

TO: City of Albuquerque Planning Department
FROM: Yolanda Padilla Moyer, PE
DATE: October 20, 2025

SUBJECT: Sensitive Lands Analysis - Artiste Subdivision

See the IDO's Sensitive Lands Analysis Form [here](#) for more information.

Purpose of Site Plan and/or Plat:

The subject property is legally described as Tract 1-A of Bulk Land Plat for Artiste Subdivision being comprised of Tracts 1-12 and 14-16, Artiste. The gross acreage of the site is 51.0246 acres. The purpose of this plat is to subdivide the tract and create 25 tracts and 165 lots to make up Phase 1 of the Subdivision. We have analyzed the project site for the presence of sensitive lands and any constraints related to such lands with our findings and explanations described below.

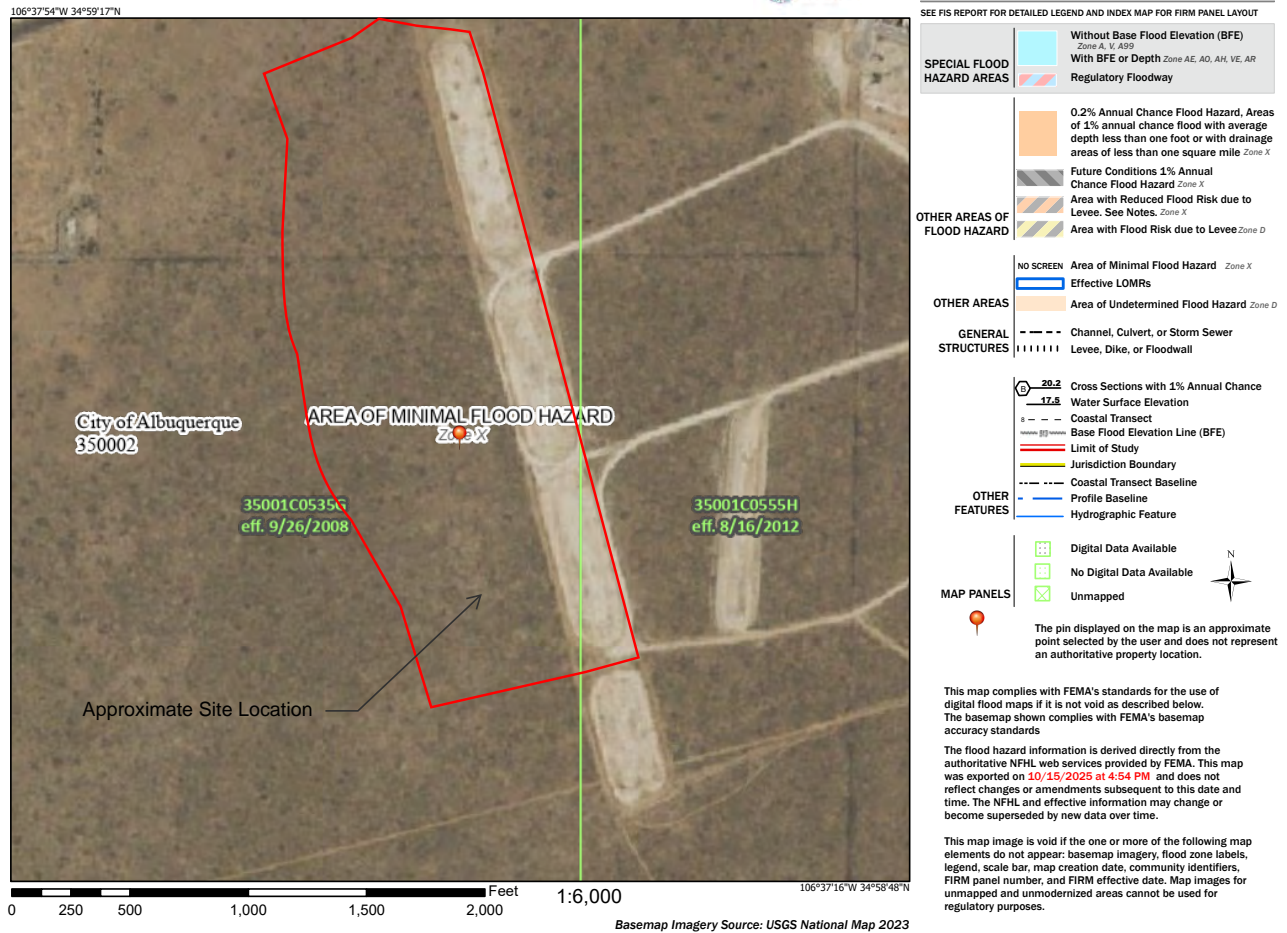


Floodplains and Flood Hazard Areas

(If present on site: FEMA Map/LOMR)

FEMA's National Flood Hazard Layer mapping shows the subject site (outlined in red) is within a non-shaded Flood Zone X, which is an area of Minimal Flooding.

National Flood Hazard Layer FIRMette

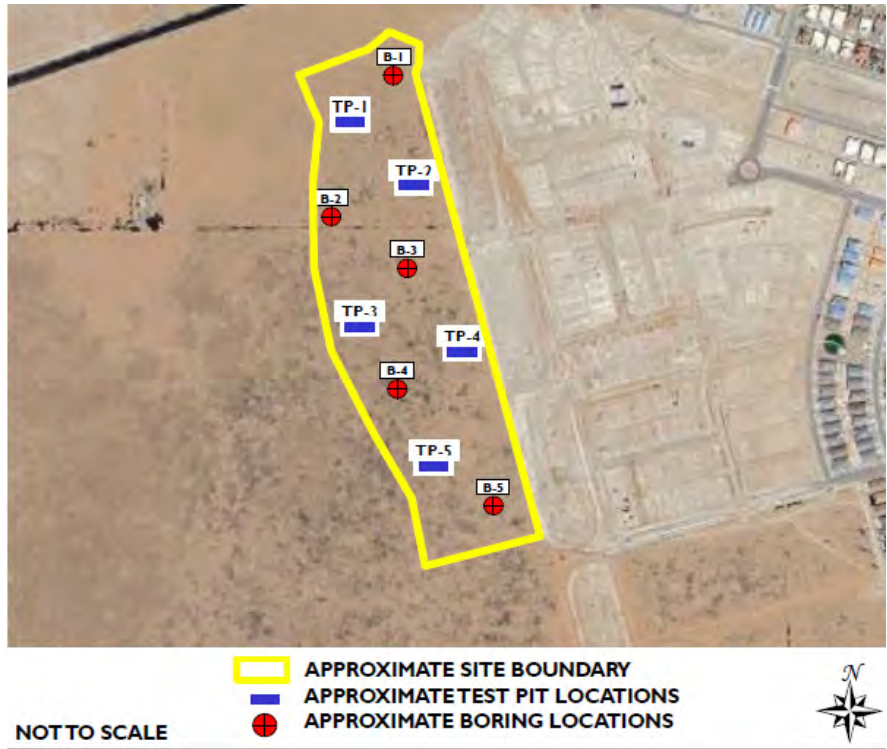


Unstable Soils

(If present on site: Description of soil characteristics)

In a Geotechnical Evaluation for the MDS Artiste Subdivision within Mesa Del Sol Community Tracts 5 and 9 South of Bobby Foster Rd and West of Montage Subdivision Albuquerque, NM, dated March 18, 2025 (GeoTek Project No. 2770-ABR) a representative of GeoTek conducted field mapping, logged explorations, and obtained samples of representative material for laboratory testing. The approximate locations are indicated on the map seen to the right.

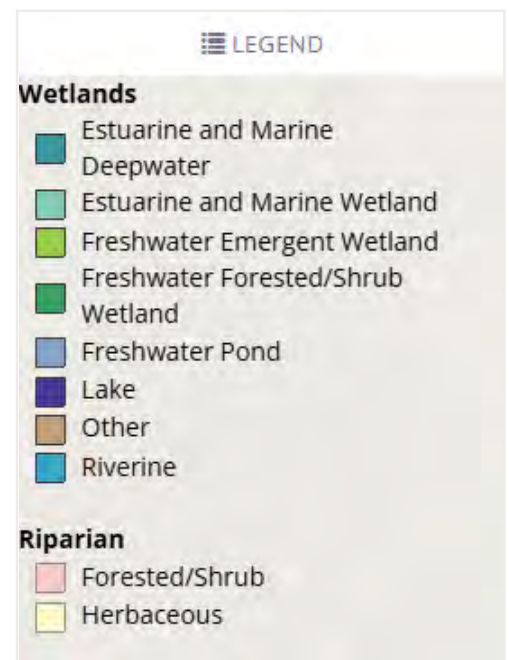
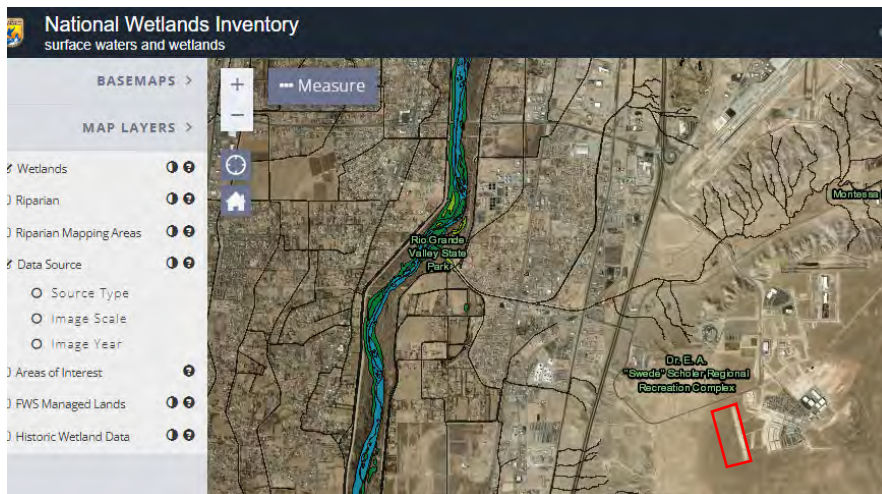
The report states the the "site lies within Holocene-aged mapped eolian sand blanket deposits (Qe) overlaying intermediate fluvial deposits of Holocene to upper Pleistocene age (Qae). These units generally contain sand and silt with intermittent layers of carbonate morphology."



Wetlands - Constant Supply of Water

(If present on site: Description of animal and plant species in ecosystem)

Per data provided by the National Wetlands Inventory, surface waters and wetlands map, the approximate site subject seen below (notated via the red box) is not within any wetlands or riparian areas.



Arroyos

(If present on site: Identify the arroyo in the natural drainage system)

Using data provided by the AMAFCA Interactive Facilities Map, you can see to the right, that the approximate location of the subject site (notated by the orange box) does not have any arroyos or drainage facilities on or around the site.



Irrigation Facilities - Acequias

(If present on site: Identify the acequia in the irrigation system)

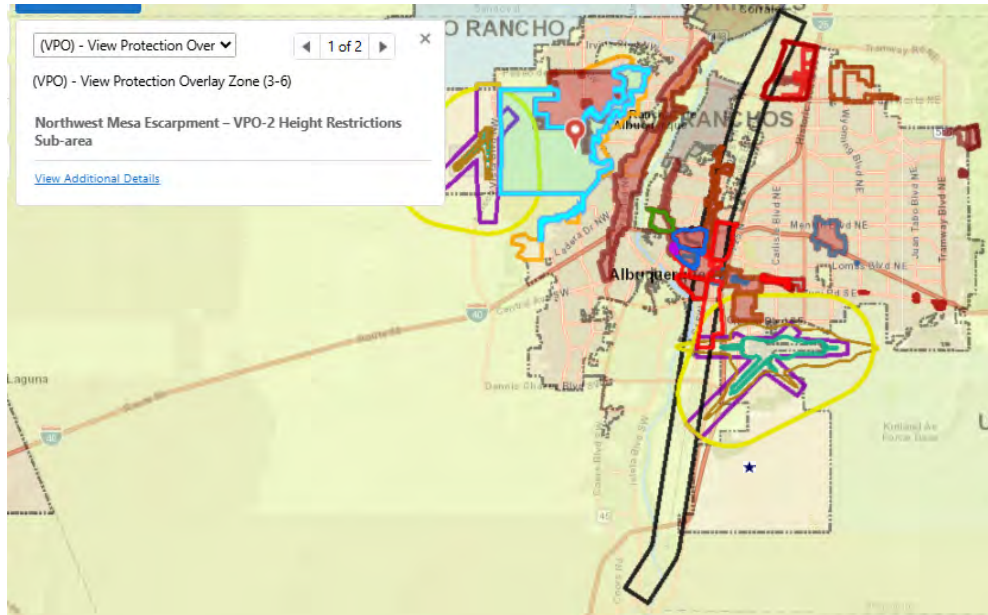
There are no irrigation facilities or Acequias on or near the subject site (approximately notated via the red box). The data provided by the MRGCD Data Viewer confirms that the subject property is outside the MRGCD's jurisdiction.



Escarpments

(If present on site: Existence of Petroglyphs; description of escarpment face)

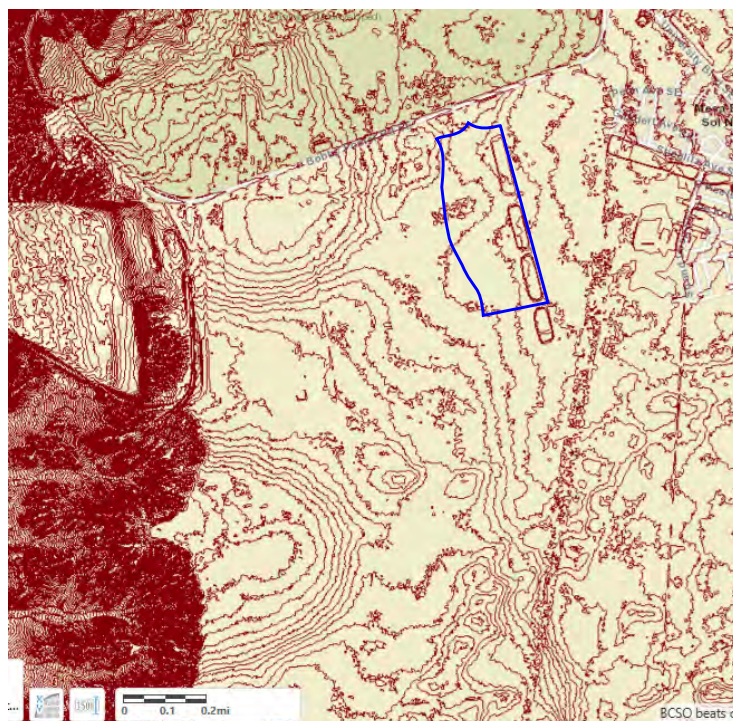
The site, approximately notated by the blue star on the snapshot from the CABQ Advanced Map Viewer 2.0, seen below, is not in or near the VPO-2 Northwest Mesa Escarpment zone. There are no escarpments in or around the site.



Rock Outcroppings

(If present on site: Describe co-existence of trees and shrubs)

Rock Outcroppings are defined by the IDO (effective April 2025) as 'Bedrock or other stratum a minimum of 4 feet high on its steepest side as measured from the adjacent 10 percent slope line and in excess of 300 square feet in surface area' and analyzing the 2-foot contours, as seen below (provided by the Advanced map Viewer 2.0), it is apparent that there are no rock outcroppings to the magnitude of 4-feet high.



Large Stands of Mature Trees

(If present on site: Identify tree species and health)

The image below, captured in January 2025, is from Google Maps street view and shows that the site does not have any large stands of mature trees.




The street view was captured approximately where the little yellow man is notated on the picture below with the site approximately notated in blue.



Archaeological Sites

(If Applicable: >5 acres, Archaeological Certificate)

We have received an approved Certificate of No Effect, dated August 19, 2025, as seen below.



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: August 19, 2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2024-010653, AC-2025-00014
Agent: Bohannan Huston, Inc. (Yolanda Padilla Moyer, PE)
Applicant: MDS Investments, LLC
Legal Description: Tracts 1 -16 BULK LAND PLAT TRACTS 1 THROUGH 18 ARTISTE
Zoning: PC
Acreage: 239.0605
Zone Atlas Page(s): R-14-Z, R-15-Z, S-14-Z, and S-15-Z

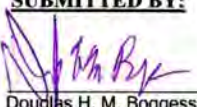
CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:
Historic Google Earth Images, ARMS/NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:
This is CoA is for a replat but an archaeological survey is recommended prior to any ground disturbing activity.

SUBMITTED BY:

Douglas H. M. Boggess, MA, RPA
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:
Planning, Development Services

Date

8-19-2025

Conclusion

To conclude this analysis, the site does not have Sensitive Lands that will interfere with the subdivision of Tract 1-A of the of the Artiste Subdivision. With this submittal we anticipate the ability to receive approval from the Planning Department and signatory approval on the Preliminary Plat from the Hydrology Department.