



PLAN SNAPSHOT REPORT SWDEF-2025-00002
FOR CITY OF ALBUQUERQUE

| | | | | | |
|--|---|---------------------|---------------------------------|---------------------|---------------|
| Plan Type: | Temporary Deferral of Sidewalk Construction | Project: | PR-2024-010653 (PR-2024-010653) | App Date: | 10/30/2025 |
| Work Class: | Temporary Deferral of Sidewalk Construction | District: | City of Albuquerque | Exp Date: | NOT AVAILABLE |
| Status: | Fees Due | Square Feet: | 0.00 | Completed: | NOT COMPLETED |
| Valuation: | \$0.00 | Assigned To: | | Approval | |
| Description: correction to original DHO Waiver please cc klegan@bhinc.com since all original submittals were via per login | | | | Expire Date: | |

| | | | | | |
|----------------|--------------------|-----------------|---|--------------|--|
| Parcel: | 101505139203940501 | Address: | 99999 University Blvd Se Albuquerque, NM 87105 | Zone: | |
| | 101505041949310301 | | | | |
| | 101505037948010302 | | 99999 University Blvd Se Albuquerque, NM 87105 | | |
| | 101505135402740502 | Main | 99999 University Blvd Se Albuquerque, NM | | |
| | | | 99999 University Blvd Se Albuquerque, NM 87105 | | |
| | | | 99999 University Blvd Se Albuquerque, NM 87105 | | |
| | | | 99999 University Blvd Se Albuquerque, NM 87105 | Main | |

| | | | |
|--|---|--|--|
| Owner/Developer Steve Chavez Home: (505) 452-2600 | Applicant BOHANNAN HUSTON INC. YOLANDA PADILLA MOYER, P.E. 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109 Business: (505) 823-1000 | Owner/Developer Brian Patterson 6300 Riverside Plaza Suite 200 Albuquerque, NM 87120 Business: (505) 998-0163 | Agent Kimberly Legan 7500 Jefferson St. NE Albuquerque, NM 87109 Business: (505) 823-1000 |
|--|---|--|--|

| | | | |
|--|--------------------|---------------------------------------|---|
| Plan Custom Fields | | | |
| DRC Application Number | do not have yet | Preliminary Plat or Site Plan Number | do not have yet |
| Existing Zoning | PC | Number of Existing Lots4 | |
| Site Address/Street | Mesa del Sol 87106 | Site Location Located Between Streets | Bobby Foster and Stryker |
| Do you request an interpreter for the hearing? | No | Lot and/or Tract Number | 5, 1 |
| Subdivision Name and/or Unit Number | ARTISTE | Legal Description | TR 9 BULK LAND PLAT TRACTS 1 THROUGH 18 ARTISTE (REPLATOF TRACT A-1-A-1-A MESA DEL SOL INNOVATION PARK)CONT 17.2015 AC, TR 5 BULK LAND PLAT TRACTS 1 THROUGH 18 ARTISTE (REPLATOF TRACT A-1-A-1-A MESA DEL SOL INNOVATION PARK)CONT 12.7130 AC, TR 10 BULK LAND PLAT TRACTS 1 THROUGH 18 ARTISTE (REPLATOF TRACT A-1-A-1-A MESA DEL SOL INNOVATION PARK)CONT 8.2884 AC, TR 6 BULK LAND PLAT TRACTS 1 THROUGH 18 |
| | | | ARTISTE (REPLATOF TRACT A-1-A-1-A MESA DEL SOL INNOVATION PARK)CONT 5.4880 AC |

PLAN SNAPSHOT REPORT (SWDEF-2025-00002)

| | | | | | |
|---|--|-------------------------|-------------|---------------------------------------|--------------------------------------|
| Existing Zone District | PC | Zone Atlas Page(s) | S-15, R-15 | Acreage | 17.2015, 12.713, 8.2884, 5.488 |
| Calculated Acreage | 17.20245379, 12.71380273, 8.28778785, 5.48847085 | Council District | 6 | Community Planning Area(s) | Mesa del Sol |
| Development Area(s) | Change | Current Land Use(s) | 15 Vacant | IDO Administration & Enforcement Name | Kirtland AFB Military Influence Area |
| IDO Administration & Enforcement Subsection | Referrals to Commenting Agencies (6-4) | Pre-IDO Zoning District | PC | Pre-IDO Zoning Description | RESIDENTIAL VILLAGE |
| FEMA Flood Zone | X | | | | |

| Attachment File Name | Added On | Added By | Attachment Group | Notes |
|--|-----------------|---|------------------|------------------|
| Signature_BOHANNAN_HUSTON_10/30/2025.jpg | 10/30/2025 8:51 | YOLANDA PADILLA MOYER, P.E., BOHANNAN HUSTON INC. | | Uploaded via CSS |

| Note | Created By | Date and Time Created |
|--|--------------|-----------------------|
| 1. Submittal has been reviewed and is ready to be processed. | Renee Zamora | 10/30/2025 10:49 |

| Invoice No. | Fee | Fee Amount | Amount Paid |
|--------------------------------|---|------------|-------------|
| INV-00057149 | Technology Fee - Plan Review | \$24.50 | \$0.00 |
| | Temporary Deferral of Sidewalk Construction | \$350.00 | \$0.00 |
| Total for Invoice INV-00057149 | | \$374.50 | \$0.00 |
| Grand Total for Plan | | \$374.50 | \$0.00 |

| Meeting Type | Location | Scheduled Date | Subject |
|-----------------|----------|----------------|--------------------------------|
| DFT Meeting v.1 | Zoom | 11/05/2025 | Temporary Deferral of Sidewalk |

| Workflow Step / Action Name | Action Type | Start Date | End Date |
|---|-------------------|------------------|------------------|
| Application Screening v.1 | | 10/30/2025 10:49 | 10/30/2025 11:09 |
| Associate Project Number v.1 | Generic Action | | 10/30/2025 10:50 |
| Screen for Completeness v.1 | Generic Action | | 10/30/2025 10:50 |
| Verify Payment v.1 | Generic Action | | 10/30/2025 11:09 |
| Application Review v.1 | | 10/30/2025 11:09 | |
| DFT Meeting v.1 | Hold Meeting | 10/30/2025 11:09 | |
| Temporary Deferral of Sidewalk Construction v.1 | Receive Submittal | | |
| DFT Comments Submittal v.1 | Generic Action | | |
| Notice of Decision v.1 | | | |
| Upload Notice of Decision v.1 | Generic Action | | |

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**ARTISTE SUBDIVISION
(TRACT 1-A)**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the IIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| IIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|--|----------------------|-----------------------|---|-----------------|-----------------|---|----------------------|-------------------|-----------------------|
| <u>PUBLIC WATERLINE IMPROVEMENTS - ONSITE</u> | | | | | | | | | |
| | | 10" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | BOBBY FOSTER RD | R. GUZMAN LOOP | BOBBY FOSTER RD AT EAST CALDER LOOP INTERSECTION | / | / | / |
| | | 8" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | CALDER LOOP | BOBBY FOSTER RD | CHICAGO ROAD | / | / | / |
| | | 10" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | R. GUZMAN LOOP | BOBBY FOSTER RD | ROCKWELL DRIVE | / | / | / |
| | | 10" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | ROCKWELL DRIVE | R. GUZMAN LOOP | STRYKER ROAD | / | / | / |
| | | 12" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | STRYKER ROAD | ROCKWELL DRIVE | CHICAGO ROAD | / | / | / |
| | | 8" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | PENA AVE | R. GUZMAN LOOP | DILLINGHAM DRIVE | / | / | / |
| | | 8" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | DEKOONING LOOP | ROCKWELL DRIVE | CHICAGO ROAD | / | / | / |
| | | 6" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | SCHOLER AVE | ROCKWELL DRIVE | DILLINGHAM DRIVE | / | / | / |
| | | 6" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | HOUSER AVE | ROCKWELL DRIVE | DILLINGHAM DRIVE | / | / | / |
| | | 6" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | GORMAN AVE | ROCKWELL DRIVE | DILLINGHAM DRIVE | / | / | / |
| | | 6" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | CASSETT DRIVE | R. GUZMAN LOOP | DILLINGHAM DRIVE | / | / | / |
| | | 6" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | MARINI AVE | CASSETT DRIVE | DILLINGHAM DRIVE | / | / | / |
| | | 6" DIA | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | MIRO AVE | DEKOONING LOOP | DEKOONING LOOP | / | / | / |
| | | 12" DIA REUSE LINE | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | BOBBY FOSTER RD | R. GUZMAN LOOP | BOBBY FOSTER RD AT EAST CALDER LOOP INTERSECTION | / | / | / |
| | | 16" DIA REUSE LINE | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | DEKOONING AVE | ROCKWELL DRIVE | CHICAGO ROAD | / | / | / |
| | | 16" DIA REUSE LINE | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | ROCKWELL DRIVE | DEKOONING AVE | STRYKER ROAD | / | / | / |
| | | 16" DIA REUSE LINE | WATERLINE W/ NEC. VALVES FH'S, MJS & RJS | STRYKER ROAD | ROCKWELL DRIVE | CHICAGO ROAD | / | / | / |
| | | | | | | | / | / | / |

| IIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|-------------------|----------------------|---------|---|--|-----------------|---|----------------------|-------------------|-----------------------|
| | | 24" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | BOBBY FOSTER RD | R. GUZMAN LOOP | BOBBY FOSTER RD AT EAST CALDER LOOP INTERSECTION | / | / | / |
| | | 10" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | R. GUZMAN LOOP | BOBBY FOSTER RD | ROCKWELL DRIVE | / | / | / |
| | | 10" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | ROCKWELL DRIVE | R. GUZMAN LOOP | STRYKER ROAD | / | / | / |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | STRYKER ROAD | ROCKWELL DRIVE | CHICAGO ROAD | / | / | / |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | PENA AVE | R. GUZMAN LOOP | LOT 122 | / | / | / |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | DEKOONING LOOP | ROCKWELL DRIVE | PAOLO AVE | / | / | / |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | PAOLO AVE | LOT 74 | DEKOONING LOOP | / | / | / |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | SCHOLER AVE | ROCKWELL DRIVE | LOT 60 | / | / | / |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | HOUSER AVE | ROCKWELL DRIVE | LOT 40 | / | / | / |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | GORMAN AVE | ROCKWELL DRIVE | LOT 22 | / | / | / |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | SOTH DRIVE | LOT 5 | GORMAN AVE | / | / | / |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | CASSETT DRIVE | PENA AVE | LOT 166 | / | / | / |
| | | 10" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | MARINI AVE | CASSETT DRIVE | LOT 185 | / | / | / |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | MIRO AVE | LOT 104 | LOT 91 | / | / | / |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | SANITARY EASEMENT BTW LOT 113 AND LOT 114 | MIRO AVE | PENA AVE | / | / | / |
| | | 8" DIA | SANITARY SEWER W/ NEC. MH'S & SERVICES | CALDER LOOP | HOPPER AVE | BOBBY FOSTER RD | / | / | / |
| | | | | | | | / | / | / |

* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC

[illegible]

| Size | Type of Improvement | Location | From | To |
|--|-------------------------------------|---|-----------------------------------|----------------------------------|
| <u>PUBLIC STORM DRAIN IMPROVMENTS - ONSITE</u> | | | | |
| 18-48** DIA | RCP W/ NEC. MH'S, LATERALS & INLETS | PENA AVE | R. GUZMAN LOOP | POND 1 |
| 18-54** DIA | RCP W/ NEC. MH'S, LATERALS & INLETS | HOUSER AVE | ROCKWELL DRIVE | POND 3 |
| 18-24** DIA | RCP W/ NEC. MH'S, LATERALS & INLETS | CALDER LOOP | AT DILLINGHAM INTERSECTION | POND 1 |
| 18-24** DIA | RCP W/ NEC. MH'S, LATERALS & INLETS | DILLINGHAM DRIVE | LOT 185 | POND 1 |
| 18-24** DIA | RCP W/ NEC. MH'S, LATERALS & INLETS | BETWEEN POND 1 AND POND 2 UNDER DEKOONING | EX 24" SD POND 1 | POND 2 |
| 18-24** DIA | RCP W/ NEC. MH'S, LATERALS & INLETS | DEKOONING LOOP | LOWPOINT WEST OF DILLINGHAM DRIVE | EX 24" BETWEEN POND 1 AND POND 2 |
| 18-24** DIA | RCP W/ NEC. MH'S, LATERALS & INLETS | BETWEEN POND 2 AND POND 3 | POND 2 | POND 3 |
| 18-24** DIA | RCP W/ NEC. MH'S, LATERALS & INLETS | DILLINGHAM DRIVE | INTERSECTION OF SCHOLER AVE | POND 2 |
| 18-24** DIA | RCP W/ NEC. MH'S, LATERALS & INLETS | DILLINGHAM DRIVE | INTERSECTION OF GORMAN AVE | POND 3 |
| 18-24** DIA | RCP W/ NEC. MH'S, LATERALS & INLETS | BTWEEN POND 3 AND EX POND -1 UNDER STRYKER RD | POND 3 | EX POND -1 |
| | POND 1 | TRACT 19 | | |
| | POND 2 | TRACT 20 | | |
| | POND 3 | TRACT 20 | | |
| NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY | | | | |
| ALL SLOPES ON HOA TRACTS TO BE STABILIZED IN ACCORDANCE WITH STD SPEC 1012 OR BETTER | | | | |
| ** ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC | | | | |

[illegible]

| IIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|--------------------------------------|----------------------|--------------------------|---|----------------------|-----------------|---|----------------------|-------------------|-----------------------|
| PUBLIC ROADWAY IMPROVEMENTS - ONSITE | | | | | | | | | |
| | | HALF -SECTION 36' F-F | ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON ONE SIDE† 2-LANES, 1-6' BIKE LANE AND 1- 7' PARKING | BOBBY FOSTER RD | R. GUZMAN LOOP | BOBBY FOSTER RD AT EAST CALDER LOOP INTERSECTION | / | / | / |
| | | 28' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES* | CALDER LOOP | BOBBY FOSTER RD | CHICAGO ROAD | / | / | / |
| | | 46' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' SW, 2-11' LANES, 2 -7' PARKING AND 2-5' BIKE LANES | R. GUZMAN LOOP | BOBBY FOSTER RD | ROCKWELL DRIVE | / | / | / |
| | | 46' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' SW, 2-11' LANES, 2 -7' PARKING AND 2-5' BIKE LANES | ROCKWELL DRIVE | R. GUZMAN LOOP | STRYKER ROAD | / | / | / |
| | | 46' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' SW, 2-11' LANES, 2 -7' PARKING AND 2-5' BIKE LANES | STRYKER ROAD | ROCKWELL DRIVE | CHICAGO ROAD | / | / | / |
| | | 32' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES* | HOPPER AVE | R. GUZMAN LOOP | CALDER LOOP | / | / | / |
| | | 32' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES* | PENA AVE | R. GUZMAN LOOP | DILLINGHAM DRIVE | / | / | / |
| | | 46' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' SW, 2-11' LANES, 2 -7' PARKING AND 2-5' BIKE LANES | DEKOONING LOOP | ROCKWELL DRIVE | CHICAGO ROAD | / | / | / |
| | | 32' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES* | MIRO AVE | DEKOONING LOOP | DEKOONING LOOP | / | / | / |
| | | 32' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES* | SCHOLER AVE | ROCKWELL DRIVE | DILLINGHAM DRIVE | / | / | / |
| | | 32' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES* | HOUSER AVE | ROCKWELL DRIVE | DILLINGHAM DRIVE | / | / | / |
| | | 32' F-F | RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES* | GORMAN AVE | ROCKWELL DRIVE | DILLINGHAM DRIVE | / | / | / |
| | | 5' WIDE | PAVED MULT-USE TRAIL | BETWEEN LOTS 152/153 | R. GUZMAN LOOP | CASSETT DRIVE | / | / | / |
| | | 5' WIDE | PAVED MULT-USE TRAIL | BETWEEN LOTS 113/114 | PENA AVE | MIRO AVE | / | / | / |
| | | | | | | | / | / | / |
| | | | NOTE: STREET LIGHTS WITH ALL APPURTENANCES WITH ALL APPURTENANCES AS REQUIRED PER THE COA DPM IN PUBLIC ROW *ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS | | | | / | / | / |
| | | | **PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC | | | | / | / | / |

| IIA Sequence # | COA DRC Project # |
|-------------------|----------------------|
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PRIVATE ROADWAY IMPROVEMENTS - ONSITE

| | | | | |
|-------------------------|--|---------------|----------------|------------------|
| 30.25' PRIVATE ALLEY | RESIDENTIAL PAVING W/ PCC CURB & GUTTER | MARINI AVE | CASSETT DRIVE | DILLINGHAM DRIVE |
| 30.25' PRIVATE ALLEY | RESIDENTIAL PAVING W/ PCC CURB & GUTTER | PAOLO AVE | ROCKWELL DRIVE | DEKOONING LOOP |
| 30.25' PRIVATE ALLEY | RESIDENTIAL PAVING W/ PCC CURB & GUTTER | GABO AVE | ROCKWELL DRIVE | SOTH DRIVE |
| 30.25' PRIVATE ALLEY | RESIDENTIAL PAVING W/ PCC CURB & GUTTER | SOTH DRIVE | GORMAN AVE | STRYKER ROAD |
| 30.25' PRIVATE ALLEY | RESIDENTIAL PAVING W/ PCC CURB & GUTTER | CASSETT DRIVE | DEKOONING LOOP | DILLINGHAM DRIVE |

| Private Inspector | City Inspector | City Cnst Engineer |
|----------------------|-------------------|-----------------------|
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |

AGENT/OWNER

DEVELOPMENT FACILITATION TEAM MEMBER APPROVALS

YOLANDA PADILLA MOYER, P.E.
PREPARED BY: PRINT NAME


PLANNING DATE

PARKS & RECREATION DATE

BOHANNAN HUSTON INC.

TRANSPORTATION DEVELOPMENT DATE

AMAFCA DATE

FIRM:

SIGNATURE

UTILITY DEVELOPMENT DATE

CODE ENFORCEMENT DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DFT EXTENSION

CITY ENGINEER DATE

HYDROLOGY DATE

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | | | | AGENT/OWNER |
|----------|------|-----------|-----------------|--|--|--|-------------|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

October 23, 2025

DHO Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Artiste Subdivision, Tract 1-A of Artiste - Preliminary Plat Submittal **Sidewalk Deferral/Waiver Request**

Dear DHO Chair:

We are requesting the following deferral, wavier, and variances to the City Standard Design.

Sidewalk Design Variance and Deferred/Waived Sidewalk - Please refer to the enclosed exhibit for sidewalk deferral and waiver.

- Deferred Sidewalk – we are requesting to defer sidewalk along the frontage of homes and request that they be constructed with and as each home is constructed.

We ask that this request be heard at with the Preliminary Plat application. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Yolanda Padilla Moyer, P.E.
Vice President
Community Development and Planning

YPM
Enclosures

cc: Brian Patterson, Titan Development

ONC RESPONSE: NEIGHBORHOOD ASSOCIATIONS

Kimberly Legan

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Monday, October 20, 2025 2:02 PM
To: Kimberly Legan
Subject: ALBUQUERQUE NM 87106 _ Public Notice Inquiry Sheet Submission
Attachments: Zone Atlas Pages_R-15-Z and S-5-Z.pdf

Dear Applicant:

As of October 20, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, October 20, 2025 11:00 AM
To: Office of Neighborhood Coordination <klegan@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Kimberly Legan

Telephone Number

(505)823-1000

Email Address

klegan@bhinc.com

Company Name

Bohannon Huston, Inc.

Company Address

7500 Jefferson St. NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

Tracts 5, 6, 9 and 10 BULK LAND PLAT TRACTS 1 THROUGH 18 ARTISTE (REPLAT OF TRACT A-1-A-1-A MESA DEL SOL INNOVATION PARK)

Physical address of subject site:

ALBUQUERQUE NM 87106

Subject site cross streets:

Bobby Foster Rd SE and Stryker Rd SE

Other subject site identifiers:

Montage Subdivision

This site is located on the following zone atlas page:

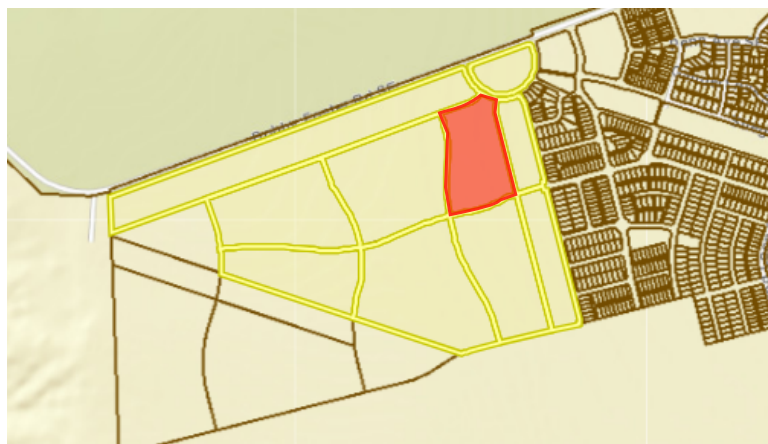
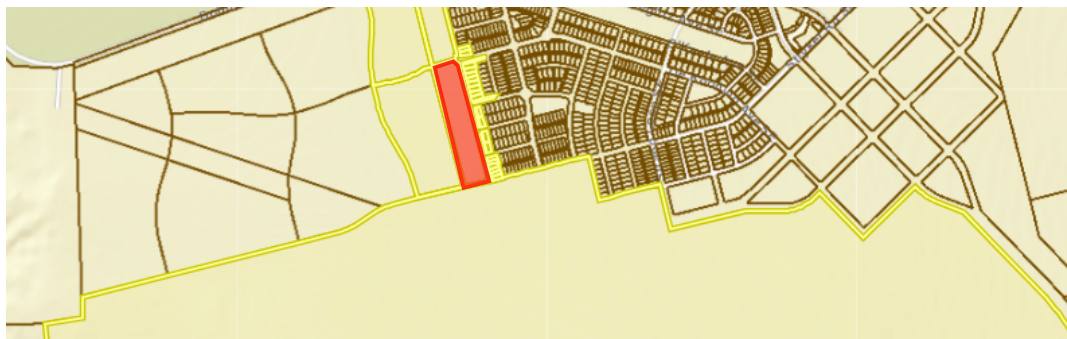
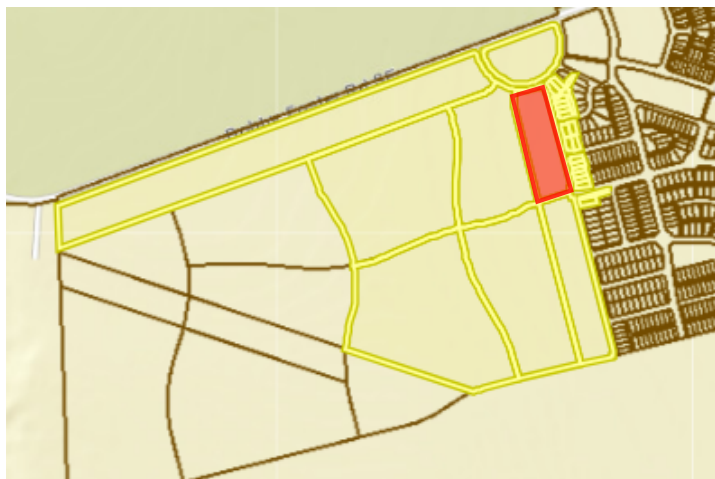
R-15-Z and S-15-Z

Link for map

Captcha

100 FT BUFFER MAP: PROPERTY OWNERS

100 ft Buffer Map - Artiste Subdivision Phase 1



| Owner | Owner Address | Owner Address 2 |
|---|--------------------------------------|---------------------------|
| CUESTA DEL ORO LLC | 1301 CUESTA ARRIBA CT NE SUITE A | ALBUQUERQUE NM 87113-1395 |
| MDS INVESTMENTS LLC | 5700 UNIVERSITY BLVD SE SUITE 300 | ALBUQUERQUE NM 87106-9601 |
| RICHMOND AMERICAN HOMES OF NEW MEXICO INC | 4401 MASTHEAD ST NE SUITE 110 | ALBUQUERQUE NM 87109-4706 |
| TITAN MONTAGE 5 LLC | 6300 RIVERSIDE PLAZA LN NW SUITE 200 | ALBUQUERQUE NM 87120-2617 |

NOTIFICATION DOCUMENTS SENT TO PROPERTY OWNERS

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 10/21/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☒ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* ALBUQUERQUE NM 87106
Location Description South of Bobby Foster Rd SE, North of Stryker Rd SE, and West of the Montage Subdivision.
2. Property Owner* MDS Investments LLC
3. Agent/Applicant* [if applicable] Bohannan Huston, Inc.
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Major Preliminary (Minor or Major or Bulk Land)
 - ☐ Vacation (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☒ Waiver Block Length, Centerline Radius, and Sidewalk Def. (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

Subdividing Tract A-1 into 25 tracts and 165 lots for Phase 1 of the Artiste Subdivision.

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: Wednesday November 19th, 2025 at 9:00am

Location*⁴: Link provided by the COA Planning Dep. at the Agenda link below:

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Yolanda Padilla Moyer, PE

Email: ypadilla@bhinc.com

Phone: (505)823-1000



Attachments:



Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*



Others: Plat and Zone Atlas Map



Online website or project page: N/A

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ R-15-Z and S-15-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

Block Length Deviation and Waiver, Centerline Radii Waiver, and Sidewalk Deferral.

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 51.01 acres
- 2. IDO Zone District PC
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

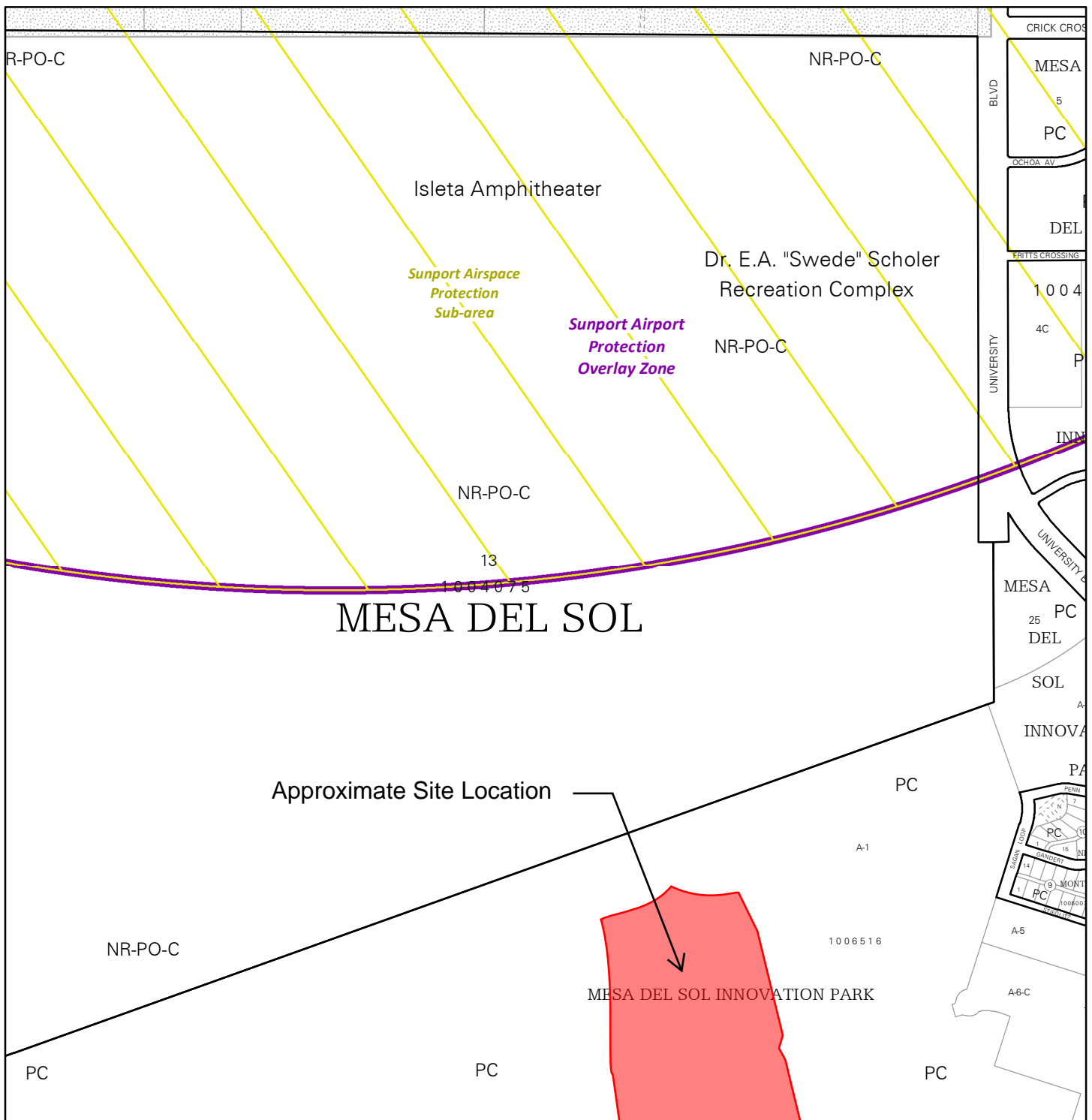
Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

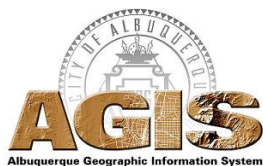
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

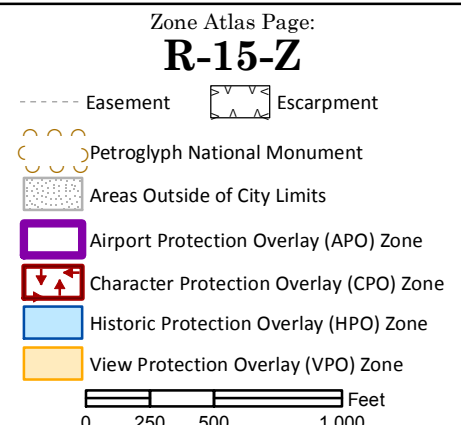
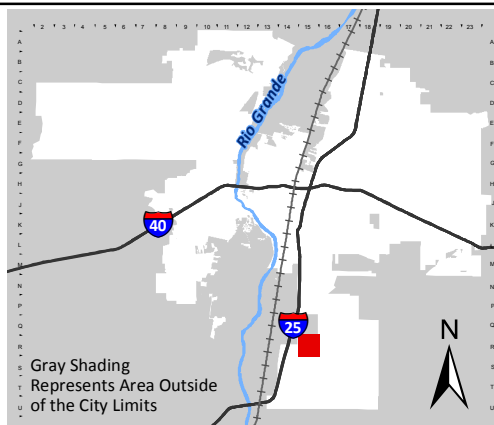


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

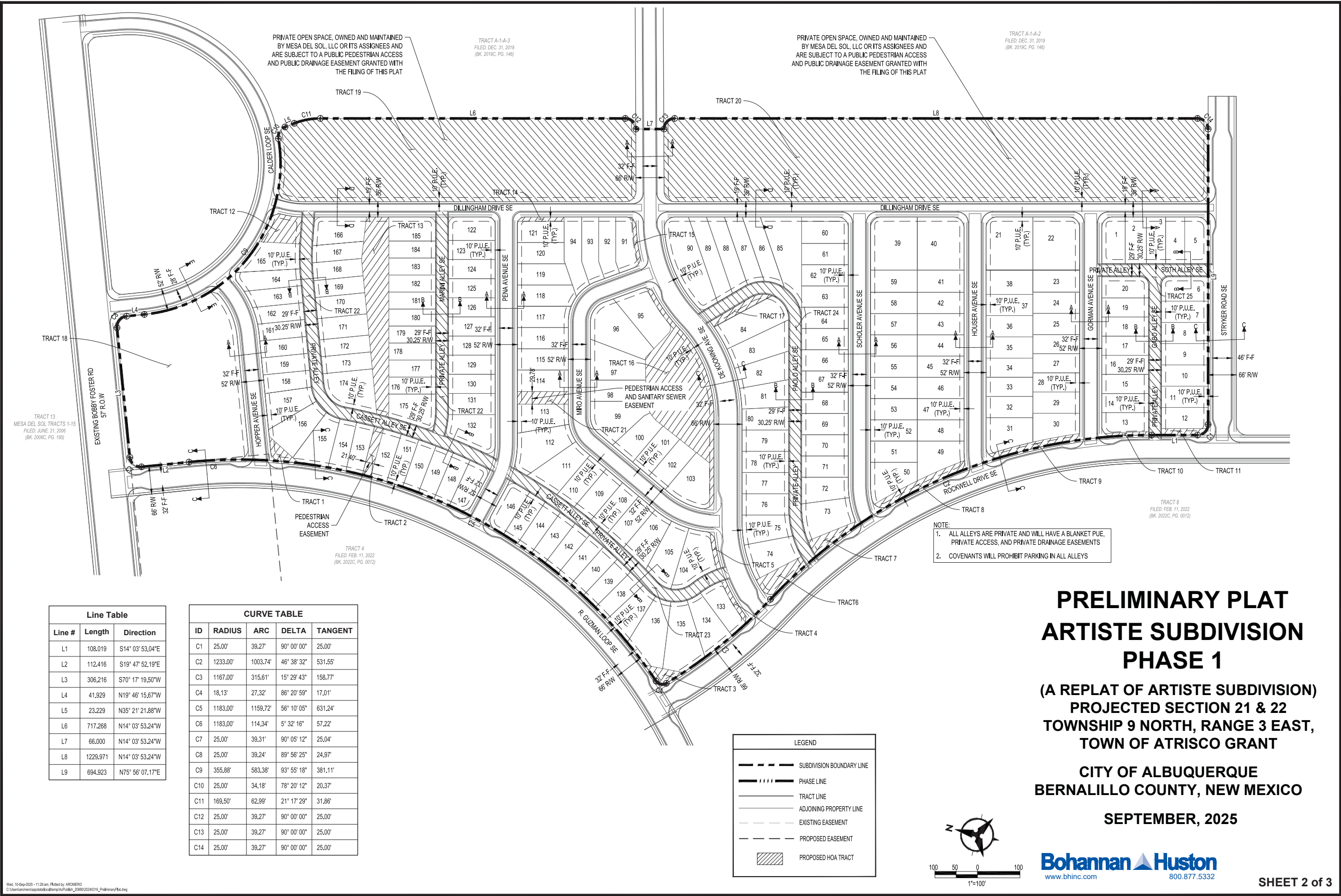
IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



11x17 Version - NOT TO SCALE



11x17 Version - NOT TO SCALE

11x17 Version - NOT TO SCALE

LEGAL DESCRIPTION:

TRACT '1' OF THE BULK LAND PLAT FOR ARTISTE SUBDIVISION WITHIN PROJECTED SECTION 21 AND 22, TOWNSHIP 9 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRIME MERIDIAN AS PROJECTED INTO THE TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO

1. EXISTING ZONING: PC
PROPOSED ZONING: PC

PROPOSED RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL ACREAGE:
EXISTING TRACT '1' = 51.02 ACRES

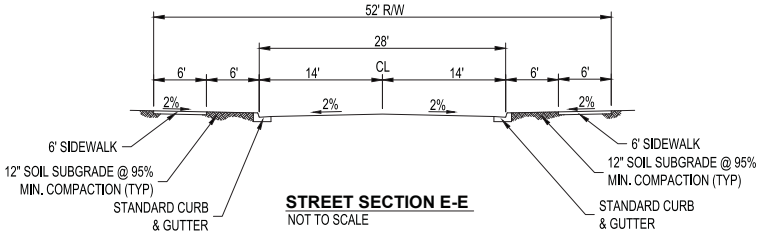
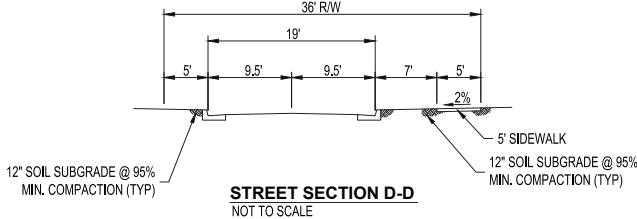
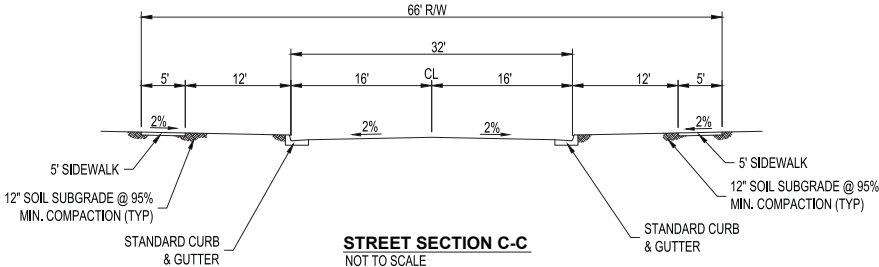
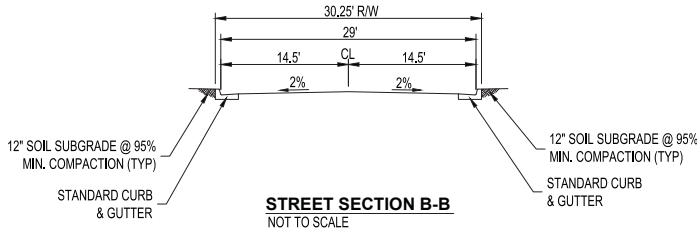
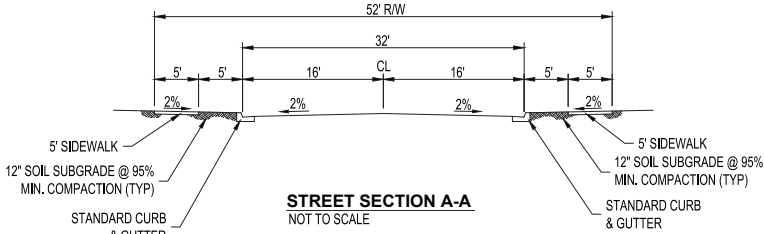
ACREAGE:

TRACT '1' = 0.0392 Acres
TRACT '2' = 0.0566 Acres
TRACT '3' = 0.0451 Acres
TRACT '4' = 0.0225 Acres
TRACT '5' = 0.0170 Acres
TRACT '6' = 0.1028 Acres
TRACT '7' = 0.0670 Acres
TRACT '8' = 0.1021 Acres
TRACT '9' = 0.0706 Acres
TRACT '10' = 0.0173 Acres
TRACT '11' = 0.0350 Acres
TRACT '12' = 0.1216 Acres
TRACT '13' = 0.5220 Acres
TRACT '14' = 0.0238 Acres
TRACT '15' = 0.0186 Acres
TRACT '16' = 0.8341 Acres
TRACT '17' = 0.0583 Acres
TRACT '18' = 2.3375 Acres
TRACT '19' = 3.7410 Acres
TRACT '20' = 5.7512 Acres
TRACT '21' = 0.0820 Acres
TRACT '22' = 0.9760 Acres (PRIVATE ALLEY)
TRACT '23' = 0.4366 Acres (PRIVATE ALLEY)
TRACT '24' = 0.6001 Acres (PRIVATE ALLEY)
TRACT '25' = 0.4553 Acres (PRIVATE ALLEY)

NUMBER OF LOTS:
PHASE 1 = 185

PROPOSED DENSITY: 7.05 D.U./ACRE

3. MINIMUM LOT DIMENSIONS: 40'x110'
MINIMUM LOT AREA: 4,400 SF
4. LOT SETBACKS:
FRONT: 10'
SIDE: 10'
REAR: 4'
5. PROPOSED SOLAR ACCESS PROVISIONS,
SHALL BE IN ACCORDANCE WITH INTEGRATED DEVELOPMENT
ORDINANCE 14-16-5-10.
6. THE H.O.A. SHALL MAINTAIN ALL TRAILS LOCATED
WITHIN H.O.A. TRACTS AND ITS CONNECTIONS TO
ANY PUBLIC OWNED AND MAINTAINED
SIDEWALK / TRAIL.
7. TRACTS '1' - '21' CONTAIN A PUBLIC PEDESTRIAN AND PUBLIC
DRAINAGE EASEMENT GRANTED TO THE H.O.A. SEE THIS SHEET
FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP
AND MAINTENANCE RESPONSIBILITY



ABCWUA PUBLIC WATER & SANITARY SEWER EASEMENTS:

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATIONS, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

DRAINAGE FACILITIES MAINTENANCE NOTES:

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION (UNLESS SHOWN ON THE APPROVED GRADING PLAN) MAY BE PLACED OR MAINTAINED IN THE EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON, EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES, SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E., SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

THE PLAT SHOWN HEREON IS MADE WITH FREE CONSENT AND IN ACCORDANCE OF THE DESIRES OF THE UNDERSIGNED OWNER(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED, THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM, COMPLETE, INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SHOWN ON THIS PLAT. OWNER(S) HEREBY AFFIRM THAT THE DESCRIBED PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF CITY OF ALBUQUERQUE, NEW MEXICO. SAID OWNER(S) HEREBY GRANT ALL EASEMENTS AS MAY BE SHOWN ON THIS PLAT TO THE CITY OF ALBUQUERQUE, NEW MEXICO IN FEE SIMPLE WITH WARRANTY COVENANTS, SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

BY: _____
Steve B. Chavez,
MDS INVESTMENTS, LLC a new mexico limited liability company

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 20____
BY Steve B. Chavez, MDS INVESTMENTS, LLC

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

PRELIMINARY PLAT ARTISTE SUBDIVISION PHASE 1

(A REPLAT OF ARTISTE SUBDIVISION)
PROJECTED SECTION 21 & 22
TOWNSHIP 9 NORTH, RANGE 3 EAST,
TOWN OF ATRISCO GRANT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2025

11x17 Version - NOT TO SCALE

PROOF OF POSTAGE TO PROPERTY OWNERS

Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP  **US POSTAGE**
\$002.17⁹
First-Class - IMI
ZIP 87109
10/21/2025
036B 0011828881

TITAN MONTAGE 5 LLC
6300 RIVERSIDE PLAZA LN NW SUITE 200
ALBUQUERQUE NM 87120-2617

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP [®] **US POSTAGE**
\$002.17⁹
First-Class - IMI
ZIP 87109
10/21/2025
0368 0011828881

RICHMOND AMERICAN HOMES
OF NEW MEXICO INC
4401 MASTHEAD ST NE SUITE 110
ALBUQUERQUE NM 87109-4706

Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP  **US POSTAGE**
\$002.17⁰
First-Class - IMI
ZIP 87109
10/21/2025
036B 0011828881

MDS INVESTMENTS LLC
5700 UNIVERSITY BLVD SE SUITE 300
ALBUQUERQUE NM 87106-9601

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP [®] **US POSTAGE**
\$002.17⁹
First-Class - IMI
ZIP 87109
10/21/2025
036B 0011828881

CUESTA DEL ORO LLC
1301 CUESTA ARRIBA CT NE SUITE A
ALBUQUERQUE NM 87113-1395



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

| | | | |
|---|-------------------------|---|--|
| MISCELLANEOUS APPLICATIONS | | <input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3) | |
| <input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2) | | PRE-APPLICATIONS | |
| <input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2) | | <input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3) | |
| <input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3) | | <input type="checkbox"/> Sketch Plan Review and Comment (Form S3) | |
| <input type="checkbox"/> Temporary Deferral of S/W (Form S3) | | APPEAL | |
| <input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3) | | <input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A) | |
| BRIEF DESCRIPTION OF REQUEST | | | |
| Sketch Plat Review for Tracts 5 and 9 at Mesa del Sol Innovation Park. | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| APPLICATION INFORMATION | | | |
| Applicant/Owner: Titan Development | | Phone: (505) 515-2925 | |
| Address: 6300 Riverside Plaza, Ste. 200 | | Email: bpatterson@Titan-Development.com | |
| City: Albuquerque | State: NM | Zip: 87120 | |
| Professional/Agent (if any): Bohannon Huston Inc. | | Phone: (505) 798-7945 | |
| Address: 7500 Jefferson St NE | | Email: ypadilla@bhinc.com | |
| City: Albuquerque | State: NM | Zip: 87109 | |
| Proprietary Interest in Site: Owner/ Developer | | List <u>all</u> owners: | |
| SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) | | | |
| Lot or Tract No.: Tract 5 and Tract 9 | | Block: | Unit: |
| Subdivision/Addition: | | MRGCD Map No.: | UPC Code: 101505135402740502, 101505037948010302 |
| Zone Atlas Page(s): R-15-Z & S-15-Z | Existing Zoning: PC | | Proposed Zoning |
| # of Existing Lots: 1 | # of Proposed Lots: 169 | | Total Area of Site (Acres): 31.7 acres |
| LOCATION OF PROPERTY BY STREETS | | | |
| Site Address/Street: Bobby Foster Rd | | Between: Bobby Foster Rd and: Stryker Rd | |
| CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.) | | | |
| | | | |
| | | | |
| I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge. | | | |
| Signature: | | Date: 07-15-2024 | |
| Printed Name: Yolanda Padilla Moyer | | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent | |

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022☐ **AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

☐ **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension



INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA



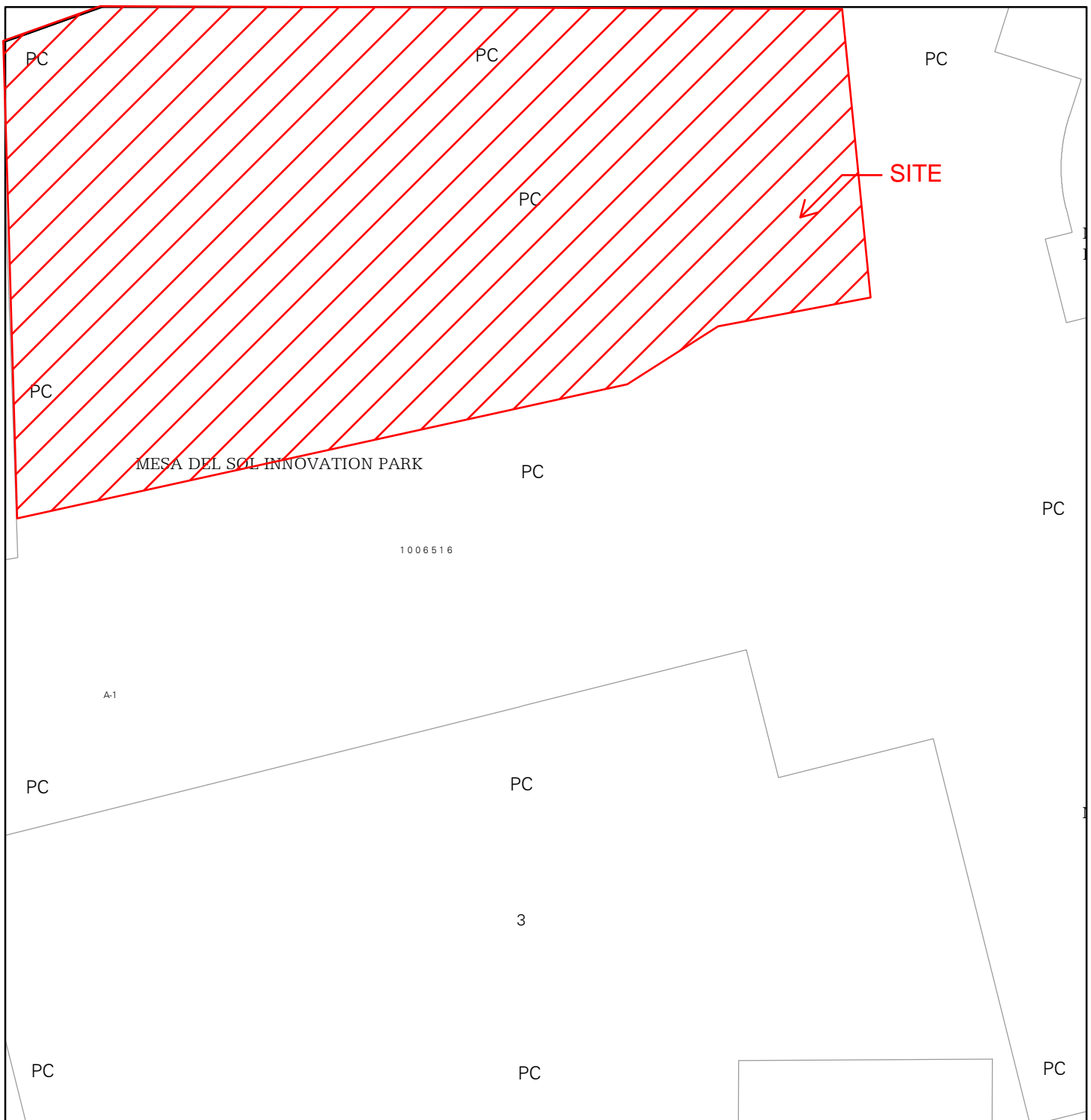
SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X** ___ 1) DFT Application form completed, signed, and dated
- X** ___ 2) Form S3 with all the submittal items checked/marked
- X** ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X** ___ 4) Letter describing, explaining, and justifying the request
- X** ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- na** ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

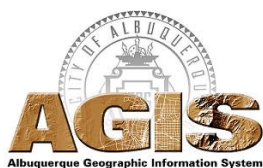


A horizontal number line representing distance in feet. It has major tick marks at 0, 250, 500, and 1,000. The segment from 0 to 250 is shaded gray, and the segment from 500 to 1,000 is shaded gray.

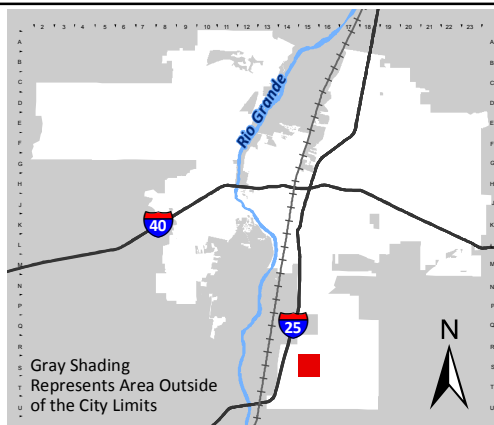


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

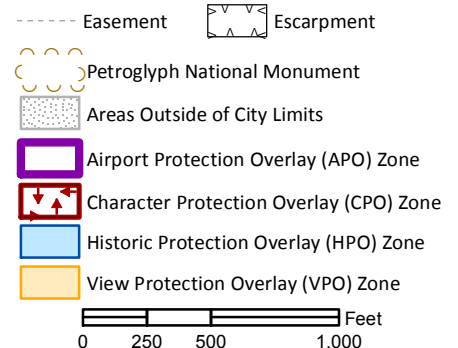
IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
S-15-Z



July 11, 2024

Ms. Jolene Wolfley, DFT Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Artiste and Artiste 1 Subdivision - Sketch Plat Submittal

Dear Ms. Wolfley:

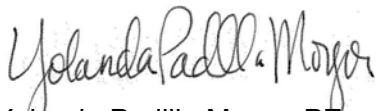
Enclosed for Development Facilitation Team (DFT) sketch plat review and comment are copies of the following information:

- Development Facilitation Team (DFT) Application
- Form S3
- Zone Atlas page
- Copy of the Exhibit/sketch plat of site

This sketch plat is being presented to the Development Facilitation Team for the purpose of obtaining City review and comment. The Artiste Area is looking at realigning the backbone roadways as well as propose Tract 5 and 9 as Artiste 1, the residential development at Mesa del Sol with approximately 169 single family residential lots on about 32 acres. Roadway right-of-way and pavement widths are indicated on the exhibit. The site will be designed and developed in one phase.

Please schedule for the DFT hearing on July 24, 2024. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

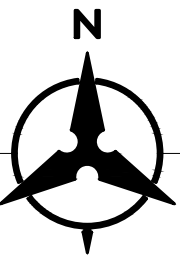
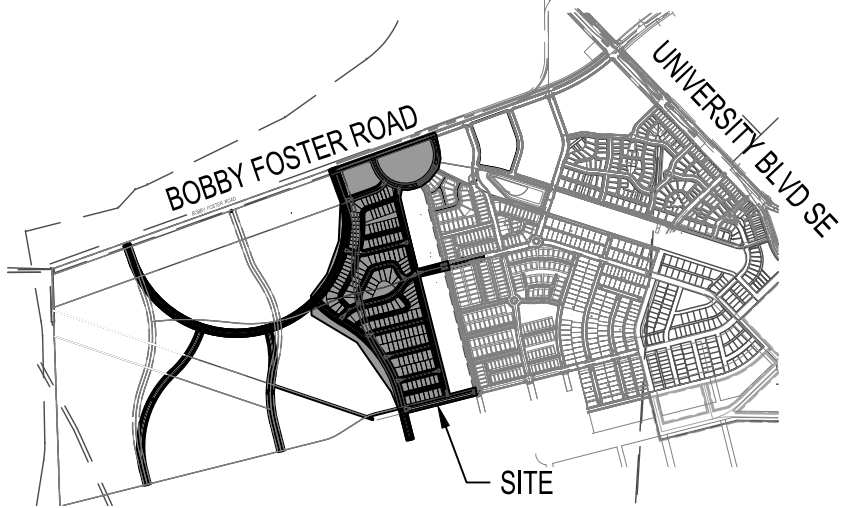


Yolanda Padilla Moyer, PE
Vice President
Community Development and Planning

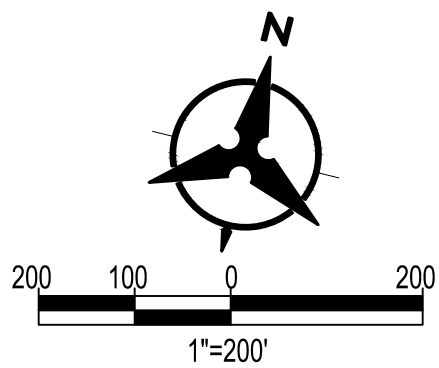
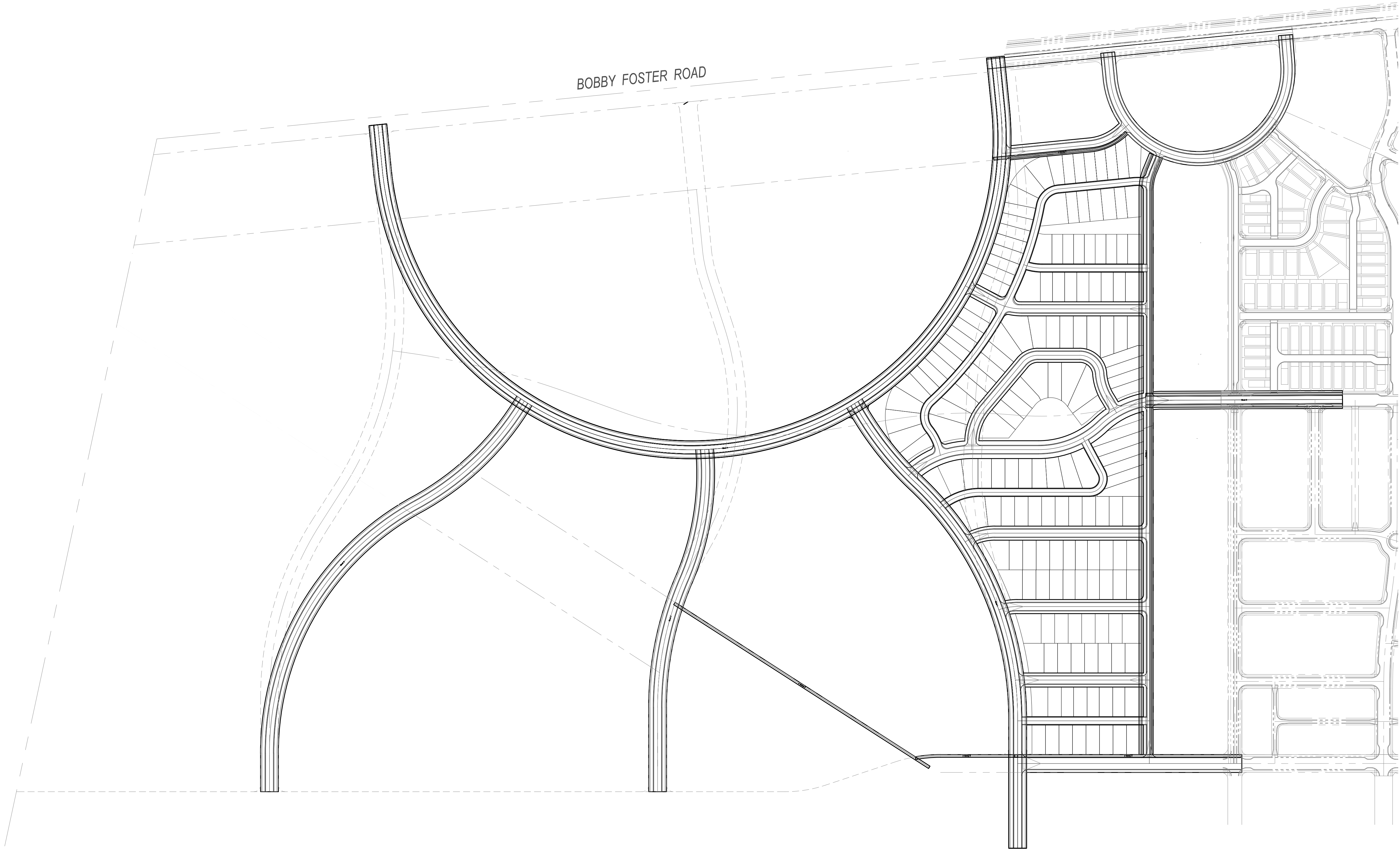
YPM/cc
Enclosures

cc: Brian Patterson, Titan Development
Saiqa Mustari Susmita, BHI

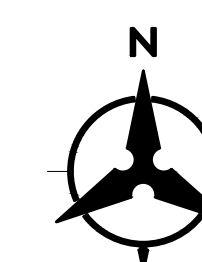
SKETCH PLAT - 1
ARTISTE SUBDIVISION
JULY 2024



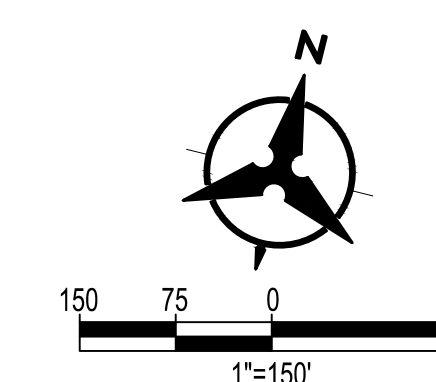
LOCATION MAP
SCALE: 1" = 2000'

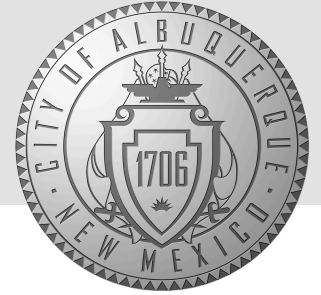


JULY 2024



LOCATION MAP





Your transaction is complete – Thank you!

Your request for payment has been received.

An additional confirmation will be sent to your email account if it was provided with the payment.

Your Reference Number: **2024200001-11**

07/18/2024 11:36:21 AM

| | |
|--|----------------|
| Total Amount: | \$52.40 |
| Building Permits, Business Registrations, Code Enforcement Permits and Planning Applications 2024200001-11-1 NAME: BOHANNAN HUSTON, INC. BOHANNAN HUSTON, INC. - CU131551942 CUSTOMER NUMBER: CU131551942 | \$51.00 |
| Permit Information PERMIT NUMBER: PS-2024-00124 PERMIT DESCRIPTION: TF001: Planning: Technology Fee Application (Presubmittal) NAME: BOHANNAN HUSTON, INC. BOHANNAN HUSTON, INC. - CU131551942 | \$1.00 |
| Permit Information PERMIT NUMBER: PS-2024-00124 PERMIT DESCRIPTION: PL002: Planning: Application Fee (Presubmittal) NAME: BOHANNAN HUSTON, INC. BOHANNAN HUSTON, INC. - CU131551942 | \$50.00 |
| Mastercard Service Fee 2024200001-11-4 | \$1.40 |
| Mastercard Credit Sale M CARD NUMBER: *****1274 FIRST NAME: Yolanda LAST NAME: Moyer | \$51.00 |
| Mastercard Service Fee Credit Sale M CARD NUMBER: *****1274 | \$1.40 |

FIRST NAME: Yolanda
LAST NAME: Moyer
PAYMENT TYPE: credit

Total Amount:

\$52.40



CE2024200001-11

Payment processing disclaimer. Set me in Workgroup Config

Powered by CORE Business Technologies



ARTICLE 2-9 DPM WAIVER

Part 2-9(A) Waiver for DPM Standards

Section 2-9(A)(1) Applicability

A waiver for design standards may be sought in order to cover unusual circumstances or alternative design concepts. Any exception from a standard in the DPM other than those in [DPM Chapter 7 Transportation Design](#) is reviewed by the DRB per [IDO](#) Subsection 14-16-6-6(L).

Section 2-9(A)(2) Procedure

See [IDO](#) Subsection 14-16-6-6(L)(2) for more detailed procedure requirements.

2-9(A)(2)(i) Neighborhood Meeting

At the neighborhood meeting, the applicant shall provide information about the proposed project, including, but not limited to:

1. the scope of uses.
2. approximate square footages for different uses.
3. general site layout.
4. design guidelines.
5. architectural style.
6. conceptual elevations.
7. conceptual landscaping plans.

2-9(A)(2)(ii) Application

1. An application form and the appropriate fees can be found on the City website as well as at the Development Review Services counter. The submittal shall include both of the following:
 - a. A scale drawing showing the location of the proposed waiver with appropriate dimensions.
 - b. Letter describing, explaining, and justifying the request per the criteria in [IDO](#) Subsection 14-16-6-6(L)(3) and the DPM.
2. Submit a completed application form and fee. A public meeting by the DRB will be scheduled within 7 days after the date of acceptance of the application and proper public notification per [IDO](#) requirements.

2-9(A)(2)(iii) Public Meeting

1. The public meeting gives the general public and area residents an opportunity to speak for or against the request and to elicit additional information that may have a bearing on the request. The applicant or agent must be present at the meeting to speak on behalf of the request and respond to questions.
2. Decision by the DRB may be deferred or continued if additional information or additional public notice is deemed necessary.
3. The DRB's decision on the request may be to approve, approve with conditions, or deny the request.

4. The decision is final unless appealed to the Land Use Hearing Officer (LUHO). See [IDO](#) Subsection 14-16-6-4(U) for appeal procedures.

Part 2-9(B) Sidewalk Waiver

Section 2-9(B)(1) Applicability

While the City encourages compliance with sidewalk design standards, there are certain circumstances in which varying from the standards and design criteria is appropriate. The sidewalk waiver procedure was established to provide for possible departure from normal standards under specific circumstances and to protect unique characteristics of certain neighborhoods.

Any property owner who wants to install a sidewalk that does not conform to the standards in [Part 6-5-5 Sidewalk, Drive Pad, and Curb and Gutter Ordinance \(ROA 1994\)](#) and the design standards in [DPM Chapter 7 Transportation Design](#) must apply for a sidewalk waiver.

Exceptions:

A waiver to use material other than standard material described in [Chapter 7 Transportation Design](#) requires the approval of the City Engineer.

Section 2-9(B)(2) Governing Regulations

[Section 6-5-5-3 of Part 6-5-5 Sidewalk, Drive Pad, and Curb and Gutter Ordinance \(ROA 1994\)](#) states that “all properties within the city shall have sidewalk, drive pad, curb ramps, and curb and gutter in accordance with the standards set forth by §§ 6-5-5-1 et seq., unless a variance from these standards is allowed.”

Additionally, sidewalk design shall comply with [IDO](#) Subsection 14-16-5-3(D) and [DPM Chapter 7 Transportation Design](#). Sidewalk design standards promote mobility, safety, and comfort of the pedestrian and allow adequate pedestrian access to abutting property.

2-9(B)(2)(i) Criteria for Waiver from IDO Sidewalk Standards

Requests for a waiver to not provide sidewalks as required pursuant to [IDO](#) Subsection 14-16-5-3(D) are approved if all of the criteria in [IDO](#) Subsection 14-16-6-6(L)(3) and all of the following criteria are met:

1. The area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to one or more sides of the subject property or area.
2. The City's right-of-way is insufficient in width to allow the construction of a sidewalk of standard dimension and placement, but there is sufficient right-of-way to meet minimum ADA or PROWAG guidance.
3. The adjoining sidewalks are non-standard as to width and/or location, and the Waiver would enable the new and existing sidewalks to match in width and/or location, or could create a smooth transition between areas of different width and/or character.

2-9(B)(2)(ii) Criteria for Waiver from DPM or Sidewalk, Drive Pad, and Curb and Gutter Ordinance Sidewalk Standards

Requests for a waiver for standards in the [DPM Chapter 7 Transportation Design](#) or [Part 6-5-5 Sidewalk, Drive Pad, and Curb and Gutter Ordinance \(ROA 1994\)](#) are approved if all of the criteria in [IDO](#) Subsection 14-16-6-6(L)(3) are met and any of the following criteria is met:

1. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City of Albuquerque, the State of New Mexico, or the United States of America, and a waiver is appropriate to maintain such historical, archeological, and/or architectural significance.
2. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as mature trees, grades, fills, water courses, natural topographic features, or manmade obstructions.
3. The established neighborhood character or mature landscaping on the site would be damaged to a degree that outweighs the public utility of the normal sidewalk requirement.
4. The waiver is requested for a short stub street, cul-de-sac, or local access street with Average Daily Traffic (ADT) of no more than 50.

Section 2-9(B)(3) Procedure

2-9(B)(3)(i) Neighborhood Meeting

At the neighborhood meeting, the applicant shall provide information about the proposed project, including, but not limited to:

1. the scope of uses.
2. approximate square footages for different uses.
3. general site layout.
4. design guidelines.
5. architectural style.
6. conceptual elevations.
7. conceptual landscaping plans.

2-9(B)(3)(ii) Application

1. An application form and the appropriate fees can be found on the City website as well as the Development Review Services counter.
2. The submittal shall include all of the following:
 - a. A scale drawing showing the location of the proposed waiver with appropriate dimensions.
 - b. Letter describing, explaining, and justifying the request per the criteria in [IDO](#) Section 14-16-6-6(L)(3) and the DPM.
3. A public meeting by the DRB will be scheduled within 7 days after a complete application was accepted and required public notice per the [IDO](#) is complete.

2-9(B)(3)(iii) Public Meeting

1. The public meeting gives the general public and area residents an opportunity to speak for or against the request and to elicit additional information that may have a bearing on the request. The applicant or

agent must be present at the meeting to speak on behalf of the request and respond to questions.

2. Decision by the DRB may be deferred or continued if additional information or additional public notice is deemed necessary.
3. The DRB's decision on the request may be to approve, approve with conditions, or deny the request.
4. The decision is final unless appealed to the LUHO. See [IDO](#) Subsection 14-16-6-4(U) for appeal procedures.

2-9(B)(3)(iv) Sidewalk Permit

Approval of a sidewalk waiver does not constitute approval of plans for a sidewalk permit. The Letter of Advice must accompany the traffic site plan and/or sidewalk permit application.

Part 2-9(C) Temporary Sidewalk Deferral

Section 2-9(C)(1) Applicability

A developer has the option to defer the construction of sidewalks until the end of lot construction within a subdivision. The eventual construction of sidewalks shall be financially assured through the use of an Infrastructure Improvements Agreement (IIA) per [DPM Article 2-3 Public Infrastructure Improvement Procedures](#).

Section 2-9(C)(2) Governing Regulations

Sidewalks shall be designed and constructed be in accordance with the criteria presented in [IDO](#) Subsection 14-16-5-3(D) and [DPM Chapter 7 Transportation Design](#).

Section 2-9(C)(3) Procedure

2-9(C)(3)(i) Neighborhood Meeting

At the neighborhood meeting, the applicant shall provide information about the proposed project, including, but not limited to:

1. the scope of uses.
2. approximate square footages for different uses.
3. general site layout.
4. design guidelines.
5. architectural style.
6. conceptual elevations.
7. conceptual landscaping plans.

2-9(C)(3)(ii) Application

1. An application form and the appropriate fees can be found on the [Planning Department webpage](#) as well as the Development Review Services counter.
2. The submittal shall include a scale drawing showing the location of the deferred sidewalk with appropriate dimensions.

3. A public meeting by the DRB will be scheduled within 7 days after the complete application is accepted and required public notice per the [IDO](#) is complete.

2-9(C)(3)(iii) Public Meeting

1. The public meeting gives the general public and area residents an opportunity to speak for or against the request and to elicit additional information that may have a bearing on the request. The applicant or agent must be present at the meeting to speak on behalf of the request and respond to questions.
2. Decision by the DRB may be deferred or continued if additional information or additional public notice is deemed necessary.
3. The DRB's decision on the request may be to approve, approve with conditions, or deny the request.
4. The decision is final unless appealed to the LUHO. See [IDO](#) for appeal procedures.

Part 2-9(D) Stub Street/Cul-de-Sac Waiver

Section 2-9(D)(1) Applicability

The street network in new subdivisions shall be created through block standards in [IDO](#) Subsection 14-16-5-4(E) and [DPM Chapter 7 Transportation Design](#). Stub streets and cul-de-sacs that terminate the road are prohibited, except as allowed pursuant to [IDO](#) Subsection 14-16-5-3(E)(1)(d).

Section 2-9(D)(2) Governing Regulations

Although stub street and cul-de-sac street configurations should be avoided in layout of new streets, if they are necessary and meet the exceptions in [IDO](#) Subsection 14-16-5-3(E)(1)(d), they shall be designed per [DPM Section 7-4\(J\)\(3\)](#) after a waiver is granted by DRB.

Section 2-9(D)(3) Procedure

2-9(D)(3)(i) Neighborhood Meeting

At the neighborhood meeting, the applicant shall provide information about the proposed project, , including, but not limited to:

1. the scope of uses.
2. approximate square footages for different uses.
3. general site layout.
4. design guidelines.
5. architectural style.
6. conceptual elevations.
7. conceptual landscaping plans.



SMART • SUSTAINABLE • SAFE

5700 University Blvd. SE Suite 300
Albuquerque, New Mexico 87106
5055326225 | Mesadelsolnm.com

June 9th, 2025

Development Hearing Officer
City of Albuquerque
Planning, Engineering and Building Departments
P.O. Box 1293
Albuquerque, NM 87102

Albuquerque Bernalillo County Water Utility Authority
One Civic Plaza NW
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement, Permit Applications, and Planning

Dear DHO and the ABCWUA,

MDS Investments, LLC hereby authorizes Bohannon Huston, Inc. as agents for all purposes described in this letter. In particular, it's members and designees, are authorized by Mesa del Sol to take all actions relating to the preparation, execution, submission, and processing of submittals, applications, entitlement, and planning of the Artiste Subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve B. Chavez". The signature is fluid and cursive.

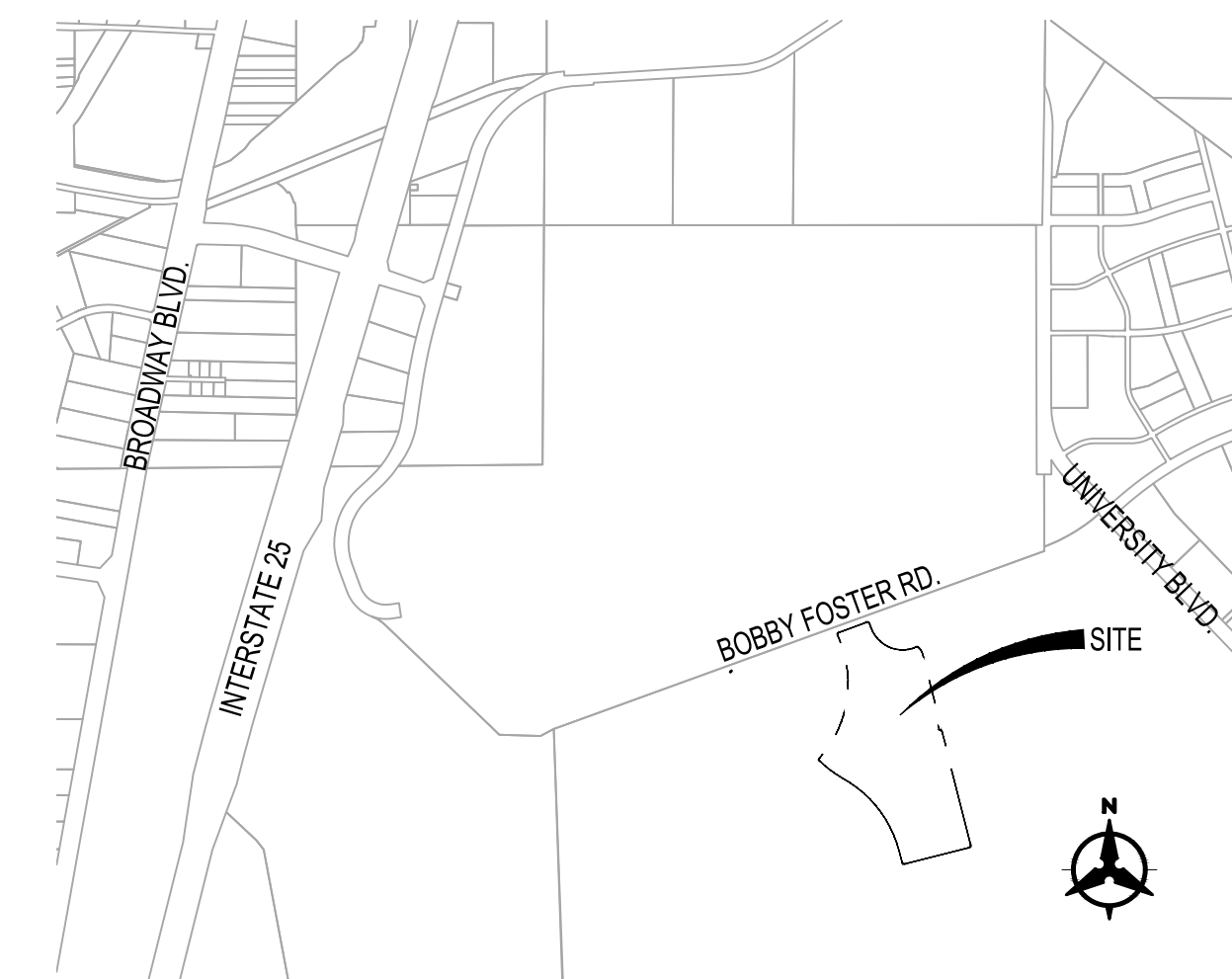
Steve Chavez
MDS Investments, LLC, Managing Partner
Email: Steve@sc3intl.com
Phone: (505) 259-8000
MesadelSolNM.com

PRELIMINARY PLAT
ARTISTE SUBDIVISION
PHASE 1

(A REPLAT OF ARTISTE SUBDIVISION)
PROJECTED SECTION 21 & 22
TOWNSHIP 9 NORTH, RANGE 3 EAST,
TOWN OF ATRISCO GRANT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2025



VICINITY MAP (ZONE ATLAS R-15-Z, S-15-Z)
NOT TO SCALE

SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #4 REBAR WITH CAP MARKED "CARTESIAN LS 18374".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 18374".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

Solar Collection Note

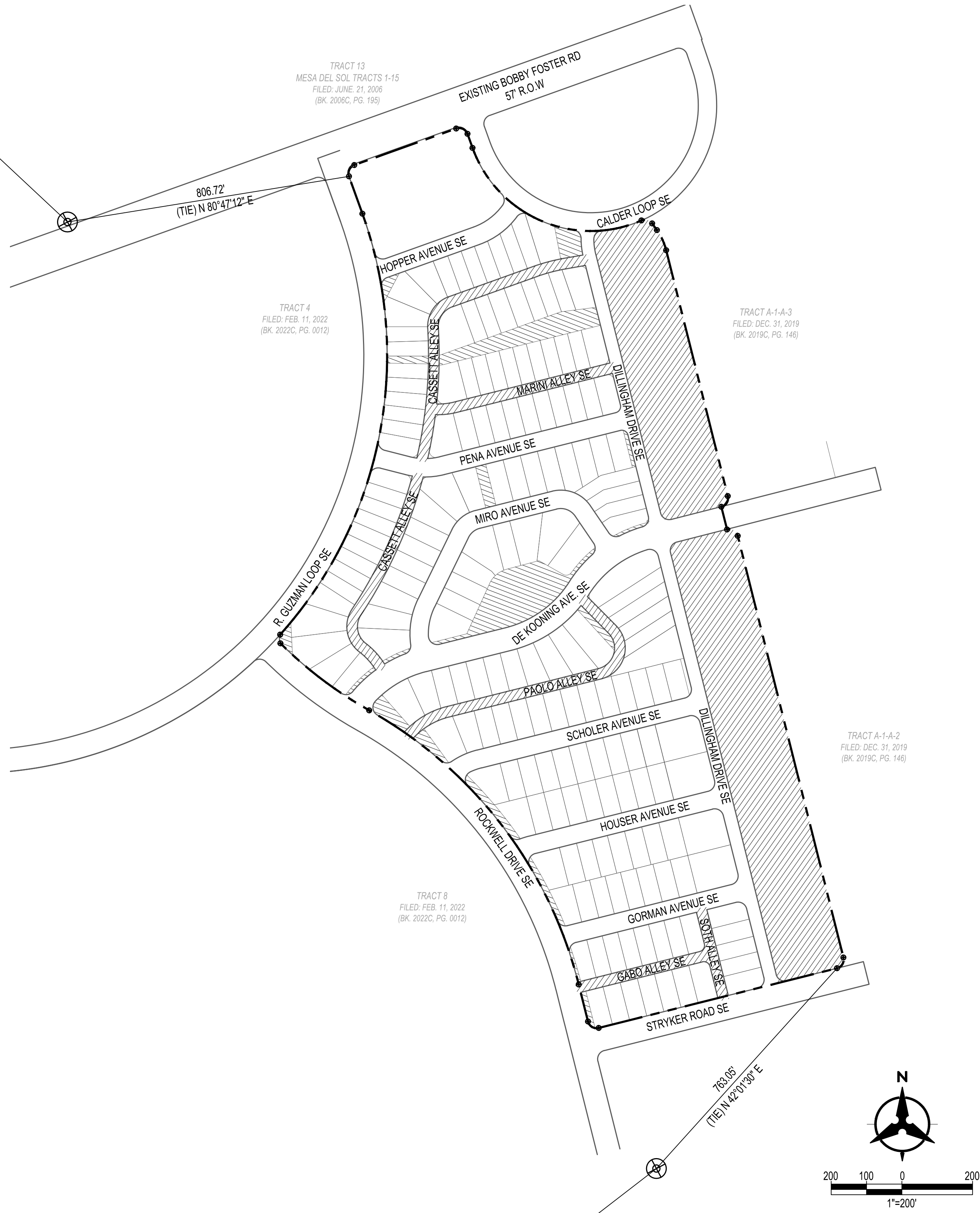
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

PLAT IS LOCATED WITHIN PROJECTED SECTIONS 21 & 22, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN AS PROJECTED INTO THE TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

ASC ALUMINUM DISK STAMPED "4-R15 2006"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)
N = 1,451,193.721 U.S. SURVEY FEET
E = 1,526,090.858 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.999664595
DELTA ALPHA = -00°13'07.94"
NAVD 88 ELEVATION = 5,316.680 (U.S. SURVEY FT)



| LEGEND | |
|--------|---------------------------|
| | SUBDIVISION BOUNDARY LINE |
| | PHASE LINE |
| | TRACT LINE |
| | ADJOINING PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | PROPOSED HOA TRACT |

ABCWUA PUBLIC WATER & SANITARY SEWER EASEMENTS:

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATIONS, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

ASC ALUMINUM DISK STAMPED "3-S15 2006"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)
N = 1,448,515.655 U.S. SURVEY FEET
E = 1,527,755.892 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.999664205
DELTA ALPHA = -00°12'56.26"
NAVD 88 ELEVATION = 5,315.718 (U.S. SURVEY FT)

CSI-Cartesian Surveys Inc.
SURVEYOR'S CERTIFICATE

I, BRIAN J. MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 18374 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 10/20/25
BRIAN J. MARTINEZ
N.M.R.P.S. NO. 18374

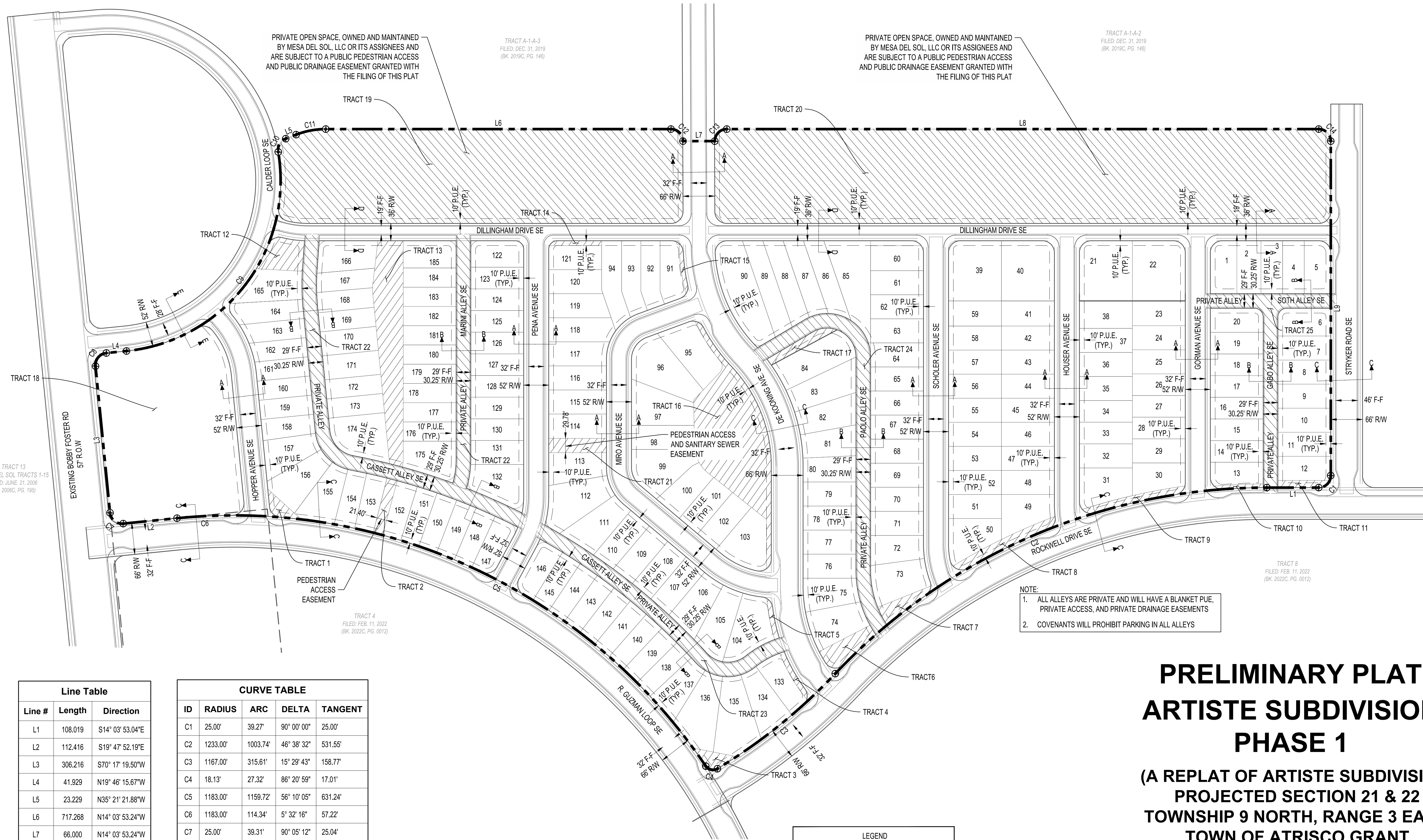
APPROVED FOR MONUMENTATION AND STREET NAMES

Dan P.S. for Loren Risenhoover
CITY SURVEYOR DATE 9/11/2025



Preliminary only
(not to be filed)

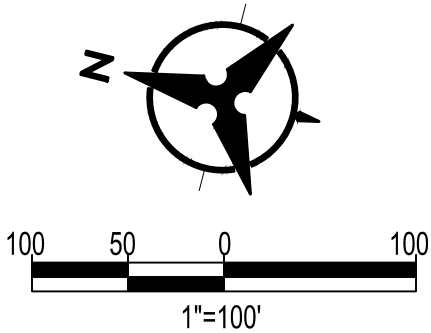
Bohannon & Huston
www.bhinc.com 800.877.5332



| Line Table | | |
|------------|----------|------------------|
| Line # | Length | Direction |
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| L2 | 112.416 | S19° 47' 52.19"E |
| L3 | 306.216 | S70° 17' 19.50"W |
| L4 | 41.929 | N19° 46' 15.67"W |
| L5 | 23.229 | N35° 21' 21.88"W |
| L6 | 717.268 | N14° 03' 53.24"W |
| L7 | 66.000 | N14° 03' 53.24"W |
| L8 | 1229.971 | N14° 03' 53.24"W |
| L9 | 694.923 | N75° 56' 07.17"E |

| CURVE TABLE | | | | |
|-------------|----------|----------|-------------|---------|
| ID | RADIUS | ARC | DELTA | TANGENT |
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| C2 | 1233.00' | 1003.74' | 46° 38' 32" | 531.55' |
| C3 | 1167.00' | 315.61' | 15° 29' 43" | 158.77' |
| C4 | 18.13' | 27.32' | 86° 20' 59" | 17.01' |
| C5 | 1183.00' | 1159.72' | 56° 10' 05" | 631.24' |
| C6 | 1183.00' | 114.34' | 5° 32' 16" | 57.22' |
| C7 | 25.00' | 39.31' | 90° 05' 12" | 25.04' |
| C8 | 25.00' | 39.24' | 89° 56' 25" | 24.97' |
| C9 | 355.88' | 583.38' | 93° 55' 18" | 381.11' |
| C10 | 25.00' | 34.18' | 78° 20' 12" | 20.37' |
| C11 | 169.50' | 62.99' | 21° 17' 29" | 31.86' |
| C12 | 25.00' | 39.27' | 90° 00' 00" | 25.00' |
| C13 | 25.00' | 39.27' | 90° 00' 00" | 25.00' |
| C14 | 25.00' | 39.27' | 90° 00' 00" | 25.00' |

| LEGEND | |
|--------|---------------------------|
| | SUBDIVISION BOUNDARY LINE |
| | PHASE LINE |
| | TRACT LINE |
| | ADJOINING PROPERTY LINE |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | PROPOSED HOA TRACT |



PRELIMINARY PLAT
ARTISTE SUBDIVISION
PHASE 1

(A REPLAT OF ARTISTE SUBDIVISION)
PROJECTED SECTION 21 & 22
TOWNSHIP 9 NORTH, RANGE 3 EAST,
TOWN OF ATRISCO GRANT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2025

Bohannon & Huston
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LEGAL DESCRIPTION:

TRACT '1' OF THE BULK LAND PLAT FOR ARTISTE SUBDIVISION WITHIN PROJECTED SECTION 21 AND 22, TOWNSHIP 9 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRIME MERIDIAN AS PROJECTED INTO THE TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO

1. EXISTING ZONING: PC
PROPOSED ZONING: PC

PROPOSED RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL ACREAGE:
EXISTING TRACT '1' = 51.02 ACRES

ACREAGE:

TRACT '1' = 0.0392 Acres
TRACT '2' = 0.0566 Acres
TRACT '3' = 0.0451 Acres
TRACT '4' = 0.0225 Acres
TRACT '5' = 0.0170 Acres
TRACT '6' = 0.1028 Acres
TRACT '7' = 0.0670 Acres
TRACT '8' = 0.1021 Acres
TRACT '9' = 0.0706 Acres
TRACT '10' = 0.0173 Acres
TRACT '11' = 0.0350 Acres
TRACT '12' = 0.1216 Acres
TRACT '13' = 0.5220 Acres
TRACT '14' = 0.0238 Acres
TRACT '15' = 0.0186 Acres
TRACT '16' = 0.8341 Acres
TRACT '17' = 0.0583 Acres
TRACT '18' = 2.3375 Acres
TRACT '19' = 3.7410 Acres
TRACT '20' = 5.7512 Acres
TRACT '21' = 0.0820 Acres
TRACT '22' = 0.9780 Acres (PRIVATE ALLEY)
TRACT '23' = 0.4366 Acres (PRIVATE ALLEY)
TRACT '24' = 0.6001 Acres (PRIVATE ALLEY)
TRACT '25' = 0.4553 Acres (PRIVATE ALLEY)

NUMBER OF LOTS:
PHASE 1 = 185

PROPOSED DENSITY: 7.05 D.U./ACRE

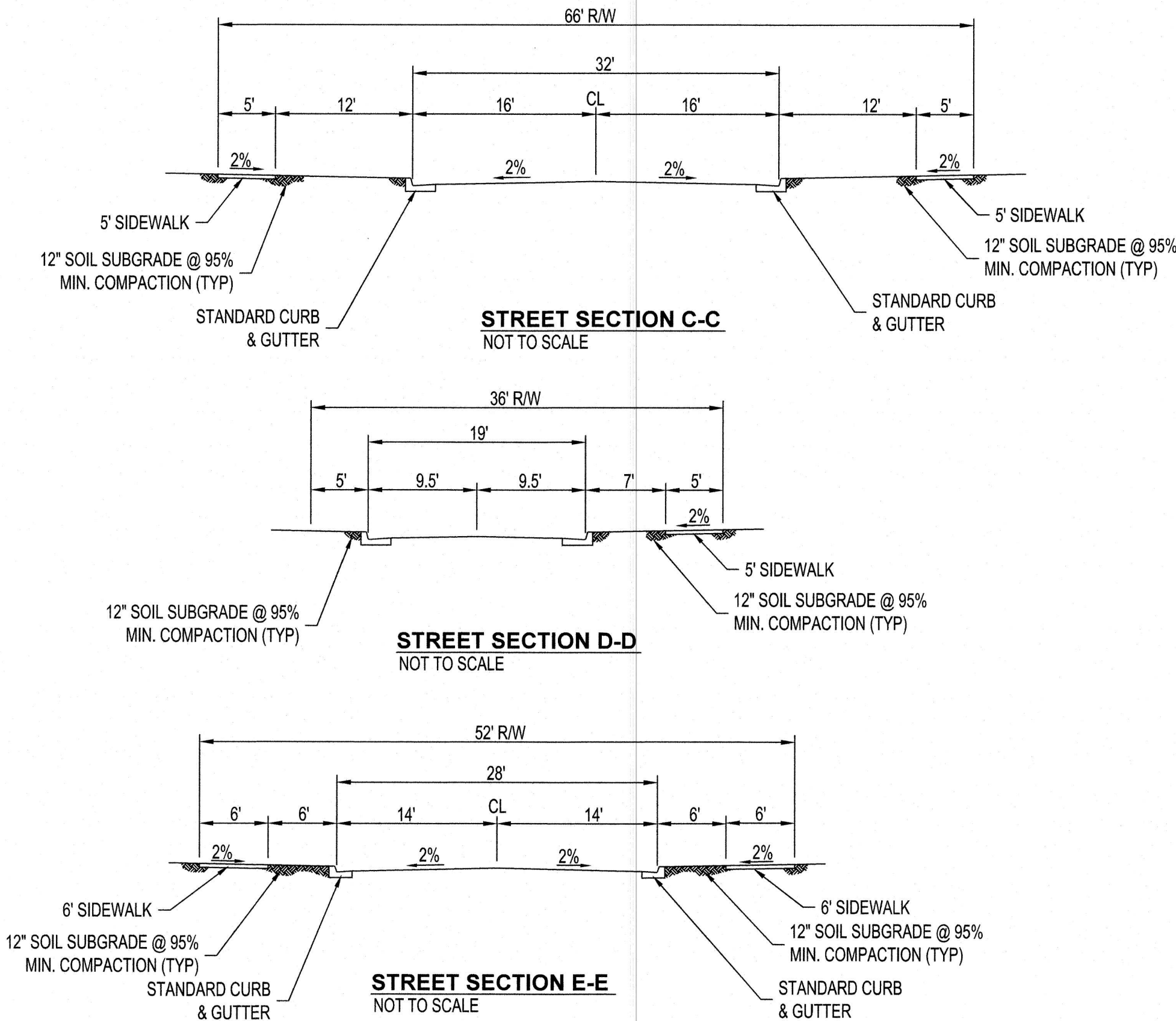
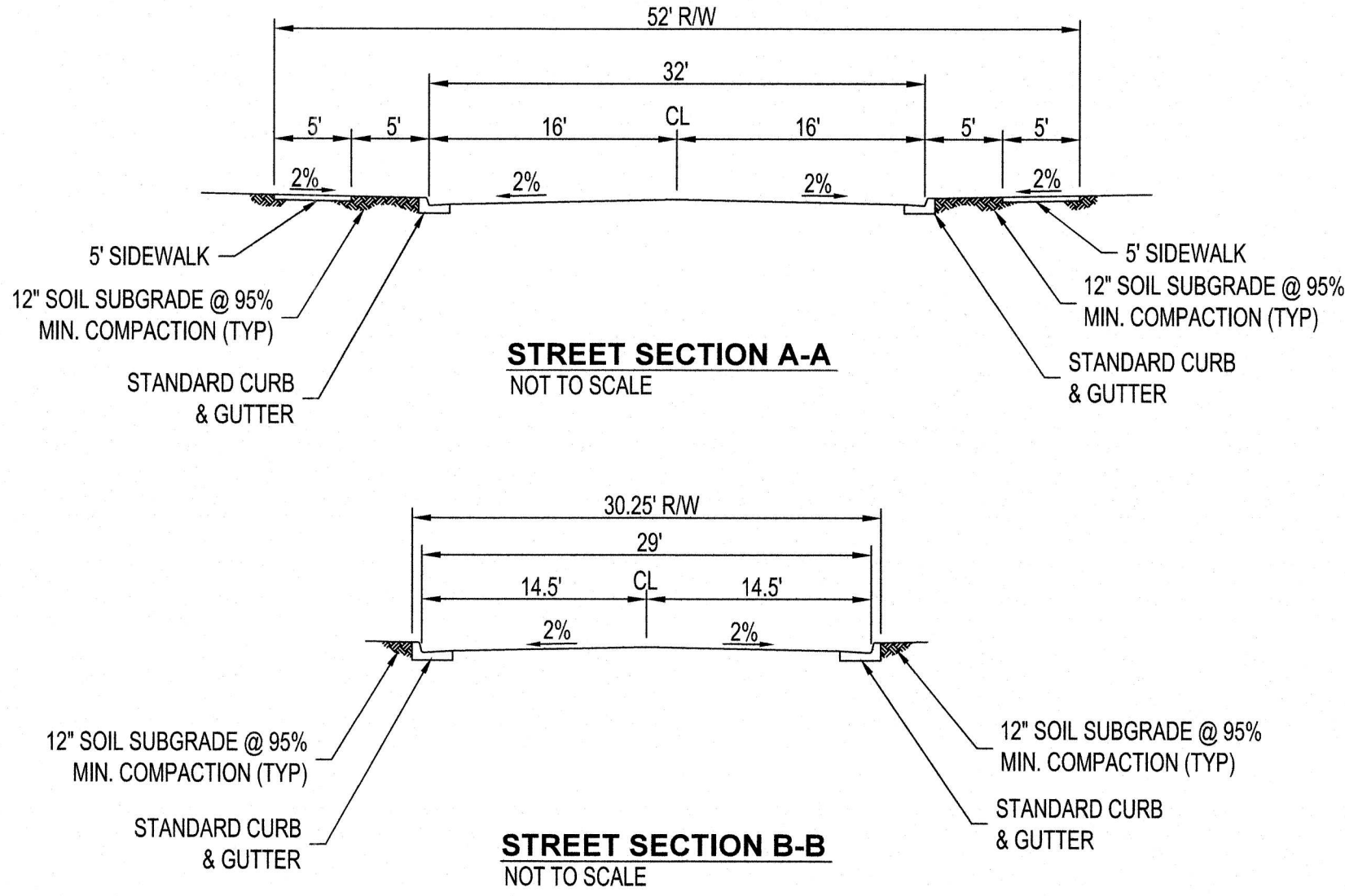
3. MINIMUM LOT DIMENSIONS: 40'x110'
MINIMUM LOT AREA: 4,400 SF

4. LOT SETBACKS:
FRONT: 10'
SIDE: 10'
REAR: 4'

5. PROPOSED SOLAR ACCESS PROVISIONS,
SHALL BE IN ACCORDANCE WITH INTEGRATED DEVELOPMENT
ORDINANCE 14-16-5-10.

6. THE H.O.A. SHALL MAINTAIN ALL TRAILS LOCATED
WITHIN H.O.A. TRACTS AND ITS CONNECTIONS TO
ANY PUBLIC OWNED AND MAINTAINED
SIDEWALK / TRAIL.

7. TRACTS '1' - '21' CONTAIN A PUBLIC PEDESTRIAN AND PUBLIC
DRAINAGE EASEMENT GRANTED TO THE H.O.A. SEE THIS SHEET
FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP
AND MAINTENANCE RESPONSIBILITY



ABCWUA PUBLIC WATER & SANITARY SEWER EASEMENTS:

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATIONS, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

DRAINAGE FACILITIES MAINTENANCE NOTES:

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ("DETENTION AREAS") ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES (STORM WATER DETENTION FACILITIES) IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION (UNLESS SHOWN ON THE APPROVED GRADING PLAN) MAY BE PLACED OR MAINTAINED IN THE EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT (DETENTION AREA) AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT (DETENTION AREA) AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

THE PLAT SHOWN HEREON IS MADE WITH FREE CONSENT AND IN ACCORDANCE OF THE DESIRES OF THE UNDERSIGNED OWNER(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM, COMPLETE INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SHOWN ON THIS PLAT. OWNER(S) HEREBY AFFIRM THAT THE DESCRIBED PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF CITY OF ALBUQUERQUE, NEW MEXICO. SAID OWNER(S) HEREBY GRANT ALL EASEMENTS AS MAY BE SHOWN ON THIS PLAT TO THE CITY OF ALBUQUERQUE, NEW MEXICO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

BY: *Steve B. Chavez*
Steve B. Chavez,
MDS INVESTMENTS, LLC a new mexico limited liability company

STATE OF NEW MEXICO
NOTARY PUBLIC
Kimberly Diane Legan
Commission No. 1138659
August 30, 2026

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 22nd DAY OF October, 2025
BY Steve B. Chavez, MDS INVESTMENTS, LLC

MY COMMISSION EXPIRES August 30, 2026 *Kimberly Diane Legan*
NOTARY PUBLIC

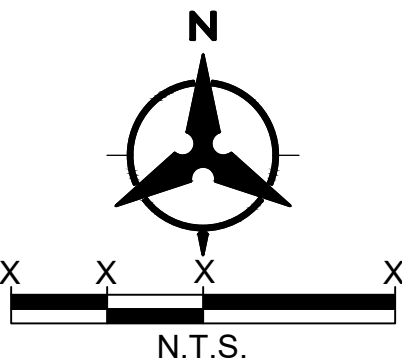
PRELIMINARY PLAT ARTISTE SUBDIVISION PHASE 1

(A REPLAT OF ARTISTE SUBDIVISION)
PROJECTED SECTION 21 & 22
TOWNSHIP 9 NORTH, RANGE 3 EAST,
TOWN OF ATRISCO GRANT

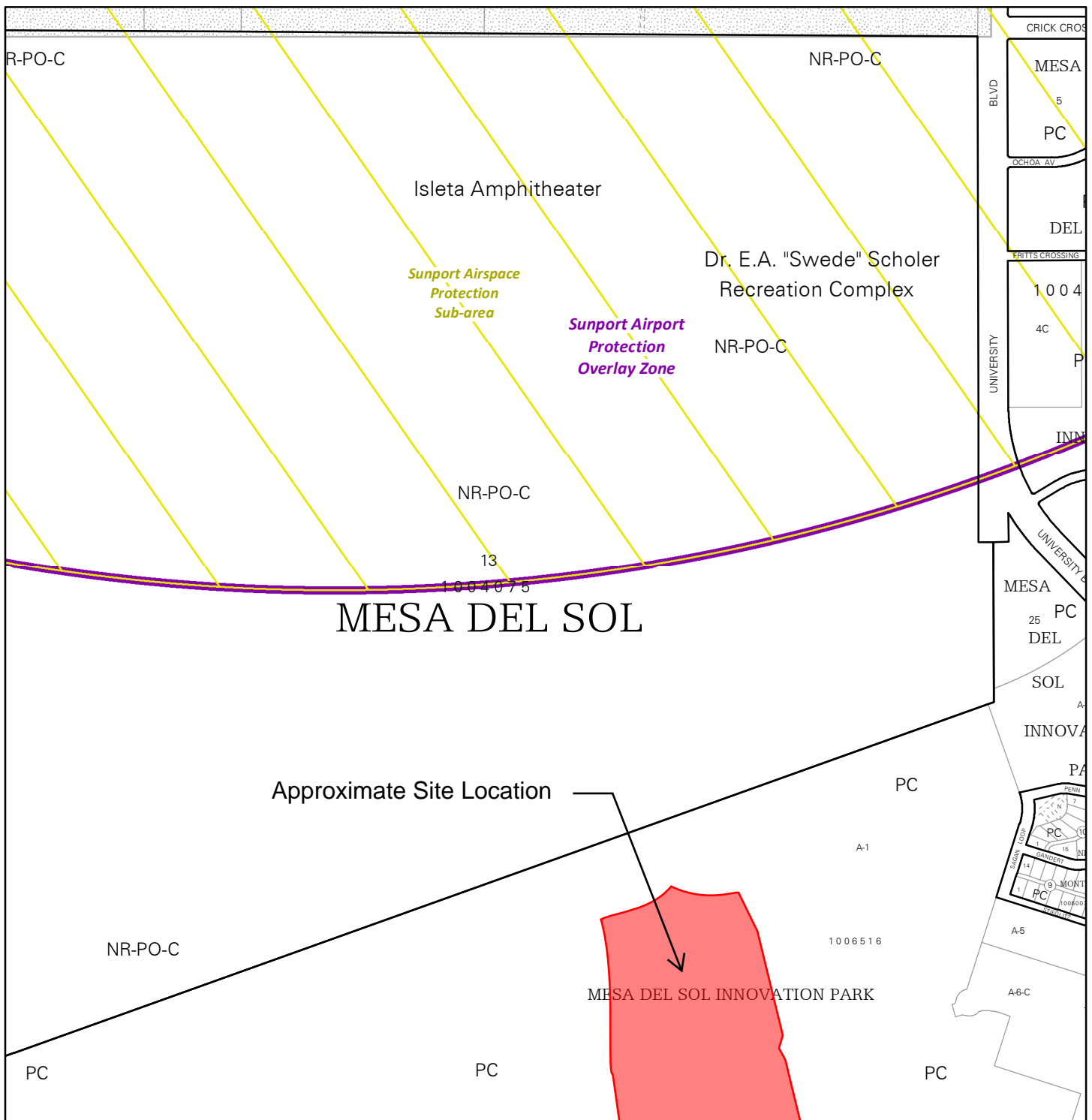
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2025

Bohannon  Huston
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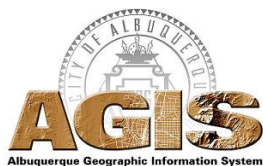


SHEET NO. 1 OF 1



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

