

[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\*: 8/07/2025

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.<sup>1</sup>
- ☒ 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 Between Bobby Foster Rd SE and Chicago Rd SE
2. Property Owner\* MDS INVESTMENTS LLC
3. Agent/Applicant\* [if applicable] Agent, Bohannon Huston, Inc.
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1
  - ☐ Site Plan – EPC
  - ☒ Subdivision Bulk Land Plat (Minor or Major or Bulk Land)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance – EPC
  - ☐ Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

Subdivide tracts 1-12, and 14-16, dedicate Right-of-Way, Vacate Easements, and Grant Easements.

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

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

<sup>1</sup> 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.

<sup>2</sup> 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.

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

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

Hearing Date/Time\*: Wednesday September 10th at 9:00am

Location\*<sup>4</sup>: Zoom link provided by the City

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

To contact staff, email [devhelp@cabq.gov](mailto: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

Email: ypadilla@bhinc.com

Phone: (505)823-1000

- ☐ Attachments:
- ☐ Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination\*
- ☐ Others: \_\_\_\_\_

☐ 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)\*<sup>5</sup> R-14, R-15, S-14, and S-15

2. Project Illustrations, as relevant\*<sup>6</sup>

- ☐ 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\*:

N/A

\_\_\_\_\_

\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> 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:

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[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 Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] 225 acres
- 2. IDO Zone District PC
- 3. Overlay Zone(s) [if applicable] VPO-2
- 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](mailto: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>

<sup>7</sup> 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.**

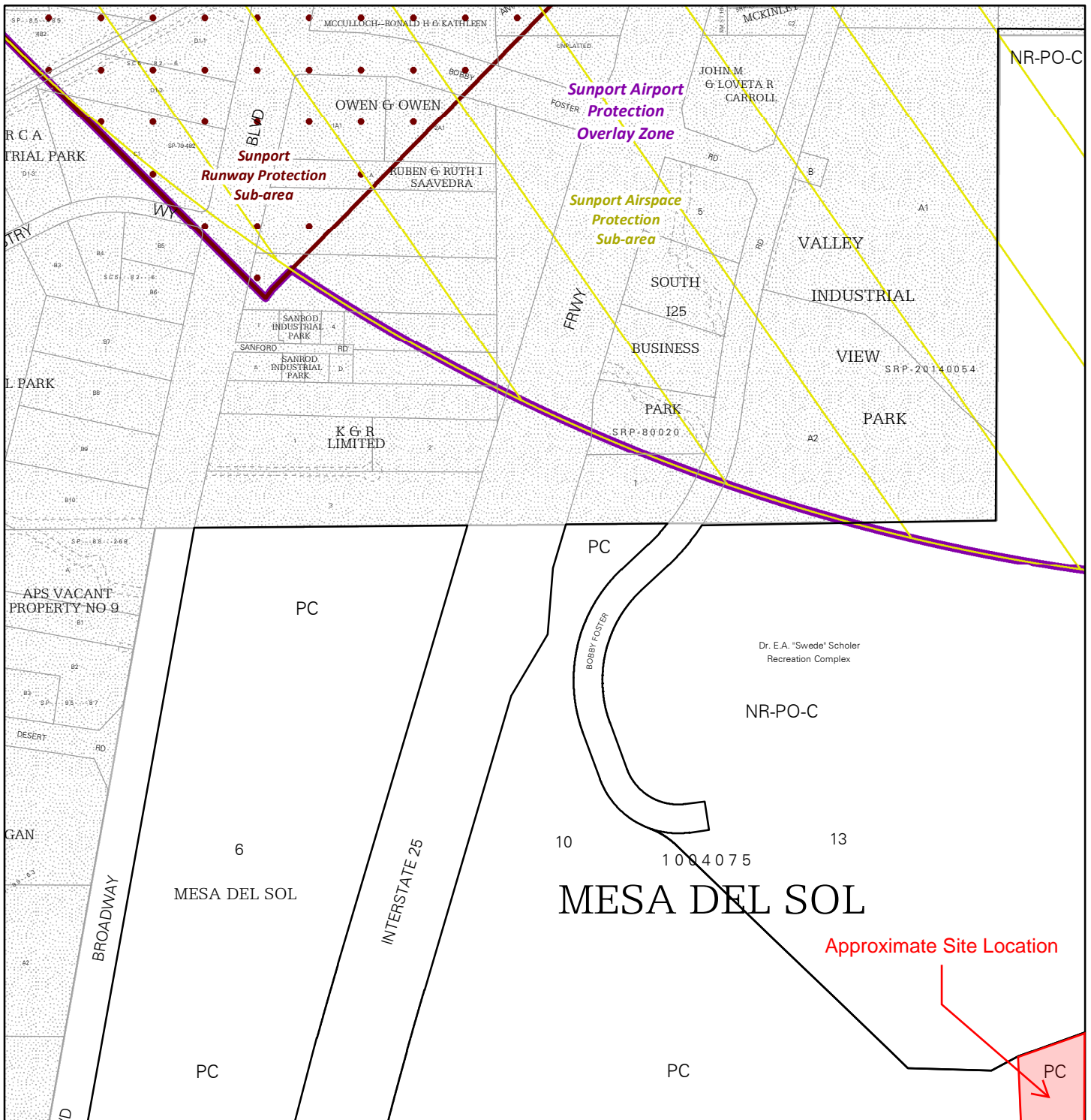
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**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.**

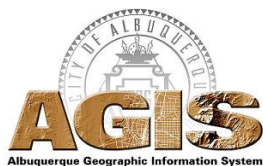
**Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii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



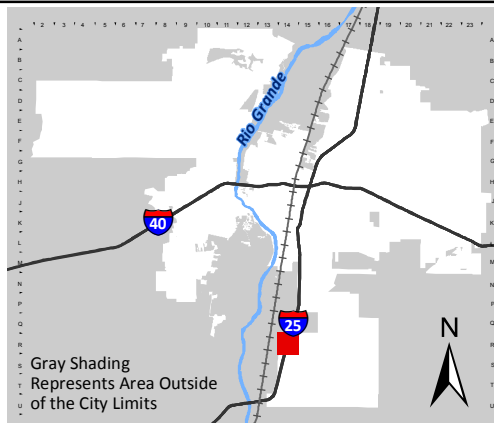


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

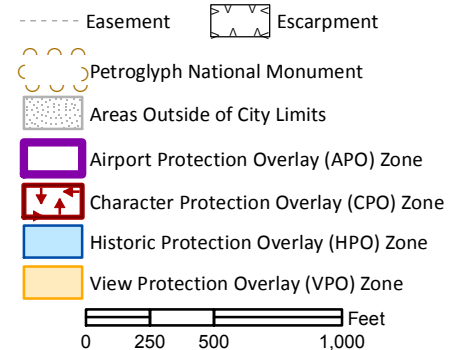
# IDO Zone Atlas May 2018

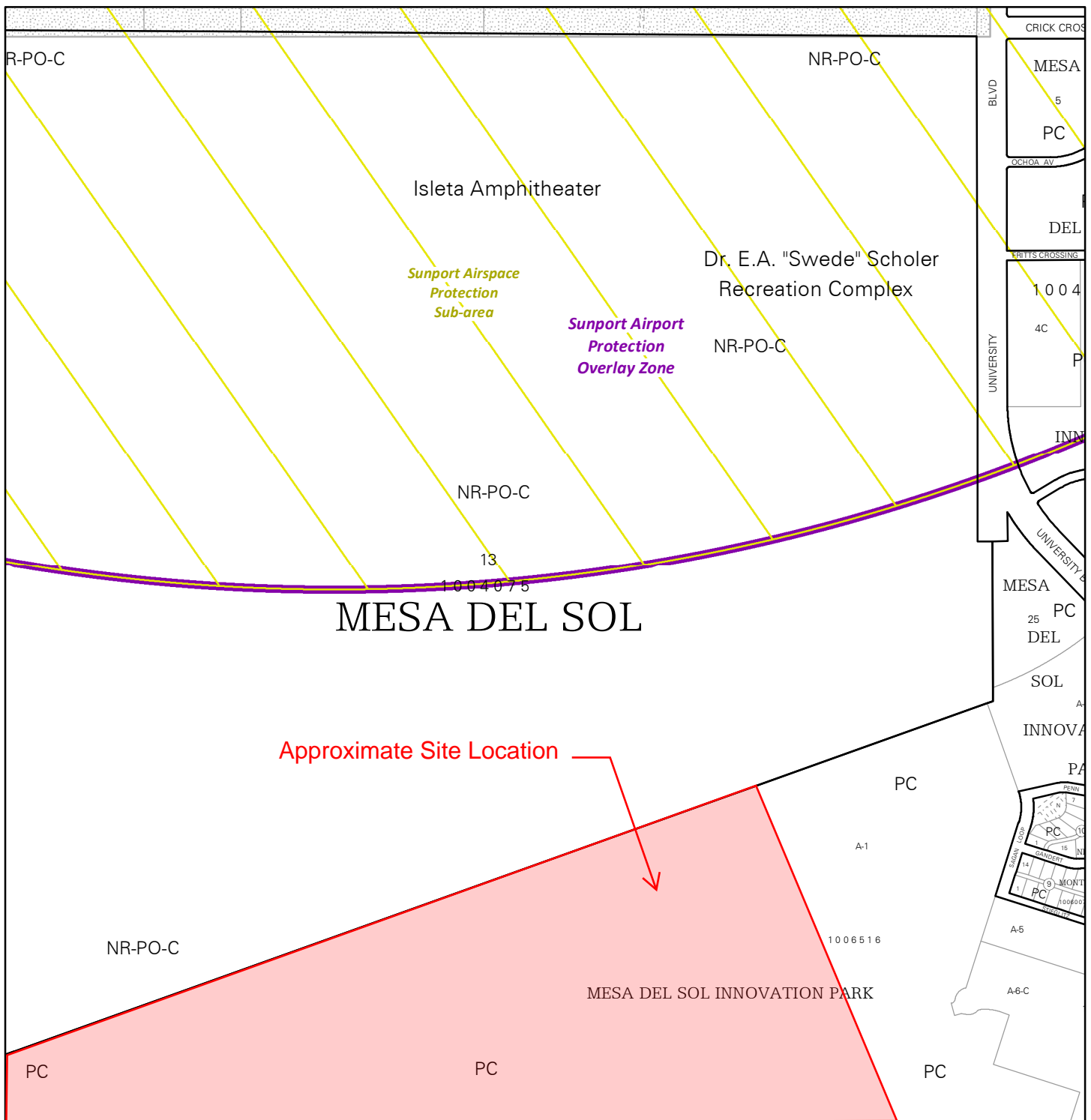


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



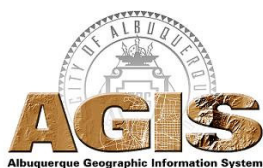
Zone Atlas Page:  
**R-14-Z**



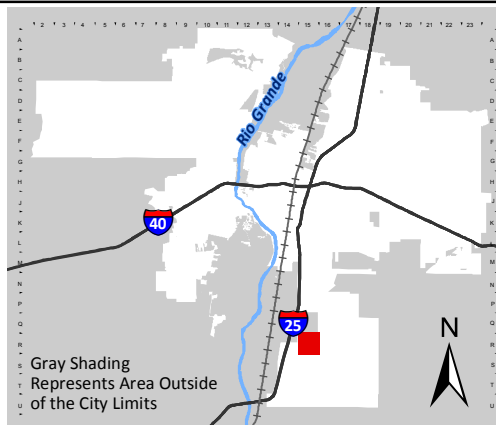


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# IDO Zone Atlas May 2018



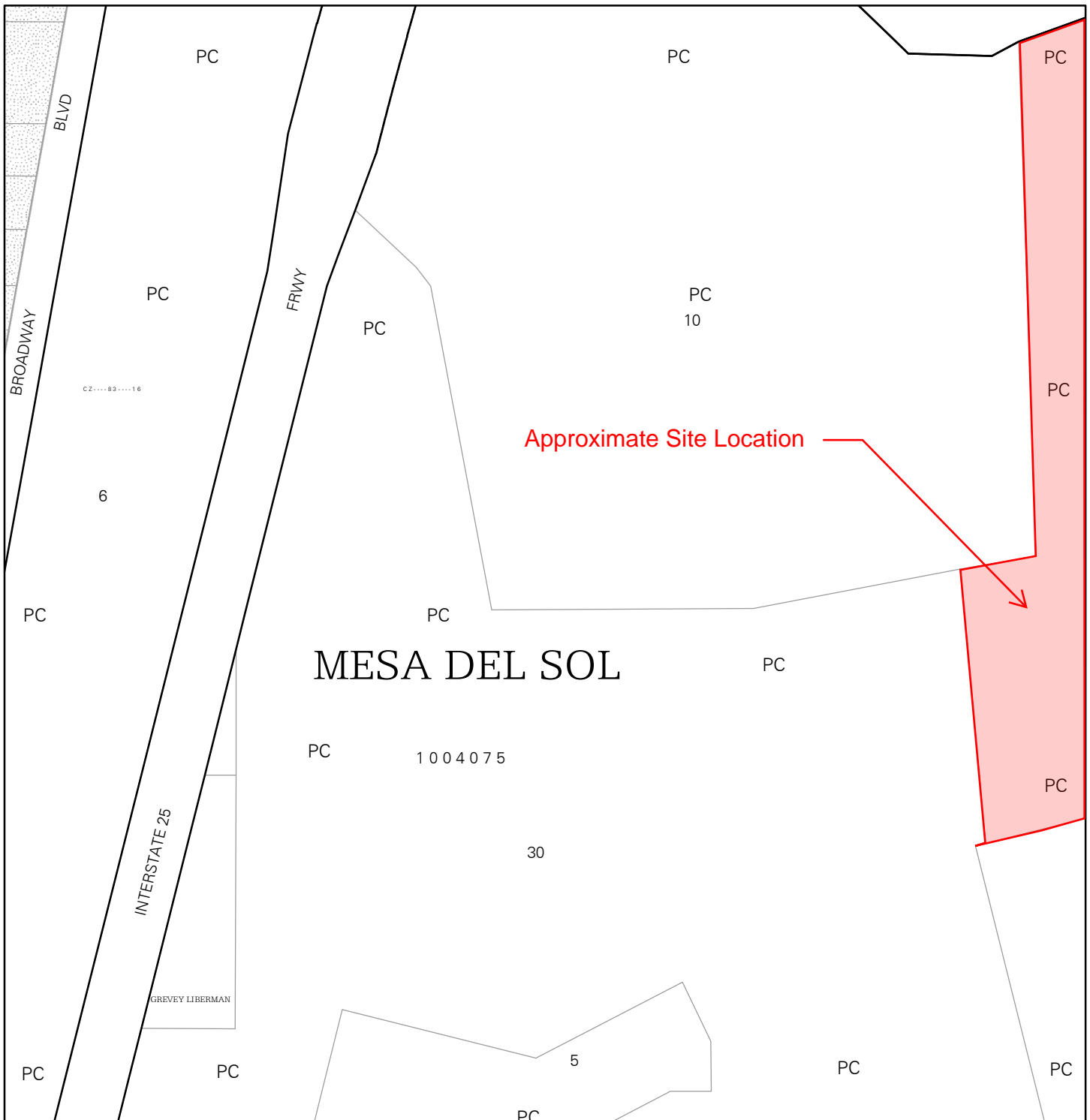
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



## Zone Atlas Page: R-15-Z

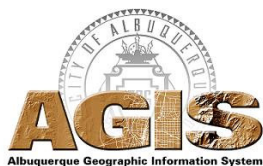
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

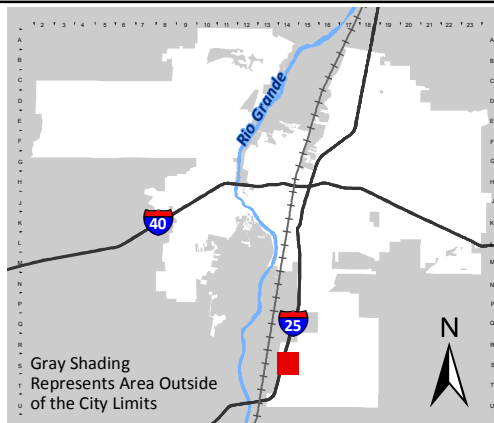


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# **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-14-Z**

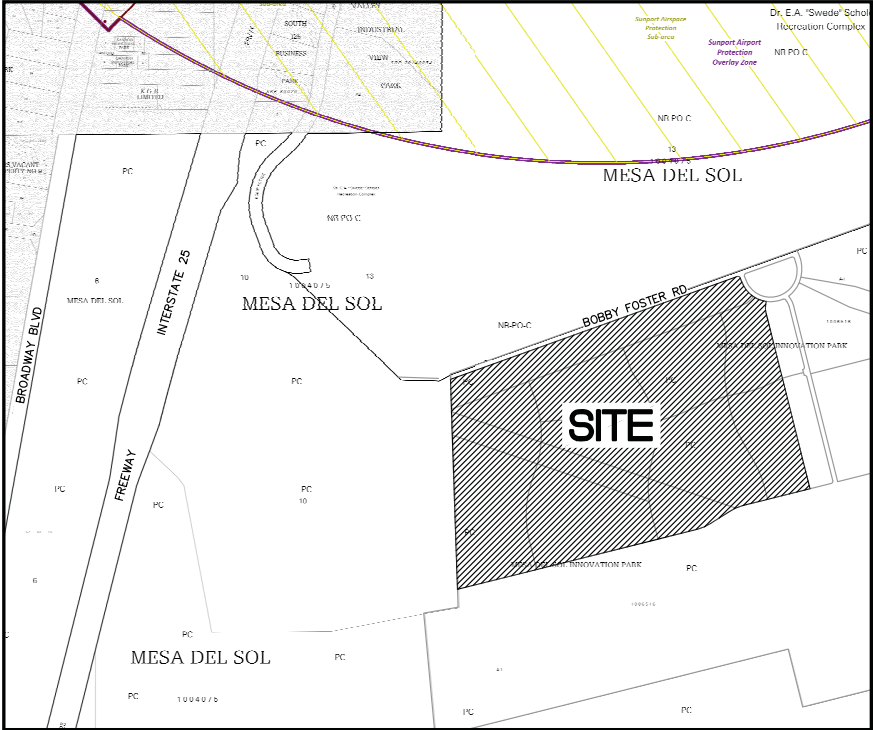
- Easement
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  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet





NOT TO SCALE - 11X17 VERSION

NOT TO SCALE - 11X17 VERSION



Vicinity Map  
Zone Atlas R-15-Z & S-15-Z

Documents

- 1. PLAT OF RECORD FOR ARTISTE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 11, 2022, IN BOOK 2022C, PAGE 12.

Legal Description

TRACTS NUMBERED ONE (1) THROUGH TWELVE (12) AND FOURTEEN (14) THROUGH SIXTEEN (16) OF ARTISTE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 11, 2022, IN BOOK 2022C, PAGE 12, AS DOC. NO. 2022014343.

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. 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.

STEVE B. CHAVEZ \_\_\_\_\_ DATE  
MDS INVESTMENTS, LLC

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: STEVE B. CHAVEZ, MDS INVESTMENTS, LLC

BY: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

Indexing Information

Projected Sections 21 & 28, Township 9 North,  
Range 3 East, N.M.P.M.  
Subdivision: Artiste  
Owner: MDS Investments, LLC  
UPC #: 101505119603930101 (Tract 1)  
UPC #: 101505007551020105 (Tract 2)  
UPC #: 101505017053220104 (Tract 3)  
UPC #: 101505127301140503 (Tract 4)  
UPC #: 101505135402740502 (Tract 5)  
UPC #: 101505139203940501 (Tract 6)  
UPC #: 101505018247320103 (Tract 7)  
UPC #: 101505029946310303 (Tract 8)  
UPC #: 101505037948010302 (Tract 9)  
UPC #: 101505041949310301 (Tract 10)  
UPC #: 101505005747820106 (Tract 11)  
UPC #: 101505016844120102 (Tract 12)  
UPC #: 101505005239020107 (Tract 14)  
UPC #: 101505016238720101 (Tract 15)  
UPC #: 101505027239310304 (Tract 16)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE, AS SHOWN HEREON.
- 3. VACATE EASEMENTS AS SHOWN HEREON.
- 4. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. . . . . 239.0605 ACRES  
ZONE ATLAS PAGE NO. . . . . R-15-Z & S-15-Z  
NUMBER OF EXISTING TRACTS. . . . . 15  
NUMBER OF TRACTS CREATED. . . . . 11  
MILES OF FULL-WIDTH STREETS. . . . . 1.0180 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 8.0937 ACRES  
DATE OF SURVEY. . . . . JULY 2025

Notes

- 1. FIELD SURVEY PERFORMED IN DECEMBER 2024.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

Bulk Land Note

FUTURE SUBDIVISION OF THE LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA, (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS, INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101505119603930101  
101505007551020105  
101505017053220104  
101505127301140503  
101505135402740502  
101505139203940501  
101505018247320103  
101505029946310303  
101505037948010302  
101505041949310301  
101505005747820106  
101505016844120102  
101505005239020107  
101505016238720101  
101505027239310304

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Bulk Land Plat  
for  
Artiste Subdivision  
Being Comprised of

Tracts 1-12 and 14-16, Artiste  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2025

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

MRGCD

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ  
N.M.R.P.S. No. 18374

Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com



Line Table		
Line #	Direction	Length (ft)
L1	S 19°46'16" E	41.93'
L2	S 35°21'22" E	23.23'
L3	N 19°47'52" W	137.35'
L4	N 19°47'52" W	137.45'
L5	N 19°47'52" W	140.82'
L6	N 19°37'10" W	140.82'
L7	S 14°03'53" E	66.00'
L8	N 14°03'53" W	133.02'
L9	N 14°03'53" W	133.02'
L10	N 57°27'50" E	270.41'
L11	S 14°03'53" E	312.07'
L12	S 75°56'07" W	285.85'
L13	S 14°03'53" E	143.01'

Easement Notes

- 1

EXISTING 66' FLOATING PUBLIC ACCESS, DRAINAGE, PUBLIC WATER AND PUBLIC SEWER EASEMENTS WITH CENTERLINES OF EXISTING LOT LINES. TO BE REFINED AND REPLACED WITH PUBLIC RIGHTS OF WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS (2/11/2022, 2022C-12) PORTIONS VACATED WITH THE FILING OF THIS PLAT
- 2

EXISTING 40' WIDE PERMIT FOR RIGHT OF WAY AND EASEMENT NO. "RW-14312" GRANTED TO WEST EMERALD PIPELINE CORPORATION (DATED 8/11/1958) NO FILED DOCUMENT PROVIDED AS SHOWN ON PLATS (6/21/2006, 2006C-195) AND (2/11/2022, 2022C-12) SCALED FROM PLAT OF RECORD
- 3

EXISTING NON-ESCLUSIVE, PERPETUAL 10' UNDERGROUND AND COMMUNICATIONS EASEMENT (7/27/2009, AS DOC. NO. 2009084209) AND AS SHOWN ON PLATS (6/21/2006, 2006C-195) AND (2/11/2022, 2022C-12)
- 4

EXISTING 30' RIGHT OF WAY AND EASEMENT FOR PNM ELECTRIC DISTRIBUTION LINES (DATED 9/14/1982) AND AS SHOWN ON PLATS (6/21/2006, 2006C-195) AND (2/11/2022, 2022C-12) SCALED FROM PLAT OF RECORD
- 5

EXISTING 10' PUE (2/11/2022, 2022C-12)
- 6

66' FLOATING PUBLIC ACCESS, DRAINAGE, PUBLIC WATER AND PUBLIC SEWER EASEMENTS WITH CENTERLINES OF PROPOSED LOT LINES. TO BE REFINED AND REPLACED WITH PUBLIC RIGHTS OF WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS. GRANTED WITH THE FILING OF THIS PLAT.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND REBAR WITH CAP "LS 15517" UNLESS OTHERWISE INDICATED

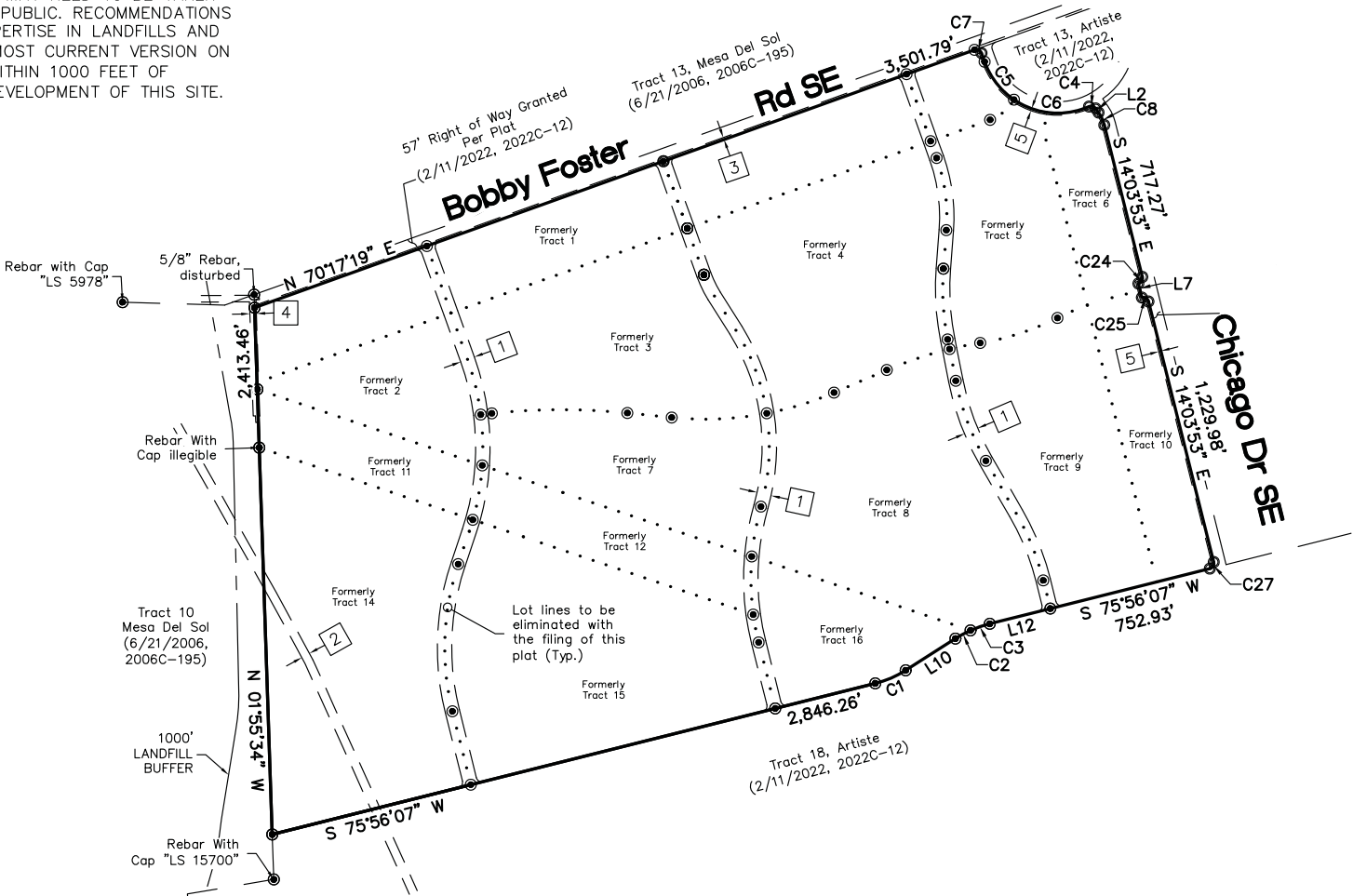
Bulk Land Plat  
for  
Artiste Subdivision

Being Comprised of  
Tracts 1-12 and 14-16, Artiste  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2025

Lanfill Buffer Disclosure Statement

THE SUBJECT PROPERTY IS LOCATED NEAR OR IS A FORMER LANDFILL SITE. DUE TO THE SUBJECT PROPERTY BEING ON OR NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION ON THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THIS SITE.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	152.18'	472.00'	18°28'22"	151.52'	N 66°41'56" E
C2	78.63'	533.00'	8°27'09"	78.56'	S 61°41'21" W
C3	93.19'	533.00'	10°01'05"	93.08'	S 70°55'35" W
C4	34.18'	25.00'	78°20'13"	31.58'	N 74°31'29" W
C5	223.36'	355.88'	35°57'36"	219.71'	S 37°45'03" E
C6	360.02'	355.88'	57°57'45"	344.86'	S 84°42'43" E
C7	39.24'	25.00'	89°55'39"	35.33'	N 64°45'09" W
C8	62.99'	169.50'	21°17'35"	62.63'	N 24°42'37" W
C9	1291.04'	1183.00'	62°31'43"	1227.92'	N 11°27'59" E
C10	1754.58'	1117.00'	90°00'00"	1579.68'	N 25°12'08" E
C11	3509.16'	1117.00'	180°00'00"	2234.00'	N 70°12'08" E
C12	1068.36'	1183.00'	51°44'36"	1032.42'	S 45°39'52" E
C13	722.77'	1183.00'	35°00'21"	711.59'	S 89°02'21" E
C14	568.41'	1183.00'	27°31'46"	562.96'	N 59°41'35" E
C15	2359.54'	1183.00'	114°16'44"	1987.42'	S 76°55'56" E
C16	460.83'	1000.00'	26°24'14"	456.77'	N 04°03'38" W
C17	89.44'	1200.00'	4°16'13"	89.42'	S 07°00'22" W
C18	266.90'	1200.00'	12°44'37"	266.35'	S 01°30'03" E
C19	129.69'	1200.00'	6°11'32"	129.62'	S 10°58'07" E
C20	350.43'	1233.00'	16°17'02"	349.25'	S 52°33'54" E
C21	332.85'	1167.00'	16°20'31"	331.73'	S 52°32'10" E
C22	1003.83'	1233.00'	46°38'47"	976.33'	N 37°22'48" W
C23	950.10'	1167.00'	46°38'48"	924.08'	N 37°22'47" W
C24	39.27'	25.00'	89°59'32"	35.35'	N 30°55'26" E
C25	39.27'	25.00'	89°59'32"	35.35'	N 59°04'34" W
C26	1080.72'	1050.00'	58°58'20"	1033.64'	S 15°25'17" W
C27	39.27'	25.00'	90°00'00"	35.36'	N 30°56'07" E
C28	296.21'	1050.00'	16°09'49"	295.23'	N 26°37'48" E
C29	42.77'	1050.00'	2°20'03"	42.77'	S 46°04'28" W
C30	229.62'	1050.00'	12°31'47"	229.16'	N 40°58'36" E



NOT TO SCALE - 11X17 VERSION

Bulk Land Plat  
for  
Artiste Subdivision

Being Comprised of  
Tracts 1-12 and 14-16, Artiste  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2025

Easement Notes

- 1

EXISTING 66' FLOATING PUBLIC ACCESS, DRAINAGE, PUBLIC WATER AND PUBLIC SEWER EASEMENTS WITH CENTERLINES OF EXISTING LOT LINES. TO BE REFINED AND REPLACED WITH PUBLIC RIGHTS OF WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS (2/11/2022, 2022C-12) PORTIONS VACATED WITH THE FILING OF THIS PLAT
- 2

EXISTING 40' WIDE PERMIT FOR RIGHT OF WAY AND EASEMENT NO. "RW-14312" GRANTED TO WEST EMERALD PIPELINE CORPORATION (DATED 8/11/1958) NO FILED DOCUMENT PROVIDED AS SHOWN ON PLATS (6/21/2006, 2006C-195) AND (2/11/2022, 2022C-12) SCALED FROM PLAT OF RECORD
- 3

EXISTING NON-ESCLUSIVE, PERPETUAL 10' UNDERGROUND AND COMMUNICATIONS EASEMENT (7/27/2009, AS DOC. NO. 2009084209) AND AS SHOWN ON PLATS (6/21/2006, 2006C-195) AND (2/11/2022, 2022C-12)
- 4

EXISTING 30' RIGHT OF WAY AND EASEMENT FOR PNM ELECTRIC DISTRIBUTION LINES (DATED 9/14/1982) AND AS SHOWN ON PLATS (6/21/2006, 2006C-195) AND (2/11/2022, 2022C-12) SCALED FROM PLAT OF RECORD
- 5

EXISTING 10' PUE (2/11/2022, 2022C-12)
- 6

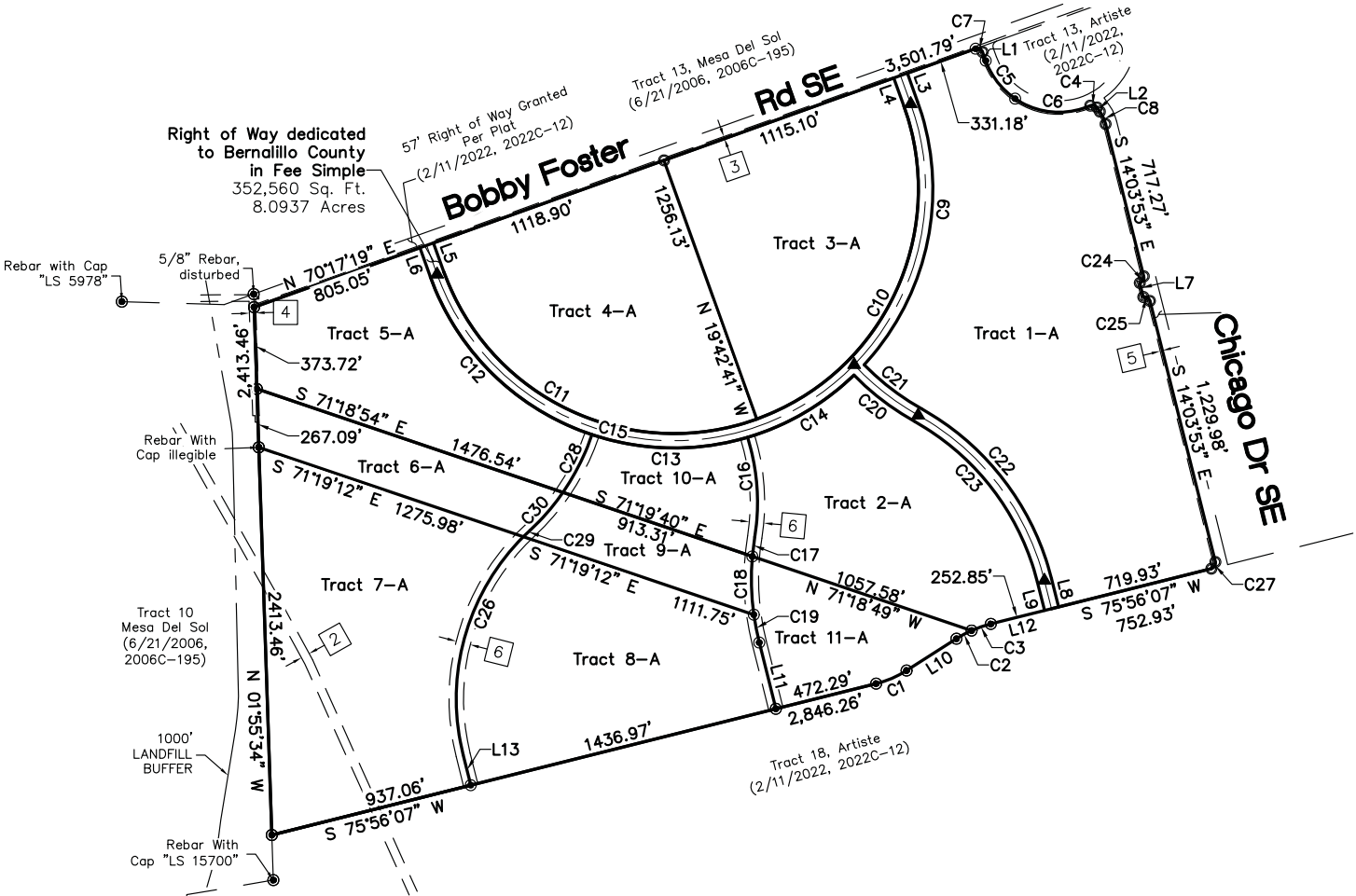
66' FLOATING PUBLIC ACCESS, DRAINAGE, PUBLIC WATER AND PUBLIC SEWER EASEMENTS WITH CENTERLINES OF PROPOSED LOT LINES. TO BE REFINED AND REPLACED WITH PUBLIC RIGHTS OF WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS. GRANTED WITH THE FILING OF THIS PLAT.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND REBAR WITH CAP "LS 15517" UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length (ft)
L1	S 19°46'16" E	41.93'
L2	S 35°21'22" E	23.23'
L3	N 19°47'52" W	137.35'
L4	N 19°47'52" W	137.45'
L5	N 19°47'52" W	140.82'
L6	N 19°37'10" W	140.82'
L7	S 14°03'53" E	66.00'
L8	N 14°03'53" W	133.02'
L9	N 14°03'53" W	133.02'
L10	N 57°27'50" E	270.41'
L11	S 14°03'53" E	312.07'
L12	S 75°56'07" W	285.85'
L13	S 14°03'53" E	143.01'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	152.18'	472.00'	18°28'22"	151.52'	N 66°41'56" E
C2	78.63'	533.00'	8°27'09"	78.56'	S 61°41'21" W
C3	93.19'	533.00'	10°01'05"	93.08'	S 70°55'35" W
C4	34.18'	25.00'	78°20'13"	31.58'	N 74°31'29" W
C5	223.36'	355.88'	35°57'36"	219.71'	S 37°45'03" E
C6	360.02'	355.88'	57°57'45"	344.86'	S 84°42'43" E
C7	39.24'	25.00'	89°55'39"	35.33'	N 64°45'09" W
C8	62.99'	169.50'	21°17'35"	62.63'	N 24°42'37" W
C9	1291.04'	1183.00'	62°31'43"	1227.92'	N 11°27'59" E
C10	1754.58'	1117.00'	90°00'00"	1579.68'	N 25°12'08" E
C11	3509.16'	1117.00'	180°00'00"	2234.00'	N 70°12'08" E
C12	1068.36'	1183.00'	51°44'36"	1032.42'	S 45°39'52" E
C13	722.77'	1183.00'	35°00'21"	711.59'	S 89°02'21" E
C14	568.41'	1183.00'	27°31'46"	562.96'	N 59°41'35" E
C15	2359.54'	1183.00'	114°16'44"	1987.42'	S 76°55'56" E
C16	460.83'	1000.00'	26°24'14"	456.77'	N 04°03'38" W
C17	89.44'	1200.00'	4°16'13"	89.42'	S 07°00'22" W
C18	266.90'	1200.00'	12°44'37"	266.35'	S 01°30'03" E
C19	129.69'	1200.00'	6°11'32"	129.62'	S 10°58'07" E
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C27	39.27'	25.00'	90°00'00"	35.36'	N 30°56'07" E
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C30	229.62'	1050.00'	12°31'47"	229.16'	N 40°58'36" E



NOT TO SCALE - 11X17 VERSION

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com



**Bohannon** ▲ **Huston**

7500 Jefferson St. NE  
Albuquerque, NM  
87109-4338



**FP**  **US POSTAGE**  
**\$001.32<sup>9</sup>**  
**First-Class - IMI**  
**ZIP 87109**  
**08/07/2025**  
**036B 0011828881**

STATE OF NEW MEXICO STATE LAND OFFICE  
PO BOX 1148  
SANTA FE NM 87504-1148

**Bohannon** ▲ **Huston**

7500 Jefferson St. NE  
Albuquerque, NM  
87109-4338



**FP**  **US POSTAGE**  
**\$001.32<sup>9</sup>**  
**First-Class - IMI**  
**ZIP 87109**  
**08/07/2025**  
**036B 0011828881**

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

[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\*: 8/07/2025

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.<sup>1</sup>

☐ 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 Between Bobby Foster Rd SE and Chicago Dr SE
2. Property Owner\* MDS INVESTMENTS LLC
3. Agent/Applicant\* [if applicable] Agent, Bohannon Huston, Inc.
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1
  - ☐ Site Plan – EPC
  - ☒ Subdivision Bulk Land Plat (Minor or Major or Bulk Land)
  - ☐ Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - ☐ Variance – EPC
  - ☐ Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

Subdivide tracts 1-12, and 14-16, dedicate Right-of-Way, Vacate Easements, and Grant Easements.

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

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

<sup>1</sup> 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.

<sup>2</sup> 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.

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

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

Hearing Date/Time\*: Wednesday September 10th, 2025 @9:00

Location\*<sup>4</sup>: Zoom link provided by COA

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

To contact staff, email [devhelp@cabq.gov](mailto: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 - Bohannon Huston, Inc.

Email: ypadilla@bhinc.com

Phone: (505)823-1000

☐

Attachments:

☒

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

☐

Others: \_\_\_\_\_

☐

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)\*<sup>5</sup> R-14, R-15, S-14, and S-15

2. Project Illustrations, as relevant\*<sup>6</sup>

☐

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\*:

N/A

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> 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:

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---

---

---

[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 Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] 225 acres
- 2. IDO Zone District PC
- 3. Overlay Zone(s) [if applicable]
- 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](mailto: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>

<sup>7</sup> 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.**



Kimberly Legan

**From:** Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Sent:** Wednesday, July 9, 2025 2:59 PM  
**To:** Kimberly Legan  
**Subject:** Bobby Foster Rd SE and Chicago Dr SE\_Public Notice Inquiry Sheet Submission  
**Attachments:** Zone Atlas Pages\_R-14, R-15, S-14, & S-15.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**PLEASE NOTE:**  
The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 6 Coalition of Neighborhood Associations	Patricia	Willson	<a href="mailto:info@willsonstudio.com">info@willsonstudio.com</a>	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations	M. Ryan	Kious	<a href="mailto:m.ryankious@gmail.com">m.ryankious@gmail.com</a>	1108 Georgia SE	Albuquerque	NM	87108		5059804265
Mesa Del Sol NA	David	Mills	<a href="mailto:dmills544@gmail.com">dmills544@gmail.com</a>	2400 Cunningham Avenue SE	Albuquerque	NM	87106	5052399052	
Mesa Del Sol NA	Sue	Mauthe	<a href="mailto:smmauthe@gmail.com">smmauthe@gmail.com</a>	6124 Motherwell Drive SE	Albuquerque	NM	87106	9202099575	

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, 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](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

- Please note the following:
- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
  - Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
  - The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
  - The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
  - Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:  
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



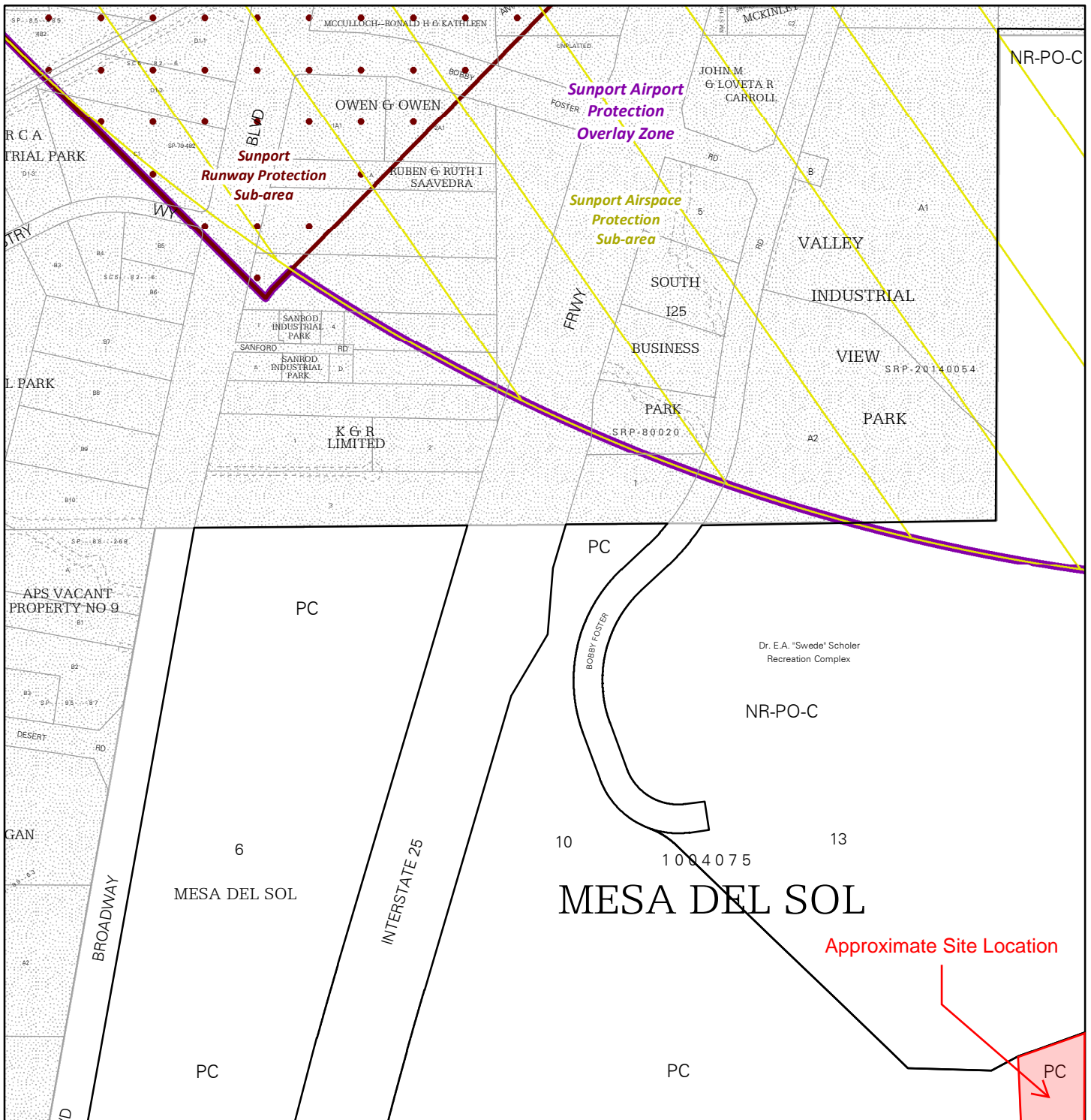
**Suzie Flores**  
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque  
(505) 768-3334 Office  
E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Wednesday, July 9, 2025 9:23 AM  
**To:** Office of Neighborhood Coordination <klegan@bhinc.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

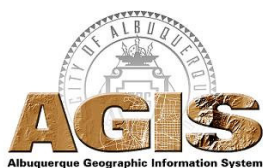
Public Notice Inquiry For:  
Development Hearing Officer  
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:  
Contact Name  
Kimberly Legan  
Telephone Number  
(505)823-1000  
Email Address  
[klegan@bhinc.com](mailto:klegan@bhinc.com)  
Company Name  
Bohannan Huston, Inc.  
Company Address  
7500 Jefferson St. NE  
City  
Albuquerque  
State  
NM  
ZIP  
87109  
Legal description of the subject site for this project:  
TR 1, 2, 3, 4, 5, 7,8, 9, 11, 12, 14, 15, and 16 of BULK LAND PLAT TRACTS 1 THROUGH 18 ARTISTE (REPLATOF 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 Chicago Dr SE  
Other subject site identifiers:  
Netflix Studios Albuquerque  
This site is located on the following zone atlas page:  
R-14-Z, R-15-Z, S-14-Z, and S-15-Z  
Captcha  
x



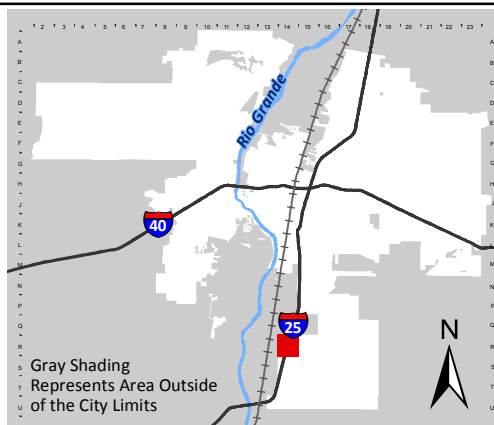


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

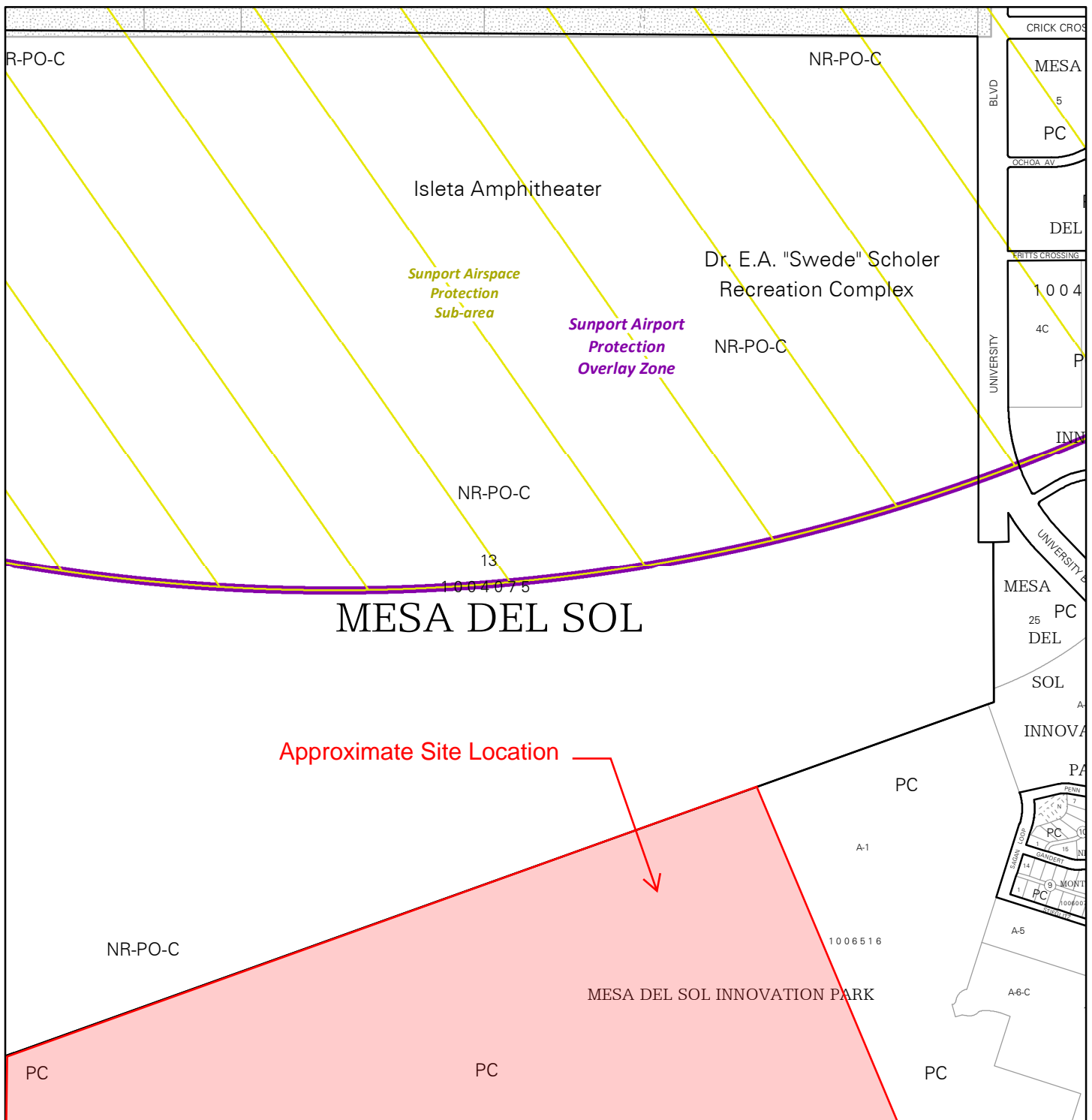


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



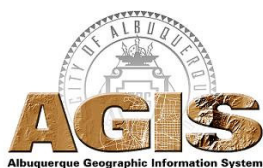
Zone Atlas Page:  
**R-14-Z**

- 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

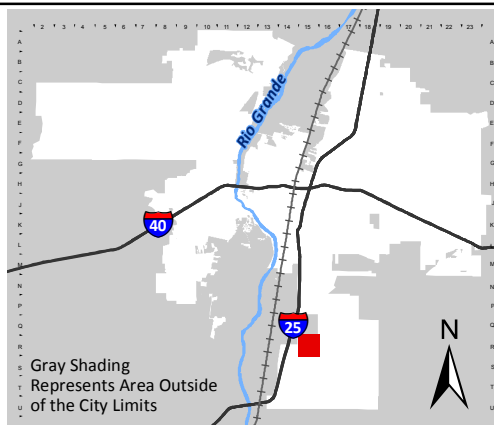


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



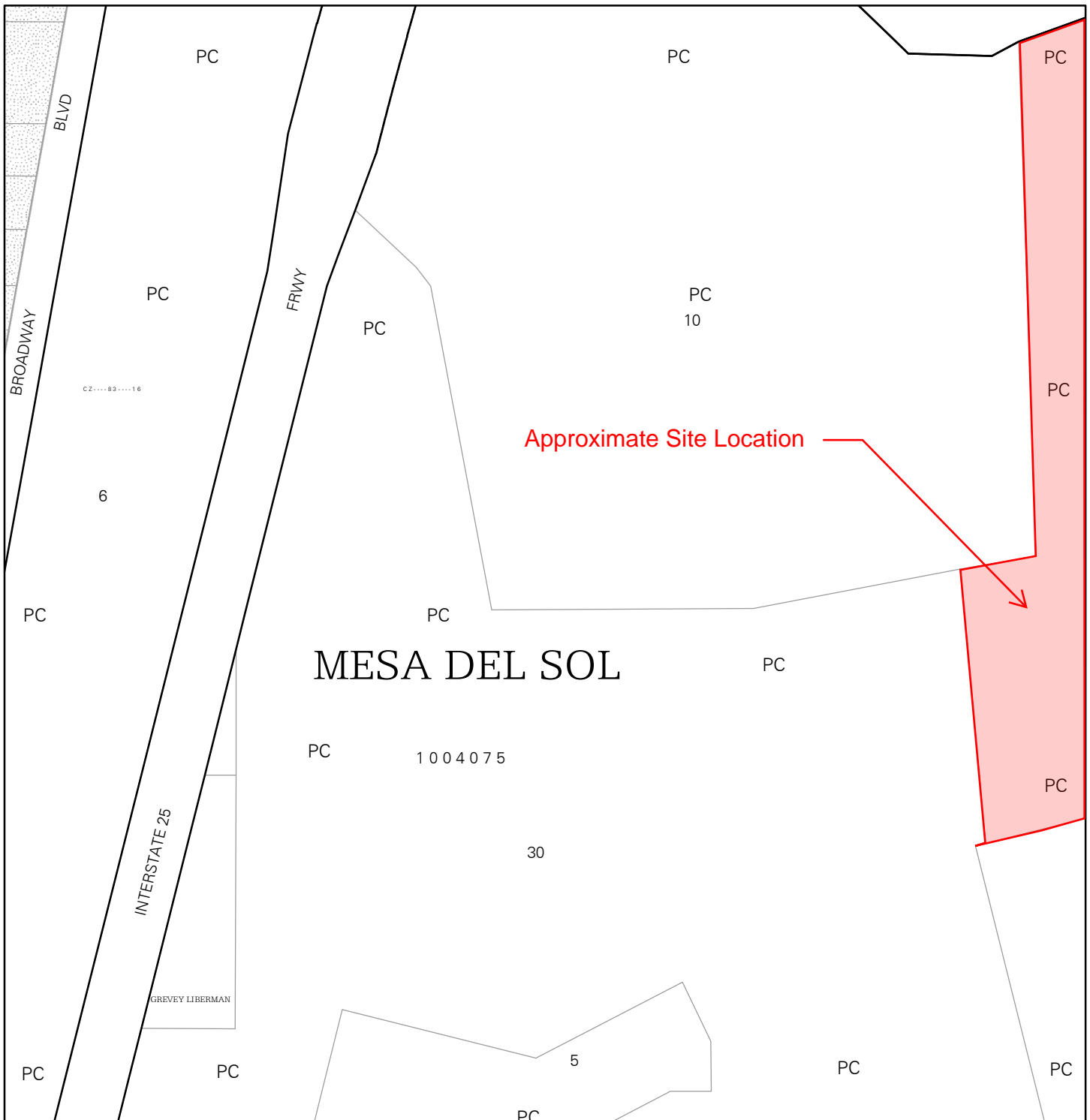
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



## Zone Atlas Page: R-15-Z

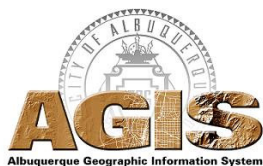
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

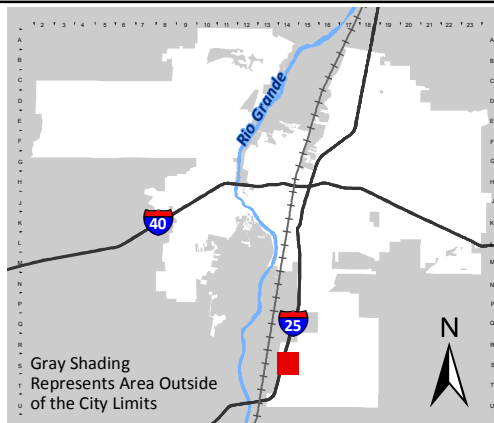


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# **IDO Zone Atlas** **May 2018**

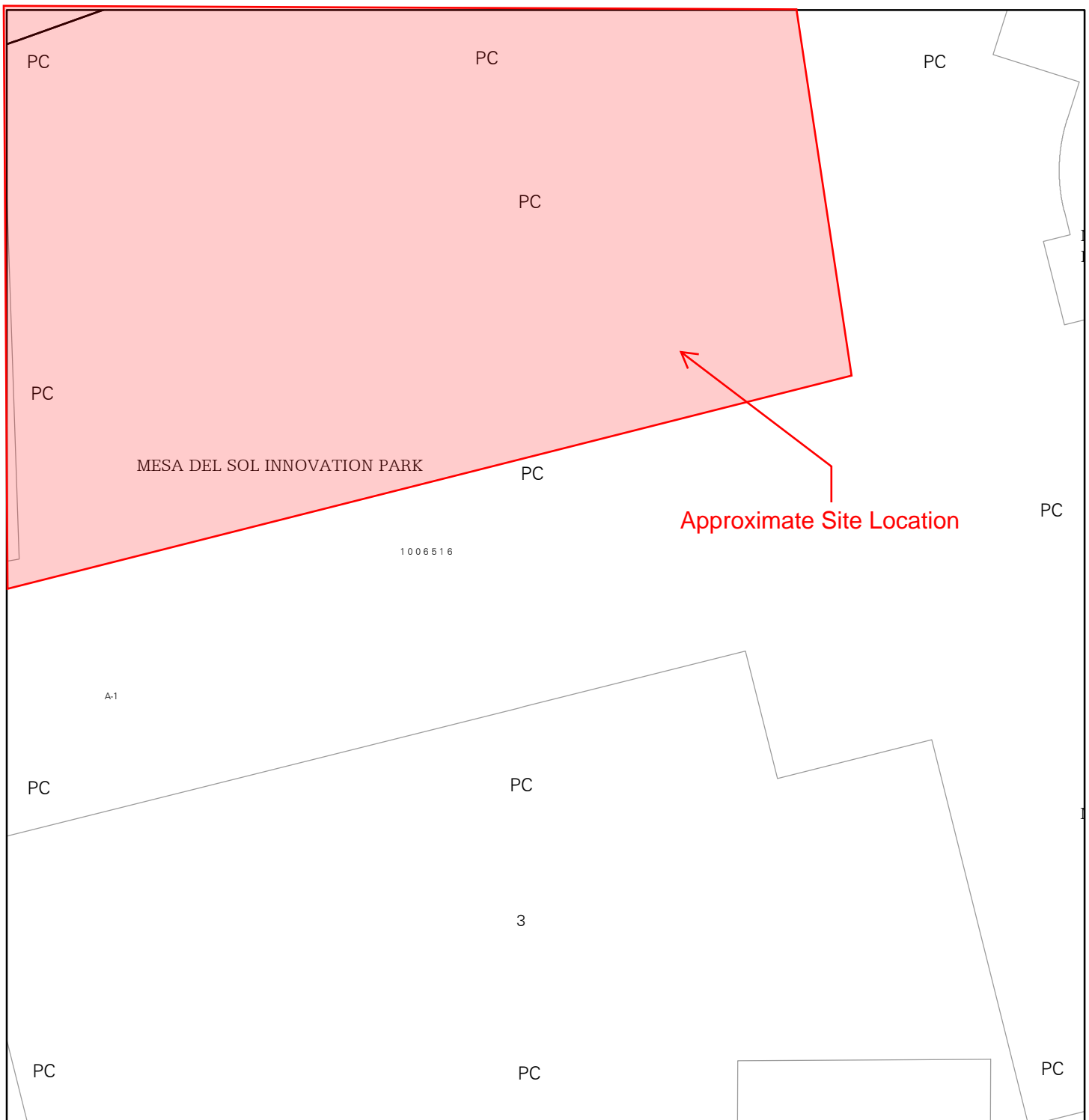


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



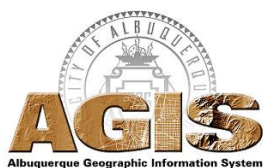
Zone Atlas Page:  
**S-14-Z**

- 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

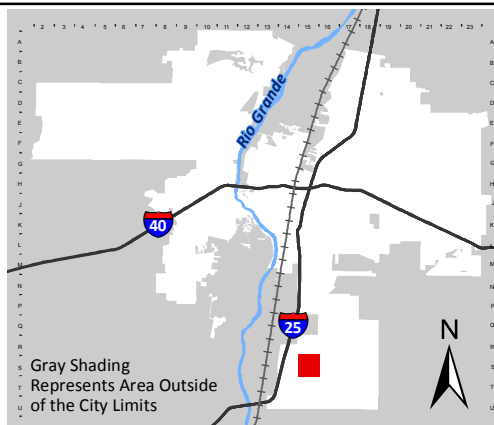


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

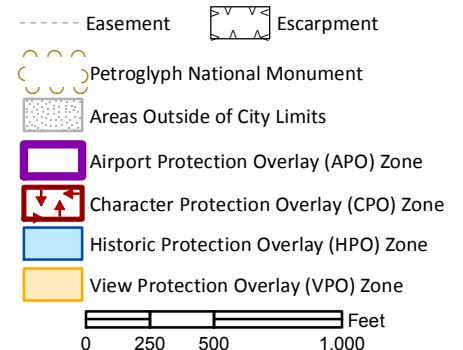
# **IDO Zone Atlas** **May 2018**



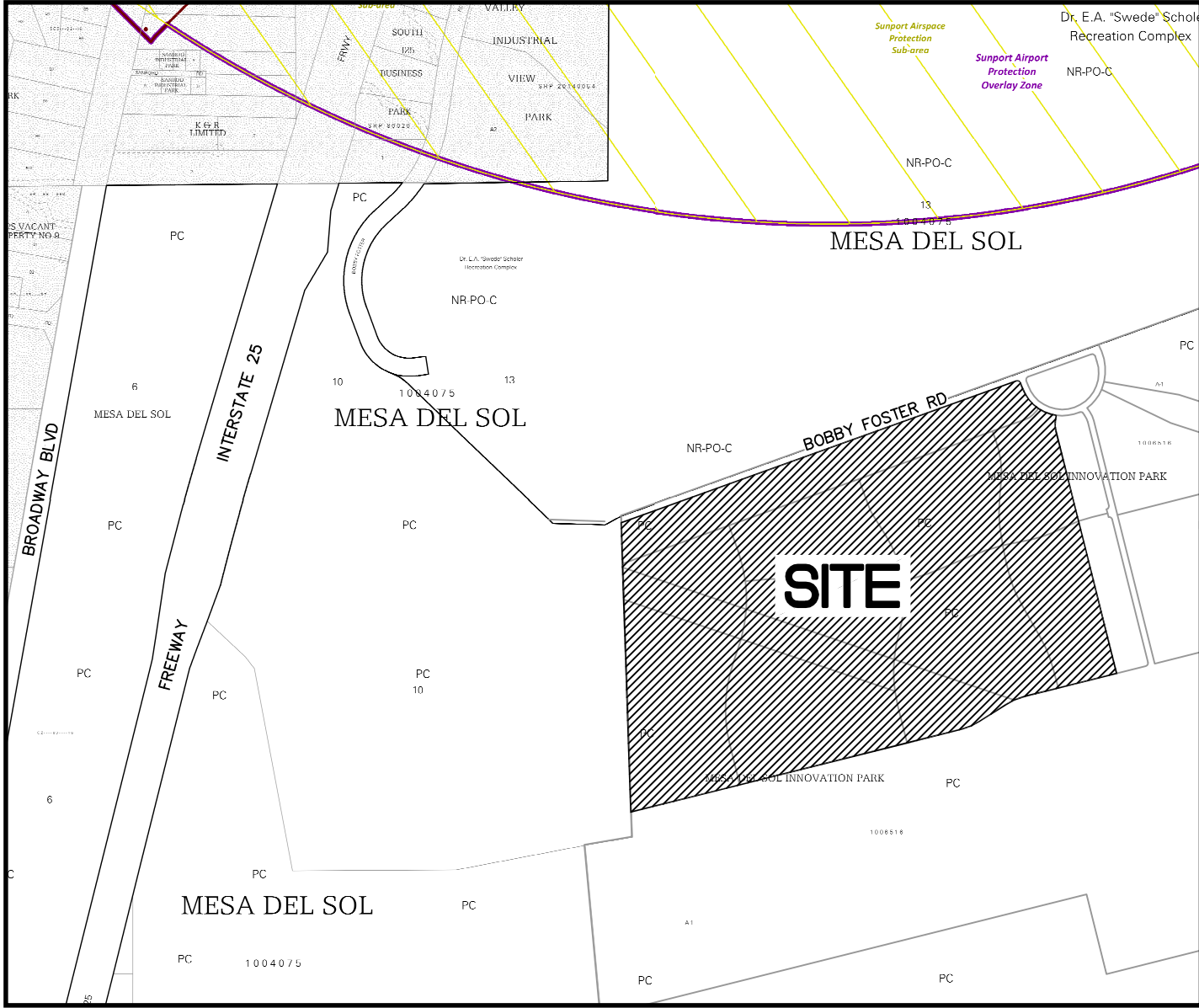
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**S-15-Z**







Vicinity Map

Zone Atlas R-15-Z & S-15-Z



Documents

1. PLAT OF RECORD FOR ARTISTE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 11, 2022, IN BOOK 2022C, PAGE 12.

Legal Description

TRACTS NUMBERED ONE (1) THROUGH TWELVE (12) AND FOURTEEN (14) THROUGH SIXTEEN (16) OF ARTISTE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 11, 2022, IN BOOK 2022C, PAGE 12, AS DOC. NO. 2022014343.

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. 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.

STEVE B. CHAVEZ \_\_\_\_\_ DATE  
MDS INVESTMENTS, LLC

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: STEVE B. CHAVEZ, MDS INVESTMENTS, LLC

BY: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

Indexing Information

Projected Sections 21 & 28, Township 9 North,  
Range 3 East, N.M.P.M.  
Subdivision: Artiste  
Owner: MDS Investments, LLC  
UPC #: 101505119603930101 (Tract 1)  
UPC #: 101505007551020105 (Tract 2)  
UPC #: 101505017053220104 (Tract 3)  
UPC #: 101505127301140503 (Tract 4)  
UPC #: 101505135402740502 (Tract 5)  
UPC #: 101505139203940501 (Tract 6)  
UPC #: 101505018247320103 (Tract 7)  
UPC #: 101505029946310303 (Tract 8)  
UPC #: 101505037948010302 (Tract 9)  
UPC #: 101505041949310301 (Tract 10)  
UPC #: 101505005747820106 (Tract 11)  
UPC #: 101505016844120102 (Tract 12)  
UPC #: 101505005239020107 (Tract 14)  
UPC #: 101505016238720101 (Tract 15)  
UPC #: 101505027239310304 (Tract 16)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE, AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. .... .239.0605 ACRES  
ZONE ATLAS PAGE NO. .... R-15-Z & S-15-Z  
NUMBER OF EXISTING TRACJS. ....15  
NUMBER OF TRACTS CREATED. ....11  
MILES OF FULL-WIDTH STREETS. ....1.0180 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. ....8.0937 ACRES  
DATE OF SURVEY. ....JULY 2025

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

Bulk Land Note

FUTURE SUBDIVISION OF THE LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA, (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS, INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101505119603930101  
101505007551020105  
101505017053220104  
101505127301140503  
101505135402740502  
101505139203940501  
101505018247320103  
101505029946310303  
101505037948010302  
101505041949310301  
101505005747820106  
101505016844120102  
101505005239020107  
101505016238720101  
101505027239310304

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Bulk Land Plat  
for  
Artiste Subdivision**

**Being Comprised of**

**Tracts 1-12 and 14-16, Artiste**

**City of Albuquerque**

**Bernalillo County, New Mexico**

**July 2025**

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

MRGCD

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ \_\_\_\_\_ Date  
N.M.R.P.S. No. 18374

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com



**Sheet 1 of 3**  
241868

Bulk Land Plat  
for  
Artiste Subdivision  
Being Comprised of  
Tracts 1-12 and 14-16, Artiste  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2025

Easement Notes

- EXISTING 66' FLOATING PUBLIC ACCESS, DRAINAGE, PUBLIC WATER AND PUBLIC SEWER EASEMENTS WITH CENTERLINES OF EXISTING LOT LINES. TO BE REFINED AND REPLACED WITH PUBLIC RIGHTS OF WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS (2/11/2022, 2022C-12) PORTIONS VACATED WITH THE FILING OF THIS PLAT
- EXISTING 40' WIDE PERMIT FOR RIGHT OF WAY AND EASEMENT NO. "RW-14312" GRANTED TO WEST EMERALD PIPELINE CORPORATION (DATED 8/11/1958) NO FILED DOCUMENT PROVIDED AS SHOWN ON PLATS (6/21/2006, 2006C-195) AND (2/11/2022, 2022C-12) SCALED FROM PLAT OF RECORD
- EXISTING NON-ESCLUSIVE, PERPETUAL 10' UNDERGROUND AND COMMUNICATIONS EASEMENT (7/27/2009, AS DOC. NO. 2009084209) AND AS SHOWN ON PLATS (6/21/2006, 2006C-195) AND (2/11/2022, 2022C-12)
- EXISTING 30' RIGHT OF WAY AND EASEMENT FOR PNM ELECTRIC DISTRIBUTION LINES (DATED 9/14/1982) AND AS SHOWN ON PLATS (6/21/2006, 2006C-195) AND (2/11/2022, 2022C-12) SCALED FROM PLAT OF RECORD
- EXISTING 10' PUE (2/11/2022, 2022C-12)
- 66' FLOATING PUBLIC ACCESS, DRAINAGE, PUBLIC WATER AND PUBLIC SEWER EASEMENTS WITH CENTERLINES OF PROPOSED LOT LINES. TO BE REFINED AND REPLACED WITH PUBLIC RIGHTS OF WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS. GRANTED WITH THE FILING OF THIS PLAT.

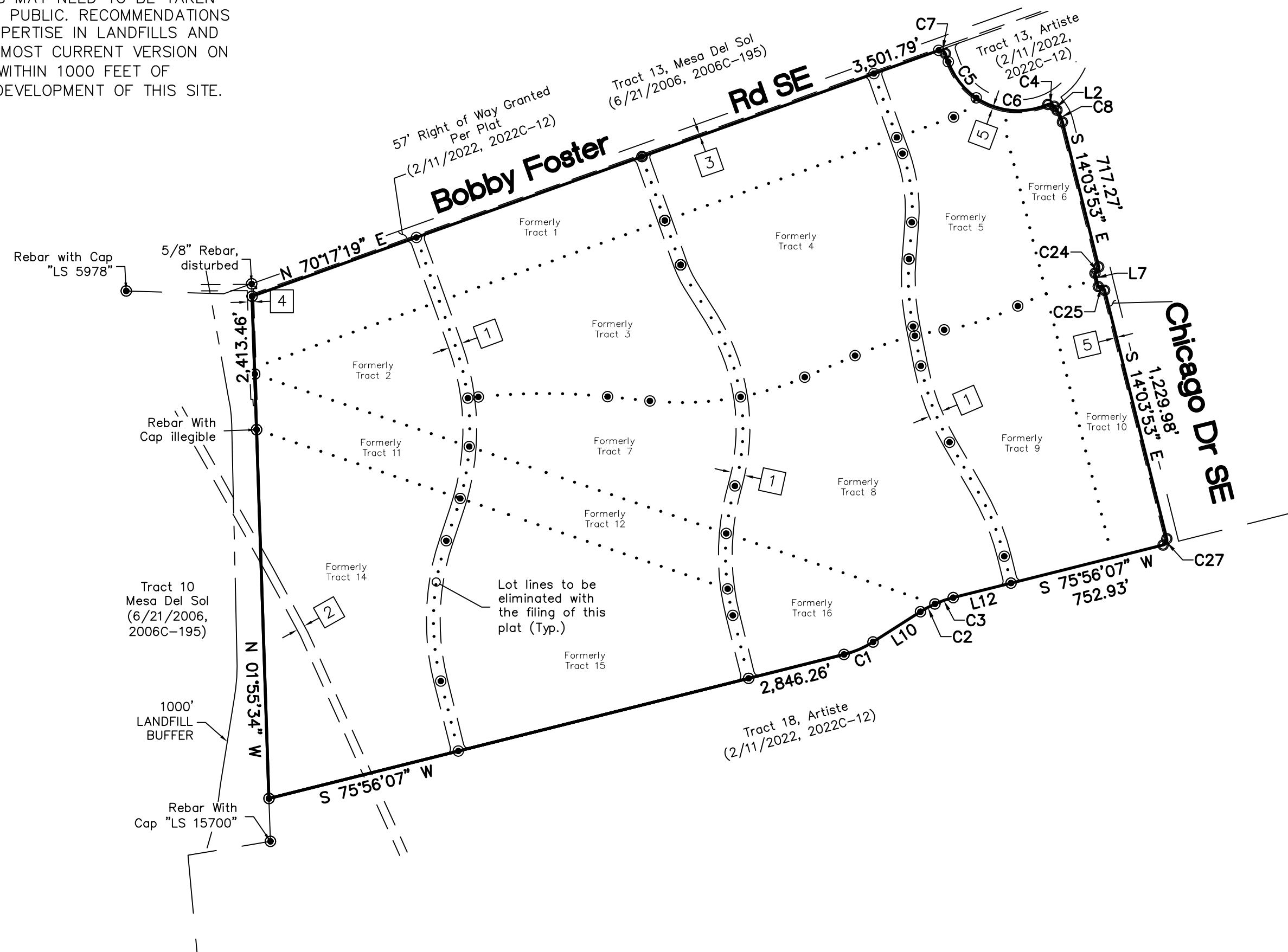
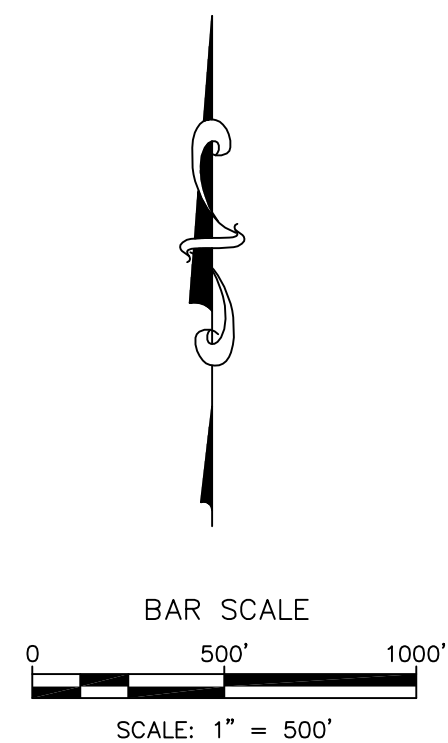
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND REBAR WITH CAP "LS 15517" UNLESS OTHERWISE INDICATED

Lanfill Buffer Disclosure Statement

THE SUBJECT PROPERTY IS LOCATED NEAR OR IS A FORMER LANDFILL SITE. DUE TO THE SUBJECT PROPERTY BEING ON OR NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION ON THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THIS SITE.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	152.18'	472.00'	18°28'22"	151.52'	N 66°41'56" E
C2	78.63'	533.00'	8°27'09"	78.56'	S 61°41'21" W
C3	93.19'	533.00'	10°01'05"	93.08'	S 70°55'35" W
C4	34.18'	25.00'	78°20'13"	31.58'	N 74°31'29" W
C5	223.36'	355.88'	35°57'36"	219.71'	S 37°45'03" E
C6	360.02'	355.88'	57°57'45"	344.86'	S 84°42'43" E
C7	39.24'	25.00'	89°55'39"	35.33'	N 64°45'09" W
C8	62.99'	169.50'	21°17'35"	62.63'	N 24°42'37" W
C9	1291.04'	1183.00'	62°31'43"	1227.92'	N 11°27'59" E
C10	1754.58'	1117.00'	90°00'00"	1579.68'	N 25°12'08" E
C11	3509.16'	1117.00'	180°00'00"	2234.00'	N 70°12'08" E
C12	1068.36'	1183.00'	51°44'36"	1032.42'	S 45°39'52" E
C13	722.77'	1183.00'	35°00'21"	711.59'	S 89°02'21" E
C14	568.41'	1183.00'	27°31'46"	562.96'	N 59°41'35" E
C15	2359.54'	1183.00'	114°16'44"	1987.42'	S 76°55'56" E
C16	460.83'	1000.00'	26°24'14"	456.77'	N 04°03'38" W
C17	89.44'	1200.00'	4°16'13"	89.42'	S 07°00'22" W
C18	266.90'	1200.00'	12°44'37"	266.35'	S 01°30'03" E
C19	129.69'	1200.00'	6°11'32"	129.62'	S 10°58'07" E
C20	350.43'	1233.00'	16°17'02"	349.25'	S 52°33'54" E
C21	332.85'	1167.00'	16°20'31"	331.73'	S 52°32'10" E
C22	1003.83'	1233.00'	46°38'47"	976.33'	N 37°22'48" W
C23	950.10'	1167.00'	46°38'48"	924.08'	N 37°22'47" W
C24	39.27'	25.00'	89°59'32"	35.35'	N 30°55'26" E
C25	39.27'	25.00'	89°59'32"	35.35'	N 59°04'34" W
C26	1080.72'	1050.00'	58°58'20"	1033.64'	S 15°25'17" W
C27	39.27'	25.00'	90°00'00"	35.36'	N 30°56'07" E
C28	296.21'	1050.00'	16°09'49"	295.23'	N 26°37'48" E
C29	42.77'	1050.00'	2°20'03"	42.77'	S 46°04'28" W
C30	229.62'	1050.00'	12°31'47"	229.16'	N 40°58'36" E



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com



Bulk Land Plat  
for  
Artiste Subdivision  
Being Comprised of  
Tracts 1-12 and 14-16, Artiste  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2025

Easement Notes

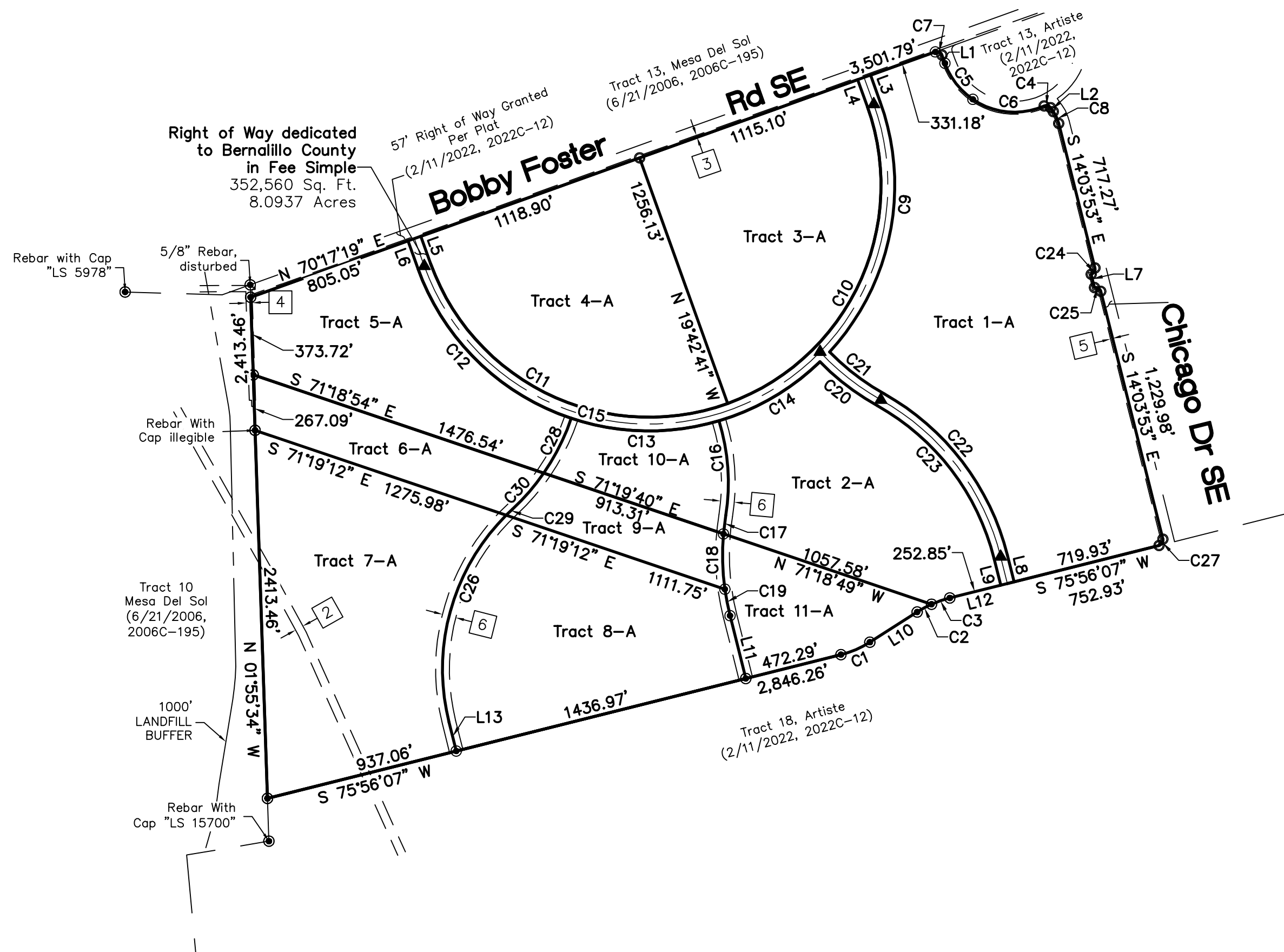
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- [5] EXISTING 10' PUE (2/11/2022, 2022C-12)
- [6] 66' FLOATING PUBLIC ACCESS, DRAINAGE, PUBLIC WATER AND PUBLIC SEWER EASEMENTS WITH CENTERLINES OF PROPOSED LOT LINES. TO BE REFINED AND REPLACED WITH PUBLIC RIGHTS OF WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS. GRANTED WITH THE FILING OF THIS PLAT.

Line Table		
Line #	Direction	Length (ft)
L1	S 19°46'16" E	41.93'
L2	S 35°21'22" E	23.23'
L3	N 19°47'52" W	137.35'
L4	N 19°47'52" W	137.45'
L5	N 19°47'52" W	140.82'
L6	N 19°37'10" W	140.82'
L7	S 14°03'53" E	66.00'
L8	N 14°03'53" W	133.02'
L9	N 14°03'53" W	133.02'
L10	N 57°27'50" E	270.41'
L11	S 14°03'53" E	312.07'
L12	S 75°56'07" W	285.85'
L13	S 14°03'53" E	143.01'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND REBAR WITH CAP "LS 15517" UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	152.18'	472.00'	18°28'22"	151.52'	N 66°41'56" E
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C25	39.27'	25.00'	89°59'32"	35.35'	N 59°04'34" W
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Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com

Sheet 3 of 3  
241868



## Kimberly Legan

---

**From:** Kimberly Legan  
**Sent:** Wednesday, August 6, 2025 4:40 PM  
**To:** P. Davis Willson; m.ryankious@gmail.com  
**Subject:** ONC - Neighborhood Association Notification  
**Attachments:** Emailed-Mailed-Notice-PublicHearing-Print&Fill\_Notification Package (F).pdf

Good afternoon Patricia and Ryan,

Please see the attached documents for Bohannan Huston's notification to your District 6 Coalition of Neighborhood Association.

Thank you,

**Kimberly Legan**

Administrative Professional [Community Development and Planning](#)

**Bohannan Huston**

p. 505.823.1000 | d. 505.798.7954

[bhinc.com](http://bhinc.com)

**Kimberly Legan**

---

**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>  
**To:** m.ryankious@gmail.com  
**Sent:** Wednesday, August 6, 2025 4:40 PM  
**Subject:** Relayed: ONC - Neighborhood Association Notification

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[m.ryankious@gmail.com](mailto:m.ryankious@gmail.com) ([m.ryankious@gmail.com](mailto:m.ryankious@gmail.com))

Subject: ONC - Neighborhood Association Notification

## Kimberly Legan

---

**From:** Mail Delivery Subsystem <MAILER-DAEMON@swcp.com>  
**To:** wwa\_info@ebi9.swcp.com  
**Sent:** Wednesday, August 6, 2025 4:40 PM  
**Subject:** Delivered: ONC - Neighborhood Association Notification

[You don't often get email from mailer-daemon@swcp.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

The original message was received at Wed, 6 Aug 2025 16:40:02 -0600 (MDT)  
from ame1.swcp.com [216.184.2.118]

----- The following addresses had successful delivery notifications -----  
<wwa\_info@ebi9.swcp.com> (successfully delivered to mailbox)

----- Transcript of session follows -----  
<wwa\_info@ebi9.swcp.com>... Successfully delivered

## Kimberly Legan

---

**From:** Kimberly Legan  
**Sent:** Wednesday, August 6, 2025 4:45 PM  
**To:** dmills544@gmail.com; 'smmauthe@gmail.com'  
**Subject:** ONC - Neighborhood Association Notification  
**Attachments:** Emailed-Mailed-Notice-PublicHearing-Print&Fill\_Notification Package (F).pdf

Good afternoon Sue and David,

Please see the attached documents for Bohannan Huston's notification to your Mesa del Sol Neighborhood Association.

Thank you,

**Kimberly Legan**

Administrative Professional [Community Development and Planning](#)

**Bohannan Huston**

p. 505.823.1000 | d. 505.798.7954

[bhinc.com](http://bhinc.com)

## Kimberly Legan

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**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>  
**To:** dmills544@gmail.com; smmauthe@gmail.com  
**Sent:** Wednesday, August 6, 2025 4:46 PM  
**Subject:** Relayed: ONC - Neighborhood Association Notification

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[dmills544@gmail.com](mailto:dmills544@gmail.com) ([dmills544@gmail.com](mailto:dmills544@gmail.com))

[smmauthe@gmail.com](mailto:smmauthe@gmail.com) ([smmauthe@gmail.com](mailto:smmauthe@gmail.com))

Subject: ONC - Neighborhood Association Notification

## Kimberly Legan

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**From:** David Mills <dmills544@gmail.com>  
**Sent:** Wednesday, August 6, 2025 8:47 PM  
**To:** Kimberly Legan  
**Cc:** smmauthe@gmail.com  
**Subject:** Re: ONC - Neighborhood Association Notification

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Received, thank you.

David Mills

On Wed, Aug 6, 2025 at 4:45 PM Kimberly Legan <[KLegan@bhinc.com](mailto:KLegan@bhinc.com)> wrote:

Good afternoon Sue and David,

Please see the attached documents for Bohannon Huston's notification to your Mesa del Sol Neighborhood Association.

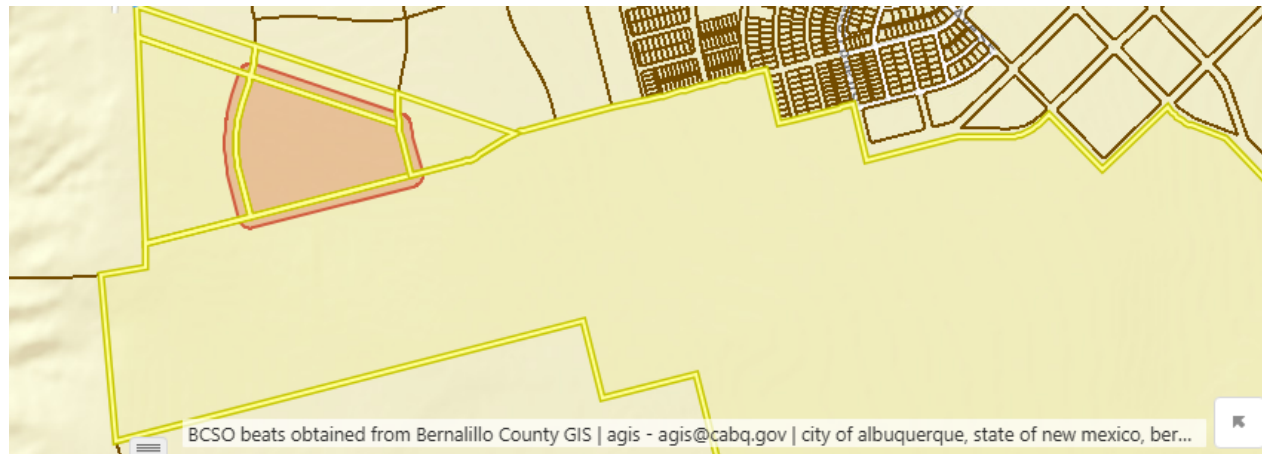
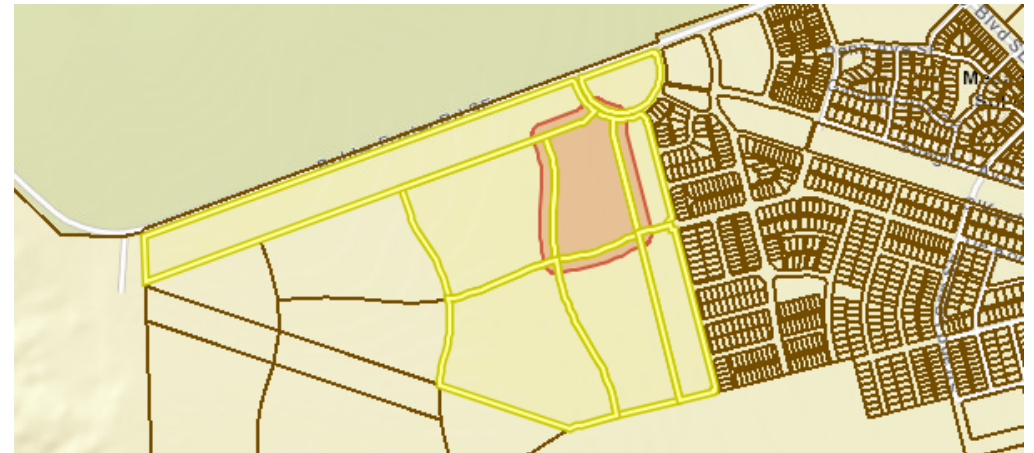
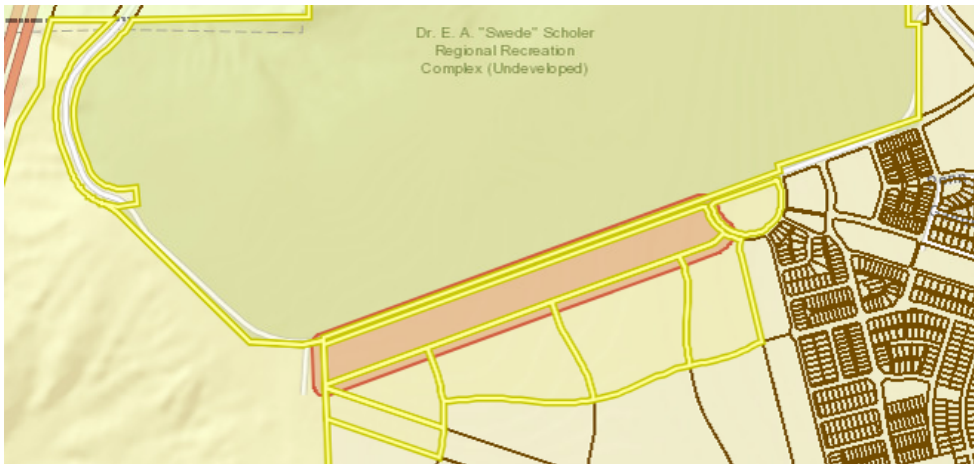
Thank you,

**Kimberly Legan**

Administrative Professional [Community Development and Planning](#)

**Bohannon Huston**

**p.** 505.823.1000 | **d.** 505.798.7954



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