

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:

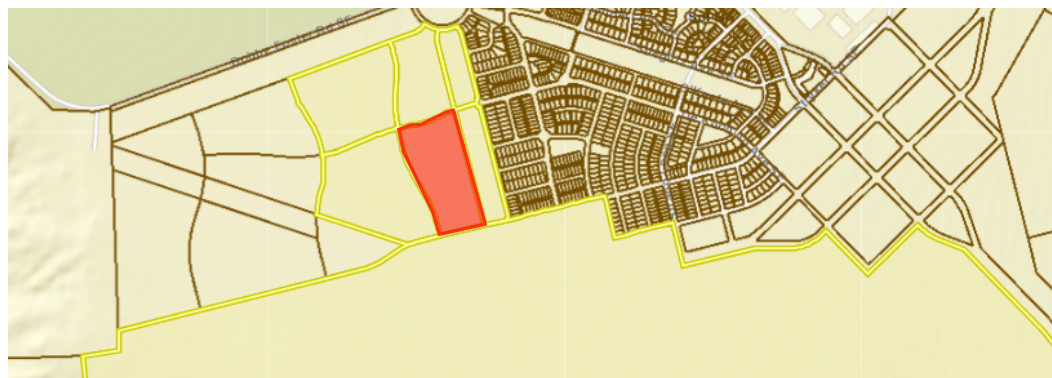
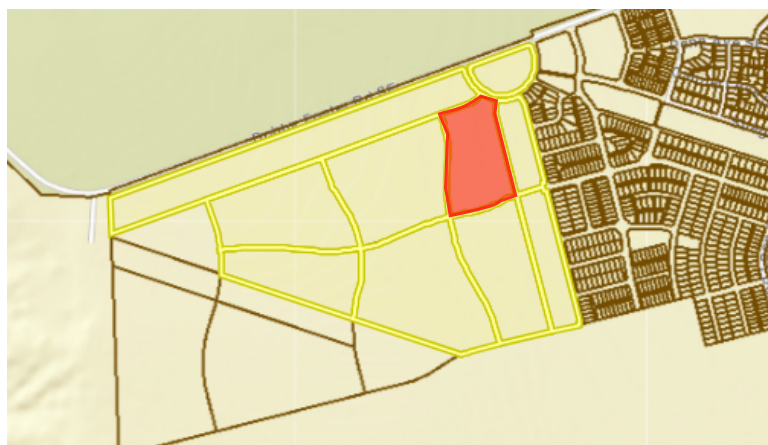
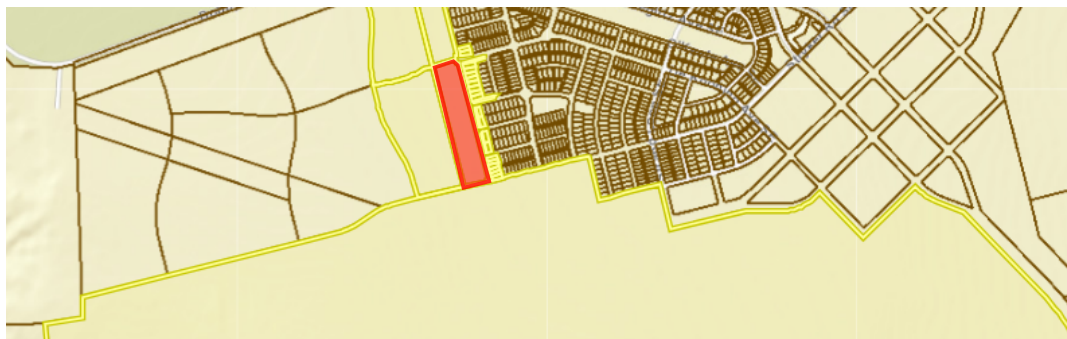
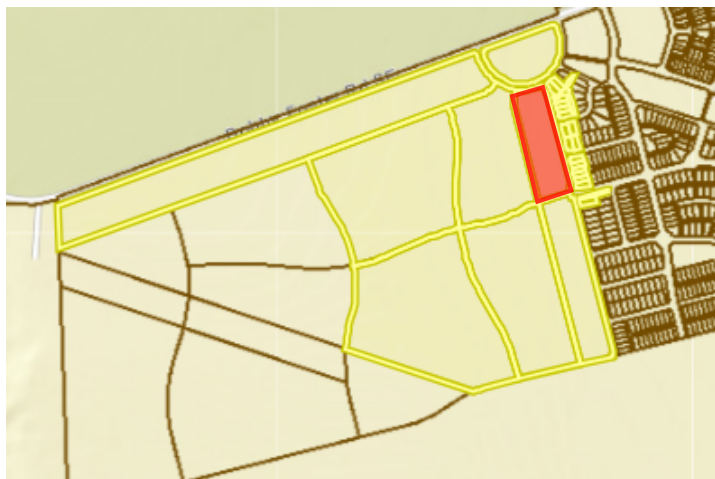
R-15-Z and S-15-Z

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.

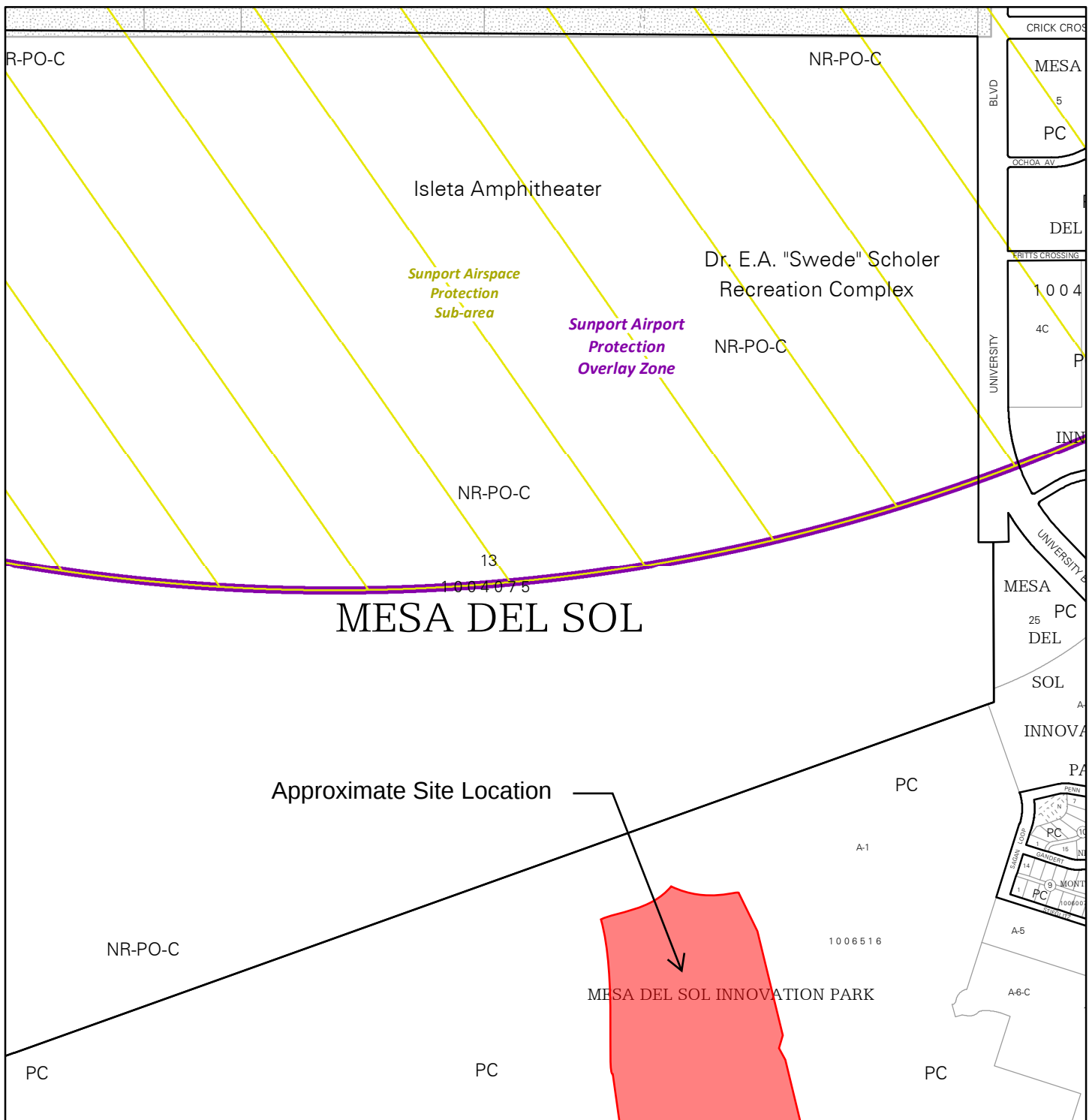
Notificación de Acceso Lingüístico.

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。

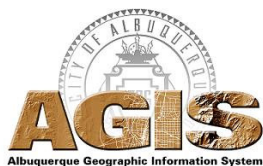
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque,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

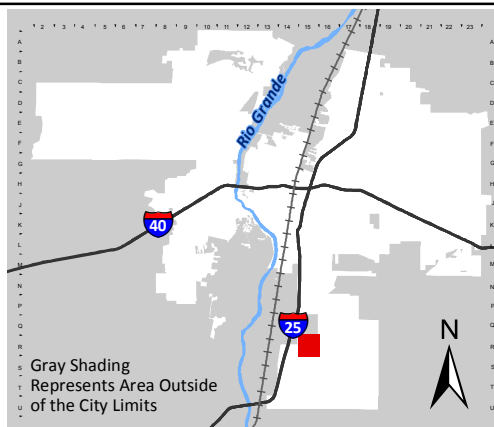


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Zone Atlas Page: R-15-Z

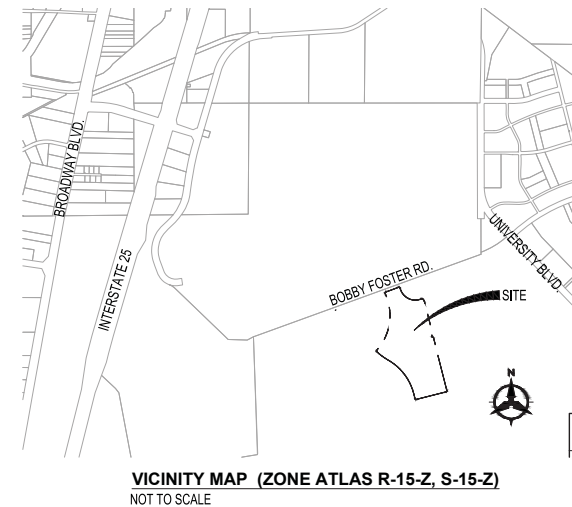
- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

**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



SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS (4) SHALL BE MARKED BY A #4 REBAR WITH CAP MARKED "CARTESIAN LS 18374".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THIS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, P.L.S. 18374".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. 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

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. 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.

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
N.M.R.P.S. NO. 18374

10/
DATE

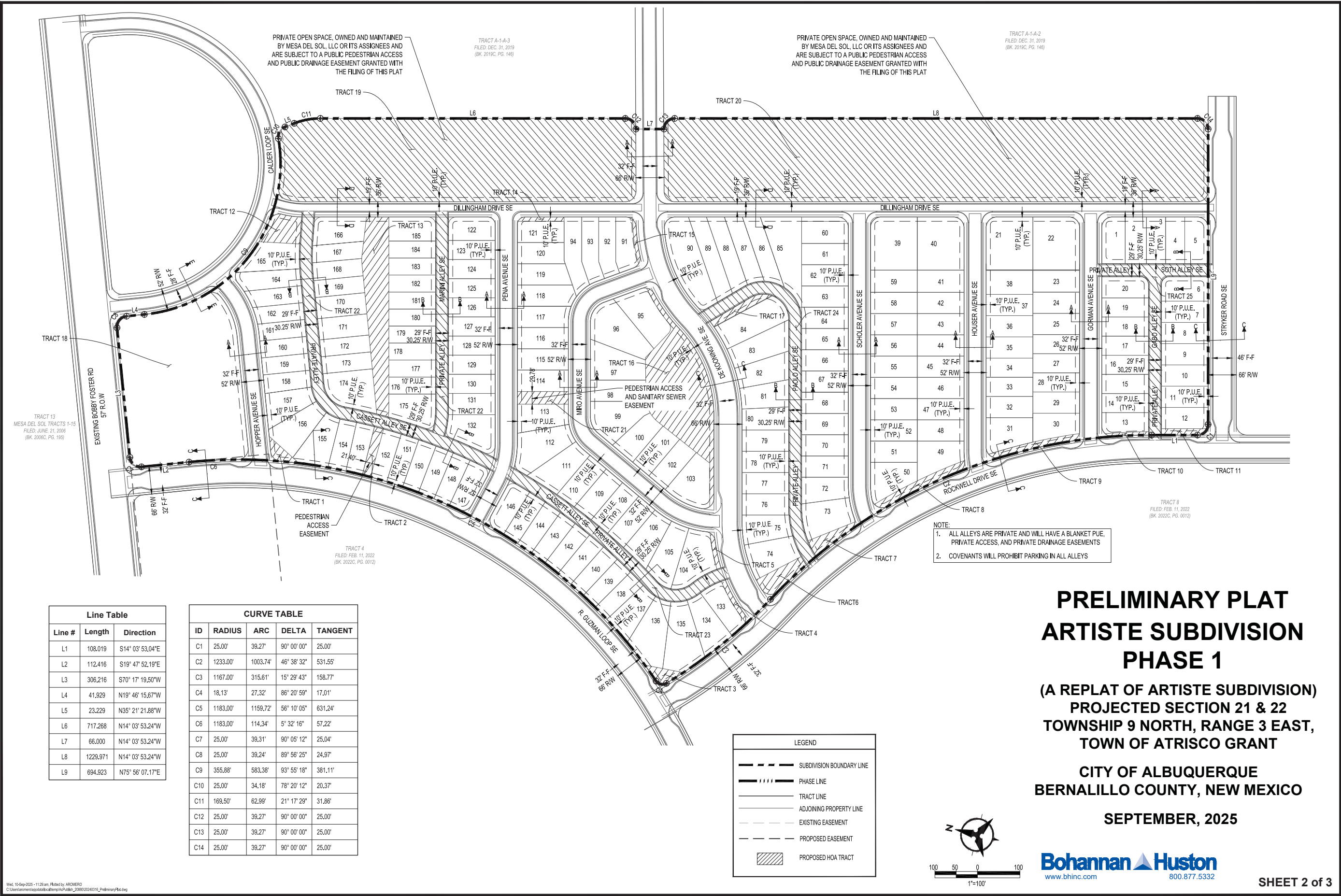
APPROVED FOR MONUMENTATION AND STREET NAMES

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

Bohannon  **Huston**
www.bhinc.com 800.877.5332

SHEET 1 of 3

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

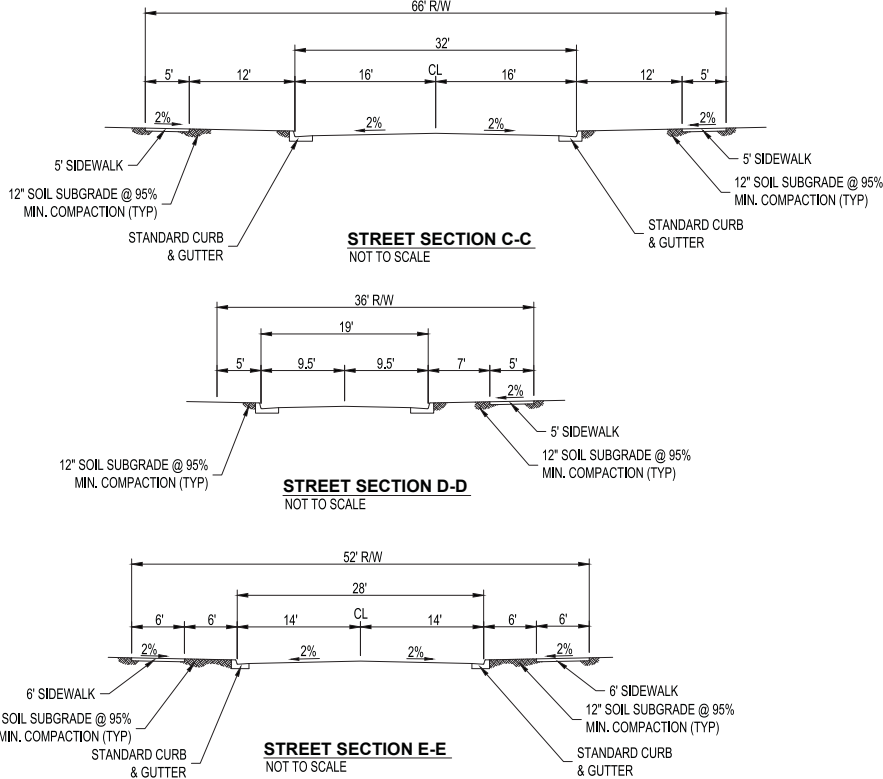
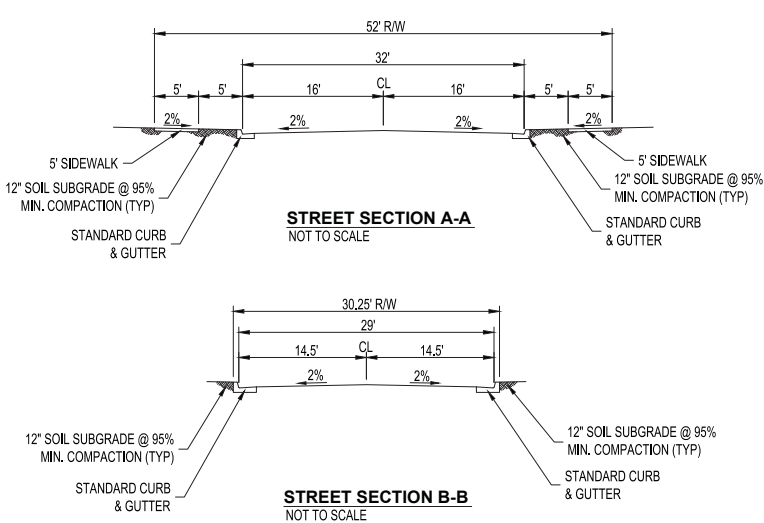
ACREAGE:

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
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CUESTA DEL ORO LLC
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ALBUQUERQUE NM 87113-1395