



Rio Holdings LLC

February 7, 2022

Mr. Martin Moore
Ms. Amy Lopez
City of Rio Communities
360 Rio Communities Blvd
Rio Communities, NM 87002

Re: R-1 Zoning for 44.19 Acres
C-3 Zoning for 9.28 Acres
Manzano Parkway and Houston Blvd

Dear Ms. Lopez and Mr. Moore,

We are owners of 53.47 acres of land including interior street right-of-way at the Northeast Corner of Manzano Parkway and Houston Boulevard in the City of Rio Communities.

We have planned 234 residential lots and a 2.2 acre park in the northern 44.19 acres for which we would like to change the Planned Development Zoning (PD) to residential R-1 Zoning. Please refer to the attached site plan for the proposed 234 lot development known as Rio Vista Estates.

In addition we have 9.28 acres contiguous on the south to this proposed R-1 Zoning which we would like to change from Planned Development (PD) to C-3 Zoning to allow for retail and/or high density residential. Please refer to the attached plat showing the 9.28 acres.

Rio Vista Estates will be an especially friendly and supportive addition for the city and for every family that lives here. Our 2.2 acre park will not only be for our residents but for the city as a whole as well as the children at La Merced Elementary School.

With Appreciation,

A handwritten signature in blue ink that reads "C. F. Sandy Pofahl". The signature is written in a cursive, flowing style.

C. F. Sandy Pofahl
Managing Executive Officer

Attachments

Rio Holdings LLC

6615 LBJ Freeway, Dallas, Texas 75240 972-702-0000 Fax: 972-499-2300 cfsandy@gmail.com



Rio Holdings LLC

Resolution to Rezone 53.47 Acres

Manzano Parkway and Houston Boulevard, Rio Communities New Mexico

As a Member of the LLC named above, I certify that the LLC has been organized within the bounds of New Mexico law as an LLC with its principal office located at 6615 LBJ Freeway, Dallas, Texas 75240.

I further attest that at the meeting of the LLC's members held on February 7, 2022, a quorum was present, and voting and adopted with the following resolutions:

May it be Known That: Rio Holdings LLC is the owner of 53.47 acres including interior street right-of-way at the Northeast Corner of Manzano Parkway and Houston Boulevard in the City of Rio Communities better known as Tracts 1, 2, and 3 within Sec 15, T5N , R2E NMPM in Valencia County News Mexico. See attached survey by Harris Surveying, Inc.

In Regards to the 53.47 acres there is within it 234 Lots and a 2.2 acre park composed of 44.19 Residential acres and an area designed as Commercial of 9.28 acres. Regarding the Residential 44.19 acres this LLC desires it to have it be zoned R-1 as per the attached Site Plan of the subdivision to be known as Rio Vista Estates and the 9.28 acres to be zoned from Planned Development (PD) to C-3.

Further Resolved, that the officers or authorized employees and specifically C. F. Sandy Pofahl of the LLC may execute any and all agreements, including, but not limited to, special agreements, and arrangements concerning the manner, condition, and/or purposes for the zoning and all manner of development of the 53.47 acres.

I Further Attest that the person named below occupies the stated position, as indicated by their signature, and that the resolutions contained in this document are recorded on the books of the LLC, and these resolutions are in full force and effect and have not been altered in any way.

RESOLVED ON THIS 7th DAY OF February, 2022,

By: C. F. Sandy Pofahl
Managing Executive Officer

Executed: C. F. Sandy Pofahl
LLC MEMBER and MEO




Site Plan with 234 Homes and Park

234 Residential Lots – 50' x 110' and larger
Retail Office Multi-Family and/or Medical 9.28 acres
Neighborhood Park 2.24 acres



Mark H. Burak - Burak Consulting - Professional Engineer

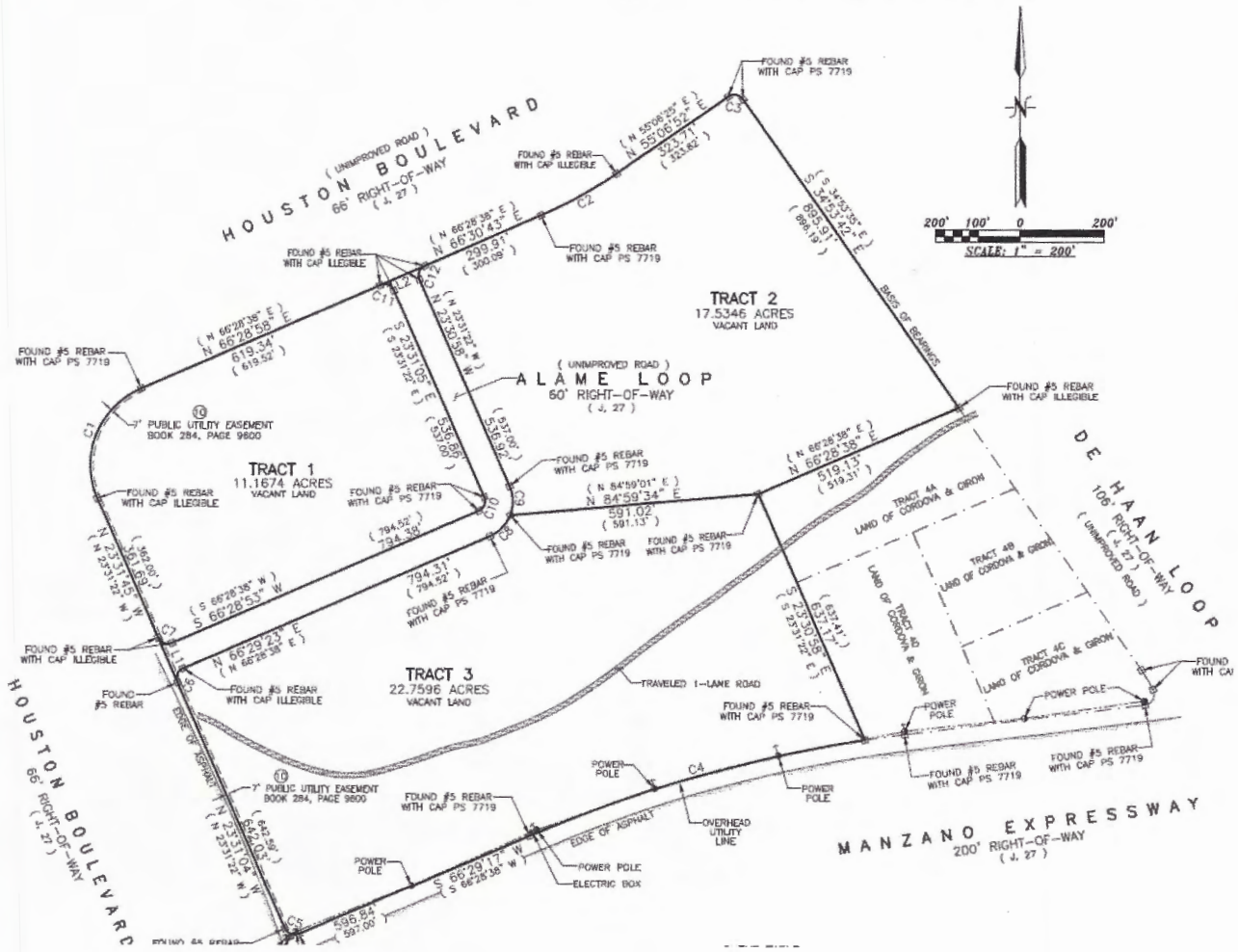
1 OF 1	DRAWING NUMBER C1	RIO VISTA ESTATES	 Mark H. Burak, P.E. 1512 Sagebrush Trail SE Albuquerque, New Mexico, 87123 (505) 235-2256 mburak@comcast.net
		SITE PLAN	

H-S-I Harris Surveying, Inc.

Anthony L. Harris, Professional Surveyor

Tract 1 - 11.1674 acres Tract 2 - 17.5346 acres

Tract 3 - 22.7596 acres Total - 51.4616 acres



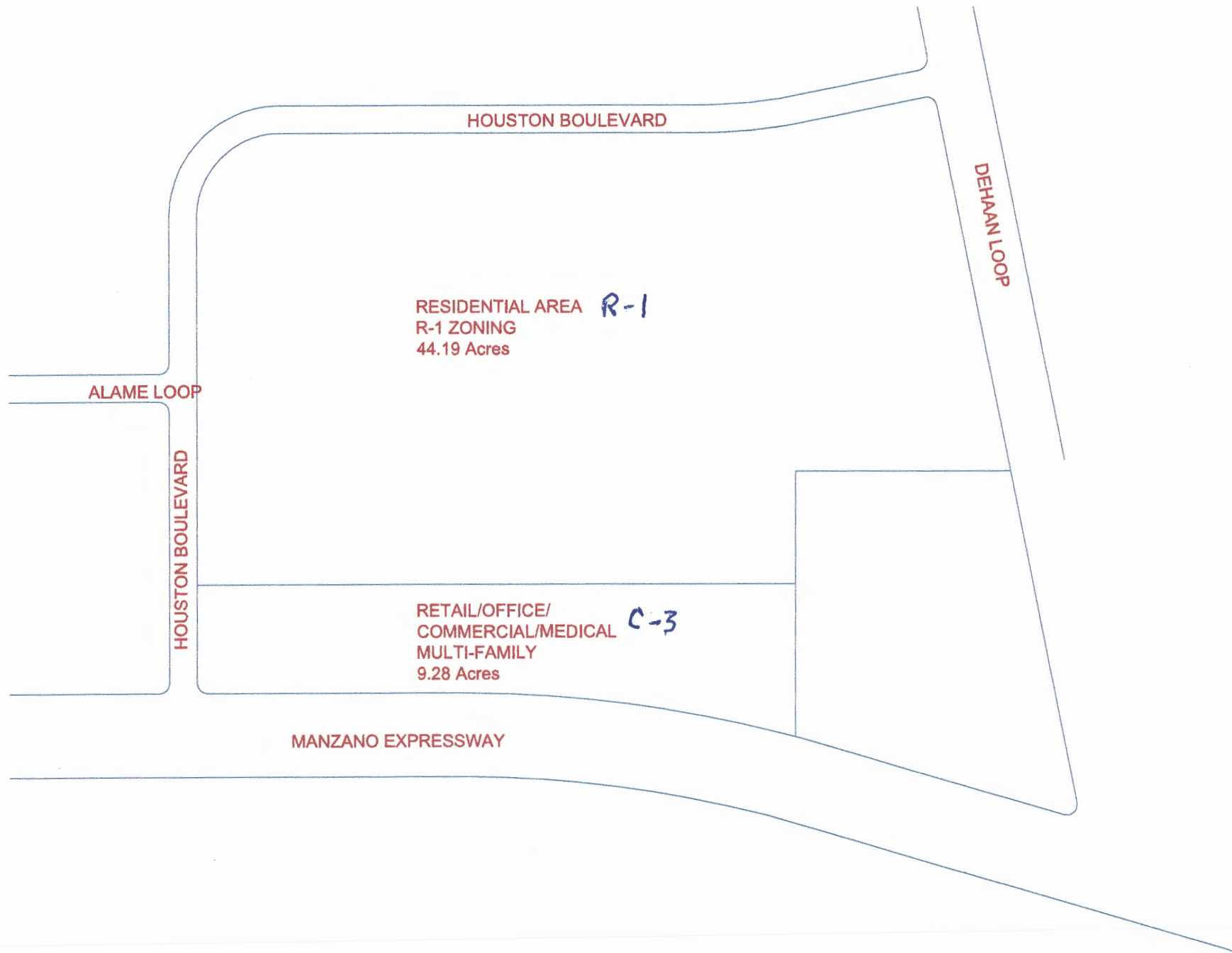
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
THIS 4th DAY OF OCTOBER, 2021

Anthony L. Harris
ANTHONY L. HARRIS, N.M.P.S. #11463



H-S-I HARRIS SURVEYING, INC.
1308 CIBLO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048

PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com



HOUSTON BOULEVARD

DEHAAN LOOP

RESIDENTIAL AREA R-1
R-1 ZONING
44.19 Acres

ALAME LOOP

HOUSTON BOULEVARD

RETAIL/OFFICE/
COMMERCIAL/MEDICAL C-3
MULTI-FAMILY
9.28 Acres

MANZANO EXPRESSWAY

Application for Approval of Plat for Subdivision City of Rio Communities, NM

Type of Plat: (Circle one)	Fast-Track	PRELIMINARY	FINAL
Name:	RIO HOLDINGS LLC		
Address:	6615 LBJ FREEWAY DALLAS TEXAS 75210		
Telephone:	972.702.0000		
Agent: (If partnership, provide proof that agent has legal authorization to sign documents).	C.F. SANDY POFAHL ATTACHED CORPORATE RESOLUTION		
Agent's Phone:	972.702.0000		
Proof of taxes being current.	PURCHASED RECENTLY - TAXES PAID AT CLOSING		
Legal Description of Property: Attach, if more space is needed.	SEE ATTACHED		
Subdivision: (with UPC#, Lot#, Block)	SEE ATTACHED	Existing plat map #'s:	
Address of Property: Attach document if more space needed.	NEC MANSANO PARKWAY AND HOUSTON BLVD		
Explanation of Request: Attach documentation, if needed.	SEE ATTACHED PLAT AND LETTER 44.18 ^{44.19} ACRES R-1 ZONING, 9.28 ACRES C-3 ZONING		
Is annexation or rezoning required? Explain, if yes.	N/A		
Present Zoning:	PLANNED DEV	Requested Zoning Change:	R-1, C-3
For Staff Use Only:			
Date of Planning and Zoning Commission Hearing:	FEB 24 2022		

Partial List of Applicant Document Requirements		
Area of Review	Regulations	Checklist
Plat documents: This form must be completed. Note Regulations.	Fast-Track Plat: 6-2-1 Preliminary Plat: 6-2-5 Final Plat: 6-2-6	

Staff Reminders		
Area of Review	Regulations	Checklist
Notification of neighbors on adjoining properties (within 300 feet). Signs posted	6-6-3	

Accompanying this application are the original and the appropriate number of copies for the type of plat proposed. I have examined and am familiar with the regulations governing the subdivision of land, per Chapter 6, and adopted by the City of Rio Communities. I understand the City of Rio Communities will not assume any liability for possible lack of understanding on my part or incorrect information submitted. Application requires a public hearing and a fee. All final plat approvals must be filed with Valencian County Clerks and Rio Communities Clerks offices.

Signature: C.F. Sandy Pofahl Date: 2.7.22
~~TO BE SIGNED AFTER REVIEW FOR~~