VL; R-1; R-2; R-3; R-4; MU-P; RMS; MHC and RVP.
 - (3) Cannabis-related businesses must maintain a reasonable separation distance of at least one-quarter ($\frac{1}{4}$) mile (1,320 feet) from one cannabis-related business to another as measured from the nearest outside wall to outside wall of the building.

EXHIBIT B
STAFF SUMMARY FOR CASE: 24-017 CANN
REQUEST FOR ZONE CHANGE AND CONDITIONAL USE PERMIT TO OPERATE A
RETAIL CANNABIS ESTABLISHMENT

D. Zone Change Request

1. Retail cannabis establishments are required to obtain a zone change to the CCANN Commercial Cannabis floating zone per City Ordinance Chapter 27 – Cannabis as follows:

Sec. 27-61. Introduction, purpose, and intent.

- (b) To protect the health, safety and welfare of the city's residents and visitors while simultaneously allowing accessibility for cannabis sales and consumption, all cannabis retail establishments and cannabis consumption facilities (including medical and recreational cannabis, and cannabis-infused products) must be located in the city's commercial cannabis (CCAN) floating zone located within the community commercial zone (C-2). The C-2 zone is the most geographically prominent commercial zone in the city and is located throughout the city along collector and arterial street facilities (City of Roswell, Comprehensive Plan, 2016).
2. The property under consideration is zoned C-2 Community Commercial.

E. Conditional Use Permit Request

1. Retail cannabis establishments are required to obtain a Conditional Use Permit per City Ordinance Chapter 27 – Cannabis as follows:

Sec. 27-67. Conditional use permit application requirements.

- (a) *Conditional use permit (CUP)*. A conditional use permit allows property owners to utilize their properties for uses not listed as being permitted or allowable by right under the site's current zoning designation. To receive a conditional use permit in order to utilize property for use under specific conditions, applicants must adhere to the city's list of conditional uses for cannabis-related business activities (section 27-62(b) and section 27-63(b)). Conditional use permits for cannabis-related businesses correspond to the facility's location. These permits are applicable at the designated site of the cannabis-related business and cannot be transferred if the business chooses to change locations within the city.
2. See Appendix F for Draft Conditions of Approval.
3. See Appendices G thru J for Applicant's supporting documentation.

EXHIBIT B
STAFF SUMMARY FOR CASE: 24-017 CANN
REQUEST FOR ZONE CHANGE AND CONDITIONAL USE PERMIT TO OPERATE A
RETAIL CANNABIS ESTABLISHMENT

F. Draft Conditions of Approval for Zoning Case 24-017 CANN

Exhibit F contains the Draft Conditions of Approval that the Planning & Zoning Commission is requested to review. The Planning & Zoning Commission's recommendation to City Council may include the Draft Conditions of Approval as written or modified.

G. Applicant Documents

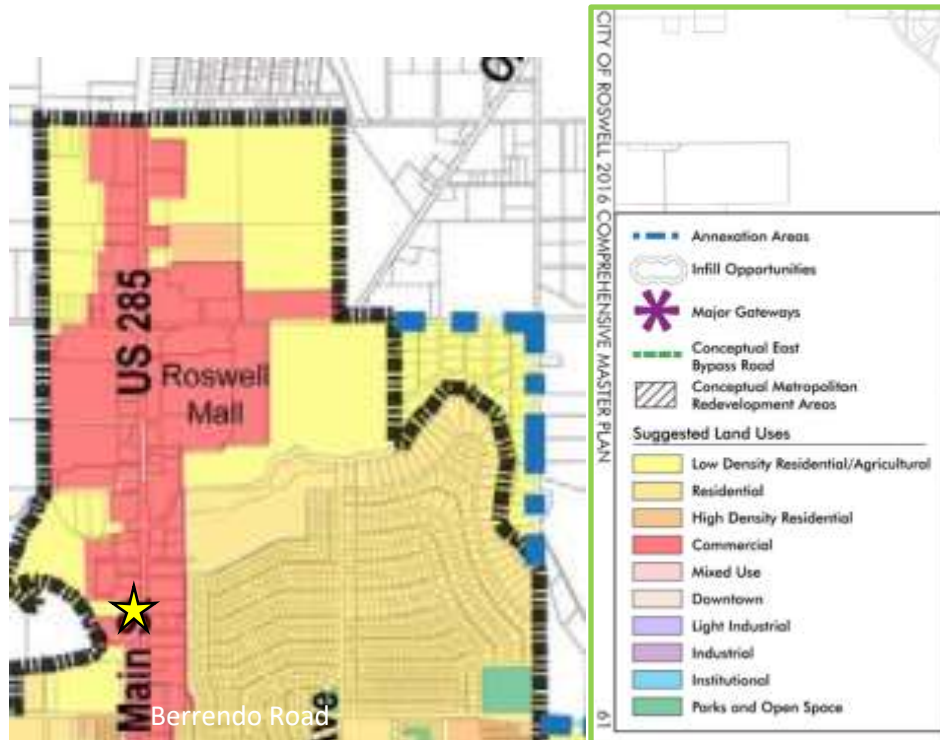
The applicant provided the following documents that are included in the exhibits for this Zoning Case 24-017 CANN.

1. Exhibit G: GNOMAD LLC State of New Mexico VICE License
Exhibit H: Proximities Map to nearest Cannabis establishments
Exhibit I: GNOMAD LLC Articles of Organization
Exhibit J: GNMOMAD LLC State of New Mexico Certificate of Good Standing

V. Findings of Fact (Conclusions of Law):

1. A notice of the time and place of the public hearing for this case was published in the Roswell Daily Record at least fifteen (15) days prior to the date of this hearing.
2. Notifications of the public hearing were mailed via certified mail with return receipt requested to property owners of record, as shown by the Chaves County Assessor Map, with lots or land within three-hundred (300) feet of the area under consideration, excluding public rights-of-way.
3. This agenda, which includes this case, has been posted at City Hall and on the City of Roswell's website for over seventy-two (72) hours as required by State of New Mexico law for a public hearing.
4. As of the time of this writing, the Planning & Zoning Office has received zero (0) written protests, zero (0) verbal protests, and zero (0) inquiries.
5. Chapter 27 of the Roswell Municipal Code regulates all projects related to cannabis within the City of Roswell.
6. The land use is compatible with the 2016 Comprehensive Master Plan Preferred Land Use Scenario Map that indicates the property under consideration is located within the North Main Street commercial corridor.

EXHIBIT B
STAFF SUMMARY FOR CASE: 24-017 CANN
REQUEST FOR ZONE CHANGE AND CONDITIONAL USE PERMIT TO OPERATE A
RETAIL CANNABIS ESTABLISHMENT



Excerpt from 2016 Comprehensive Master Plan Preferred Land Use Scenario Map

VI. Action by the Planning & Zoning Commission:

1. Chapter 27 – Cannabis states the following for the Planning & Zoning consideration.

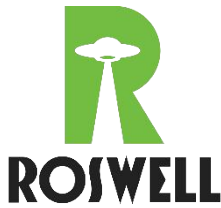
Sec. 27-32. - Commission review.

Unless the cannabis project application is rejected, the commission shall consider whether to recommend a zoning request to city council at its next regular meetings after issuance of the department's written opinion. The commission may recommend the zoning request as presented or with conditions or amendments it deems appropriate. In the event that the commission votes to recommend denying a zoning request, the motion to recommend denial shall state the reasons for such.

2. It is requested that the Planning and Zoning Commission hold a public hearing, then make a motion to recommend to the City Council ***(for approval or denial or no recommendation)*** of Zoning Case 24-017 CANN with Conditions of Approval specified in Exhibit F.

**EXHIBIT C.1: LETTER NOTIFYING SURROUNDING PROPERTY OWNERS OF
ZONING CASE 24-017 CANN**

LETTER SENT VIA CERTIFIED MAIL ON **NOVEMBER 25**, 2024 TO SURROUNDING PROPERTY OWNERS



Community Development

COMMUNITY DEVELOPMENT DEPARTMENT
500 N Main St, Suite 100
Roswell, NM 88201
Telephone: (575) 637.6294

RE: PUBLIC HEARING NOTICE for ZONING CASE 24-017 CANN

Dear Property Owner:

You have received this notice via certified mail because Chaves County Assessor information indicates you are a property owner of record within **300** feet of **City of Roswell Planning & Zoning Case 24-017 CANN**. This notice informs you of an upcoming public hearing before the City of Roswell Planning and Zoning Commission regarding a Zoning Case for the following property.

DESCRIPTION OF ZONING APPLICATION REQUEST:

CASE 24-017 CANN Request for approval of a Zone Change to CCAN (Commercial Cannabis), and Conditional Use Permit to operate an adult use retail cannabis establishment.

PROPERTY OWNER: Property Management Plus LLC

APPLICANT: Gnomad Canna Co

PROPERTY LOCATION: 3606 N Main Street

LEGAL DESCRIPTION: Subd: BERREND0 IRRIGATED FARMS Block: 17 Lot: 10 S 200' W 280' E 300' S: 17 T: 10S R: 24E (BOUNDARY SURVEY S27-40) DOC# 202207139 WD

The City of Roswell Planning and Zoning Commission will hear public comments on the above zoning cases on Date: TUESDAY, **December 17, 2024 at 6:00 p.m. in the Roswell Development Services Conference Room at the Sun West Centre Office Complex, located at 500 North Main Street, Suite 100.** You are entitled, although not obligated, to comment either in writing to our office, in person, or online at the hearing.

To be considered, written protests must be submitted to and received by the Planning and Zoning Division no later than noon on the working day prior to the Planning and Zoning Commission meeting. Written comments may be delivered to the Planning & Zoning Division Community Development Department in the Roswell Development Services Office at 500 N Main Street Suite 100, or sent to: *City of Roswell, Planning & Zoning Administrator, PO BOX 1838, Roswell, NM 88202-1838* or via email to m.hildreth@roswell-nm.gov.

The **information packet** for these zoning cases will be available no later than 5:00 p.m., on **Friday, **December 13**, 2024**, and may be viewed at <https://www.roswell-nm.gov/489/Planning-Zoning-Commission>. You may inspect the information packet in detail by calling 575.637.6294 for an appointment at the Planning & Zoning Division in the Roswell Development Services Office at 500 N Main Street, Suite 100. You may obtain copies of the information packet at a

cost of 35 cents per sheet. The City's Zoning Ordinance is available online at:
https://library.municode.com/nm/roswell/codes/code_of_ordinances?nodeId=COOR_APXAZO

City of Roswell Code of Ordinances Article 27: CANNABIS is available online at:
https://library.municode.com/nm/roswell/codes/code_of_ordinances?nodeId=COOR_CH27CA

Planning & Zoning Commission will forward a recommendation regarding this case to City Council for final consideration.

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 aid or service to attend or participate in the hearing or meeting, please contact Human Resources at 575-624-6700 at least one week prior to the meeting or as soon as possible. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk at 575-624-6700 if a summary or other type of accessible format is needed.

Respectfully,

Merideth Hildreth

Merideth Hildreth, AICP
Planning & Zoning Administrator

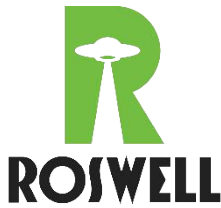
Miguel Martinez

Miguel Martinez, CZO
Associate Planner

(Area of Notification Map attached)

ANEXO C.2: 24-017 CANN CARTA DE NOTIFICANDO A LOS PROPIETARIOS DE LOS ALREDEDORES

CARTA ENVIADA POR CORREO CERTIFICADO EL **25 DE NOVIEMBRE DE 2024** A LOS PROPIETARIOS DE LOS ALREDEDORES



Community Development

**COMMUNITY DEVELOPMENT
DEPARTMENT**

500 N Main Street, Suite 100
Roswell, NM 88201
Teléfono: (575) 637.6294

RE: AVISO DE AUDIENCIA PÚBLICA para el CASO DE ZONIFICACIÓN 24-017 CANN

Estimado propietario:

Usted ha recibido este aviso por correo certificado porque el condado de Chaves Asesor la información indica que usted es un propietario registrado dentro **de los 300** pies del **Caso de Planificación y Zonificación de la Ciudad de Roswell 24-017 CANN**. Este aviso le informa del próximo audiencia pública ante la Comisión de Planificación y Zonificación de la Ciudad de Roswell con respecto a un caso de zonificación para la siguiente propiedad.

DESCRIPCIÓN DE LA SOLICITUD DE ZONIFICACIÓN:

CASO 24-017 CANN Solicitar el cambio de zona de un Cambio de Zona a CCAN (Cannabis Comercial) y Permiso de Uso Condicional para operar un establecimiento minorista de cannabis para uso adulto.

PROPIETARIO: Property Management Plus LLC

SOLICITANTE: Gnomad Canna Co

UBICACIÓN DE LA PROPIEDAD: 3606 N Main Street, Suite 500

DESCRIPCIÓN LEGAL: Subd: BERRENDO IRRIGATED FARMS Block: 17 Lot: 10 S 200' W 280' E 300' S: 17 T: 10S R: 24E (BOUNDARY SURVEY S27-40) DOC# 202207139 WD

La Comisión de Planificación y Zonificación de la Ciudad de Roswell escuchará los comentarios del público sobre el caso de zonificación. Fecha: **MARTES 17 de Diciembre de 2024** a las 6:00 p.m. en la Sala de Conferencias de Roswell Development Services ubicada en 500 N Main Street, Suite 100 en el Complejo de las Oficinas de Sun West Centre. Usted tiene derecho, aunque no este obligado(a), a comentar por escrito a nuestra oficina, en persona o en línea en la audiencia.

Para ser considerado, las protestas por escrito deben ser presentadas y recibidas por la División de Planificación y Zonificación a más tardar del mediodía del día anterior de la reunión de la Comisión de Planificación y Zonificación. Los comentarios por escrito pueden enviarse a la División de Planificación y Zonificación en la Oficina de Servicios de Desarrollo de Roswell en 500 N Main Street Suite 100, o enviarse a: *Ciudad de Roswell, Administrador de Planificación y Zonificación, PO BOX 1838, Roswell, NM 88202-1838* o por correo electrónico a m.hildreth@roswell-nm.gov.

El **paquete** de información para estos casos de zonificación estará disponible a más tardar a las 5:00 p.m., el **viernes 13 de diciembre de 2024**, y se puede ver en <https://www.roswell-nm.gov/489/Planning-Zoning-Commission>. Puede inspeccionar el paquete de información en

detalle llamando al 575.637.6294 para una cita en la División de Planificación y Zonificación en la Oficina de Servicios de Desarrollo de Roswell en 500 N Main Street, Suite 100. Puede obtener copias del paquete de información a un costo de 35 centavos por hoja.

La Ordenanza de Zonificación de la Ciudad está disponible en línea en:

https://library.municode.com/nm/roswell/codes/code_of_ordinances?nodeId=COOR_APXAZO

Código de Ordenanzas de la Ciudad de Roswell Artículo 27: CANNABIS está disponible en línea en:

https://library.municode.com/nm/roswell/codes/code_of_ordinances?nodeId=COOR_CH27CA

La Comisión de Planificación y Zonificación enviará una recomendación sobre este caso al Concejo Municipal para su consideración final.

Si usted es una persona con una discapacidad que necesita un lector, amplificador, intérprete calificado de lenguaje de señas o cualquier otra forma de ayuda o servicio auxiliar para asistir o participar en la audiencia o reunión, comuníquese con Recursos Humanos al 575-624-6700 al menos una semana antes de la reunión o lo antes posible. Los documentos públicos, incluyendo el orden del día y las actas, pueden proporcionarse en varios formatos accesibles. Comuníquese con el Secretario Municipal al 575-624-6700 si necesita un resumen u otro tipo de formato accesible.

Respetuosamente

Merideth Hildreth

Merideth Hildreth, AICP
Planning & Zoning Administrator

Miguel Martínez

Miguel Martínez, CZO
Associate Planner

(Área de Mapa de Notificación adjunta)

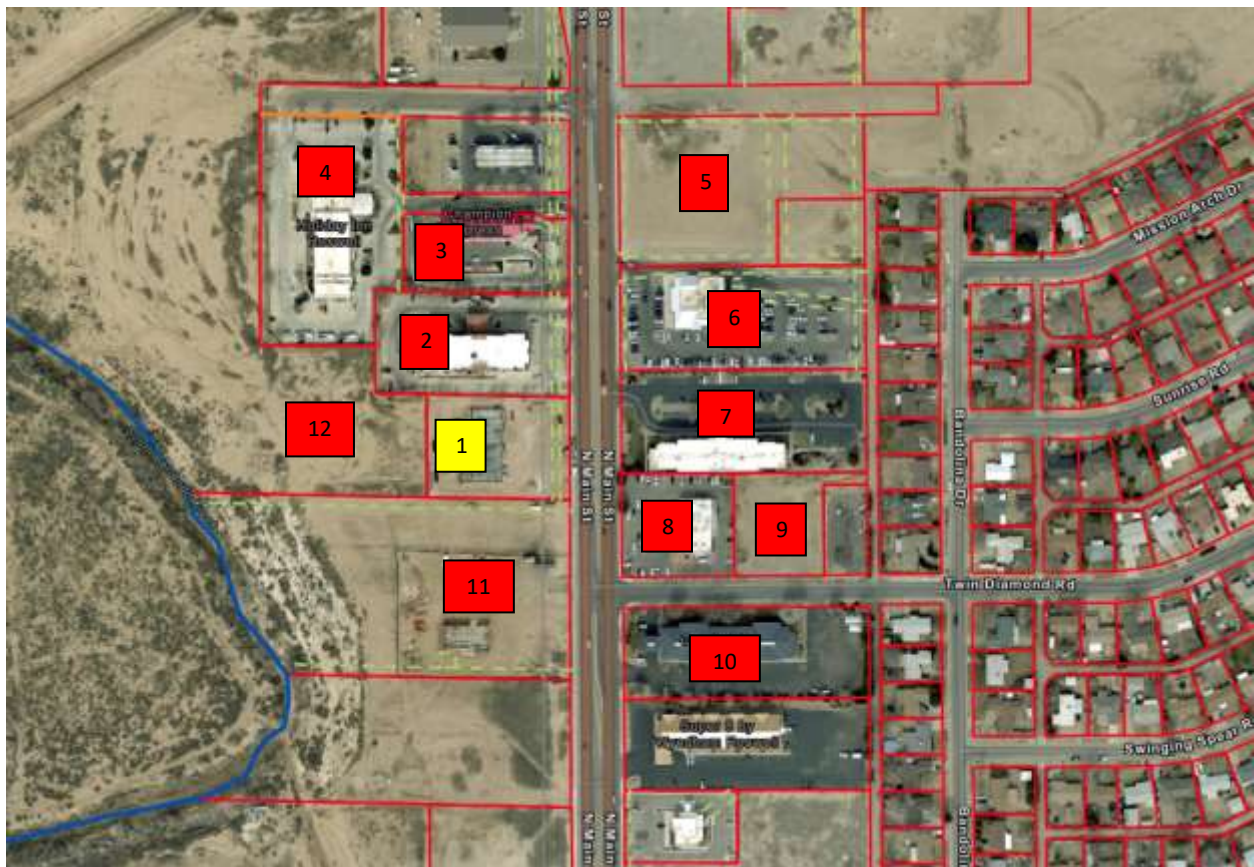
EXHIBIT D: CASE 24-017 CANN

Request a Zone Change to CCAN (Commercial Cannabis) and Conditional Use Permit to Operate an Adult Use Retail Cannabis Establishment

Solicita un cambio de zona a CCAN (Cannabis comercial) y un permiso de uso condicional para operar un establecimiento minorista de cannabis para uso adulto

CHAVES COUNTY ASSESSOR'S MAP IDENTIFYING PROPERTY UNDER CONSIDERATION AND PROPERTIES WITHIN ZONING CASE NOTIFICATION AREA

EL MAPA DEL TASADOR DEL CONDADO DE CHAVES QUE IDENTIFICA LA PROPIEDAD BAJO CONSIDERACIÓN Y LAS PROPIEDADES DENTRO DEL ÁREA DE NOTIFICACIÓN DE CASOS DE ZONIFICACIÓN



PROPERTY UNDER CONSIDERATION – 3606 N Main Street Suite 500



NOTIFICATION LETTERS SENT TO PROPERTY OWNERS IN NOTIFICATION AREA

EXHIBIT E: 24-017 CANN– NOTIFICATION AREA ADDRESSES

1

Property Management Plus LLC
3829 N Grimes St Ste 75
Hobbs, NM 88240

Emrick, Amber; Emrick, Jason
401 W Woodfin Dr
Hobbs, NM 88242

2

Roswell Investment LLC
440 Dream St SE
Moses Lake, WA 98837

Property Owner/Manager
3610 N Main St
Roswell, NM 88201

3

Realty Income Properties 26, LLC
C/O Zips Car Wash ATTN: Tax Department
15 W 6th St Ste 2400
Tulsa, OK 74119

PROPERTY OWNER/ MANAGER
3616 N Main St
ROSWELL, NM 88201

4

Opulence Hospitality Inc
8411 Firestone Ln NE Ste B
Albuquerque, NM 87113

PROPERTY OWNER/ MANAGER
3620 N Main St
ROSWELL, NM 88201

5 (Site is vacant land)

Roswell North Main LLC
2727 N Central Ave
Phoenix, AZ 85004

6

Trust of William and Patricia Mandel
4072 19th St
San Francisco, CA 94114

Property Owner/Manager

EXHIBIT E: 24-017 CANN– NOTIFICATION AREA ADDRESSES

3611 N Main St
Roswell, NM 88201

7
Visvas II LLC
3595 N Main St
ROSWELL, NM 88201

Property Owner/Manager
3607 N Main St
Roswell NM 88201

8
Jaks Holdings LLC
PO Box 2567
ROSWELL, NM 88202

Property Owner/Manager
3601 N Main St
Roswell, NM 88201

9 (Site is vacant land)

Kroenke, E Stanley
211 N Stadium Blvd Ste 207
Columbia, MO 65203

10
Guru Murti Hospitality LLC
3595 N Main St
ROSWELL, NM 88201

11 (Site is under development)
Silva, Juan V; Silva, Dayna Leann
609 W Berrendo Rd
ROSWELL, NM 88201

12 (Site is vacant land)

MRUDA LLC
8411 Firestone Lane NE Ste B
Albuquerque, NM 87113

EXHIBIT F
DRAFT CONDITIONS OF APPROVAL
ZONING CASE 24-017 CANN
Gnomad Canna Co
3606 N Main Street, Suite 500

General Conditions

1. Zoning Case **24-017 CANN** is contingent upon City Council approval and adoption of the attendant Change of Zone and Conditional Use Permit (CUP) applications. Zoning Case **24-017 CANN** hereby approves an indoor retail cannabis business, **Gnomad Canna Co**, located at **3606 N Main Street, Suite 500**, in the City of Roswell, New Mexico.
2. If approved by the City Council, Zoning Case **24-017 CANN** provides for the development and operation of a commercial cannabis establishment as **Gnomad Canna Co**, located at **3606 N Main Street, Suite 500**. The CUP allows for **Gnomad Canna Co** to operate as a Recreational (Adult Use) and Medical Cannabis Retailer under a VICE License or equivalent issued by the New Mexico Cannabis Control Division of the NMRLD. Except as provided for by this permit for the uses above, the cultivation, processing, manufacture, and/or distribution of cannabis, or cannabis derived products beyond current activities by **Gnomad Canna Co** is not permitted at this location. Any request to expand operations beyond that which is permitted under Zoning Case **24-017 CANN**, including, but not limited to cultivation, processing, manufacture, distribution, on-site consumption, and special events, deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Zoning Case **24-017 CANN**.
3. Hours of operation for the retail cannabis business shall be from **10 a.m. to 7 p.m. Monday through Saturday, and 11 a.m. to 5 p.m. on Sunday**, unless otherwise restricted by the State of New Mexico or the City of Roswell.
4. The owner shall procure a City of Roswell Cannabis Operational Permit and a State License prior to commencement of business activities.
5. Prior to commencement of retail sales, the owner/operator of **Gnomad Canna Co** shall provide evidence of compliance with the New Mexico Regulation and Licensing Department (NMRLD), Cannabis Control Division (CCD), Cannabis Retailer Applicant and Licensing Checklist. Pursuant to the Cannabis Retailer and Licensing Checklist, the owner/operator shall submit copies of the following to the Community Development Department for review:
 - a. A Social and Economic Equity Plan
 - b. Proof of Age for Every Controlling Person
 - c. CHS Affidavit and DPS Background Check Authorization
 - d. Premises Diagram Attestation
 - e. Copy of Signed Certification and Attestation as required by the NMRLD/CCD.
6. Prior to commencement of operations, the owner/operator of **Gnomad Canna Co** shall submit copies of required plans and documents for verification of compliance with Sec. 27-67.B through J, inclusive of Chapter 27 of the Roswell Municipal Code to the Community Development Department. Operations of retail sales shall not commence until such time as all required plans and/or documents, required under this Section, are reviewed, approved,

and any required systems installed and ready for operation.

7. The Applicant shall secure building permits for all tenant improvements for the cannabis establishment through the City's Building Division and the Fire Marshal's office prior to the commencement of business activities.
8. Zoning Case **24-017 CANN** shall be valid for 12 months from the effective date of said City Council approval to begin operation of the business, unless the applicant requests an extension of time and is granted by the Planning and Zoning Commission. Issuance of building permits and pursuit of construction also will serve to vest the interest in **24-017 CANN**.
9. Construction plans for tenant improvements shall be in conformance with the floor plan designed in accordance with the **Gnomad Canna Co** facility.
10. The retail cannabis use shall not result in the creation of any odors detectable from anywhere off the property boundaries. The use of carbon filtration systems and other mitigation measures shall be used on all cannabis activities that cause such odors.
11. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance of this approval, will require an amendment to the approval of **24-017 CANN**.
12. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted I.E.B.C., or U.B.C., U.P.C., U.M.C., N.E.C., I.F.C, A.N.S.I, and I.E.C.C., including all requirements of the State of New Mexico, Roswell Police Department, the Roswell Fire Department and any requirements by any other agency having jurisdiction on the project.
13. The applicant shall defend, indemnify, and hold harmless the City of Roswell, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including, but not limited to any approval, condition of approval, or mitigation measure imposed by the City Council or Planning & Zoning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
14. All plan submittals and permits are the responsibility of the developer. This includes plan submittals to the City of Roswell, the City of Roswell Fire Department/Fire Marshal, or to other agencies for whom plan review and approval is required.

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State of New Mexico



Regulation & Licensing Department Cannabis Control Division

HEREBY CERTIFIES THAT

GNOMAD 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

Vertically Integrated Cannabis Establishment

**223 West Broadway
Tatum, NM, 88267**

License No. VIC-2023-0020

Issued 03/27/2023

Expires 03/26/2025

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

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State of New Mexico



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OF NEW MEXICO AS A

Vertically Integrated Cannabis Establishment

Manufacturer III; Retail

223 W Broadway Ste A

Tatum, NM, 88267

License No. VIC-2023-0020-PRM-0002

Issued 04/06/2023

Expires 03/26/2025

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OF NEW MEXICO AS A

Vertically Integrated Cannabis Establishment

Manufacturer III; Retail

3501 N Grimes St

Hobbs, NM, 88240

License No. VIC-2023-0020-PRM-0003

Issued 04/06/2023

Expires 03/26/2025

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State of New Mexico



Regulation & Licensing Department Cannabis Control Division

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OF NEW MEXICO AS A

Vertically Integrated Cannabis Establishment

Producer

223 W Broadway St Suite B

Tatum, NM, 88267

License No. VIC-2023-0020-PRM-0005

Issued 03/27/2023

Expires 03/26/2025

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State of New Mexico



Regulation & Licensing Department Cannabis Control Division

HEREBY CERTIFIES THAT

GNOMAD LLC

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PRESCRIBED BY LAW IS GRANTED A LICENSE TO OPERATE IN THE STATE
OF NEW MEXICO AS A

Vertically Integrated Cannabis Establishment

Manufacturer III; Retail

211 W Broadway

Tatum, NM, 88267

License No. VIC-2023-0020-PRM-0009

Issued 03/07/2023

Expires 03/26/2025

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

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State of New Mexico



Regulation & Licensing Department Cannabis Control Division

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OF NEW MEXICO AS A

Vertically Integrated Cannabis Establishment

Manufacturer III; Retail

2117 Sudderth Drive

Ruidoso, NM, 88345

License No. VIC-2023-0020-PRM-0010

Issued 03/07/2023

Expires 03/26/2025

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

EXHIBIT H 24-017 CANN





STATE OF NEW MEXICO

MAGGIE TOULOUSE OLIVER

SECRETARY OF STATE

Office of the New Mexico Secretary of State
Filing Number: 0002214577
Filed On: 3/4/2022
Total Number of Pages: 1 of 4

EXHIBIT I 24-017 CANN: ARTICLES OF ORGANIZATION

Limited Liability Company

ONLINE ARTICLES OF ORGANIZATION

The undersigned, acting as organizer(s) of a Limited Liability Company pursuant to the New Mexico Limited Liability Company Act, adopt the following Articles of Organization:

ARTICLE ONE: The name of the Limited Liability Company is:

GNOMAD LLC

ARTICLE TWO: The period of duration is: Perpetual

ARTICLE THREE:

(1) The name of the initial registered agent at the address is:

First Name	Last Name
Amber	Emrick

(2) The New Mexico street address of the company's initial registered agent is:

Type	Address	City	State	Zip	Country
Physical Address	401 W Woodfin Dr.	Hobbs	NM	88242	USA

(Post Office Box is not acceptable. Provide a description of the geographical location if a street address does not exist.)

(3) The street address of the company's principal place of business, if different from its registered agent's address is:

Address	City	State	Zip	Country
401 W Woodfin Dr.	Hobbs	NM	88242	USA

(4) The mailing address of the Limited Liability Company is:

Address	City	State	Zip	Country
401 W Woodfin Dr.	Hobbs	NM	88240	USA

Email Address: NONE

Phone: 575-390-0044

ARTICLE FOUR: (Check only if applicable):

☐ YES Management of the business and affairs of the company is vested in a manager(s).

Manager Name and address:

Name	Physical Address	Mailing Address
------	------------------	-----------------

ARTICLE FIVE: (Check only if applicable):

☒ YES The Limited Liability Company is a single member Limited Liability Company.

Member Name and
address:

Name	Physical Address	Mailing Address
Amber Emrck	401 W Woodfin Dr., Hobbs, NM 88242	401 W Woodfin Dr., Hobbs, NM 88242

ARTICLE SIX: If these Articles of Organization are not to be effective upon filing with the Secretary of State's Office, the effective date is *(if an effective date is specified here, it cannot be a date prior to the date the articles are received by the Secretary of State's Office.)*

Effective Date

03/04/2022

Purpose: Wholesale and Retail Sales

NAICS Code:

NAICS Sub Code:

Organizer(s) Printed Name(s):

(Typing the First and Last Name of the Organizer(s), is the equivalent of an electronic signature.)

First Name	Last Name
Amber	Emrck



STATE OF NEW MEXICO

MAGGIE TOULOUSE OLIVER

SECRETARY OF STATE

Certificate of Good Standing and Compliance

IT IS HEREBY CERTIFIED THAT:

GNOMAD LLC

6753930

the above named entity, a Company organized under the laws of New Mexico, is duly authorized to transact business in New Mexico as a Domestic Limited Liability Company, under the

Limited Liability Company Act

53-19-1 to 53-19-74 NMSA 1978

having filed its Articles of Organization on March 4, 2022, and Certificate of Organization issued as of said date.

It is further certified that the fees due to the Office of the Secretary of State which have been assessed against the above named entity have been paid to date and the entity is in good standing and duly authorized to transact business as its existence has not been revoked in New Mexico. This certificate is not to be construed as an endorsement, recommendation, or notice of approval of the entity's financial condition or business activities and practices.

Certificate Issued: November 11, 2024

In testimony whereof, the Office of the Secretary of State has caused this certificate to be signed on this day in the City of Santa Fe, and the seal of said office to be affixed hereto.



Maggie Toulouse Oliver

Maggie Toulouse Oliver
Secretary of State

Certificate Validation #: 0102701

A certificate issued electronically from the New Mexico Secretary of State's office is immediately valid and effective. The validity of a certificate may be established by viewing the Certificate Validation option on the Business Filing System at <https://portal.sos.state.nm.us/bfs/online> and following the instructions displayed under Certificate Validation.

Planning & Zoning Commission

3.

Meeting Date: 12/17/2024

CONTACT: Merideth Hildreth

CHAIR: Saul Aguilar

ACTION REQUESTED

P&Z Meeting Schedule for 2025

Attachments

P&Z Schedule 2025

G.1 EXHIBIT A

City of Roswell Planning & Zoning Commission 2025 Regular Meeting Schedule



Roswell Planning & Zoning Commission

Tuesday, December 17, 2024

Roswell Development Services Conference Room
500 North Main Street, Suite 100 (Sunwest Centre)
Roswell, NM 88201

2025 Regular Meeting Schedule

January 7 - 6:00 p.m.

February 4 - 6:00 p.m.

March 4 - 6:00 p.m.

April 1 - 6:00 p.m.

May 6 - 6:00 p.m.

June 3 - 6:00 p.m.

July 1 - 6:00 p.m.

August 5 - 6:00 p.m.

September 2 - 6:00 p.m.

October 7 - 6:00 p.m.

November 4 6:00 p.m.

December 2 6:00 p.m.