

# Cibola Land Corporation

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April 18, 2023

Mayor Joshua Ramsel  
City of Rio Communities  
360 Rio Communities Blvd.  
Rio Communities, NM 87002

Dear Mayor Ramsel:

By this letter Cibola Land Corporation notifies the City of Rio Communities that Cibola withdraws its applications dated Dec. 14, 2022 to change the zoning of the land described in the Attachment at A. from Planned Development to I-3 and at B. from Planned Development to C-3.

It appears to us that the residents of the City of Rio Communities have yet to make a decision whether they wish to reside in a retirement community where few jobs, services and retail establishments are available or in a vibrant community where jobs, services and multiple retail establishments exist. The former is perhaps what many retirees desire; the latter is likely what younger working couples with children would prefer.

Among the services which a vibrant community is more likely to afford are adequate police and fire protection and infrastructure development — this because a community needs a strong tax base to afford such services. A community's tax base grows stronger as commercial and industrial businesses find a home in the community.

Our proposal was to create a space within the City of Rio Communities where such businesses could find a home. Yet, in order to advance our proposal, we had to go through several hearings where, in addition to some reasonable thoughts, obnoxious and ridiculous statements were made in opposition to our proposal. I'll save my rebuttal to those statements for a later time. However, I would like to reference a bit of history which some of the community's retirees might find interesting.

Years before the creation of the City of Rio Communities, together with business associates, we acquired most of the nearby Rio Grande Industrial Park. Then in 2002, in concert with a power company, our group proposed the creation of a gas-fired electrical generating plant in the industrial park. The plant was to be a "peaking plant" which would kick into service only when the electrical demand in the county exceeded the electrical generation provided by "base load" generators located outside of Valencia County.

Some of the residents in the area which is now the City of Rio Communities, were aghast. They marshaled their forces and demanded that the Valencia County Commission change the zoning of the industrial park to prohibit the creation of such a plant. Many statements made in opposition to the plant were on an intellectual par with some statements made in the zoning hearing referenced above. For instance, it was claimed that if the gas-fired electrical generating plant were put into service, residential land values would be diminished; it was suggested that an earthquake hazard would be created and that a large magma pool existed at the site of the proposed plant. The battle continued until 2006. However, the County Commission did not buckle to pressure, and the electrical generating plant finally was built.

If the residents of the City of Rio Communities enjoy turning on their lights and their electrical stoves and heaters, they should be thankful that they lost the "battle of the peaking plant." Recently the state shut down the coal-fired generating plant in northwest New Mexico. That plant furnished a portion of the "base load" for Valencia County. Since that shut-down, the industrial park's "peaking plant" has been pressed into greater action. Without it, the residents would have intermittent electricity. I wonder how that would have affected residential land values? I also note that, so far, there have been no earthquakes or magma flows encountered at the industrial park.

The residents of the City of Rio Communities need to decide what kind of community they want. Whether their decision is a retirement community or a vibrant community, we wish them well.

Regards,

A handwritten signature in black ink, appearing to read "Harvey E. Yates, Jr.", with a stylized flourish extending from the end.

Harvey E. Yates, Jr.  
President of Cibola Land Corporation

cc. Dr. Martin Moore, City Manager

Attachment to Letter to Joshua Ramsel

A

Valencia County Assessor's Account Number	Valencia County Assessor's Uniform Property Code	Subdivision Name	Parcel No.	Acres	Map#	PJat Cabinet & Page
R177901	1-010-026-145-085-000000	Playa Estates	12	14.29	D-5-27	1/272
R177902	1-010-026-270-120-000000	Playa Estates	14	19.56	D-5-27	1/272
R177903	1-010-026-294-187-000000	Playa Estates	15 South Portion of Parcel 15	5.65	D-5-27	J/615
R177904	1-010-026-397-131-000000	Playa Estates	16 Portion of Parcel 16 remaining	16.44	D-5-27	J/615
R177907	1-010-026-320-050-000000	Playa Estates	19	54.00	D-5-27	1/272
R177908	1-010-026-195-020-000000	Playa Estates	20	12.84	D-5-27	1/272
R177909	1-010-026-105-020-000000	Playa Estates	21	23.45	D-5-27	1/272
R177910	1-009-026-490-035-000000	Playa Estates	22	35.56	D-5-28	1/272
R177911	1-009-026-365-015-000000	Playa Estates	23	33.40	D-5-28	1/272
R177912	1-010-025-060-475-000000	Playa Estates	24	47.01	D-5-34	1/272
				262.20		

B

Valencia County Assessor's Account Number	Valencia County Assessor's Uniform Property Code	Subdivision Name	Parcel No.	Acres	Map#	Plat Cabinet & Page
R177894	1-009-026-375-240-000000	Playa Estates	5	11.52	D-5-28	1/272
R177896	1-009-026-375-140-000000	Playa Estates	7	27.26	0-5-28	1/272
				38.78		