

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

<b>Type of Plat: (Circle one)</b>	<b>Fast-Track</b>	<b>PRELIMINARY</b>	<b>FINAL</b>
<b>Name:</b>	TIERRA DEL SUR, LTD., a New Mexico LLC		
<b>Address:</b>	8531 Flying B Way, Apt. #309, Highlands Ranch, CO 80129		
<b>Telephone:</b>	505-220-4802		
<b>Agent: (If partnership, provide proof that agent has legal authorization to sign documents).</b>	Elsie E. Giron, Managing Member		
<b>Agent's Phone:</b>	505-220-4802		
<b>Proof of taxes being current.</b>	See attached copy of Statement of Taxes Due from Valencia Co. showing current taxes		
<b>Legal Description of Property: Attach, if more space is needed.</b>	Parcel 18, as such parcel is shown and so designated on the Bulk Land Plat of Playa Estates, a subdivision in Valencia County, New Mexico, said plat filed for record on November 9, 1993 in Plat Cabinet "I", Page 272.		
<b>Subdivision: (with UPC#, Lot#,Block)</b>	UPC #1-010-025-460-475-000000 Parcel 18, Playa Estates Bulk Land Plat	<b>Existing plat map #'s:</b> Plat -Bk I, Page 272, Map No. D-5-34	
<b>Address of Property: Attach document if more space needed.</b>	No address assigned yet.		
<b>Explanation of Request: Attach documentation, if needed.</b>	Request approval of parcel split into 2 tracts as shown on the Summary Land Division Plat of Parcel 18, Bulk Land Plat of Playa Estates, to Tracts 18-A and Tract 18-B dated July 28, 2021, prepared by David Tibbetts Surveying Company		
<b>Is annexation or rezoning required? Explain, if yes.</b>	No		
<b>Present Zoning:</b>		<b>Requested Zoning Change:</b>	
<b>For Staff Use Only:</b>			
<b>Date of Planning and Zoning Commission Hearing:</b>			

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: Elsie E. Giron Date: 9-15-21

**DAVID TIBBETTS SURVEYING COMPANY  
P.O. BOX 2337, LOS LUNAS, N.M. 87031  
505-865-0396 tibbettssurveying.com**

August 4, 2021

To: City Clerk of the City of Rio Communities  
360 Rio Communities Blvd.  
Rio Communities, New Mexico 87002

Greetings,

I am requesting a hearing before the Planning and Zoning Commission  
To discuss a proposed subdivision.

My client is Tierra Del Sur LTD, Elsie Giron, Managing Partner.

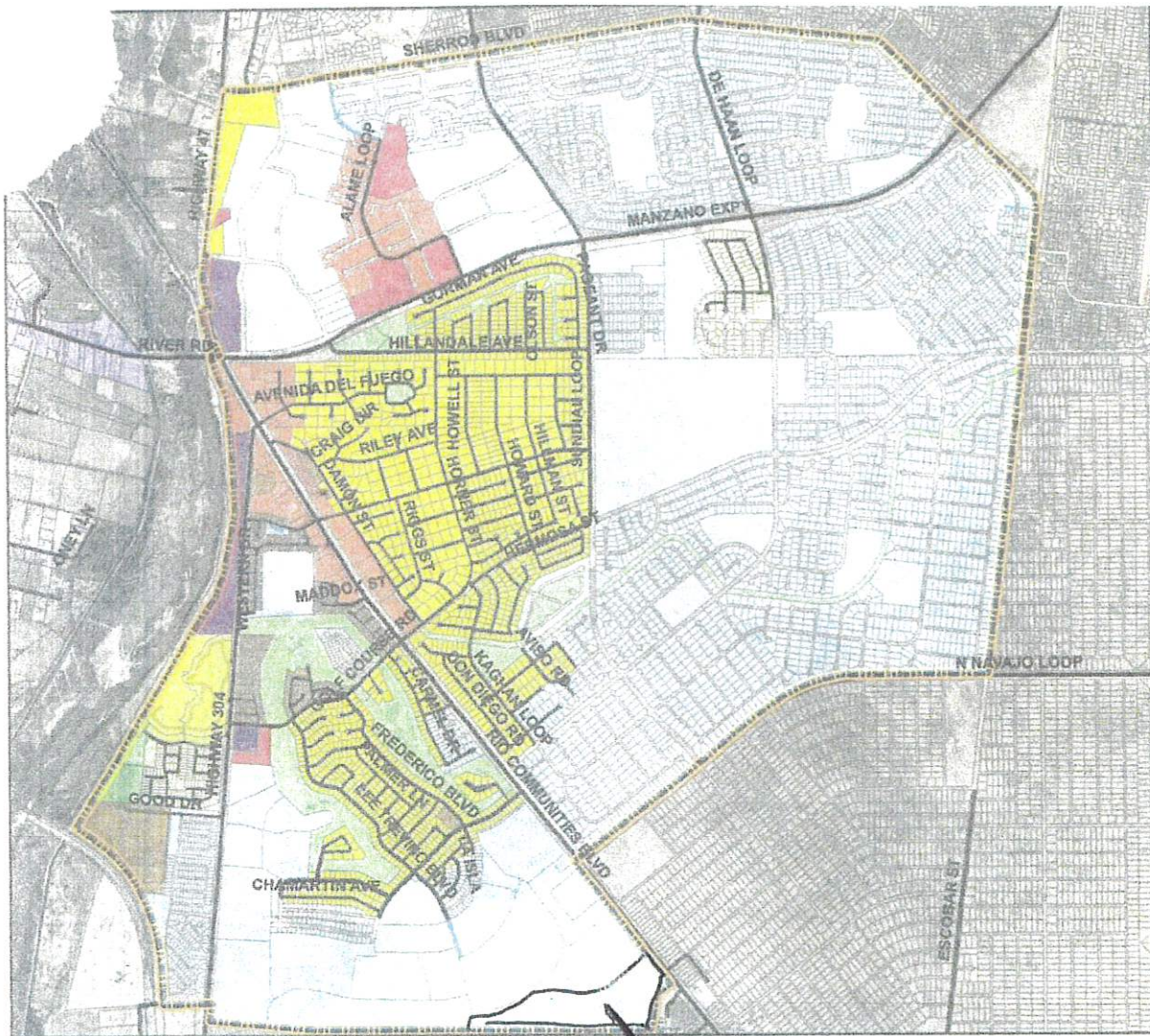
My client proposes to divide that 52 acre tract being Parcel 18, as shown on Bulk Land Plat of Playa Estates, Valencia County, New Mexico into two parcels. I believe it should be handled with the Alternate Summary Procedure (ASP). We propose to divide the parcel to make a new 10 acre parcel with a 42 acre remainder. I have attached a pdf of the proposed plat.

I would like guidance on the notification procedures and posting methods, including a boilerplate notice if you have one.

Thank you.

A handwritten signature in black ink, appearing to read 'David E. Tibbetts', with a long horizontal flourish extending to the right.

David E. Tibbetts, P.S. 10024



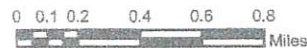
# City of Rio Communities Zoning Map

printed: 9.17.2014

ATTACHMENT A

PARCEL 16

Zoning Classification	
[Yellow Box]	Single Family, Low Density Residential (R-1)
[Orange Box]	High Density Residential (R-2)
[Light Green Box]	Manufactured Housing 1 (MH-1)
[Light Blue Box]	Manufactured Housing 2 (MH-2)
[Red Box]	Limited Residential Neighborhood Retail and Service (C-1)
[Dark Blue Box]	Community Commercial and Retail Use (C-2)
[Dark Green Box]	Heavy Community Commercial and Retail Use (C-3)
[Light Green Box]	Parks, Recreation and Open Space (PR)
[Light Blue Box]	Planned Development (P-D)
[Dashed Line]	Geo Communities Boundary



Disclaimer: This map was created by MRCOG based solely on information provided by the City of Rio Communities. Any discrepancies with this map and the content provided should be taken up with City of Rio Communities, 4321.

## CITY OF RIO COMMUNITIES

NEW MEXICO

### OFFICIAL ZONING AND OVERLAY MAP

This is to certify that this is the Official Zoning and Overlay Map referred to in Ordinance 2014-20, The Zoning Code section 4-1-1 and 4-1-2 passed, adopted, and approved on 10 June 2014 and Resolution 2014-19 passed, approved and adopted on 23 September 2014.

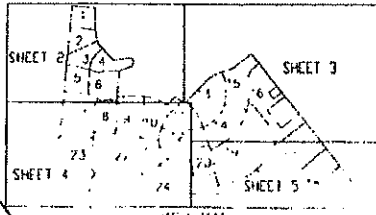
PASSED, APPROVED and ADOPTED by the Governing Body of the City of Rio Communities this 23<sup>rd</sup> DAY of SEPTEMBER, 2014

\_\_\_\_\_ Mark Gwinn, Mayor  
 \_\_\_\_\_ Mary Lee Serna, Mayor  
 \_\_\_\_\_ Pro Tem  
 \_\_\_\_\_ Cyndi Sluder, Councilor  
 \_\_\_\_\_ Frank Stasi, Councilor  
 \_\_\_\_\_ Marilyn Winters, Municipal Clerk

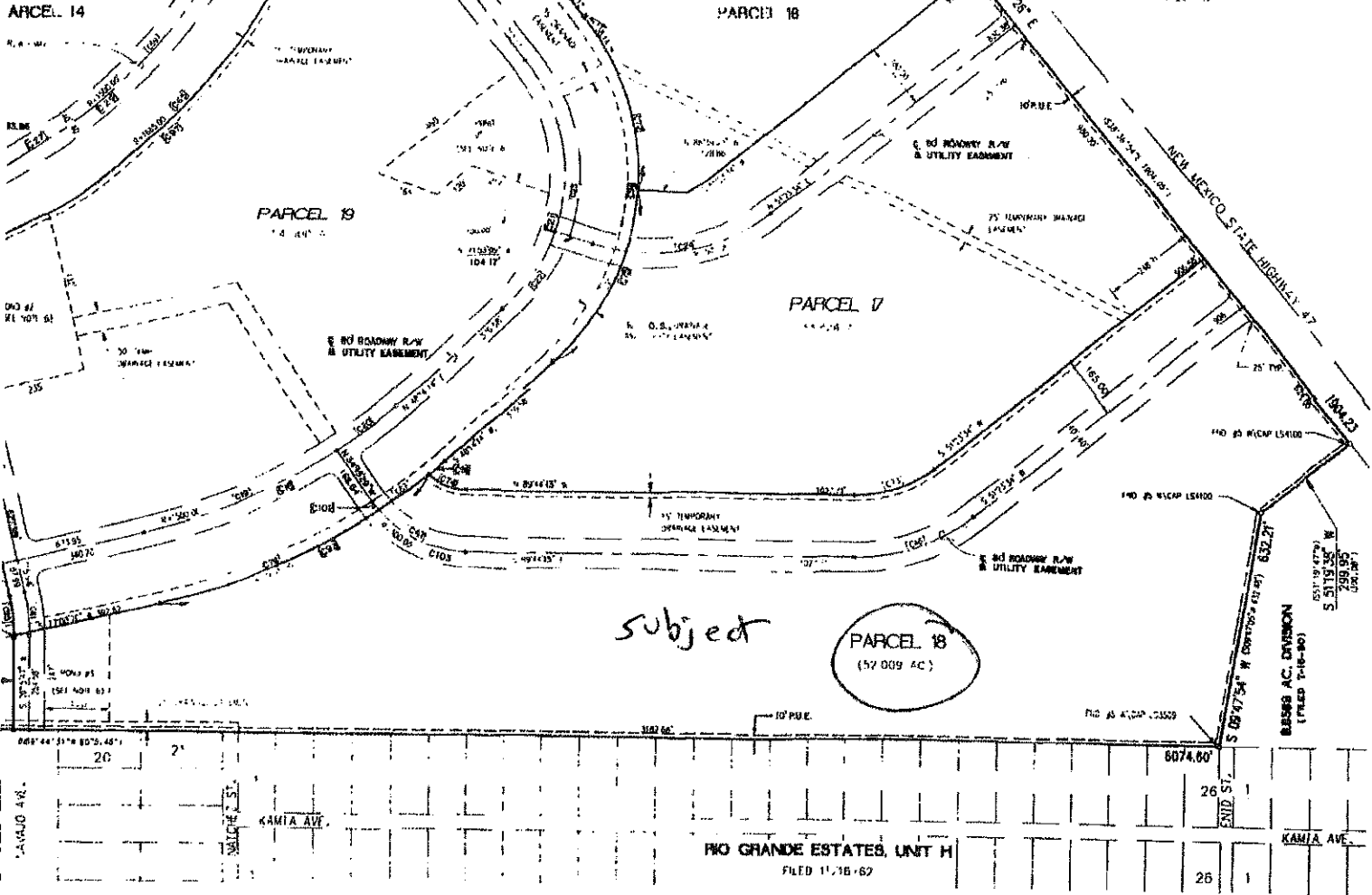
ATTEST: \_\_\_\_\_

7-23-14  
me

SEE SHEET 3



BULK LAND PLAT  
OF  
**PLAYA ESTATES**  
COMPRISED OF  
TRACT 3 OF RESIDUAL PARCEL RC-88-2  
SITUATE WITHIN  
THE TOME GRANT  
VALENCIA COUNTY, NEW MEXICO  
OCTOBER, 1983  
SHEET 5



subject

PARCEL 18  
(57.009 AC)

RIO GRANDE ESTATES, UNIT H  
FILED 11.18.82

NOTE:  
O.E. = OPEN SPACE

7000C

J-276

OCT 1983
1"=200'
SPS
SPS
30-10-25

