

**EXHIBIT C.3: LETTER NOTIFYING SURROUNDING PROPERTY OWNERS OF
ZONING CASE CANN-25-0063**

LETTER SENT VIA CERTIFIED MAIL ON JULY 24, 2025 TO SURROUNDING PROPERTY OWNERS



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

NOTICE OF PUBLIC HEARING FOR ZONING CASE CANN-25-0063

Notice is hereby given that a public hearing will be held to request approval of Zoning Case CANN-25-0063 for a Variance to the adjacent R-1 & R-3 Residential Zoning Districts, Zone Change to CCAN (Commercial Cannabis), and Conditional Use Permit to operate an adult-use retail cannabis establishment at 3107 N Main Street, Unit B. Legal Description: Subd: BERRENDO IRRIGATED FARMS Block: 21 Lot: 4 N 150' S 351' E 220' W 240' Quarter: NW S: 21 T: 10S R: 24E BK: 384 PG: 1141 WD (Property Owner: KSBL ENTERPRISES LLC.) (Applicant: Animacann Inc dba The Green House) by the Roswell City Council during the **Regular Council meeting on August 14, 2025 at 6:00 p.m. at the Chaves County Administrative Center** – Joseph R. Skeen Building #1 St. Mary's Place, Roswell, New Mexico 88203.

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 CANN-25-0063**. This notice informs you of an upcoming public hearing before the City of Roswell City Council as noted above.

The City of Roswell CITY COUNCIL will hear public comments on the above zoning case on Date: THURSDAY, August 14, 2025, at 6:00 p.m. at the Chaves County Administrative Center – Joseph R. Skeen Building #1 St. Mary's Place, Roswell, New Mexico 88203.

You are entitled, although not obligated, to comment either in writing to our office or in person at the hearing.

Written comments may be submitted and received before noon on the day of the hearing to the Planning and Zoning Division 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.

BACKGROUND:

On July 1, 2025, Case CANN-25-0063 was presented to the Planning & Zoning Commission; and the Meeting Packet includes the case information and may be viewed on the City of Roswell's website at <https://www.roswell-nm.gov/AgendaCenter/ViewFile/Agenda/07012025-2866>

The Planning & Zoning Commission forwarded its recommendation to City Council for a final public hearing to be held on August 14, 2025. You will be able to view the City Council meeting packet for the August 14, 2025 meeting once it is posted.
<https://www.roswell-nm.gov/AgendaCenter>

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

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

Esperanza DeLeon

Esperanza DeLeon
Planner II

(Area of Notification Map attached)

**EXHIBIT C.4: ANEXO C.2: 25-0063 CANN CARTA DE NOTIFICANDO A LOS
PROPIETARIOS DE LOS ALREDEDORES
CARTA ENVIADA POR CORREO CERTIFICADO EL 25 DE JULIO DE 2025 A LOS PROPIETARIOS DE LOS
ALREDEDORES**



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

RE: AVISO DE AUDIENCIA PÚBLICA para el CASO DE ZONIFICACIÓN 25-0063 CANN

Por la presente se notifica que se llevará a cabo una audiencia pública para solicitar la aprobación del Caso de Zonificación CANN-25-0063 para una Variación a los Distritos de Zonificación Residencial R-1 y R-3 adyacentes, Cambio de Zona a CCAN (Cannabis Comercial) y Permiso de Uso Condicional para operar un establecimiento de venta minorista de cannabis para adultos en 3107 N Main Street, Unidad B. Descripción Legal: Subd: BERRENDO IRRIGATED FARMS Block: 21 Lot: 4 N 150' S 351' E 220' W 240' Quarter: NW S: 21 T: 10S R: 24E BK: 384 PG: 1141 WD (Propietario: KSBL ENTERPRISES LLC.) (Aplicante: Animacann Inc dba The Green House) por el Concilio de la Ciudad de Roswell durante la junta Regular del Concilio el **14 de Agosto del 2025 a las 6:00 p.m.** en el Centro Administrativo del Condado de Chaves - Joseph R. Skeen Building #1 St. Mary's Place, Roswell, New Mexico 88203.

Estimado Propietario:

Usted ha recibido este aviso por correo certificado porque la información del Asesor del Condado de Chaves indica que usted es un propietario registrado dentro de los **300 pies** del **Caso de Planificación y Zonificación de la Ciudad de Roswell CANN-25-0063**. 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 mencionado arriba.

Concejo Municipal de Roswell la Ciudad de Roswell escuchara los comentarios del publico sobre el caso de zonificación. Fecha: JUEVES, 14 de agosto de 2025, a las 6:00 p.m. en el Centro Administrativo del Condado de Chaves - Edificio Joseph R. Skeen #1 St. Mary's Place, Roswell, Nuevo México 88203.

Usted tiene derecho, aunque no este obligado(a), a comentar por escrito a nuestra oficina, en línea o en persona con la audiencia.

Para ser considerado, las protestas por escrito deben ser presentadas y recibidas por la División de Planificación y Zonificación a más tardar un día antes del medio día de la reunión a 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 .

FONDO:

El 1 de julio de 2025, se presentó el caso CANN-25-0063 ante la Comisión de Planeación y Zonificación; y el Paquete de Reuniones incluye la información del caso y puede consultarse en el sitio web de la Ciudad de Roswell en <https://www.roswell-nm.gov/AgendaCenter/ViewFile/Agenda/07012025-2866>.

La Comisión de Planificación y Zonificación remitió su recomendación al Concejo Municipal para una audiencia pública final que se celebrará el 14 de agosto de 2025. Podrá ver el paquete de la reunión del Concejo Municipal para la reunión del 14 de agosto de 2025 una vez que se publique.
<https://www.roswell-nm.gov/AgendaCenter>

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

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

Esperanza DeLeon

Esperanza DeLeon
Planner II

(Área de Mapa Notificación adjunta)

EXHIBIT E.2: CANN-25-0063 NOTIFICATION AREA ADDRESSES

1

KSBL ENTERPRICES LLC
3107 N Main St
ROSWELL NM 88201

KSBL ENTERPRICES LLC
PO BOX 757
ROSWELL NM 88202-0757

THE GREENHOUSE ROSWELL
3107 N MAIN ST UNIT B
ROSWELL NM 88201

2

LESTER CORBELL & VERONICA CORBELL
OR CURRENT PROPERTY OWNER
3015 N MAIN ST
ROSWELL NM 88201

LESTER CORBELL & VERONICA CORBELL
21 LAFAYETTE LP
ROSWELL NM 88201

3

GARCIA INVESTMENT PROPERTIES LLC
OR CURRENT PROPERTY OWNER
3109 N MAIN ST
ROSWELL NM 88201

GARCIA INVESTMENT PROPERTIES LLC
402 SAUCEDO AVE
ROSWELL NM 88203

4

LUIS R GARCIA & MARIA GARCIA
OR CURRENT PROPERTY OWNER
3113 N MAIN ST
ROSWELL NM 88201

LUIS R GARCIA & MARIA GARCIA
402 S SUCEDO AVE
ROSWELL NM 88201

EXHIBIT E.2: CANN-25-0063 NOTIFICATION AREA ADDRESSES

5

PVT NETWORKS INC
3117 N MAIN ST
ROSWELL NM 88201

PVT NETWORKS
4011 W MAIN ST
ARTESIA NM 88210

6

SWS FAMILY LLC
100 E LINDA VISTA BLVD
ROSWELL NM 88201

SWS FAMILY LLC
106 E LINDA VISTA BLVD STE 101
ROSWELL NM 88201

7

KIMBERLY PERRY
108 E LINDA VISTA BLVD
ROSWELL NM 88201

KIMBERLY PERRY
1313 N PENNSYLVANIA AVE
ROSWELL NM 88201

8

JOHN BELL & PHYLLIS J BELL
3108 ALHAMBRA DR
ROSWELL NM 88201

9

LESLEA TIVIS; JIMMY & KATHY TIVIS
3106 ALHAMBRA DR
ROSWELL NM 88201

10

MARTIN E SALAS
3104 ALHAMBRA DR
ROSWELL NM 88201

EXHIBIT E.2: CANN-25-0063 NOTIFICATION AREA ADDRESSES

11

ROBERT DOMINGUEZ
RAMONA A DOMINGUEZ
3102 ALHAMBRA DR
ROSWELL NM 88201

ROBERT DOMINGUEZ
RAMONA A DOMINGUEZ
3102 ALHAMBRA DR
ROSWELL NM 88201

12

CHRISTOPHER GRIEGO & ROSA GRIEGO
3107 ALHAMBRA DR
ROSWELL NM 88201

13

LUPE JR LEYBA
3105 ALHAMBRA DR
ROSWELL NM 88201

14

WILLIAM KINCAID & SHANNON KINCAID
3103 ALHAMBRA DR
ROSWELL NM 88201

15

JUSTIN BONDS
OR CURRENT PROPERTY OWNER
3100 ALHAMBRA DR
ROSWELL NM 88201

JUSTIN BONDS
4681 RIMROCK DR
ROSWELL NM 88201

16

LINDA G CASSIDY
OR CURRENT PROPERTY OWNER
3101 ALHAMBRA DR
ROSWELL NM 88201

EXHIBIT E.2: CANN-25-0063 NOTIFICATION AREA ADDRESSES

17

FRANK ESPINOZA & GLORIA ESPINOZA
101 CALLE DEL SOL
ROSWELL NM 88201

18

JEORGE V BELTRAN & CHARITY J BELTRAN
OR CURRENT PROPERTY OWNER
103 CALLE DEL SOL
ROSWELL NM 88201

JEORGE V BELTRAN & CHARITY J BELTRAN
6833 HEDGEWOOD DR
SACRAMENTO CA 95842

19

JONATHAN R GRANDI & EMILY A GRANDI
105 CALLE DEL SOL
ROSWELL NM 88201

20

CELESTE M ZAMORA
107 CALLE DEL SOL
ROSWELL NM 88201

21

MARK MASLIAN & DEMVIA MASLIN
100 CALLE DEL SOL
ROSWELL NM 88201

22

LESA DODD
102 CALLE DEL SOL
ROSWELL NM 88201

EXHIBIT E.2: CANN-25-0063 NOTIFICATION AREA ADDRESSES

23

CHAD SANTOS
OR CURRENT PROPERTY OWNER
104 CALLE DEL SOL
ROSWELL NM 88201

CHAD SANTOS
20308 BLOSS AVE
HILMAR CA 95324

24

MARLYN GILBERT
106 CALLE DEL SOL
ROSWELL NM 88201

25

SLEEPING INDIAN INVESTMENTS LLC
OR CURRENT PROPERTY OWNER
3017 N MAIN ST
ROSWELL NM 88201

SLEEPING INDIAN INVESTMENTS LLC
3205 RICHMOND DR NE
ALBUQUERQUE NM 87107

26

ORLANDO S GUTIERREZ
OR CURRENT PROPERTY OWNER
3020 ALHAMBRA DR
ROSWELL NM 88201

ORLANDO S GUTIERREZ
2105 E 2ND ST
ROSWELL NM 88201

EXHIBIT E.2: CANN-25-0063 NOTIFICATION AREA ADDRESSES

27

SWEET CRASH LLC
OR CURRENT PROPERTY OWNER
3009 N MAIN ST
ROSWELL NM 88201

SWEET CRASH LLC
131 N ROADRUNNER PARKWAY
LAS CRUCES NM 88011

28, 29

GARY FULTHEIM BROWN MARITAL TRUST
JUDITH L BROWN TRUSTEE
3013 N MAIN ST
ROSWELL NM 88201

GARY FULTHEIM BROWN MARITAL TRUST
JUDITH L BROWN TRUSEE
3064 BROADWAY
LONG BEACH CA 90803

30

247 MANAGEMENT LLC
OR CURRENT PROPERTY OWNER
3010 N MAIN ST
ROSWELL NM 88201

31

WALID A ABDEL -AZIZ
JOU MANA GHAZI KADDOURA
OR CURRENT PROPERTY OWNER
3012 N MAIN ST
ROSWELL NM 88201

WALID A ABDEL -AZIZ
JOU MANA GHAZI KADDOURA
607 E COUNTRY CLUB
ROSWELL NM 88201

EXHIBIT E.2: CANN-25-0063 NOTIFICATION AREA ADDRESSES

32

ABERDEEN PROPERTIES LLC
3020 N MAIN ST
ROSWELL NM 88201

ABERDEEN PROPERTIES LLC
P.O BOX 3135
ROSWELL NM 88202

33

JOSHUA A CALVERT
3103 N RICHARDSON AVE
ROSWELL NM 88201

34

FAWNA L HENDRICKS
3105 N RICHARDSON AVE
ROSWELL NM 88201

35

CHRISTOPHER WILCOX & JENNIFER L WILCOX
OR THE CURRENT PROPERTY OWNER
3107 N RICHARDSON AVE
ROSWELL NM 88201

CHRISTOPHER WILCOX & JENNIFER L WILCOX
2503 N SYCAMORE AVE
ROSWELL NM 88201

36

DWIGHT PAUL PIRTLE & DENISE PIRTLE
OR THE CURRENT PROPERTY OWNER
3109 N RICHARDSON AVE
ROSWELL NM 88201

DWIGHT PAUL PIRTLE & DENISE PIRTLE
6793 CHEROKEE RD
DEXTER NM 88230

EXHIBIT E.2: CANN-25-0063 NOTIFICATION AREA ADDRESSES

37

OJEDA MAGNO MORENO & KENIA ARLETTE
3111 N RICHARDSON AVE
ROSWELL NM 88201

38

JOSUE ROSARIO
3113 N RICHARDSON AVE
ROSWELL NM 88201

39

RITA MELENA & ALEJANDRO CORTEZ
3115 N RICHARDSON AVE
ROSWELL NM 88201

40, 42

GOODMAN MANAGEMENT LLC
S&D REAL ESTATE LLC
7608 CROUCH CT
SANTA FE NM 87507

40

GOODMAN MANAGEMENT LLC
S&D REAL ESTATE LLC
3020 N MAIN ST
ROSWELL NM 88201

41 (Shopping Plaza)

BUTT MCLEAN REVOCABLE FAMILY TRUST
DONALD GREGORY & BARBARA KAY MCLEAN TTEES
509 W ALAMEDA ST
ROSWELL NM 88203

41A

BUTT MCLEAN REVOCABLE FAMILY TRUST
OR CURRENT BUSINESS OWNER
3106 N MAIN ST
ROSWELL NM 88201

EXHIBIT E.2: CANN-25-0063 NOTIFICATION AREA ADDRESSES

41B

BUTT MCLEAN REVOCABLE FAMILY TRUST
OR CURRENT BUSINESS OWNER
3108 N MAIN ST
ROSWELL NM 88201

41C

BUTT MCLEAN REVOCABLE FAMILY TRUST
OR CURRENT BUSINESS OWNER
3110 N MAIN ST
ROSWELL NM 88201

41D

BUTT MCLEAN REVOCABLE FAMILY TRUST
OR CURRENT BUSINESS OWNER
3112 N MAIN ST
ROSWELL NM 88201

42

GOODMAN MANAGEMENT LLC
S&D REAL ESTATE LLC
110 W LINDA VISTA BLVD
ROSWELL NM 88201

43

FLA ENTERPRICES LLC
OR THE CURRENT PROPERTY OWNER
3116 N MAIN ST
ROSWELL NM 88201

FLA ENTERPRICES LLC
3257 N SYCAMORE AVE
ROSWELL NM 88201

EXHIBIT E.2: CANN-25-0063 NOTIFICATION AREA ADDRESSES

44

WJE LLC

OR THE CURRENT PROPERTY OWNER

3200 N MAIN ST

ROSWELL NM 88201

WJE LLC

311 S VIRGINIA AVE

ROSWELL NM 88203

Zoning Case CANN-25-0063

LD LesaDodd <lesa_dodd@yahoo.com>

        ...

To:  Merideth Hildreth

Tue 7/29/2025 9:40 AM

CAUTION: This email did **NOT** come from anyone using a valid City of Roswell email address. Review it carefully before opening any attachments or clicking any links inside the email.

Please let this email serve as my written comments **AGAINST** allowing KSBL Enterprises LLC and Animacann Inc dba The Greenhouse open a cannabis establishment at 3107 N Main Street which is within 300 feet of my residential neighborhood. I am **AGAINST** this zone request for the following reasons:

1. Roswell already has enough cannabis shops! **WE DONT NEED ONE IN OUR BACKYARDS AND RESIDENTIAL NEIGHBORHOODS!!!**
2. This cannabis establishment will result in additional vehicle traffic not only via main street but also down the alleyways behind residential houses. When Blake's Hamburgers was opened, the traffic in the alleyways increased substantially due to people cutting through the alley to access Blake's. In addition, foot traffic of people walking through alleyways will also increase to order to access the cannabis shop. Both of these are huge safety concerns for the residents in the neighborhood.
3. A cannabis establish may attract questionable customers to our family-oriented neighborhoods. Many families in the neighborhood have children who play outside that do not need to be influenced by the people they see going to the cannabis shop.

Again, I am **AGAINST** this zoning request. If you have any questions, please let me know. Thank you for your consideration.

Lesa Dodd
102 Calle Del Sol
Roswell, NM 88201
575-626-4683

 Reply

 Forward