



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

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>	
<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 SW (Form S3)	<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

**BRIEF DESCRIPTION OF REQUEST**

Replat of Tract 133-B, MRGCD MAP# 31 and lots 294 thru 301, Alvarado Gardens Unit 3 into new Tracts A & B, Alvarado Gardens Unit 3  
 Grant of Operation & Maintenance Easement to MRGCD.  
 Variation of existing "10' R/W for Arcequia (Variation of Public Easement)"

**APPLICATION INFORMATION**

Applicant/Owner: Larry & Linda Baudoni c/o Jason Bathrop	Phone: 505.362-6276
Address: 308 Menard Blvd. NE	Email: jason@builderssource.com
City: Albuquerque	State: NM
Professional/Agent (if any): Community Sciences Corporation	Phone: 505.997-0000
Address: PO Box 1328	Email: tompatrick@communitysciences.com
City: Corrales	State: NM
Proprietary Interest in Site: none	List all owners: as above

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: Tr. 133 ; lots 294-301	Block: -	Unit: 3
Subdivision/Addition: Alvarado Gardens Unit 3	MRGCD Map No.: 31	UPC Code: 101306104803130101 101306104604730110
Zone Atlas Page(s): F-13-2	Existing Zoning: R-A	Proposed Zoning: R-A
# of Existing Lots: 9	# of Proposed Lots: 2	Total Area of Site (Acres): 5.4265

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 3525 Rio Grande Blvd. NW Between: Arbor Rd. NW and DON OFRE Tr. NW

**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: <i>Tom Patrick</i>	Date: 11.20.2023
Printed Name: Tom Patrick	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

- \_\_\_ 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](mailto: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.

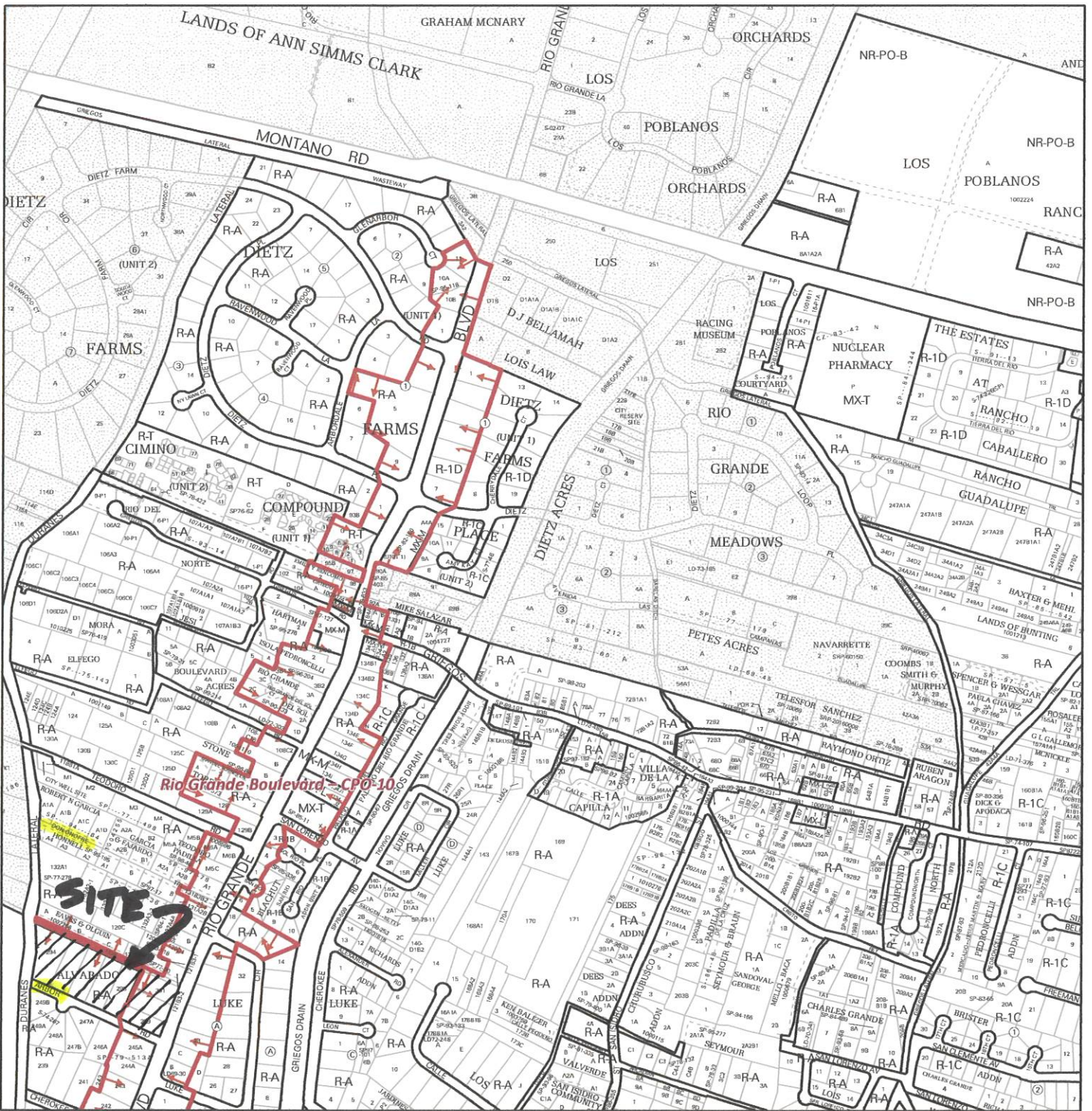
- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent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

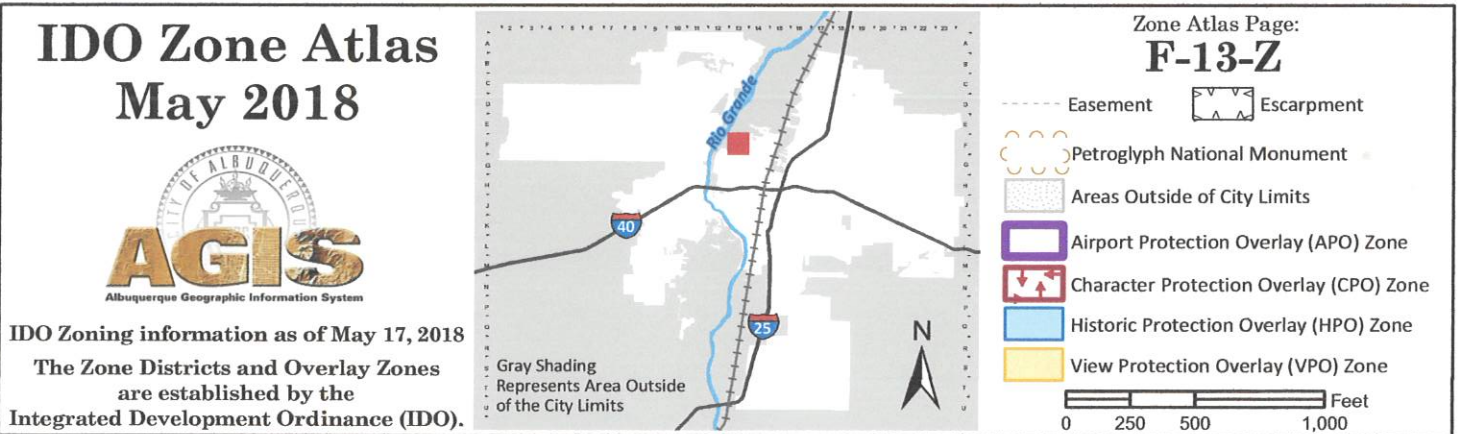
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other 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 describing, explaining, and justifying the request
- 5) Scale drawing of the proposed subdivision plat or Site Plan
- 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use





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:  
**F-13-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



# Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000

505.898.5195 Fax

www.communitysciences.com

November 20, 2023  
Development Facilitation Team  
City of Albuquerque, New Mexico

RE: Request for Sketch Plat Review and Comment  
Tract 133-B, MRGFCD Map # 31 and Lots 294 thru 301, Alvarado Gardens Unit 3  
Being re-platted into Tracts A and B, Alvarado Gardens Unit 3

To: Department representatives:

Community Sciences Corporation (CSC) is acting as the agent for Larry and Linda Bandoni.

We are proposing to combine existing Tract 133-B of MRGCD Map #31 and Lots 294 thru 301 into new Tracts A and B, Alvarado Gardens Unit 3.

We will be granting an Operation and Maintenance Easement to MRGCD.

We will also be requesting a vacation of the existing Public "10' R/W for Acequia" as shown on the plat of Alvarado Gardens Unit 3 (D1-107). This acequia was never constructed, the property is flood irrigated from an MRGCD gate and the irrigation waters serve the subject property only.

There are no development plans under consideration at this time.

CSC submits this application to the Development Facilitation Team for review and comments.

Respectfully,



Thomas W. Patrick

New Mexico Professional Surveyor No.12651

SKETCH PLAT AND VACATION

Tracts A & B  
Alvarado Gardens Unit 3

BEING A REPLAT OF TRACT 133-B, M.R.G.C.D. MAP 31, AND  
LOTS 294 THROUGH 301, ALVARADO GARDENS UNIT 3

SITUATE WITHIN  
PROJECTED SECTION 31, T.11N, R.3E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2023  
SHEET 1  
COVER PAGE

SITE DATA:

FEMA Map Number 35001C0118G  
Zoning R-A (RURAL & AGRICULTURAL)  
No. of Existing Lots 8  
No. of Existing Tracts 1  
No. of Tracts Created 2  
Total Area 5.4265 acres  
Acreage of Dedicated Right-of-Way 0.0000 acres

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

Plat Approval

Utility Approvals

PNM Electric Services	Date
New Mexico Gas Company	Date
Century Link dba Lumen Technologies	Date
Comcast	Date
AMAFCA	Date
MRGCD	Date

MIDDLE RIO GRANDE CONSERVANCY DISTRICT:

Approved on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights-of-ways, assessments & liens are fully reserved to said District & that provision for irrigation source & easements are not provided for by the subdivider for the subdivision, addition or plat, said district is absolved of all obligations to furnish irrigation waters & services to any portions thereof, other than from existing turnouts.

City Approvals:

City Surveyor	Date
Traffic Engineering, Transportation Division	Date
City Parks & Recreation Department	Date
City Engineer	Date
Code Enforcement	Date
Hydrology	Date
ABCWUA	Date
Planning Department	Date

LEGAL DESCRIPTIONS :

See Sheet 3

PURPOSE OF PLAT :

The purpose of this plat is to create two new tracts from seven (7) existing lots and one (1) existing tract, and to vacate the 10' acequia rights-of-way.

FREE CONSENT:

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with our free will and consent in accordance with our expressed wishes and desires.

by \_\_\_\_\_ Date \_\_\_\_\_  
Larry A. Bandoni

by \_\_\_\_\_ Date \_\_\_\_\_  
Linda S. Bandoni

ACKNOWLEDGEMENT

State of New Mexico)  
County of \_\_\_\_\_ ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by: Larry A. Bandoni and Linda S. Bandoni.

Notary Public: \_\_\_\_\_

My commission expires: \_\_\_\_\_

NOTES:

- The basis of bearings is the Westerly Right-of-Way Line of Rio Grande Boulevard, as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone 3002, NAD83. Distances are ground distances.
- Documents used (on file with Bernalillo County Clerk unless otherwise noted):
  - Replat of Alvarado Gardens Unit No. 3, filed 05/20/1937 in Vol. D1, Folio 107. Record bearings and distances shown in parentheses ( ).
  - Warranty Deed no. 2020065713 filed 07/16/20. Record bearings and distances shown in double parentheses (( )).
  - Plat of Tracts A, B, and C Lands of Eaves and Olguin, Filed 03/15/2004, in book 2004C, Page 88. Record bearings and distances shown in brackets [ ].
  - M.R.G.C.D. Map 31. Record bearings and distances shown in double brackets [[ ]].
  - Plat of Reggie Olguin Land Division Filed 02/23/1977 in Volume A6, Folio 19. Record bearings and distances shown in curved brackets { }.
  - MRGCD Griegos Lateral Sheet no. 4, Property Map no. 34
- This Property lies within Zone X, Area with reduced flood risk due to levee, as per FEMA Flood Insurance Rate Map (FIRM) 35001C011G, Effective date 09/26/2008.
- All easements of record are shown hereon.

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full for year 2023 pursuant to New Mexico statute 7-38-44.1

Lots 234-301 Alvarado Gardens and Tract 133-B MRGCD Map 31  
UPC #101306104803130101 - Lots 234-301 Alvarado Gardens  
#101306104604730110 - Tract 133-B MRGCD Map 31

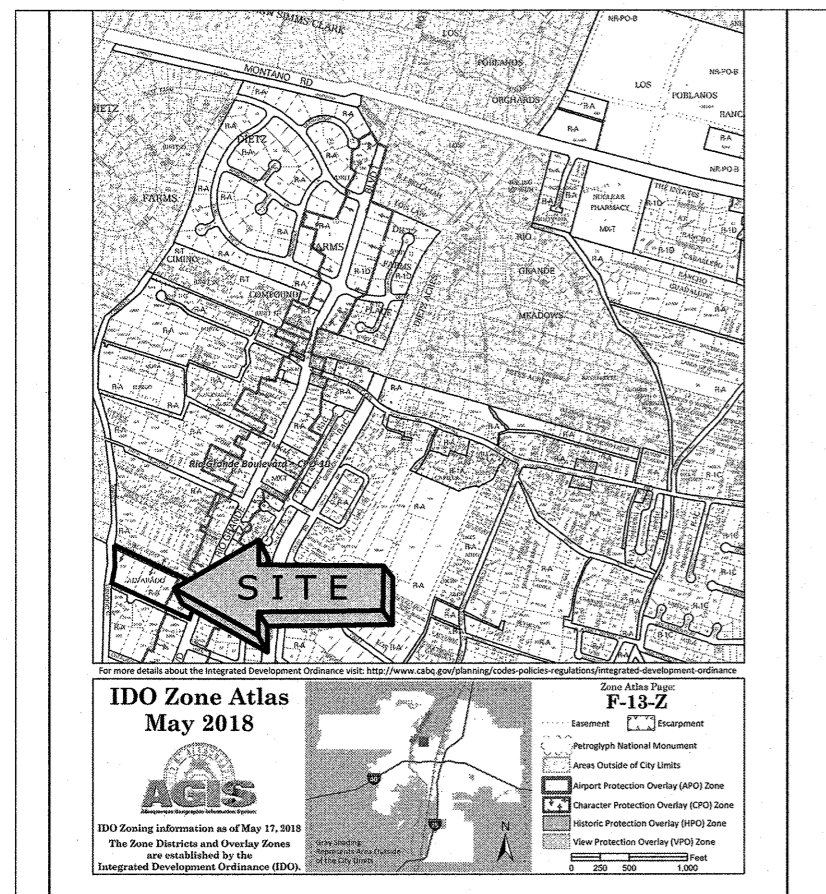
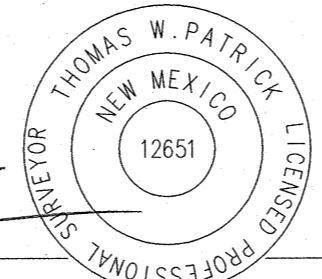
Bernalillo County Treasurer's Office: By: \_\_\_\_\_ Date: \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the Albuquerque and Bernalillo County Subdivision Ordinance.

Thomas W. Patrick  
New Mexico Professional Surveyor No. 12651

11-20-2023  
Date



VICINITY MAP NOT TO SCALE  
ZONE ATLAS MAP P-13-Z

PUBLIC UTILITIES

Public Utility Easements shown on this plat are granted for the common and joint use of :

- Public Service Company of New Mexico (PNM)**, a New Mexico Corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGC)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC DO NOT waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

INFO FOR COUNTY CLERK:

Owner: Lawrence A & Linda S Bandoni  
UPC #: 101306104803130101  
Lots 234-301 Alvarado Gardens & Tract 133-B MRGCD Map 31  
Tract 133-B MRGCD Map 31  
Property: Lots 234-301 Alvarado Gardens & Tract 133-B MRGCD Map 31  
Location: Proj. Section 31, T.11N, R.3E, N.M.P.M. City of Albuquerque Bernalillo County, New Mexico

SKETCH PLAT AND VACATION  
Tracts A & B  
Alvarado Gardens Unit 3

DWG PATH: 11/20/2023 F:\N2023 - Misc Clients\111 - Builders Source\LOTS 234-301 & TRACT 133B REPLAT.dwg  
DATE: 11/16/2023  
JOB NO: N2023-111

1 of 3

Community Sciences Corporation  
Land Surveying  
(505) 897.0000

SKETCH PLAT AND VACATION

Tracts A & B

Alvarado Gardens Unit 3

BEING A REPLAT OF TRACT 133-B, M.R.G.C.D. MAP 31, AND  
LOTS 294 THROUGH 301, ALVARADO GARDENS UNIT 3

SITUATE WITHIN  
PROJECTED SECTION 31, T.11N, R.3E, N.M.P.M.  
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER 2023

SHEET 2  
GEOMETRY

DURANES LATERAL  
MRGCD MAP 31  
60' RIGHT-OF-WAY  
P&P SHEET A-94  
R&C RECORDED

DETAIL A

P.O.B.  
FOR O&M EASMT.  
NW CORNER  
TRACT 133-B

LOT L1  
BY THIS

DURANES LATERAL  
MRGCD MAP 31  
60' RIGHT-OF-WAY  
P&P SHEET A-94

SEE DETAIL A

OPERATION AND MAINTENANCE  
(O&M) EASEMENT GRANTED TO  
MRGCD BY THIS PLAT

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N00°35'13"W	11.23	(L1)	N01°52'00"E	10.00
L2	N00°21'18"E	29.20	(L2)	N05°50'00"E	29.88
L3	N21°09'36"E	22.14	(L3)	S21°08'00"E	28.30
L4	N05°32'44"W	60.57			
L5	N64°54'25"W	12.01			

Legend

Symbols shown are indicative only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.

- Fnd Monument (As Noted)
- Set 5/8" Rebar w/ Cap (PS12651) or PK-Nail w/ Shiner (PS12651)
- ⊕ Sign
- ⊕ CATV Pedestal
- ⊕ Utility / Power Pole
- ⊕ Telephone Pedestal
- ⊕ Wellhead
- ⊕ Water Meter
- Chainlink Fence
- Overhead Electric Line
- MRGCD Ditch 30' Wide R/W Line (Constructed from Ditch Top)
- MRGCD Ditch Centerline (Constructed from Ditch Top)
- MRGCD Ditch Toe
- MRGCD Ditch Top
- 60' Platted MRGCD Ditch R/W

Monument Legend

- Found Monument as noted.
- Set 5/8" Rebar w/Yellow Plastic Cap Stamped PATRICK PS12651
- ⊕ AGRS Control Station
- Not set

SKETCH PLAT AND VACATION

Tracts A & B  
Alvarado Gardens Unit 3

DWG PATH: 11/20/2023 F:\N2023 - Misc Clients\111 - Builders Source\LOTS 234-301 & TRACT 133B REPLAT.dwg

TIO  
CREW: JMW/JML/LRC  
SCALE: 1"=60'  
DATE: 11/16/2023  
DRAWN: JMW REVIEW: SLN, TWP  
JOB NO: N2023-111



2  
of  
3

