



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

PRE APPLICATION MEETING AND REVIEW OF NEW CONSTRUCTION MULTIFAMILY PROPOSAL (22-UNITS) ON VACANT LAND ZONED R-MH. SEE ATTACHED PLANS.

APPLICATION INFORMATION

Applicant/Owner: JOHN J. CLARK, AIA, NCARB		Phone: 505-715-3146
Address: 2933 CASCADA ISLE WAY		Email: JOHN@REALMCOS.COM
City: COOPER CITY	State: FL	Zip: 33024
Professional/Agent (if any): SAME AS ABOVE		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site: NEW BUYER		List <u>all</u> owners: SUMMERWOOD, LLC

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

Lot or Tract No.: A	Block: 9	Unit:
Subdivision/Addition: ROYAL HEIGHTS	MRGCD Map No.: N/A	UPC Code: 102205825719231022
Zone Atlas Page(s): J-22-Z	Existing Zoning: R-MH	Proposed Zoning R-MH
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): .517

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 12610 SUMMER AVE.	Between: CONSTITUTION AVE NE and MOUNTAIN RD NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

N/A

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 4/6/2024
Printed Name: JOHN J. CLARK, AIA, NCARB	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

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

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

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

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

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

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

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

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

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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

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

John J. Clark, AIA, NCARB

2933 Cascada Isle Way
Cooper City, FL 33024
(505) 715-3146
john@realmcos.com

City of Albuquerque

Planning Department
600 2nd NW
Albuquerque, NM 87102

RE: Sketch Plat Review, 12610 Summer Ave

To whom it concerns,

I am writing to request a preliminary sketch plat review of a proposed project concept for the vacant property at 12610 Summer Ave NE. The property is 0.51 acres and is currently zoned R-MH.

The proposed project will consist of 22 multifamily residential units arranged around a central courtyard. Interior conditioned space will total 18,124 gross square feet. The site plan accommodates 23 off-street parking spaces, 2 off-street accessible spaces, and 6 on-street spaces on Chelwood Park Blvd. 7,211 square feet of total open space area is provided. Additional information included in the site plan.

Please contact me if you have any questions. I look forward to meeting with you and working with your department.

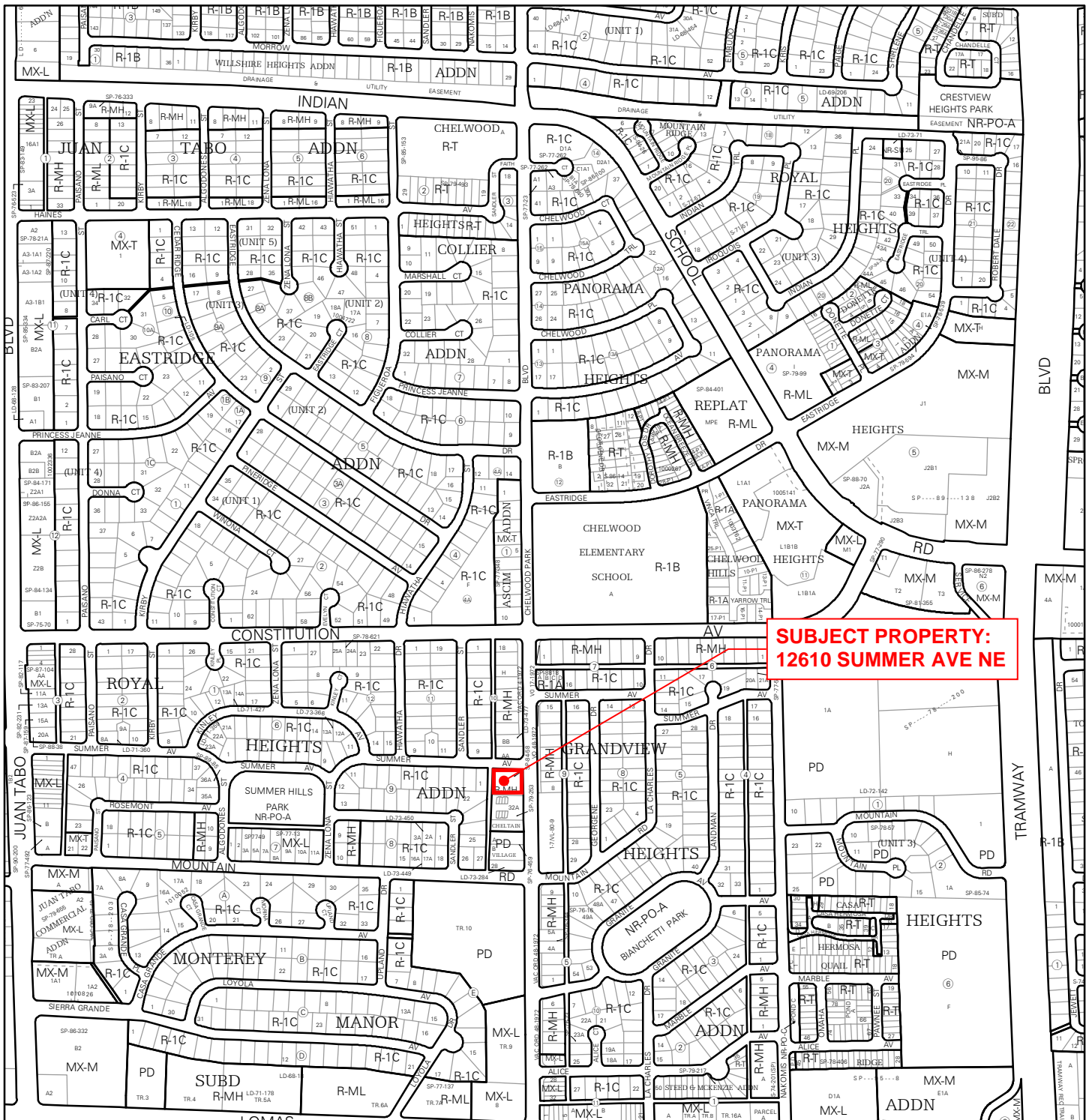
Sincerely,



John J. Clark, AIA, NCARB

Principal Architect


New Mexico Architect No. 5817
Florida Architect No. AR101514



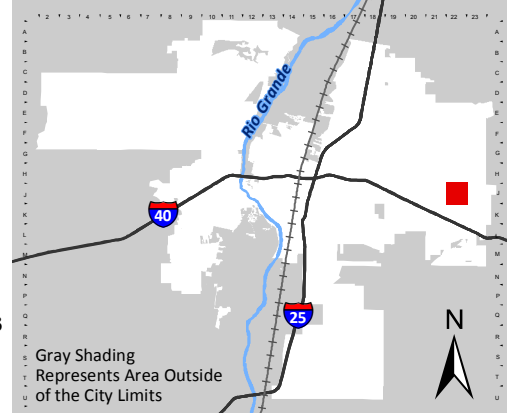
**SUBJECT PROPERTY:
12610 SUMMER AVE NE**

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



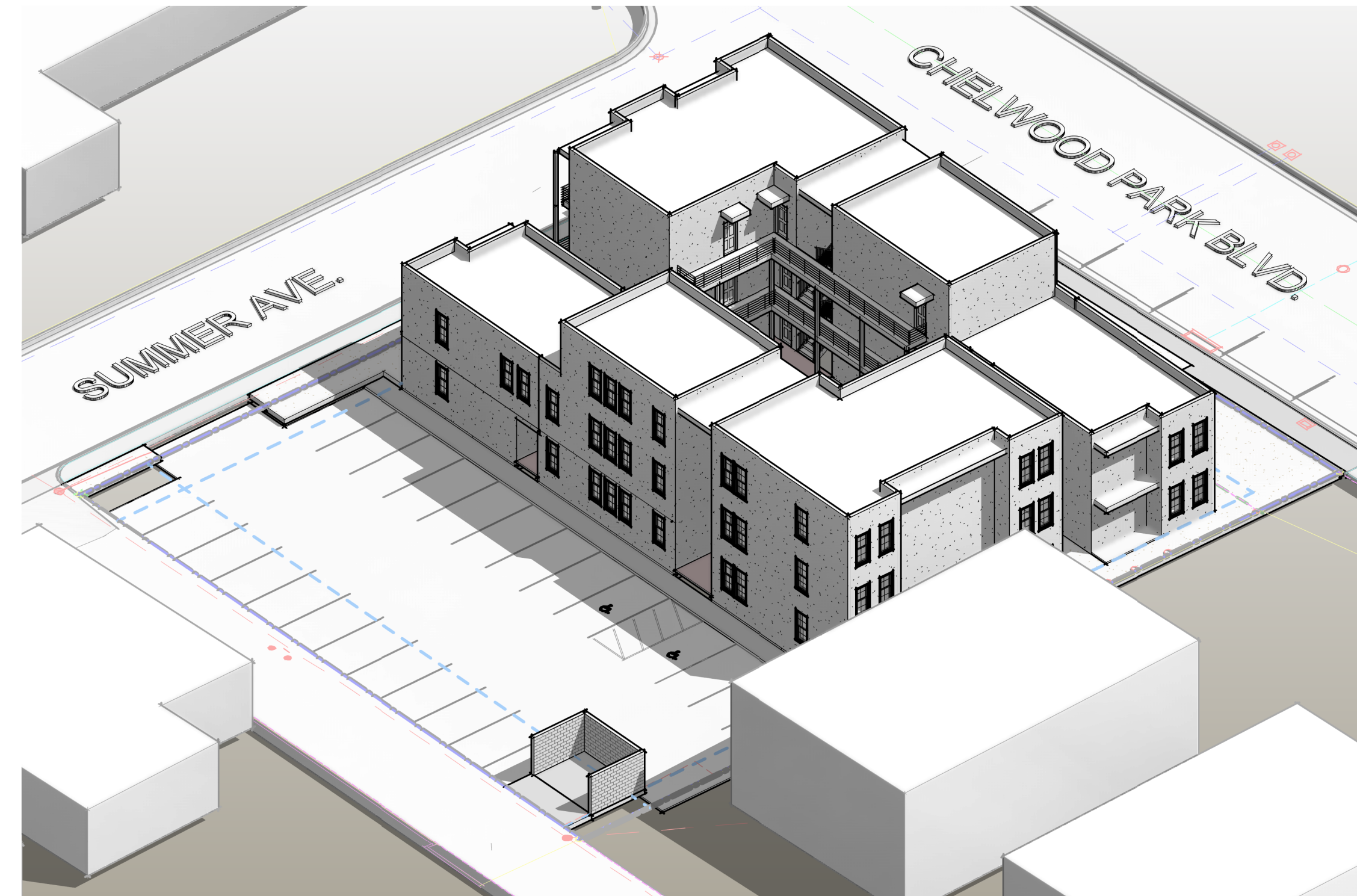
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-22-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



ZONING SUMMARY

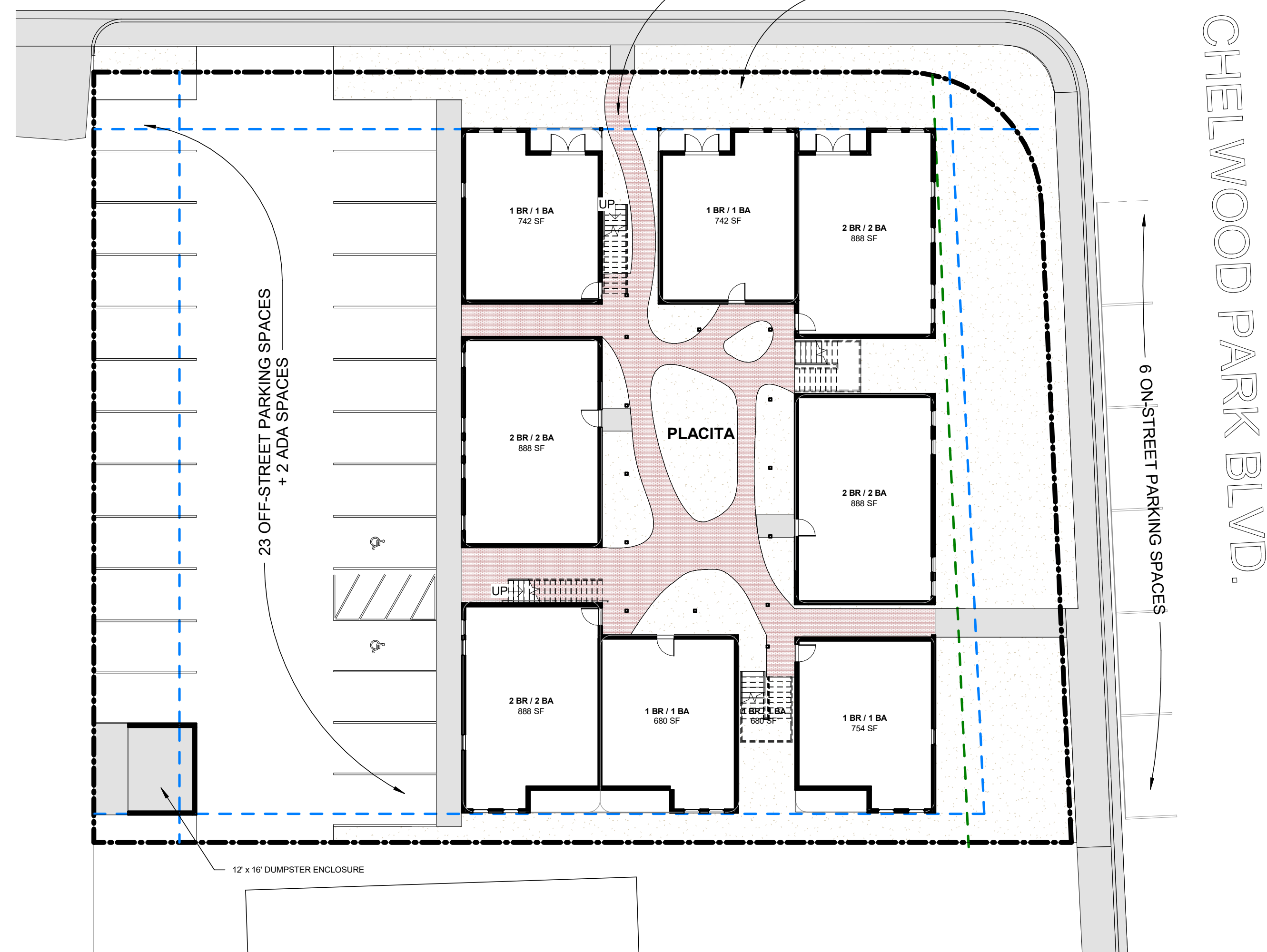
TABLE 2-3-11: R-MH ZONE DISTRICT SUMMARY
 A. LOT SIZE MINIMUM: 10,000 SQ. FT.
 a. **ACTUAL = 22,520 SQ. FT.**
 B. LOT WIDTH: MINIMUM: 150'
 a. **ACTUAL = VARIES; 164' - 171'**
 C. USABLE OPEN SPACE, MINIMUM
 a. 1 BR: 225 SQ. FT. / UNIT (X 10 = 2,225 SQ. FT.)
 b. 2 BR: 285 SQ. FT. / UNIT (X 12 = 3,420 SQ. FT.)
 c. **TOTAL REQUIRED = 5,685 SQ. FT.**
 d. **PROPOSED = 7,211 SQ. FT. (NOT INCL. PRIVATE BALCONIES)**
 D. FRONT SETBACK MINIMUM: 15'
 a. **PROPOSED: 15' (CHELWOOD PARK BLVD.)**
 b. **PROPOSED: 10' (SUMMER AVE)**
 d. **PROPOSED: 5' (SOUTH INTERIOR LOT LINE)**
 F. REAR SETBACK MINIMUM: 15'
 a. **PROPOSED: 15' (ALLEY)**
 G. BUILDING HEIGHT, MAXIMUM: 48'
 a. **PROPOSED: 36'**

USE SPECIFIC STANDARDS
 4-3(B)(8) DWELLING, MULTI-FAMILY
 4-3(B)(8)(C)(1) MINIMUM 1 TREE PER GROUND FLOOR DWELLING UNIT AND 1 TREE PER SECOND FLOOR DWELLING UNIT
16 TREES REQUIRED

14-6-5-5 PARKING AND LOADING
 1.2 SPACES / DU WITH 1 BR (X 10 = 12 SPACES)
 1.6 SPACES / DU WITH 2 BR (X 12 = 19.2 SPACES)
31.2 SPACES REQUIRED
PROPOSED: 31 SPACES (25 OFF-STREET AND 6 ON-STREET)

SUMMER AVE.

1,628 SQ. FT. OF PAVED OPEN SPACE AREA
 5,883 SQ. FT. OF LANDSCAPED OPEN SPACE AREA



4 FROM SW - CONCEPTUAL MASSING



UNIT SCHEDULE

COUNT	UNIT TYPE	UNIT AREA
6	1 BR / 1 BA	742 SF
4	1 BR / 1 BA	754 SF
12	2 BR / 2 BA	888 SF
22	TOTAL GROSS SF:	18,124 SF

PARKING SCHEDULE

TYPE	COUNT
OFF-STREET SPACE	25
ON-STREET SPACE	6
TOTAL SPACES:	31

NO.	ISSUE	DATE
PROJECT REALM	SCALE 1/16" = 1'-0"	
PLACITA 12610	PROJECT NO. 2101	
	PROJECT MANAGER	
ALBUQUERQUE, NM	MODELED BY	

SHEET TITLE
 CONCEPTUAL PLANS AND 3D VIEWS

DESIGN PHASE
 MASSING ANALYSIS

SHEET NUMBER

INCOMPLETE DOCUMENTS FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

1 SITE PLAN - GROUND LEVEL
1/16" = 1'-0"

5 FROM NE - CONCEPTUAL MASSING

ALTA/NSPS LAND TITLE SURVEY

SURVEY LEGAL DESCRIPTION:

Lot lettered "A", of Summary Plat of Lots 34 and 35, Block numbered Nine (9), Royal Heights, Albuquerque, New Mexico, as the same is shown and designated on the Replat of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 14, 1984;

NOTES CORRESPONDING TO SCHEDULE B:

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. SP000162081 EFFECTIVE DATE FEBRUARY 21, 2024 AT 8:00 A.M.

- ⑨ Reservations and exceptions in the Patent by the United States of America recorded July 29, 1931, in Book 77, Page 156, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- ⑩ Easements, covenants and other matters shown on the recorded map of said subdivision. Item affects subject property. Item is plotted hereon. Item is a 5' wide by 30' long anchor easement.
- ⑪ Easements affecting the easterly portion of the insured premises as reserved by the City of Albuquerque for existing utilities, whether municipally owned or privately owned, which may be necessary for public use and benefit, in Vacating Ordinance No. 4-1972, recorded February 2, 1972, in Book Misc. 246, Page 431, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.

SURVEYOR'S NOTES:

- ① Ingress and egress to the subject property is provided by Summer Avenue NE and Chelwood Park Boulevard NE, dedicated and accepted rights-of-way maintained by the city of Albuquerque.
- ② The title lines and actual possession lines are the same.
- ③ The subject property is not served and is not serviced by any adjoining property for drainage, ingress and egress except as shown.
- ④ Monumentation recovered, accepted or set is as noted hereon.

BASIS OF BEARINGS:

Bearings shown hereon are New Mexico State Plane Grid, based on Albuquerque Control System Monumentation. All bearings and distances are field measured. Record bearings and/or distances are shown in parentheses.

BASIS OF ELEVATIONS:

BENCH MARK Albuquerque Control Station "3_J22"
3-1/4" brass disc set flush with the ground located at the NNE intersection of Chelwood Park Boulevard NE and Lomas Boulevard NE.

△ ACS "3_J22"
y=1,486,921.233 (GRID)
x=1,563,821.702 (GRID)
z=5667.461 (NAVD 88)
Mapping Angle:
-00°08'49.83"
NAD 83

TBM ELEVATION: 5693.205 (NAVD 88)

Top of a #4 rebar and cap "LS 7002" located at the southeast property corner of the subject property.

FLOOD INFORMATION:

This property does lie in an area covered by a formal F.E.M.A. flood study. Property lies within Zone "X" (no flood hazard) and is not subject to 100-year flood hazards. reference: Flood Insurance Rate Map, Albuquerque, Bernalillo County, New Mexico, Panel 350002 0359 G; Effective Date: September 26, 2008.

STATEMENT OF ENCROACHMENTS:

◇ There are no edificial encroachments at the time of this survey.

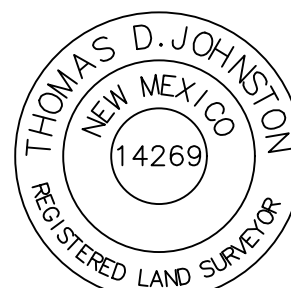
SURVEYOR'S CERTIFICATION:

TO:
(BUYER), John Clark and Terra Garcia Chang and/or Assigns
(LENDER), TBD
(TITLE COMPANY), Fidelity National Title Company
(UNDERWRITER), Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10 & 11(a) (location of utilities per visible, above-ground, on-site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Thomas D. Johnston, NMPS 14269
March 25, 2024

WAYJOHN SURVEYING, INC.

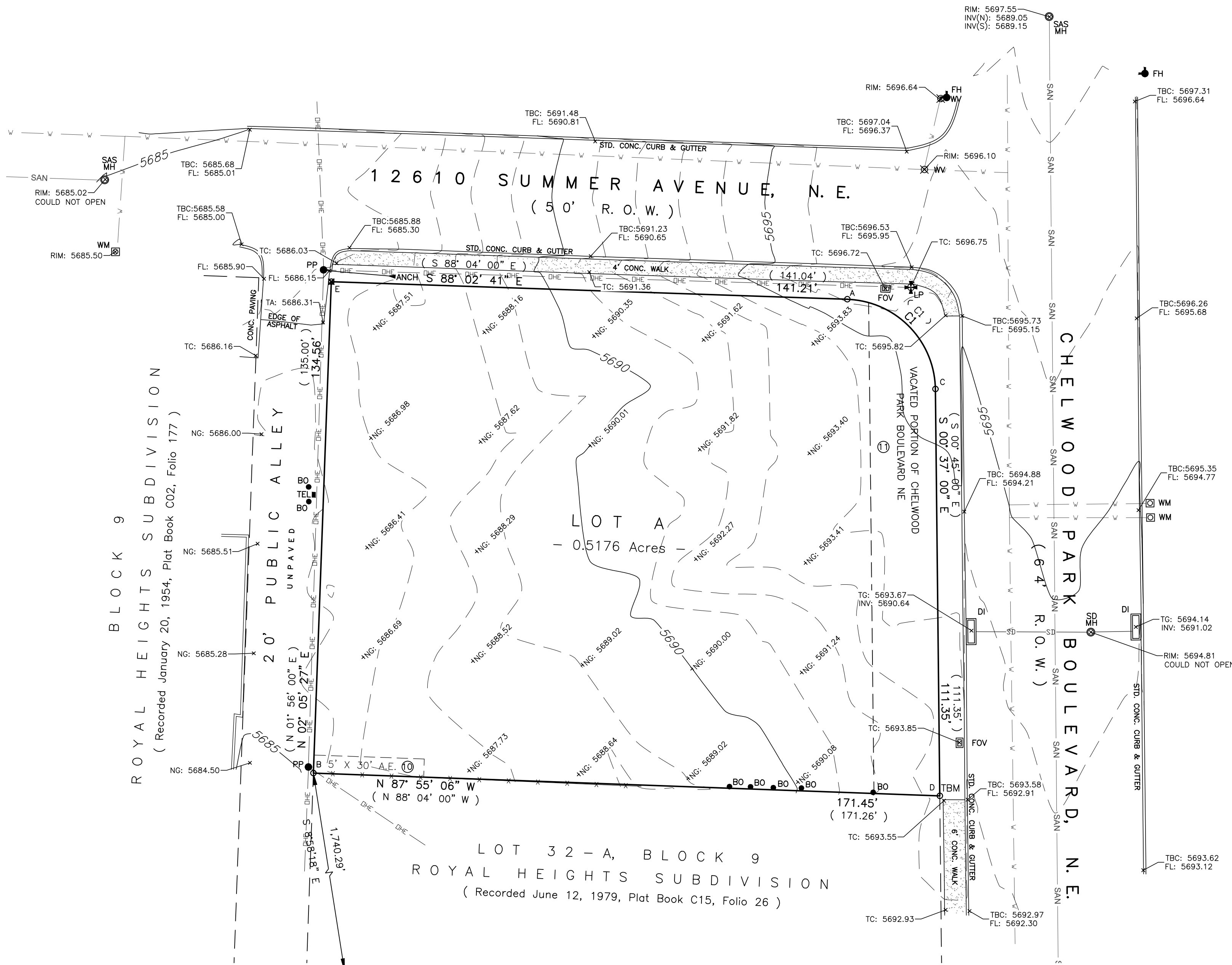


SITE RESTRICTIONS:

SETBACKS:
FRONT: 15 FEET
SIDE: 5 FEET (INTERIOR SIDE)
10 FEET (STREET SIDE)
REAR: 15 FEET
HEIGHT: 48 FEET
LOT SIZE: 10,000 SQ.FT.
LOT WIDTH: 150 FEET

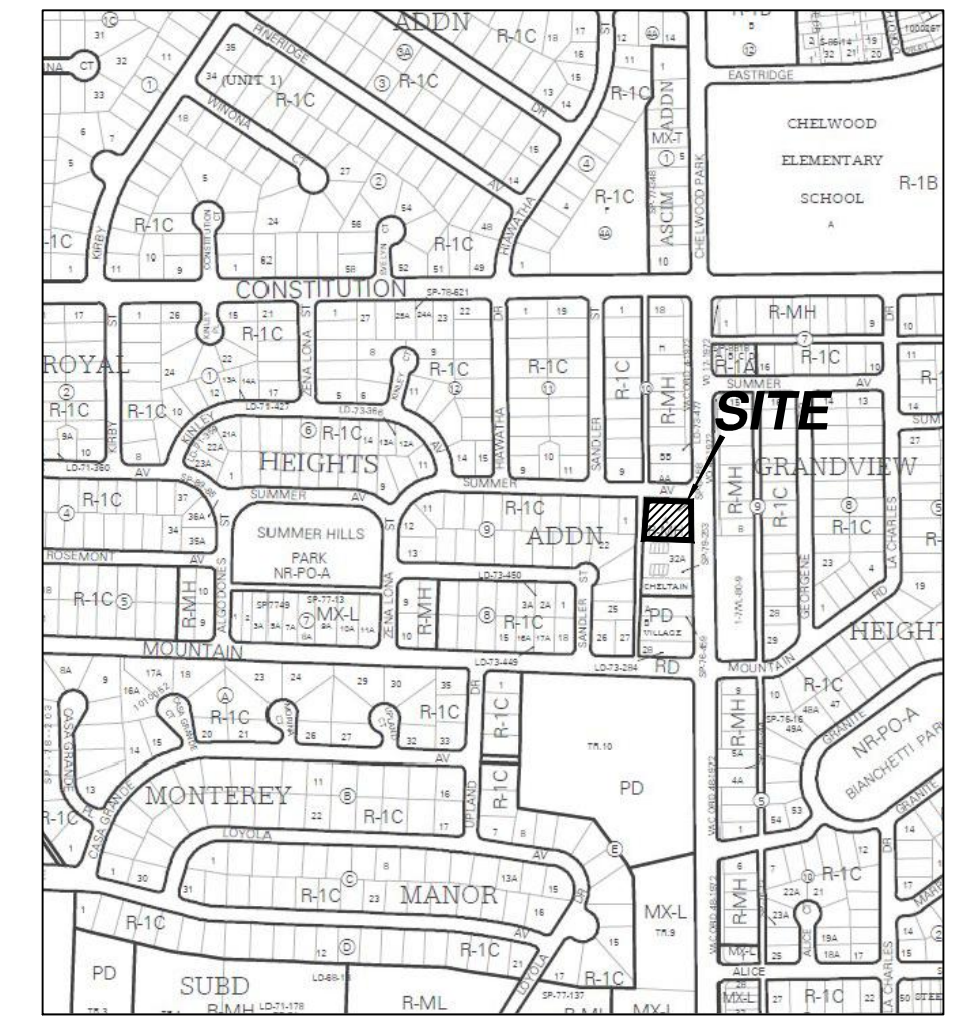
ZONE: R-MH MULTI-FAMILY HIGH DENSITY ZONE DISTRICT
SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE
COMPREHENSIVE ZONING CODE.
ALBUQUERQUE PLANNING DEPARTMENT (505) 924-3860

PARKING: AREA:
0 STANDARD SPACES 22,546.656 sq. ft.
0 HANDICAPPED SPACES 0.5176 acres
0 TOTAL SPACES



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.93'	25.00'	86° 55' 45"	S 44° 28' 51" E	34.39'
(C1)	38.04'	25.00'	-	-	-

VICINITY MAP (NOT TO SCALE)



LEGEND

- ANCH GUY ANCHOR
- BO BOLLARD
- DI DROP INLET
- FH FIRE HYDRANT
- FOV FIBER OPTIC VAULT
- LP LIGHT POLE
- MH MANHOLE (TYPE)
- PP POWER POLE
- TEL TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE
- OVERHEAD ELECTRIC LINES
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND STORM SEWER LINE
- WOOD FENCE
- BLOCK WALL
- SPOT ELEVATION ELEVATIONS ARE TO ANNOTATED SPOTS
- INDEX CONTOURS @ 5 FT. INTERVALS
- EXISTING CONTOURS @ 1 FT. INTERVALS
- FLOW LINE
- INVERT
- NATURAL GROUND
- TOP OF ASPHALT
- TOP BACK OF CURB
- TOP OF CONCRETE
- TOP OF GRATE

MONUMENT LEGEND:
○ = FOUND/SET MONUMENT AS NOTED:
A: FOUND #4 REBAR (NO CAP)
B: FOUND #5 REBAR (NO CAP)
C: FOUND #4 REBAR AND CAP (ILLEGIBLE)
D: FOUND #4 REBAR AND CAP "PS 7002"
E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



1609 2nd Street, N.W., Albuquerque, NM 87102
Phone: (505) 255-2052 Fax: (505) 255-2887

Date of Survey: 3/19/2024 Job No.: ALTA-3-01-2024
Draftsman: T R J Checked By: T D J
Date of Last Revision: N/A