



## City of Rio Communities Planning and Zoning Meeting

City Council Chambers - 360 Rio Communities Blvd

Rio Communities, NM 87002

Thursday, January 11, 2024 4:00 PM

### Agenda

*Please silence all electronic devices.*

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes – Business Meeting 12/21/2023

Public Comment:

*If you wish to speak during the public comment session, the Chairman will allow each member of the public three (3) minutes to address the Commission. Both the public and Commission will follow rules of decorum. Please state your name and where you live. The public shall direct comments to the Chairman. Comment(s) will not be disruptive or derogatory.*

#### Actions Items

**1. Public Forum - For the purpose of the request for a rezoning for a Planned Development to Commercial 2 Zone and Business Manufacturing Zone**

- **Motion and roll call vote to recess Planning and Zoning Meeting session and to go into a Public Forum**
  - a. **The Playa Vista Group: Commercial 2 zone Proposed Location: UPC 100902637524000000Subd: PLAYA ESTATES Tract: PARCEL 5 11.52 ACRES 1994 SPLIT, UPC 100902637514000000 Subd: PLAYA ESTATES Tract: PARCEL 7 27.26 ACRES 1994 SPLIT Proposed Location: UPC 100902637524000000Subd: PLAYA ESTATES Tract: PARCEL 5 11.52 ACRES 1994 SPLIT, UPC 100902637514000000 Subd: PLAYA ESTATES Tract: PARCEL 7 27.26 ACRES 1994 SPLIT UPC 1010026397 PLAYA ESTATES Tract: PARCEL 16 16.44 ACERS 2006 REV, PARCEL 17 33.82 ACRES 1994 SPLIT, PARCEL 18 A 42.01 ACRES**
  - b. **The Playa Vista Group: Business Manufacturing Proposed Location: UPC 100902636501500000 Subd: PLAYA ESTATES Tract: PARCEL 23 33.40 ACRES 1994 SPLIT, UPC 101002506047500000 Subd: PLAYA ESTATES Tract: PARCEL 24 47.01 ACRES 1994 SPLIT, UPC 1010025376425 Subd: PLAYA ESTATES Tract: 18A 42.01 ACRES PLAT M-526, UPC 101002648004000000 Subd: PLAYA ESTATES Tract: PARCEL 17 33.82 ACRES 1994 SPLIT, UPC 101002632005000000 Subd: PLAYA ESTATES Tract: PARCEL 19 54.00 ACRES 1994 SPLIT, UPC 1010026397131000000 Subd: PLAYA ESTATES Tract: PORTION OF PARCEL 16 REMAINING 16.44 ACRES 2006 REV, UPC 1010026294187000000 Subd: PLAYA ESTATES Tract: SOUTH PORTION OF PARCEL 15 5.65 ACRES 2006 SPLIT, UPC 1010026270120000000 Subd: PLAYA ESTATES Tract: PARCEL 14 19.56 ACRES 1994 SPLIT, UPC 1010026150145000000 Subd: PLAYA ESTATES Tract: PARCEL 11 14.52 ACRES 1994 SPLIT, UPC: 1010026145085000000 Subd: PLAYA ESTATES Tract: PARCEL 12 14.29 ACRES 1994 SPLIT, UPC 1010026105020000000 Subd: PLAYA ESTATES Tract: PARCEL 21 23.45 ACRES 1994 SPLIT, UPC 1009026490035000000 Subd: PLAYA ESTATES Tract: PARCEL 22 35.56 ACRES 1994 SPLIT**
- **Motion and roll call vote to go back into Planning and Zoning Meeting Session**

**2. Discussion, Consideration, and Decision – Recommendation to City Council regarding applicant Playa Vista Group – Commercial 2 Zone**

**3. Discussion, Consideration, and Decision – Recommendation to City Council regarding applicant Playa Vista Group – Business Manufacturing**

**4. 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, December 21, 2023 4:00 PM**  
**Minutes**

*Please silence all electronic devices.*

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**Call to Order**

Chairman Adair called the meeting to order at 4:01 pm.

**Pledge of Allegiance**

Vice Chairman Adair led the pledge of allegiance.

**Roll Call**

- PRESENT: Vice Chairman Scott Adair, Secretary Melodie Good, Commissioner Adelina Benavidez  
Commissioner Chad Good
  - Present: Deputy Clerk Lalena Aragon. Manager Dr. Moore

**Approval of Agenda**

- Motion made by Secretary Good to approve the agenda as presented. Seconded by Vice Chairman Adair. With a unanimous vote the agenda was approved.

**Approval of Minutes**

- Motion made by Secretary Good to approve the minutes for 12/07/24 as written. Seconded by Commissioner Good. With a unanimous vote the minutes for 12/07/2023 were approved as written.

**Actions Items**

**Discussion – Public Forum Rules and Guidelines**

- City Manager Dr. Moore went over the guidelines of a public forum. He explained that a 6-day notice will not include Holidays and Weekends. He explained a motion will need to be made to go into a public forum if we are in a business meeting we will need to if it is a just a public forum we don't have to. He explained that we can set a timeframe for the forum for example 90 min, 2 hours, or 3 hours.
- Secretary Good asked if the public could address the presenter.
- City Manager Dr. Moore said they would have to ask questions through the Chair.
- Chairman Adair explained how he understands the process works. He then asked if they could have a Public Forum that isn't in the regular business meeting.
- City Manager said we could just hold a Public Forum that isn't part of a regular business meeting.
- Mrs. Good asked if at the next meeting we will come back to a recommendation and discussion of what we have.
- City Manager Dr. Moore asked after we came out of a meeting would you like to have the legal counsel come with a draft of recommendations of the Commission.

**Discussion – January, 2024 Meeting Schedule**

- The commission discussed cancelling the January 4th meeting and having one on the 11th and the 25th. The commission agreed to cancel the January 4<sup>th</sup> meeting and to have a Regular Business meeting on the 4<sup>th</sup> with a public forum and a regular business meeting on the 25<sup>th</sup>.
- Secretary Good asked about the solar farms.
- Dr. Moore explained that one project was accepted in the City of Rio Communities, and they are working on what needs to be done to get it going.

**Public Comment:**

- No comments

**Adjourn**

- Motion made by Secretary Good to adjourn. Seconded by Commissioner Good. With a unanimous vote the meeting was adjourned at 4:52pm.

Respectfully submitted,

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

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

Approved:

\_\_\_\_\_  
 Vacant

\_\_\_\_\_  
 Scott Adair, Vice Chairman

\_\_\_\_\_  
 Melodie Good, Secretary

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

\_\_\_\_\_  
 Chad Good, Commissioner



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

RECEIVED

DEC 04 2023

City of Rio Communities

*Ms*

Application Fee (\$250) Paid

Laketa Arce  
 Deputy Clerk

Property Owner Name:		The Playa Vista Group	
Address: PO Box 1608		Street:	City: Albuquerque State: NM 87103
Name of Applicant:		Harvey Yates on behalf of the Playa Vista Group	
Phone: 505-242-4050		Email: PetroYates@msn.com	
Agent: (If partnership, provide proof that agent has legal authorization to sign documents).		Will Gleason, AICP Dekker Perich Sabatini	
Agent Phone: 505-761-9700		Agent Email: vikkie@dpsdesign.org willg@dpsdesign.org	
Legal Description of Property: Add attachment if needed		See attached	
Subdivision:	UPC #:	Lot #:	Block #:
Address /Legal Description: Attach document if needed.		Existing plat map #s:	
Explain how the intended use of the property will correspond with the proposed zoning. (Attach additional documents if needed. See justification letter, attached			
Present Zoning:	PD	Requested Zoning Change:	C-2

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 6, 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:			

Cibola Land Compaction  
 by Harvey E Yates Jr  
 Printed Name: Harvey E Yates Jr Signed Name: [Signature] Date: 12/1/2023

Felipe Sanchez  
 Printed Name: Felipe Sanchez Signed Name: [Signature] Date: 12-1-23

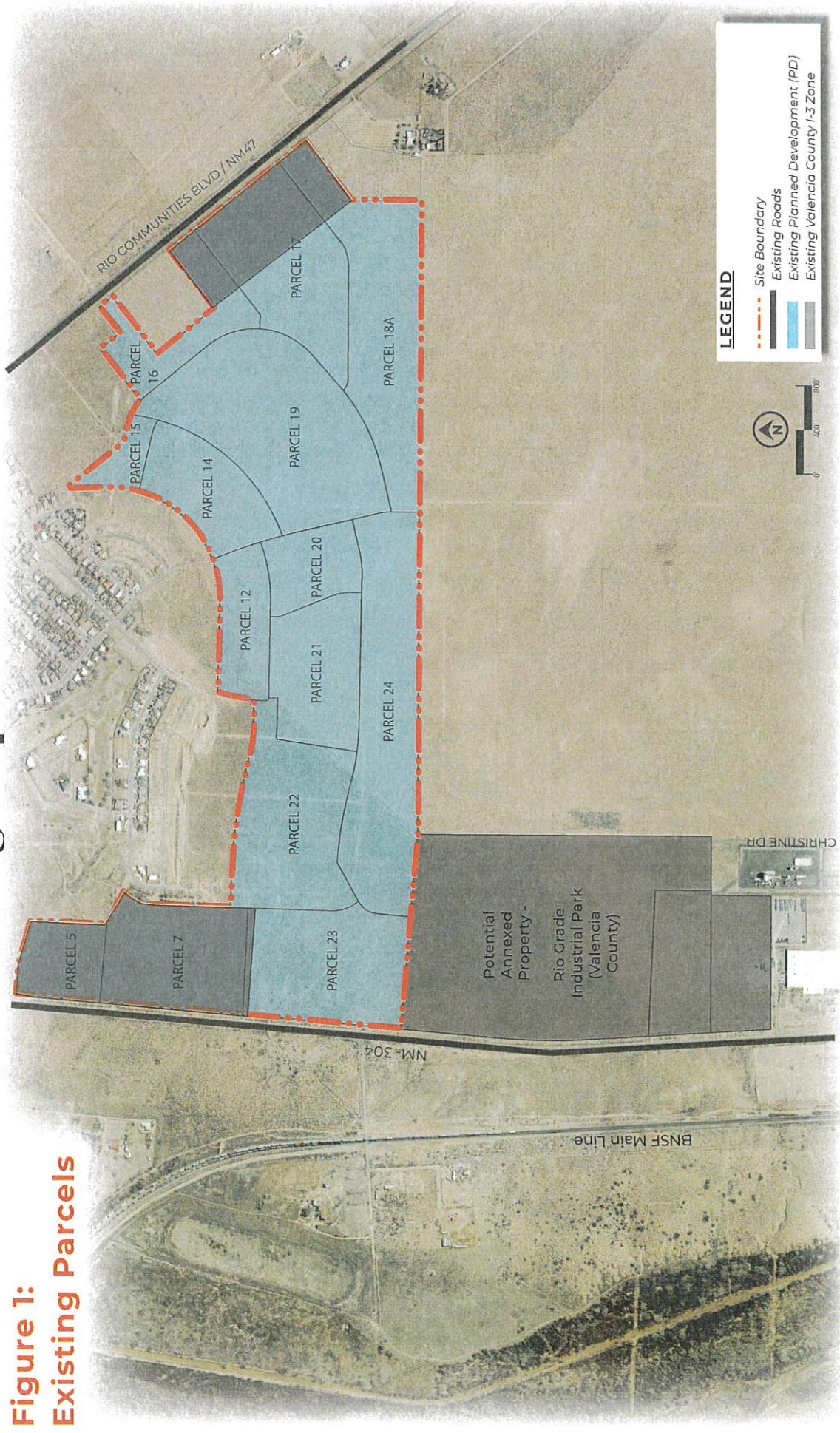
W. Martin Sisneros  
 Printed Name: W. Martin Sisneros Signed Name: [Signature] Date: 12-1-23

## **01.2 AUTHORIZATION LETTER**

2. Authorization Letter

# Rio Communities Rezoning Request

Figure 1:  
Existing Parcels

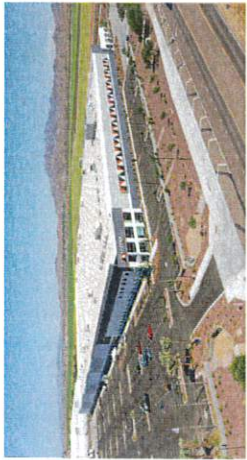


# Rio Communities Business Park: Business Manufacturing Zoning

## Example Industries



Hanwha Q Cells Solar manufacturing - Georgia



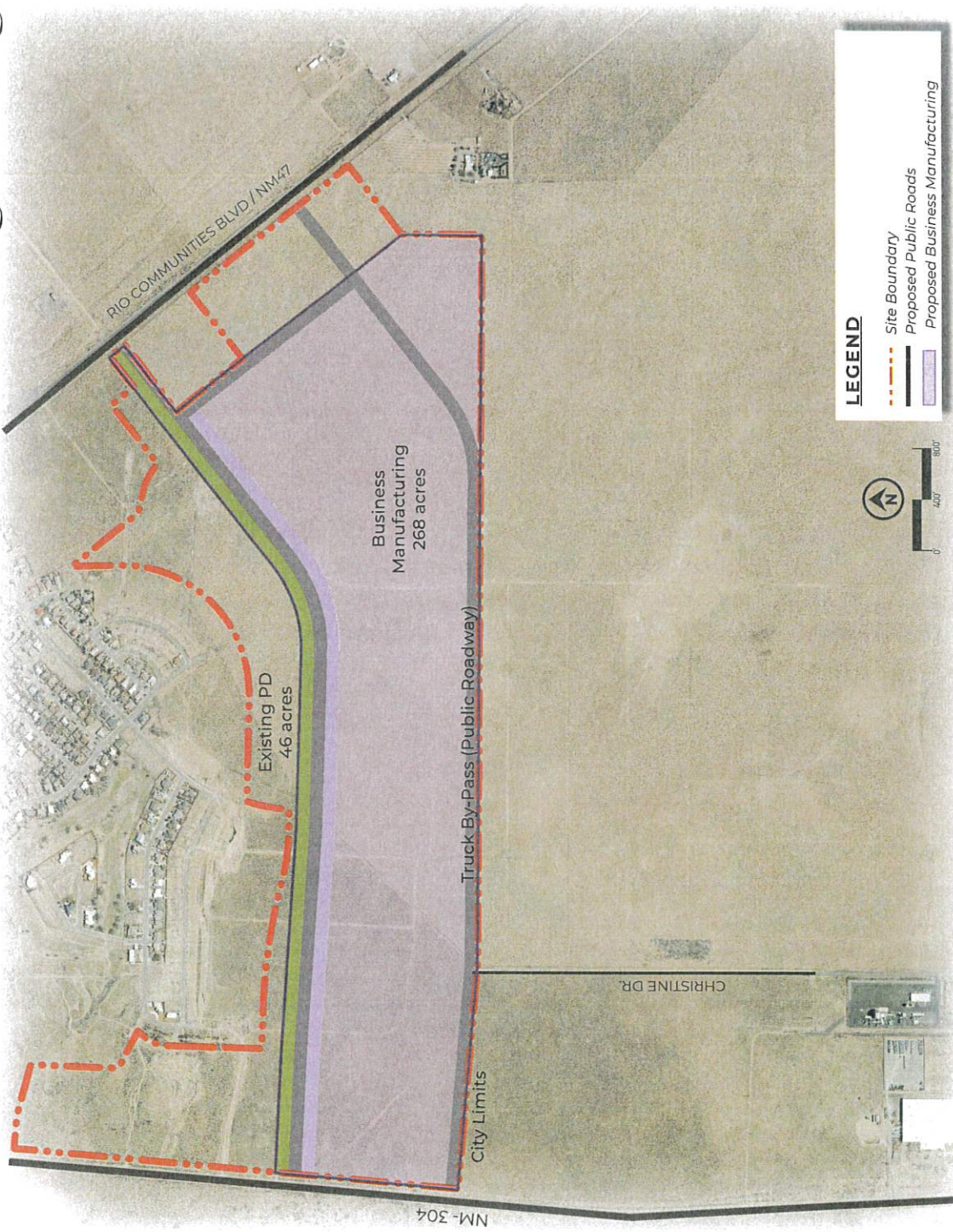
Andersen Window Manufacturing - Arizona



Nordex Wind Turbine Factory - Germany



Proterra EV Battery Factory - South Carolina



# Rio Communities Business Park: PD Zoning

Planned Development +  
Proposed Buffer  
Examples



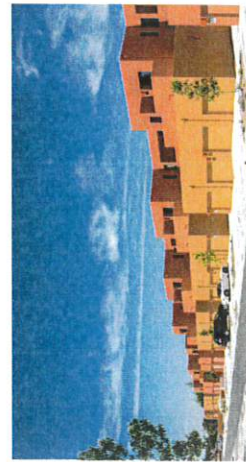
City of Irvine, CA | Multi-Use Trail



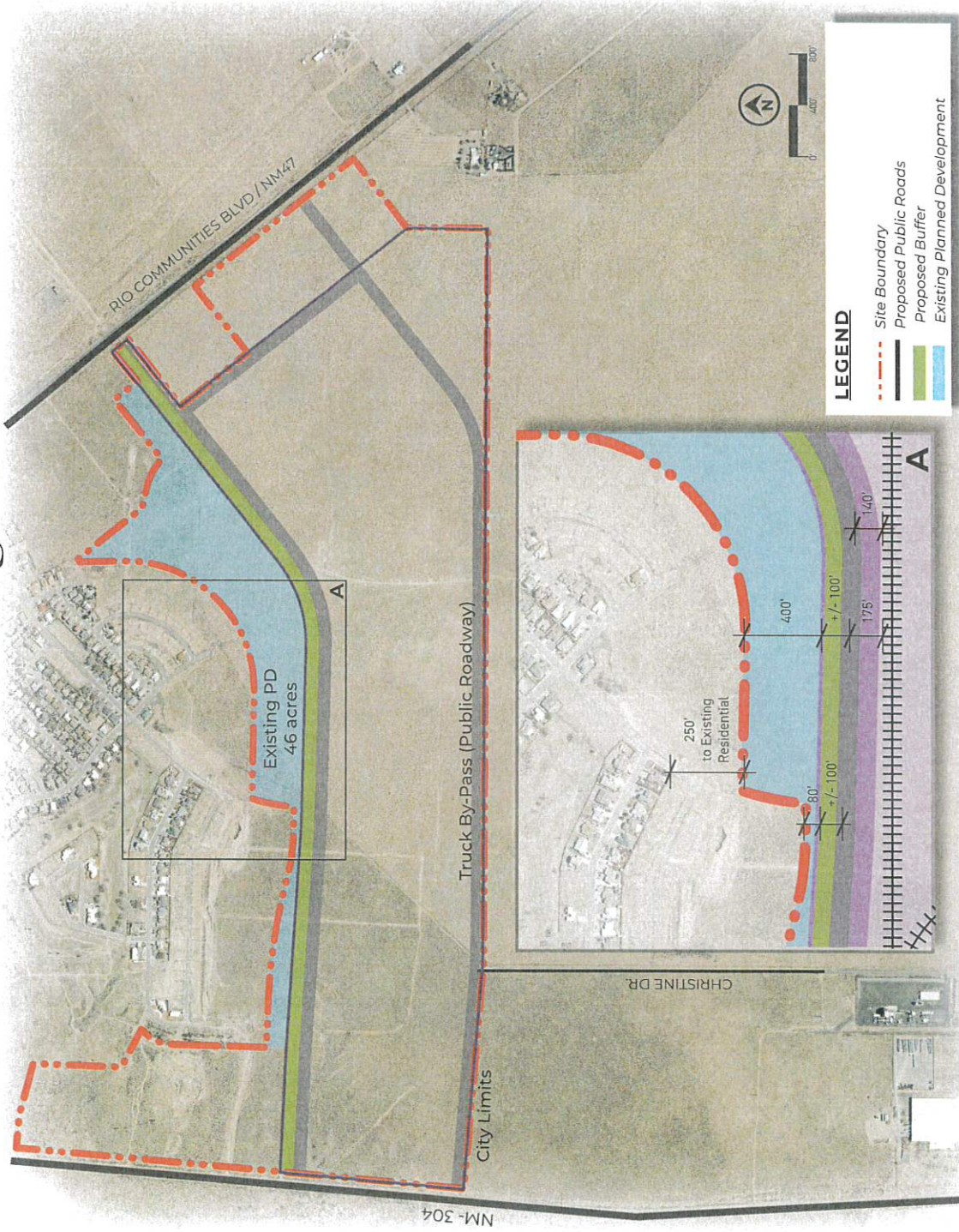
Albuquerque, NM | Multi-Use Trail



Single Family Residential Product Type



Zocalo Townhomes | Santa Fe, NM





November 8, 2023

Mr. Martin Moore, Manager  
City of Rio Communities Planning Department  
360 Rio Communities Blvd.  
Rio Communities, NM 87002

Re: Authorization of D/P/S as Agent

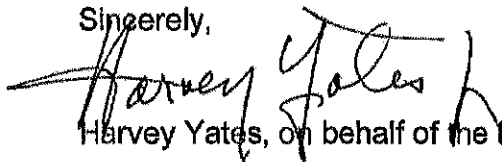
Dear Mr. Moore:

This letter authorizes Dekker/Perich/Sabatini LLC (D/P/S) to represent the Playa Vista Group regarding the applications for a zone map amendment of the Playa Estates lands totaling approximately 381 acres.

D/P/S is authorized to act as agent for the Playa Vista Group and related landowner entities in all matters necessary for the required approval processes for zone map amendments.

Should there be any questions, please do not hesitate to contact me.

Sincerely,

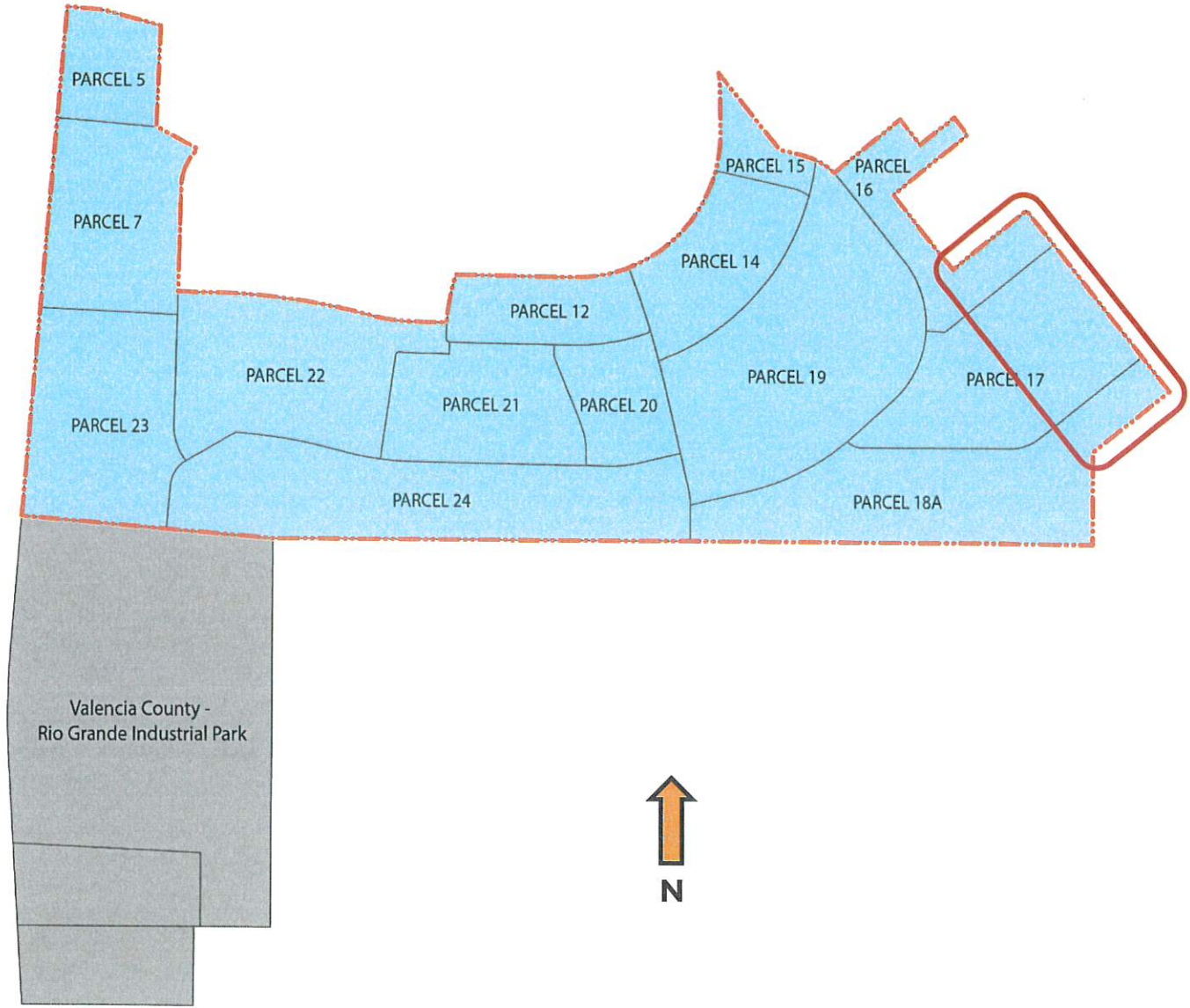
  
Harvey Yates, on behalf of the Playa Vista Group

## **01.3** LEGAL DESCRIPTIONS OF PROPERTY

### 3. Legal Descriptions of Property

LEGAL DESCRIPTION OF PROPERTY – RIO COMMUNITIES BUSINESS PARK

SEE FIGURE AND TABLE - ATTACHED



<i>Parcel</i>	<i>Legal Description of Property</i>	<i>Sub-division</i>	<i>UPC #</i>	<i>Lot #</i>	<i>Present Zoning</i>	<i>Requested Zoning Change</i>
16	Subd: PLAYA ESTATES Tract: PORTION OF PARCEL 16 REMAINING 16.44 ACRES 2006 REV	PLAYA ESTATES	1010026397 131000000	PORTION OF PARCEL 16 REMAINING	PD (4.78 acres unchanged)	C-2 (4.56 acres)
17	Subd: PLAYA ESTATES Tract: PARCEL 17 33.82 ACRES 1994 SPLIT	PLAYA ESTATES	1010026480 040000000	PARCEL 17	PD	C-2 (15.13 acres)
18A	Subd: PLAYA ESTATES Tract: 18A 42.01 ACRES PLAT M-526	PLAYA ESTATES	1010025376 425	18A	PD	C-2 (4.71 acres)

ARCHITECTURE / DESIGN / INSPIRATION

**02 JUSTIFICATION LETTER**

December 4, 2023

City of Rio Communities  
Planning and Zoning Commission  
360 Rio Communities Blvd  
Rio Communities, NM 87002

Re: Rio Communities Business Park  
Request for Zone Map Amendment

Dear Chairperson,

Dekker Perich Sabatini, as agent for the property owner, The Playa Vista Group, is requesting a Zone Map Revision (Rezoning of Property) for the above referenced land from the existing zoning classification 'Planned Development' (PD) to a combination of 'Business Manufacturing Development Zone' (B-M) and 'Community Commercial and Retail Use' (C-2), as indicated on the attached Proposed Zoning Exhibits.

If approved, the property owner plans to develop the land with a wide range of business manufacturing, commercial, and retail uses. The owner will coordinate the necessary access with NMDOT as the project moves toward a site plan.

The subject site is bounded by NM Highway 304 to the west, NM Highway 47 (Rio Communities Blvd) to the east, Tierra del Sur subdivision to the north and the Rio Communities city boundary to the south. To the south of, but contiguous to, the City of Rio Communities city limits, is the Rio Grande Industrial Park (RGIP). The northern end of RGIP is shown on some of the following exhibits because our proposal includes bringing a rail spur from RGIP into the proposed B-M acreage.

This submittal includes extending Christine Drive from RGIP into the proposed B-M acreage where it would intersect a newly proposed road (truck-by-pass) which would run from NM 304 to NM 47. Presently the community has a problem with trucks travelling through neighborhoods. This plan offers a potential for relief. The proposal would create space for a truck by-pass between NM 304 and 47, alleviating traffic impacts on residential parts of Rio Communities.

A summary of the desired zone change breakdown is as follows:

Present Zoning	Requested Zone Change	Total Acreage
PD	C-2	63
PD	B-M	268
PD	No Requested Change	46
<b>Total Acreage</b>		<b>377</b>

A breakdown of the specific requested zone change acreage as it relates to existing parcels is attached to the application.

### **Request for Changes from PD to C-2**

All parcels within the subject site are currently zoned PD. This request for approval seeks to rezone 63 acres of PD to C-2. A zone change to C-2 would allow for amenities, retail opportunities, and services to be easily accessible to the surrounding neighborhoods. Uses such as shopping centers, medical clinics, fast food establishments, and movie theaters are allowable within Rio Communities' current zoning code and would positively impact residents and boost the local economy and align with the desired outcomes of the City of Rio Communities' Comprehensive plan.

#### **Per the City of Rio Communities' Comprehensive Plan (2015):**

- Goal 4: Diversify Local Economy states the objective to,
  - ◆ *Develop an economic plan that establishes an environment that is conducive and responsive to diverse and sustainable businesses that provide a full range of goods and services, and gainful employment opportunities.*
  - 4.13 Promote retail growth conducive to and supported by our current 5000+ population that controls retail leakage and encourages satellite consumers

*This request provides Rio Communities the opportunity to expand its commercial retail offerings to residents and the surrounding area. Changing 63 acres of PD to C-2, with frontage along two New Mexico State highways allows the opportunity for businesses to locate within the boundaries of Rio Communities and keep gross receipts tax within the community.*

### **Request for Changes from PD to B-M**

This request also seeks to change 268 acres of PD to B-M. In order to reduce the impact of this request on current residents to the north, a +/- 100' wide greenbelt is proposed along the south edge of the unchanged 46 acres of PD. The greenbelt is envisioned to be a multifunctional, multiuse outdoor trail.

A change to B-M would allow the owner to attract industries such as solar, wind turbine, or EV manufacturing to the requested district, and align with the desired outcomes of the City of Rio Communities' Comprehensive plan.

#### **Per the City of Rio Communities' Comprehensive Plan (2015)**

- Goal 4: Diversify Local Economy states the objective to,

- ◆ *Develop an economic plan that establishes an environment that is conducive and responsive to diverse and sustainable businesses that provide a full range of goods and services, and gainful employment opportunities.*

- *4.9 Develop an industrial and commercial marketing plan that includes projected benefits of the railroad spur in the area.*


*The Proposed Zoning Exhibit depicts an extension of the railroad spur that runs parallel to Christine Dr., south of the subject site. The owner will work with railway engineers to determine a feasible alignment that will serve the tenants of the requested B-M district.*

- *4.29 Establish a renewable energy program that targets both residential and commercial use of sustainable energy sources. Continue working with Solar Overlay Zones to recruit additional clean energy sources to our vacant lands. Establish additional Zones as needed*

*The owner seeks to bring in business manufacturing facilities that specialize in renewable and green energy. Companies such as solar panel production, wind turbine production, or EV battery manufacturing would create good paying, highly desirable jobs. The proposed zoning category of Business Manufacturing will make it easier to attract this type of business to Rio Communities.*

Based upon the rationale in this letter, we respectfully request approval of a Zoning Map Revision to 268 acres for Business Manufacturing and 63 acres to C-2 located within the subject site. This zone change will help diversify the local economy of Rio Communities in cooperation with the Comprehensive Plan, provide the potential for job creation, and offer amenities to residents and the surrounding areas.

Sincerely,



Will Gleason, AICP  
Client Focus Leader / Principal  
Dekker Perich Sabatini



**03 PLANNED LAND USE DESIGN EXHIBITS**

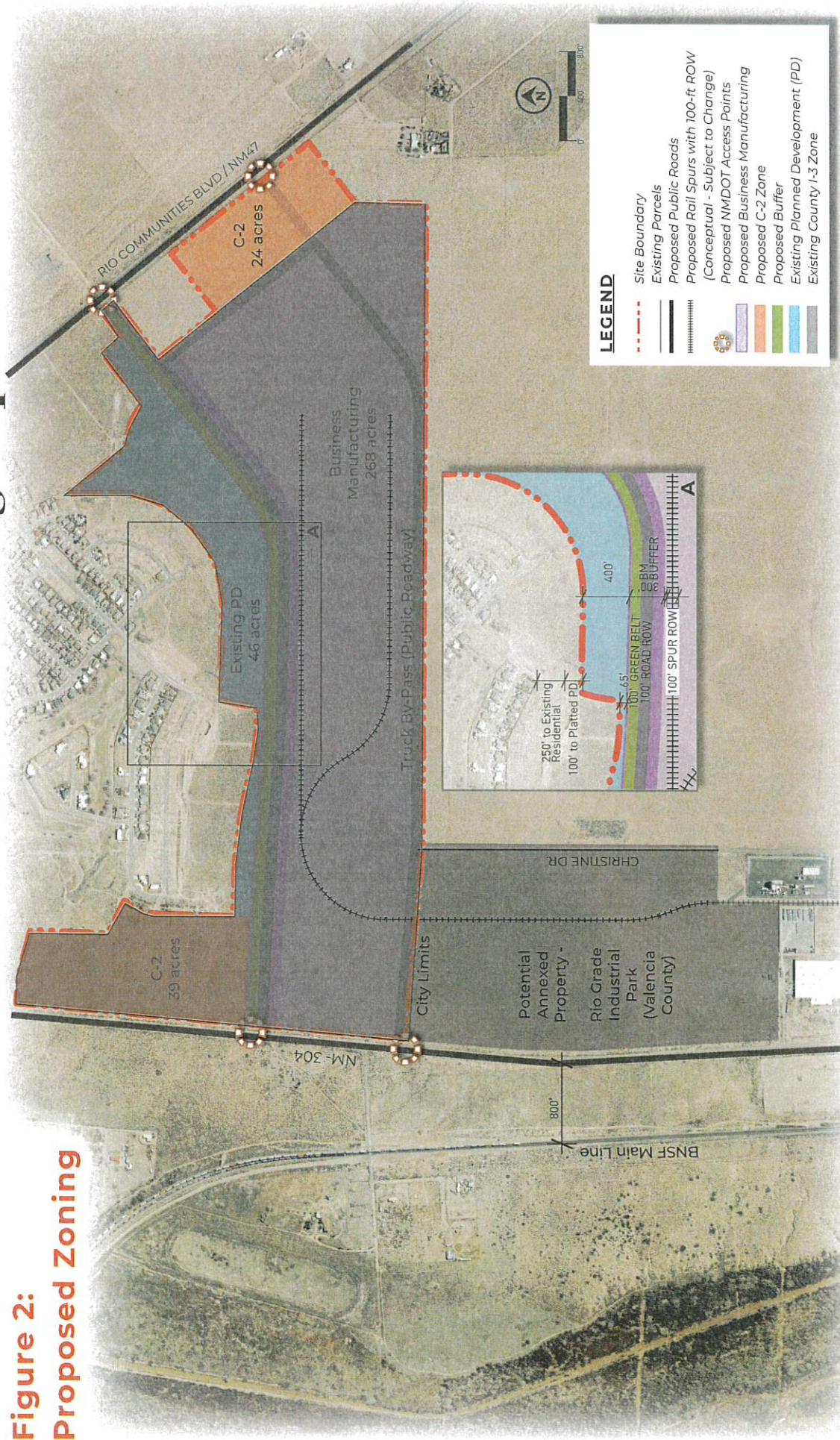
# Rio Communities Rezoning Request

**Figure 1:  
Existing Parcels**



# Rio Communities Business Park - Rezoning Request

**Figure 2:  
Proposed Zoning**



# Rio Communities Business Park: C-2 Zoning

## Example Uses



Example Retail Shopping Center



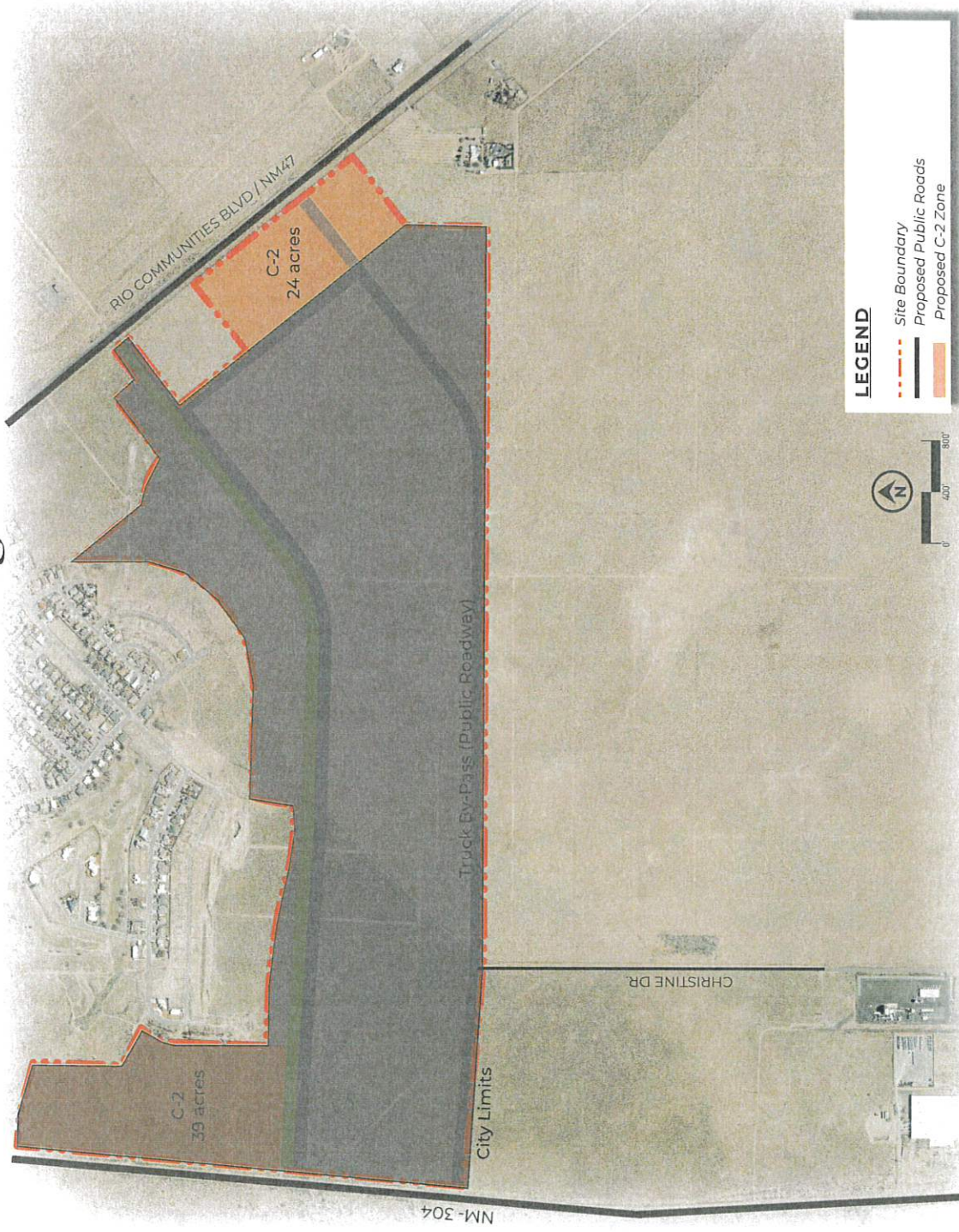
Medical Clinic | Texas



Example Fast Food & Drive In



Example Movie Theater



**Confirmation Number: 11769813**

**New Mexico**

**City of Rio  
Communities**



**Transaction Details**

General  
**NA**  
COURTS  
**NA**

**Credit Card Payment Address Information**

Order Number	<b>11769813</b>
Customer Name	<b>William Gleason</b>
Email Address	
Address	<b>[REDACTED] Albuquerque, NM 87109</b>
Phone Number	<b>(505) 450-2652</b>
Credit Card Number	<b>[REDACTED]</b>
Credit Card Type	<b>Visa</b>
Expiration Date	<b>[REDACTED]</b>
Operator Name	
Transaction Time	<b>12/4/2023 4:07:09 PM</b>
Authorization Code	<b>023642</b>
Convenience Fee Authorization Code	<b>079598</b>
Transaction ID	<b>2134478666</b>
Purchase Type	<b>sale</b>
Agency Total	<b>250.00</b>
Convenience Fee	<b>\$7.50</b>
Total Amount Charged to Card	<b>257.50</b>

**ONE OR BOTH CHARGES WILL APPEAR AS PAYGOV.US ON YOUR CARD STATEMENT.**

For questions about this payment, please call (866) 480-8552.

PayGov, LLC

5144 E. Stop 11 Rd. Indianapolis, IN 46237

<http://paygov.us>

**Disputing a charge with your credit card company may result in an additional \$40.00 charge.**



City of Rio Communities  
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 Rio Communities, NM 87002  
 www.riocommunities.net  
 (505) 861-6803

RECEIVED

DEC 04 2023

City of Rio Communities

*Alana Ayson*  
 Deputy Clerk

Application Fee (\$250) Paid

Property Owner Name:		The Playa Vista Group		
Address: PO Box 1608		Street:	City: Albuquerque	State: NM 87103
Name of Applicant:		Harvey Yates on behalf of the Playa Vista Group		
Phone: 505-242-4050		Email: PetroYates@msn.com		
Agent: (If partnership, provide proof that agent has legal authorization to sign documents).		Will Gleason, AICP Dekker Perich Sabatini		
Agent Phone: 505-761-9700		Agent Email: vikkie@dpsdesign.org willg@dpsdesign.org		
Legal Description of Property: Add attachment if needed		See attached		
Subdivision:		UPC #:	Lot #:	Block #:
Address /Legal Description: Attach document if needed.		Existing plat map #'s:		
Explain how the intended use of the property will correspond with the proposed zoning. (Attach additional documents if needed. See justification letter, attached)				
Present Zoning:	PD	Requested Zoning Change:	C-2	

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 6, 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:			

Cibola Land Corporation

by Harvey E. Yates Jr *Harvey E. Yates Jr*  
 Printed Name: Signed Name: Date: 12/1/2023

*Felipe Sanchez*  
 Printed Name: *Alto Viejo Investments LLC* Signed Name: *Felipe Sanchez* Date: 12-1-23

*Wj Martin Sisneras*  
 Printed Name: Signed Name: *Wj Martin* Date: 12-1-23

## **01.2 AUTHORIZATION LETTER**

2. Authorization Letter

November 8, 2023

Mr. Martin Moore, Manager  
City of Rio Communities Planning Department  
360 Rio Communities Blvd.  
Rio Communities, NM 87002

Re: Authorization of D/P/S as Agent

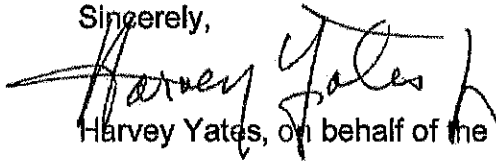
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Should there be any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Harvey Yates". The signature is written in a cursive style with a large, sweeping initial "H".

Harvey Yates, on behalf of the Playa Vista Group

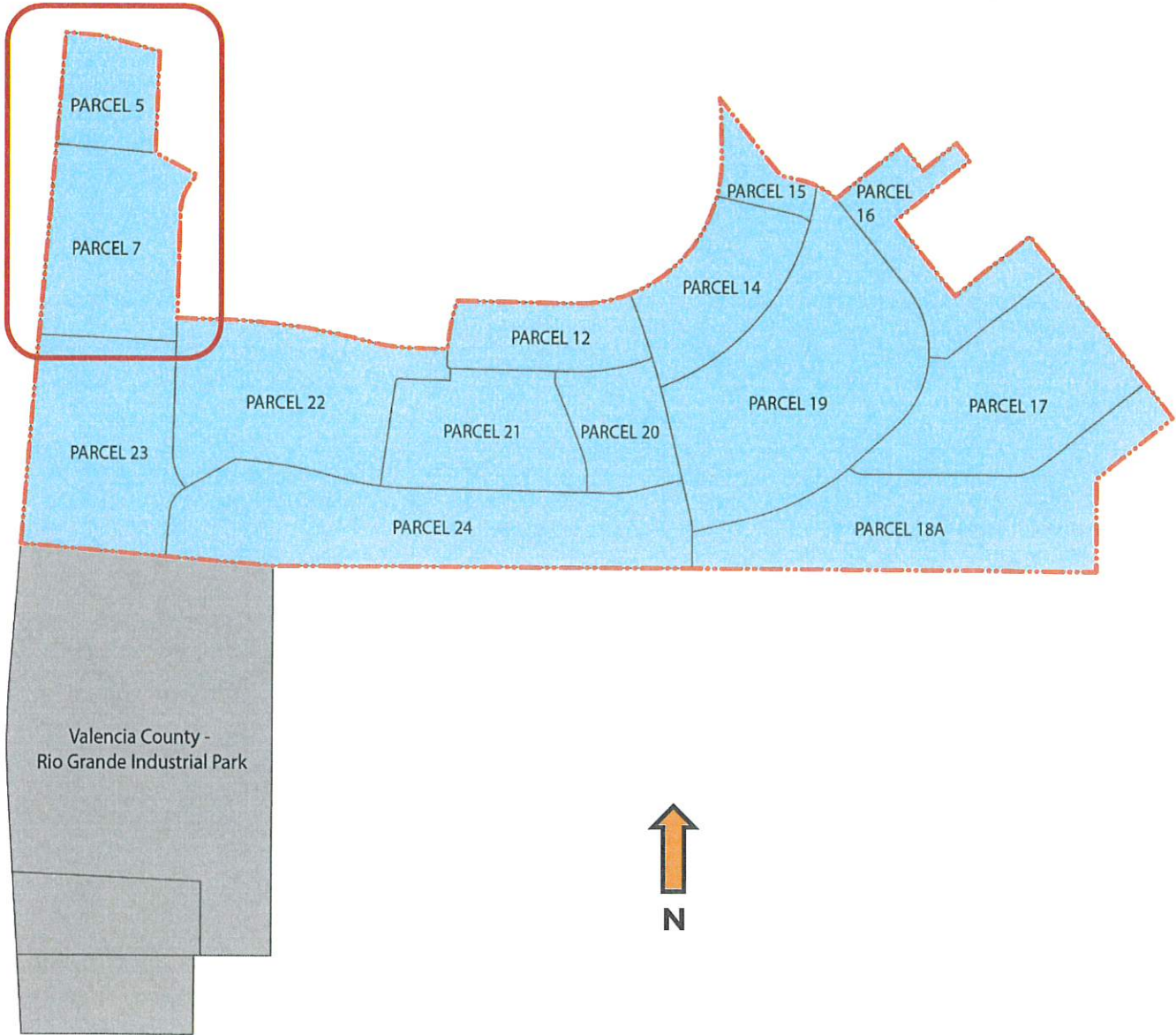


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7	Subd: PLAYA ESTATES Tract: PARCEL 7 27.26 ACRES 1994 SPLIT	PLAYA ESTATES	1009026375 140000000	PARCEL 7	PD	C-2 (27.26 acres)

ARCHITECTURE / DESIGN / INSPIRATION

# **02 JUSTIFICATION LETTER**

December 4, 2023

City of Rio Communities  
Planning and Zoning Commission  
360 Rio Communities Blvd  
Rio Communities, NM 87002

Re: Rio Communities Business Park  
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### **Per the City of Rio Communities' Comprehensive Plan (2015):**

- Goal 4: Diversify Local Economy states the objective to,
  - ◆ *Develop an economic plan that establishes an environment that is conducive and responsive to diverse and sustainable businesses that provide a full range of goods and services, and gainful employment opportunities.*
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### **Per the City of Rio Communities' Comprehensive Plan (2015)**

- Goal 4: Diversify Local Economy states the objective to,

- ◆ *Develop an economic plan that establishes an environment that is conducive and responsive to diverse and sustainable businesses that provide a full range of goods and services, and gainful employment opportunities.*
- 4.9 *Develop an industrial and commercial marketing plan that includes projected benefits of the railroad spur in the area.*

*The Proposed Zoning Exhibit depicts an extension of the railroad spur that runs parallel to Christine Dr., south of the subject site. The owner will work with railway engineers to determine a feasible alignment that will serve the tenants of the requested B-M district.*

- 4.29 *Establish a renewable energy program that targets both residential and commercial use of sustainable energy sources. Continue working with Solar Overlay Zones to recruit additional clean energy sources to our vacant lands. Establish additional Zones as needed*

*The owner seeks to bring in business manufacturing facilities that specialize in renewable and green energy. Companies such as solar panel production, wind turbine production, or EV battery manufacturing would create good paying, highly desirable jobs. The proposed zoning category of Business Manufacturing will make it easier to attract this type of business to Rio Communities.*

Based upon the rationale in this letter, we respectfully request approval of a Zoning Map Revision to 268 acres for Business Manufacturing and 63 acres to C-2 located within the subject site. This zone change will help diversify the local economy of Rio Communities in cooperation with the Comprehensive Plan, provide the potential for job creation, and offer amenities to residents and the surrounding areas.

Sincerely,



Will Gleason, AICP  
Client Focus Leader / Principal  
Dekker Perich Sabatini

**03 PLANNED LAND USE DESIGN EXHIBITS**



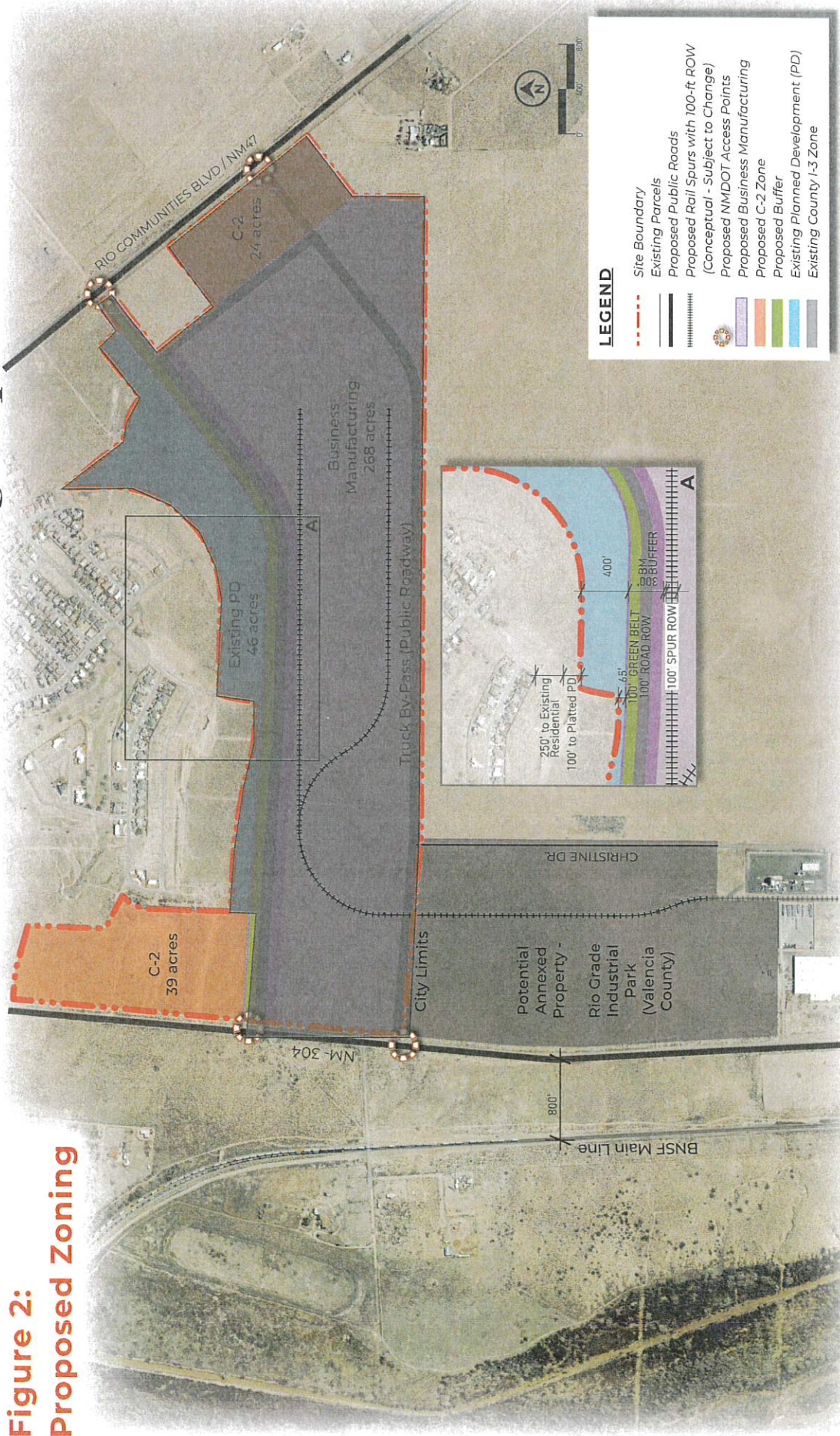
# Rio Communities Rezoning Request

**Figure 1:  
Existing Parcels**



# Rio Communities Business Park - Rezoning Request

**Figure 2:  
Proposed Zoning**



# Rio Communities Business Park: C-2 Zoning

## Example Uses



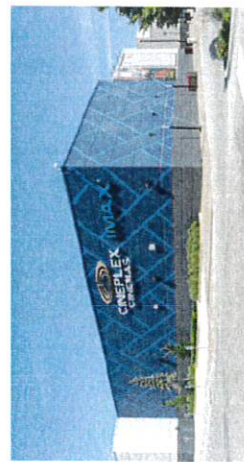
Example Retail Shopping Center



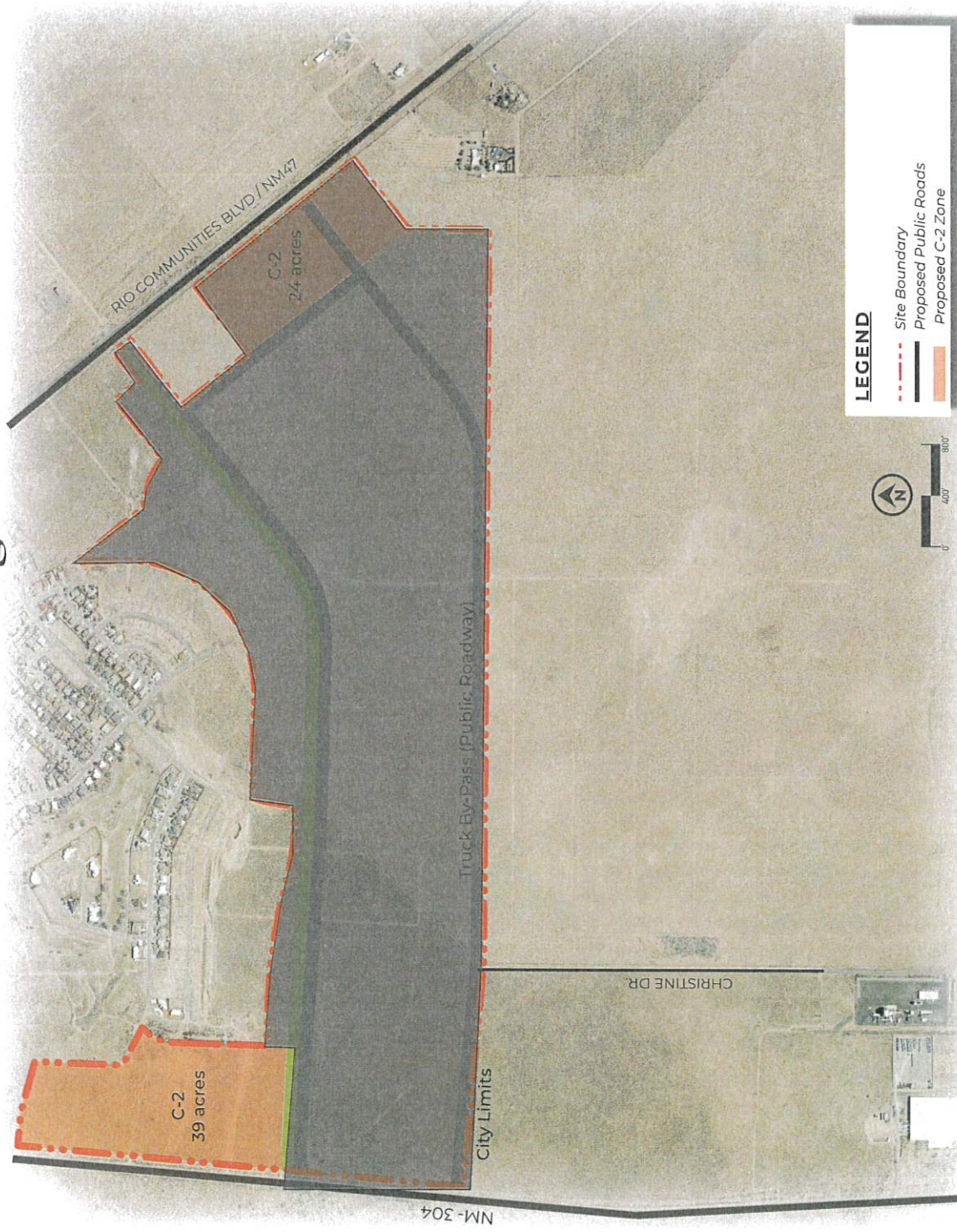
Medical Clinic | Texas



Example Fast Food & Drive In



Example Movie Theater



**Confirmation Number: 11769702**

**New Mexico**

**City of Rio  
Communities**



**Transaction Details**

General  
**NA**  
COURTS  
**NA**

**Credit Card Payment Address Information**

Order Number	<b>11769702</b>
Customer Name	<b>William Gleason</b>
Email Address	
Address	<b>7601 Jefferson St. NE Albuquerque , NM 87109</b>
Phone Number	<b>(505) 761-9700</b>
Credit Card Number	<b>4XXXXXXXXXX7359</b>
Credit Card Type	<b>Visa</b>
Expiration Date	<b>1124</b>
Operator Name	
Transaction Time	<b>12/4/2023 3:57:38 PM</b>
Authorization Code	<b>075114</b>
Convenience Fee Authorization Code	<b>015141</b>
Transaction ID	<b>2134477223</b>
Purchase Type	<b>sale</b>
Agency Total	<b>250.00</b>
Convenience Fee	<b>\$7.50</b>
Total Amount Charged to Card	<b>257.50</b>

**ONE OR BOTH CHARGES WILL APPEAR AS PAYGOV.US ON YOUR CARD STATEMENT.**

For questions about this payment, please call (866) 480-8552.

PayGov, LLC

5144 E. Stop 11 Rd. Indianapolis, IN 46237

<http://paygov.us>

**Disputing a charge with your credit card company may result in an additional \$40.00 charge.**



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

RECEIVED

DEC 04 2023

City of Rio Communities

Application Fee (\$250) Paid   
 Deputy Clerk

Property Owner Name:		The Playa Vista Group	
Address: PO Box 1608		Street:	City: Albuquerque State: NM 87103
Name of Applicant:		Harvey Yates on behalf of the Playa Vista Group	
Phone: 505-242-4050		Email: PetroYates@msn.com	
Agent: (If partnership, provide proof that agent has legal authorization to sign documents).		Will Gleason, AICP Dekker Perich Sabatini	
Agent Phone: 505-761-9700		Agent Email: vikkie@dpsdesign.org willg@dpsdesign.org	
Legal Description of Property: Add attachment if needed		See attached	
Subdivision:		UPC #:	Lot #: Block #:
Address /Legal Description: Attach document if needed.		Existing plat map #s:	
Explain how the intended use of the property will correspond with the proposed zoning. (Attach additional documents if needed. See justification letter, attached)			
Present Zoning: PD		Requested Zoning Change: B-M	

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 6, 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:			

Cobla Land Corporation  
 by Harvey E Yates J. Harvey E Yates 12/1/2023  
 Printed Name: Signed Name: Date:

Felipe Sanchez Felipe Sanchez 12-1-23  
 Printed Name: Abao Viejo Investments, LLC Signed Name: Date:

W. Mart. S. Sineres W. Mart. S. Sineres 12-1-23  
 Printed Name: Signed Name: Date:

## **01.2 AUTHORIZATION LETTER**

2. Authorization Letter

November 8, 2023

Mr. Martin Moore, Manager  
City of Rio Communities Planning Department  
360 Rio Communities Blvd.  
Rio Communities, NM 87002

Re: Authorization of D/P/S as Agent

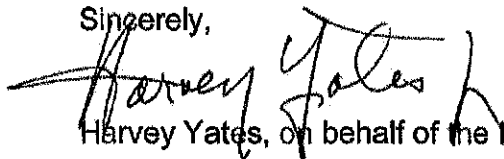
Dear Mr. Moore:

This letter authorizes Dekker/Perich/Sabatini LLC (D/P/S) to represent the Playa Vista Group regarding the applications for a zone map amendment of the Playa Estates lands totaling approximately 381 acres.

D/P/S is authorized to act as agent for the Playa Vista Group and related landowner entities in all matters necessary for the required approval processes for zone map amendments.

Should there be any questions, please do not hesitate to contact me.

Sincerely,

  
Harvey Yates, on behalf of the Playa Vista Group

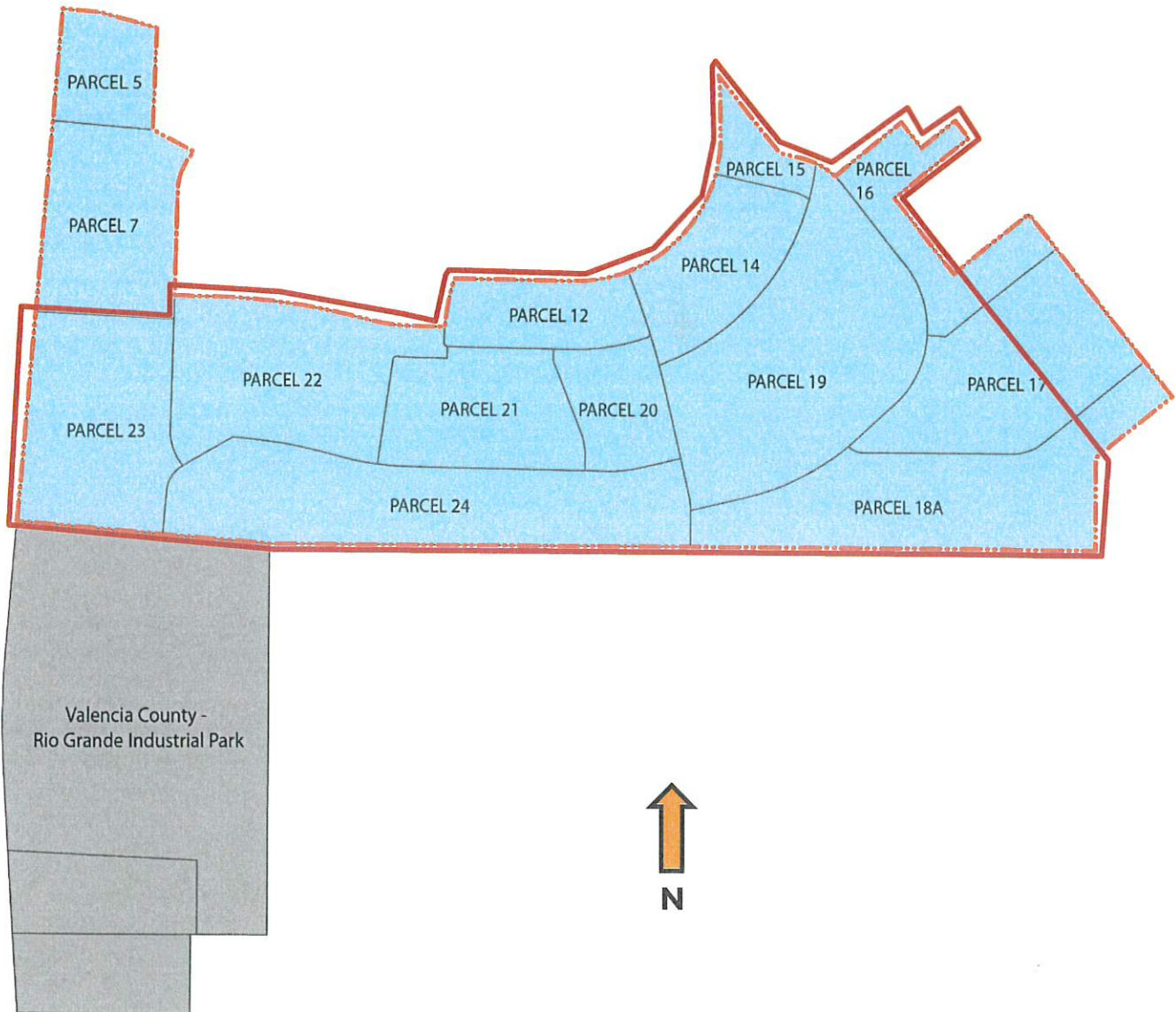
## **01.3** LEGAL DESCRIPTIONS OF PROPERTY

### 3. Legal Descriptions of Property



LEGAL DESCRIPTION OF PROPERTY – RIO COMMUNITIES BUSINESS PARK

SEE FIGURE AND TABLE - ATTACHED



<i>Parcel</i>	<i>Legal Description of Property</i>	<i>Sub-division</i>	<i>UPC #</i>	<i>Lot #</i>	<i>Present Zoning</i>	<i>Requested Zoning Change</i>
23	Subd: PLAYA ESTATES Tract: PARCEL 23 33.40 ACRES 1994 SPLIT	PLAYA ESTATES	1009026365 015000000	PARCEL 23	PD	B-M (33.40 acres)
22	Subd: PLAYA ESTATES Tract: PARCEL 22 35.56 ACRES 1994 SPLIT	PLAYA ESTATES	1009026490 035000000	PARCEL 22	PD (5.42 acres unchanged)	B-M (30.14 acres)
12	Subd: PLAYA ESTATES Tract: PARCEL 12 14.29 ACRES 1994 SPLIT	PLAYA ESTATES	1010026145 085000000	PARCEL 12	PD (12.57 acres unchanged)	B-M (1.72)
14	Subd: PLAYA ESTATES Tract: PARCEL 14 19.56 ACRES 1994 SPLIT	PLAYA ESTATES	1010026270 120000000	PARCEL 14	PD (16.84 acres unchanged)	B-M (2.72)
15	Subd: PLAYA ESTATES Tract: SOUTH PORTION OF PARCEL 15 5.65 ACRES 2006 SPLIT	PLAYA ESTATES	1010026294 187000000	SOUTH PORTION OF PARCEL 15	PD	No change requested
16	Subd: PLAYA ESTATES Tract: PORTION OF PARCEL 16 REMAINING 16.44 ACRES 2006 REV	PLAYA ESTATES	1010026397 131000000	PORTION OF PARCEL 16 REMAINING	PD (3.03 acres unchanged)	B-M (8.85 acres)
21	Subd: PLAYA ESTATES Tract: PARCEL 21 23.45 ACRES 1994 SPLIT	PLAYA ESTATES	1010026105 020000000	PARCEL 21	PD	B-M (23.45 acres)
20	Subd: PLAYA ESTATES Tract: PARCEL 20 12.84 ACRES 1994 SPLIT	PLAYA ESTATES	1010026195 020000000	PARCEL 20	PD (0.05 acres unchanged)	B-M (12.79 acres)
19	Subd: PLAYA ESTATES Tract: PARCEL 19 54.00 ACRES 1994 SPLIT	PLAYA ESTATES	1010026320 050000000	PARCEL 19	PD (2.4 acres unchanged)	B-M (51.59 acres)
24	Subd: PLAYA ESTATES Tract: PARCEL 24 47.01 ACRES 1994 SPLIT	PLAYA ESTATES	1010025060 475000000	PARCEL 24	PD	B-M (47.01 acres)
17	Subd: PLAYA ESTATES Tract: PARCEL 17 33.82 ACRES 1994 SPLIT	PLAYA ESTATES	1010026480 040000000	PARCEL 17	PD	B-M (18.70 acres)

ARCHITECTURE / DESIGN / INSPIRATION

18A	Subd: PLAYA ESTATES Tract: 18A 42.01 ACRES PLAT M-526	PLAYA ESTATES	1010025376 425	18A	PD	B-M (37.25 acres)
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ARCHITECTURE / DESIGN / INSPIRATION

## **02 JUSTIFICATION LETTER**

December 4, 2023

City of Rio Communities  
Planning and Zoning Commission  
360 Rio Communities Blvd  
Rio Communities, NM 87002

Re: Rio Communities Business Park  
Request for Zone Map Amendment

Dear Chairperson,

Dekker Perich Sabatini, as agent for the property owner, The Playa Vista Group, is requesting a Zone Map Revision (Rezoning of Property) for the above referenced land from the existing zoning classification 'Planned Development' (PD) to a combination of 'Business Manufacturing Development Zone' (B-M) and 'Community Commercial and Retail Use' (C-2), as indicated on the attached Proposed Zoning Exhibits.

If approved, the property owner plans to develop the land with a wide range of business manufacturing, commercial, and retail uses. The owner will coordinate the necessary access with NMDOT as the project moves toward a site plan.

The subject site is bounded by NM Highway 304 to the west, NM Highway 47 (Rio Communities Blvd) to the east, Tierra del Sur subdivision to the north and the Rio Communities city boundary to the south. To the south of, but contiguous to, the City of Rio Communities city limits, is the Rio Grande Industrial Park (RGIP). The northern end of RGIP is shown on some of the following exhibits because our proposal includes bringing a rail spur from RGIP into the proposed B-M acreage.

This submittal includes extending Christine Drive from RGIP into the proposed B-M acreage where it would intersect a newly proposed road (truck-by-pass) which would run from NM 304 to NM 47. Presently the community has a problem with trucks travelling through neighborhoods. This plan offers a potential for relief. The proposal would create space for a truck by-pass between NM 304 and 47, alleviating traffic impacts on residential parts of Rio Communities.

A summary of the desired zone change breakdown is as follows:

Present Zoning	Requested Zone Change	Total Acreage
PD	C-2	63
PD	B-M	268
PD	No Requested Change	46
<b>Total Acreage</b>		<b>377</b>

A breakdown of the specific requested zone change acreage as it relates to existing parcels is attached to the application.

### **Request for Changes from PD to C-2**

All parcels within the subject site are currently zoned PD. This request for approval seeks to rezone 63 acres of PD to C-2. A zone change to C-2 would allow for amenities, retail opportunities, and services to be easily accessible to the surrounding neighborhoods. Uses such as shopping centers, medical clinics, fast food establishments, and movie theaters are allowable within Rio Communities' current zoning code and would positively impact residents and boost the local economy and align with the desired outcomes of the City of Rio Communities' Comprehensive plan.

### **Per the City of Rio Communities' Comprehensive Plan (2015):**

- Goal 4: Diversify Local Economy states the objective to,
  - ◆ *Develop an economic plan that establishes an environment that is conducive and responsive to diverse and sustainable businesses that provide a full range of goods and services, and gainful employment opportunities.*
  - 4.13 Promote retail growth conducive to and supported by our current 5000+ population that controls retail leakage and encourages satellite consumers

*This request provides Rio Communities the opportunity to expand its commercial retail offerings to residents and the surrounding area. Changing 63 acres of PD to C-2, with frontage along two New Mexico State highways allows the opportunity for businesses to locate within the boundaries of Rio Communities and keep gross receipts tax within the community.*

### **Request for Changes from PD to B-M**

This request also seeks to change 268 acres of PD to B-M. In order to reduce the impact of this request on current residents to the north, a +/- 100' wide greenbelt is proposed along the south edge of the unchanged 46 acres of PD. The greenbelt is envisioned to be a multifunctional, multiuse outdoor trail.

A change to B-M would allow the owner to attract industries such as solar, wind turbine, or EV manufacturing to the requested district, and align with the desired outcomes of the City of Rio Communities' Comprehensive plan.

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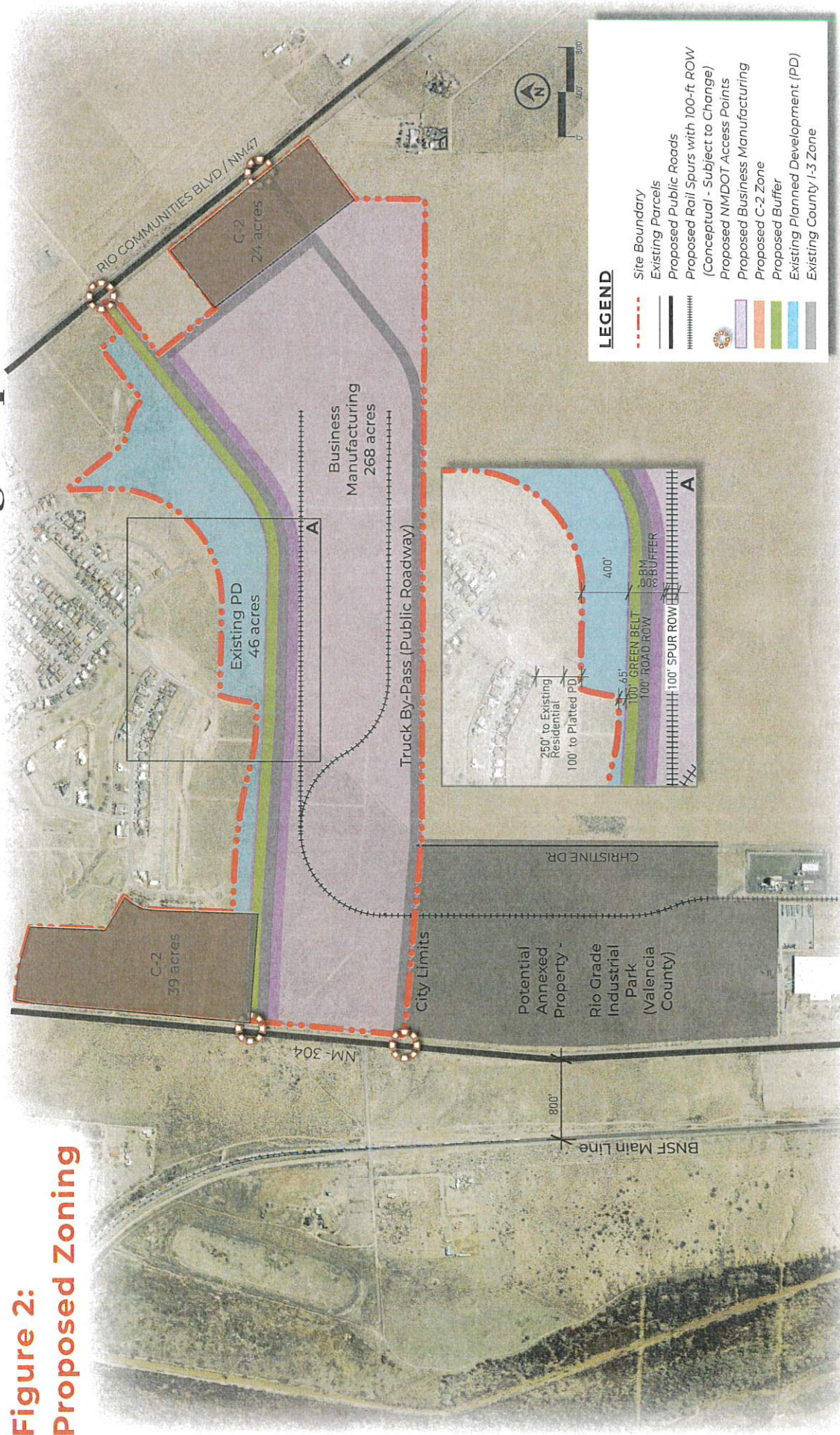
Sincerely,



Will Gleason, AICP  
Client Focus Leader / Principal  
Dekker Perich Sabatini

# Rio Communities Business Park - Rezoning Request

**Figure 2:  
Proposed Zoning**





**Confirmation Number: 11769736**

**New Mexico**

City of Rio  
Communities



**Transaction Details**

General  
**NA**  
COURTS  
**NA**

**Credit Card Payment Address Information**

Order Number	11769736
Customer Name	William Gleason
Email Address	
Address	7601 Jefferson St. NE Albuquerque , NM 87109
Phone Number	(505) 450-2652
Credit Card Number	4XXXXXXXXXXXX7359
Credit Card Type	Visa
Expiration Date	1124
Operator Name	
Transaction Time	12/4/2023 4:00:51 PM
Authorization Code	051820
Convenience Fee Authorization Code	043807
Transaction ID	2134477717
Purchase Type	sale
Agency Total	250.00
Convenience Fee	\$7.50
Total Amount	257.50
Charged to Card	

**ONE OR BOTH CHARGES WILL APPEAR AS PAYGOV.US ON YOUR CARD STATEMENT.**

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