



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 P & 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"/> 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"/> Administrative Decision (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>		
<p>We are proposing a new 16,000 +/- sf Indoor Volleyball Facility (facility) that has a peak height of roughly 29'-9" on a previously undeveloped site. The facility will consist of four regulation courts with limited seating at the ends of the courts, an Administrative Area, Storage Area, as well as associated restroom / mechanical / and sprinkler riser areas. A single access entry point is proposed at the existing access easement along the western portion of the property along Venice Ave.</p> <p>We are requesting a Sketch Plat Review and Comment on the proposed development as presented in the Site Plan included with this application</p>		
<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Verde Management, LLC		Phone: (505)220-5877
Address: 8717 Democracy NE		Email: shannonmick@hotmail.com
City: Albuquerque	State: New Mexico	Zip: 87109
Professional/Agent (if any): Studio 151, LLC (Tyson Parker)		Phone: (505)220-0595
Address: PO Box 923		Email: tyson@studio151llc.com
City: Corrales	State: New Mexico	Zip: 87048
Proprietary Interest in Site: Yes	List all owners: Verde Management, LLC	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: A-1	Block: 3	Unit: B
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.: C21 Folio 4	UPC Code: 101806520428520113
Zone Atlas Page(s): B-17-Z	Existing Zoning: NR-LM	Proposed Zoning same
# of Existing Lots: 1	# of Proposed Lots: same	Total Area of Site (Acres): 1.75+/-
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 5801 Venice	Between: Pan American West Fwy	and: San Mateo
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
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: 8/8/2023	
Printed Name: Tyson Parker	<input type="checkbox"/> Applicant or <input checked="" 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](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) 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](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) 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](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 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**

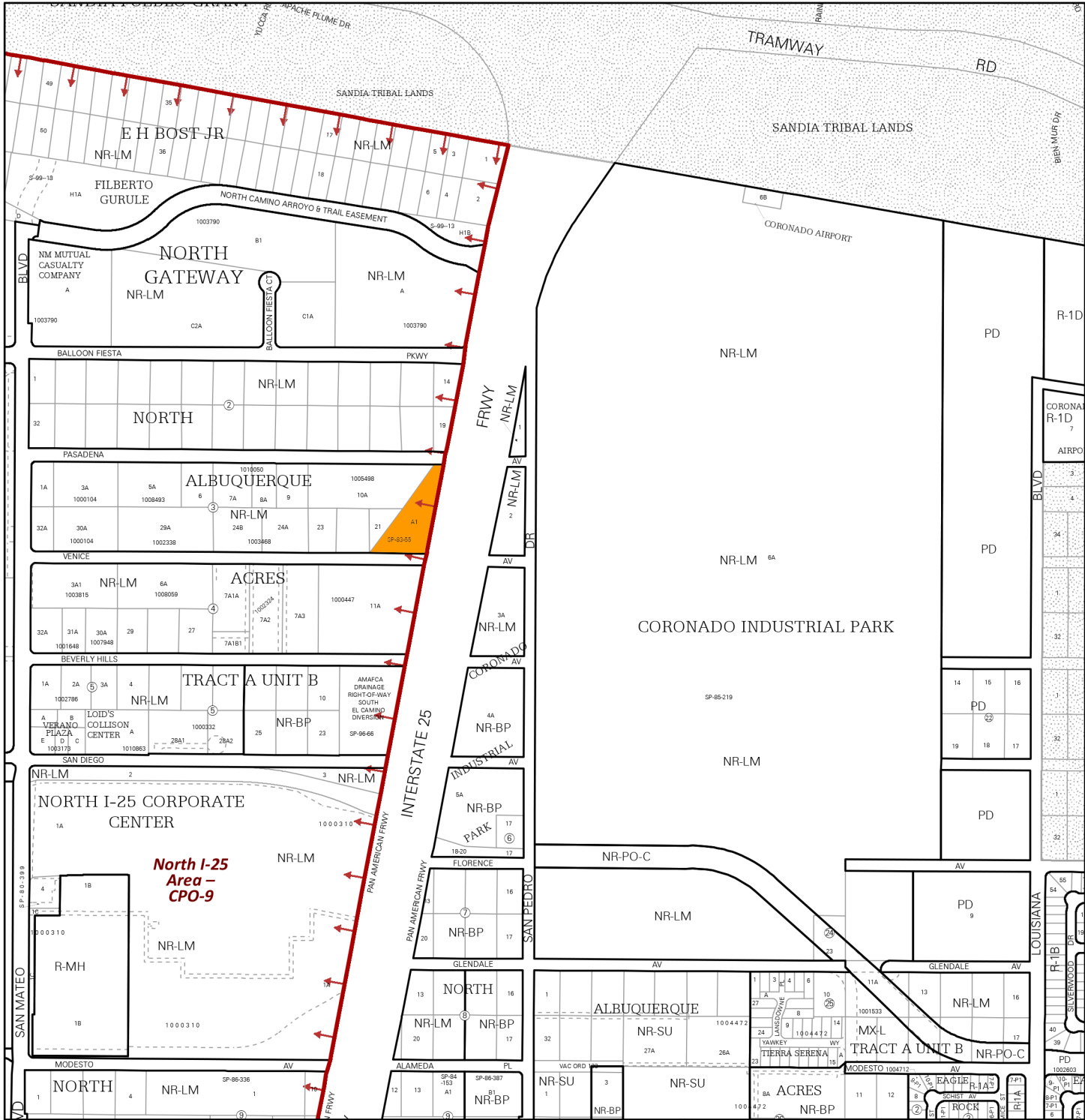
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other 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**

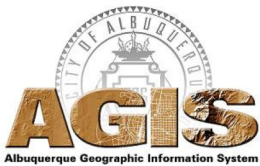
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- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Letter describing, explaining, and justifying the request
- \_\_\_ 6) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

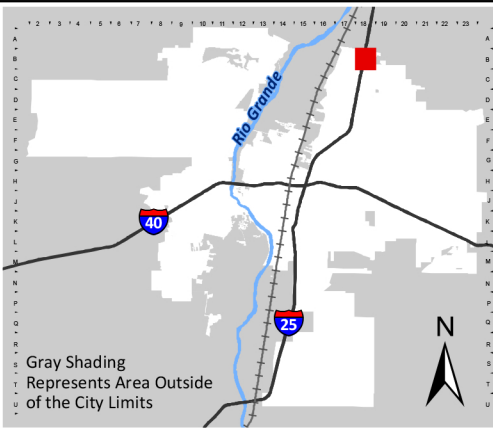


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

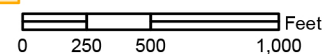


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**B-18-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



**STUDIO 151, LLC**

PO Box 923 Corrales NM 87048 505.220.0595

**Volleyball Warehouse  
5801 Venice Ave.  
Albuquerque, New Mexico 87113**

Ladies and Gentleman,

We are proposing a design for a New Indoor Volleyball Facility (facility) located at 5801 Venice Ave. (site). The facility will consist of four regulation volleyball courts with the required clear space and limited seating along the end lines of the courts. The facility will also have administrative areas, storage, restrooms, mechanical room, and a sprinkler riser room.

Currently the site is undeveloped with the exception of some infrastructure pads/pedestals. Access on to the site will be limited to the existing and recorded access easement along the western side of the property that follows Venice Ave.

We ask that you please provide an initial Sketch Plat Review and Comment of the included proposed site plan and aerial collage for compliance with the City's associated department's rules and regulations.

We have also included a current ALTA topo survey for reference.

Thank you for your time regarding this matter.

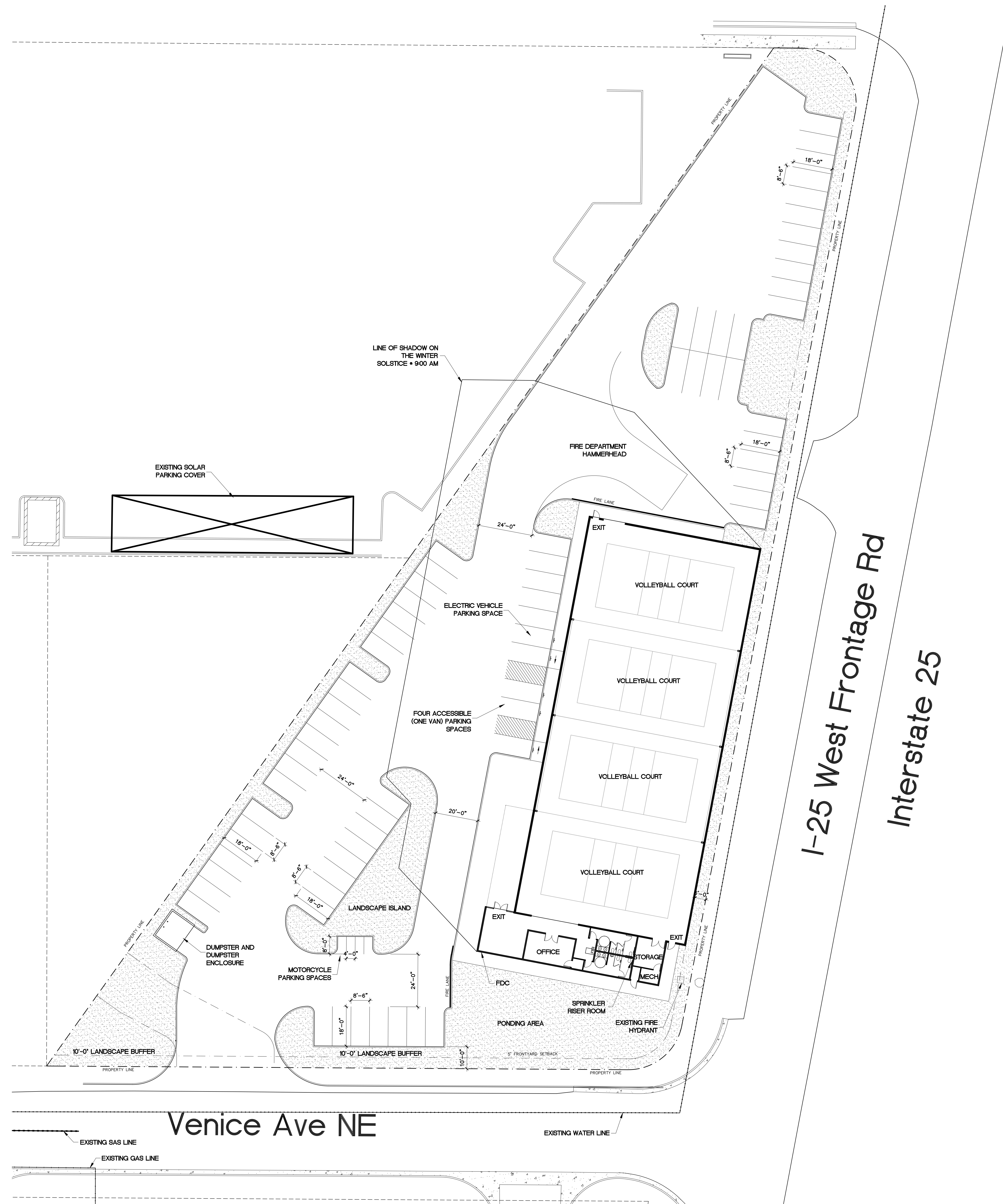
Regards,



Sara Rain Stewart, R.A.



Tyson Parker



**PROJECT DATA**

PROJECT DESCRIPTION	New Indoor Volleyball Facility
PROJECT	Volleyball Warehouse
PROJECT ADDRESS	5801 Venice Ave NE Albuquerque, New Mexico 871113
LEGAL DESCRIPTION	Tract A-1 Block 3 Unit B North Albuquerque Acres, 1.75± AC
ZONING	NR-LM

**CODE ANALYSIS**

APPLICABLE CODES  
 International Building Code (IBC), 2015  
 Uniform Mechanical Code (UMC), 2015  
 National Electrical Code (NEC), 2017  
 International Energy Conservation Code (IECC), 2009  
 International Existing Building Code (IEBC), 2015

FLOOR AREA: 16,000 SQ. FT.

BUILDING HEIGHT: 29'-6"± (PEAK AT VOLLEYBALL COURT AREA)  
 17'-0"± (OFFICE / RESTROOM / STORAGE AREA)

OCCUPANCY GROUP (IBC Table 5-A):  
 A-3 (Indoor Volleyball Facility)

CONSTRUCTION TYPE (IBC Table 503):  
 V-B

OCCUPANT LOAD:  
 Volleyball Courts: 32 players per court x 4 Courts = 128 occupant(s)  
 Seating Area: 73 Seats = 73 occupant(s)  
 Office: 1,350 sf/100 = 14 occupant(s)

TOTAL OCCUPANTS = 214

EXITS:  
 Required Width (IBC Table 1005.1): # Occupants x 0.2 (See Occupant Load Table.)  
 Provided Width: 32 inches minimum in exits per space.  
 Required Number (IBC Table 1018.1):

Provided Number: 3  
 Provided Width: 2 @ 36" + 1 @ 6'-0"

MAXIMUM TRAVEL DISTANCE:  
 Allowed (IBC Table 1015.1):  
 Provided:

FIRE EXTINGUISHING SYSTEM:  
 Fire Extinguishers: 2-A 10B. Max travel distance 75 feet.  
 Provided:

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:  
 All Elements: 0 Hours (IBC Table 601)

**PARKING REQUIREMENTS**

72 TOTAL SPACES  
 (Required: Office - 5 spaces + Courts 3 per court x 4 courts = 17 spaces)  
 4 - HC  
 4 - MOTORCYCLE  
 1 - ELECTRIC SPACE

**PLUMBING FIXTURES**

PLUMBING FIXTURE REQUIREMENTS:  
 IBC 303.1.1: Small buildings and tenant spaces: A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as Group B Occupancy.

OCCUPANT LOAD FOR FIXTURE COUNT:  
 Business: 1,213 sf. / 100 gross = 12 occupants

SEPARATE FACILITIES:  
 IBC 2902.2: Exception 2: Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers of 15 or fewer.

GROUP	WATER CLOSETS 2/5 OCCUPANTS	LAVATORIES MALE/FEMALE	DRINKING FOUNTAINS	SERVICE SINK
B	1 PER 75 SF	1 PER 40 F	1 PER 200/175	1 PER 1000
PROVIDED	2	3	2 M / 2 F	1

**FIRE SYSTEM NOTES**

- A. BUILDING SHALL BE FULLY SPRINKLED.
- B. FIRE ALARM CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

**LANDSCAPE AREA**

REQUIRED LANDSCAPE AREA = 15% OF TOTAL AREA  
 (15' x 76,460sf)  
 = 11,472 sf landscape area  
 PROVIDED = 16,450± sf

**SCOPE OF WORK**

Development of new Indoor Volleyball Facility on undeveloped land located in Albuquerque, NM.

VOLLEYBALL WAREHOUSE

5801 VENICE AVE NE,  
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS	ADDENDUM #	DESCRIPTION	MARK	DATE
Δ				

PROJECT NO: 2023-VW  
 DATE: 8.8.2023  
 SET NO: SD SKETCH  
 DRAWN BY: TP  
 CHECKED BY:

GENERAL PROJECT DATA /  
 CODE ANALYSIS / SITE PLAN

Pasadena Ave NE

Pasadena Ave NE

Pasadena Ave NE

Pasadena Ave NE

Rev #	Date	Description

**SOUDER, MILLER & ASSOCIATES**  
 Engineering • Environmental • Geomatics  
 Serving the Southwest & Rocky Mountains  
 5454 Venice Avenue NE, Suite D  
 Albuquerque, NM 87113  
 Phone (505) 299-0942 Fax (505) 293-3430  
 www.soudermiller.com



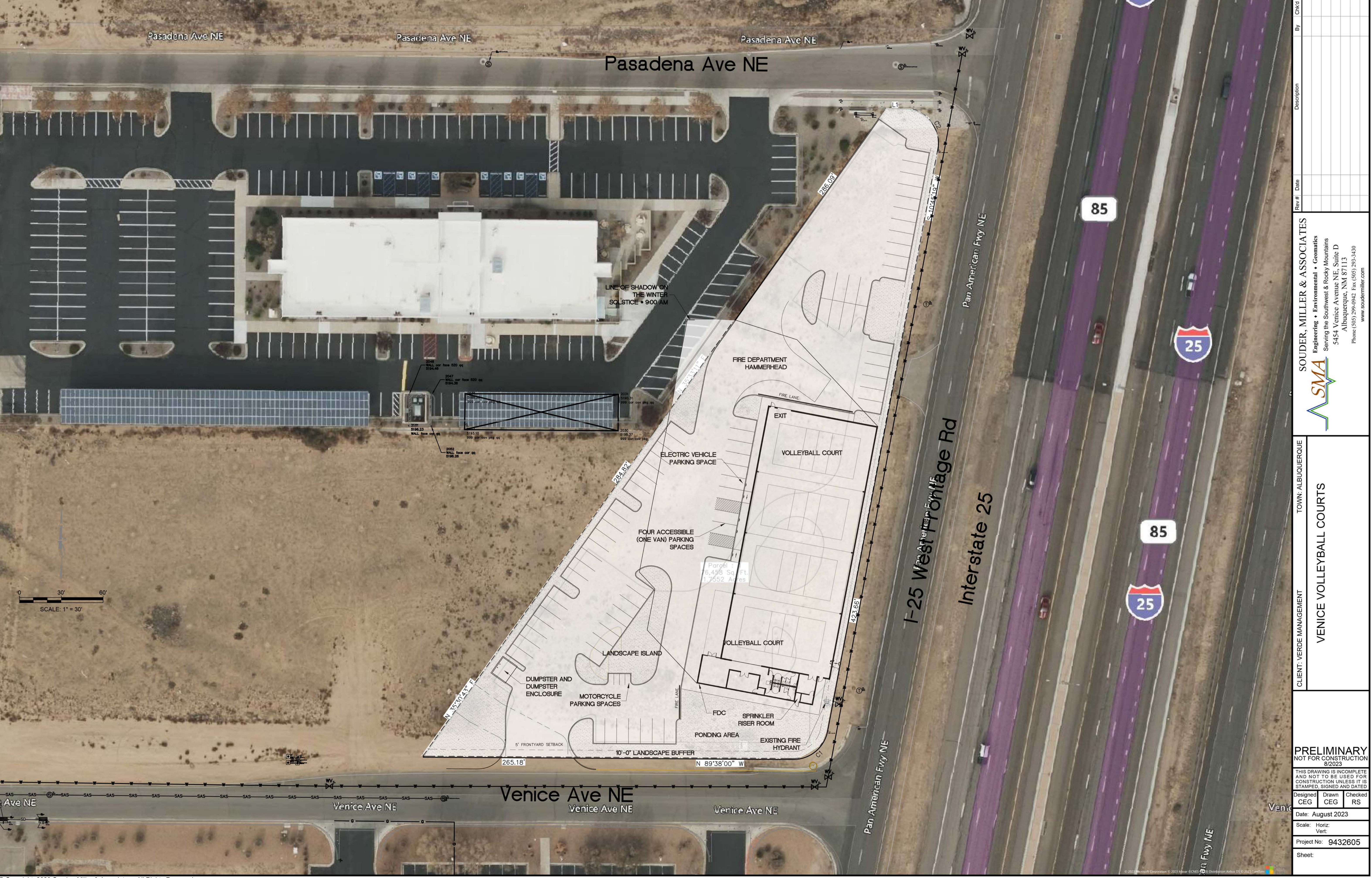
TOWN: ALBUQUERQUE  
 CLIENT: VERDE MANAGEMENT  
**VENICE VOLLEYBALL COURTS**

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 8/2023

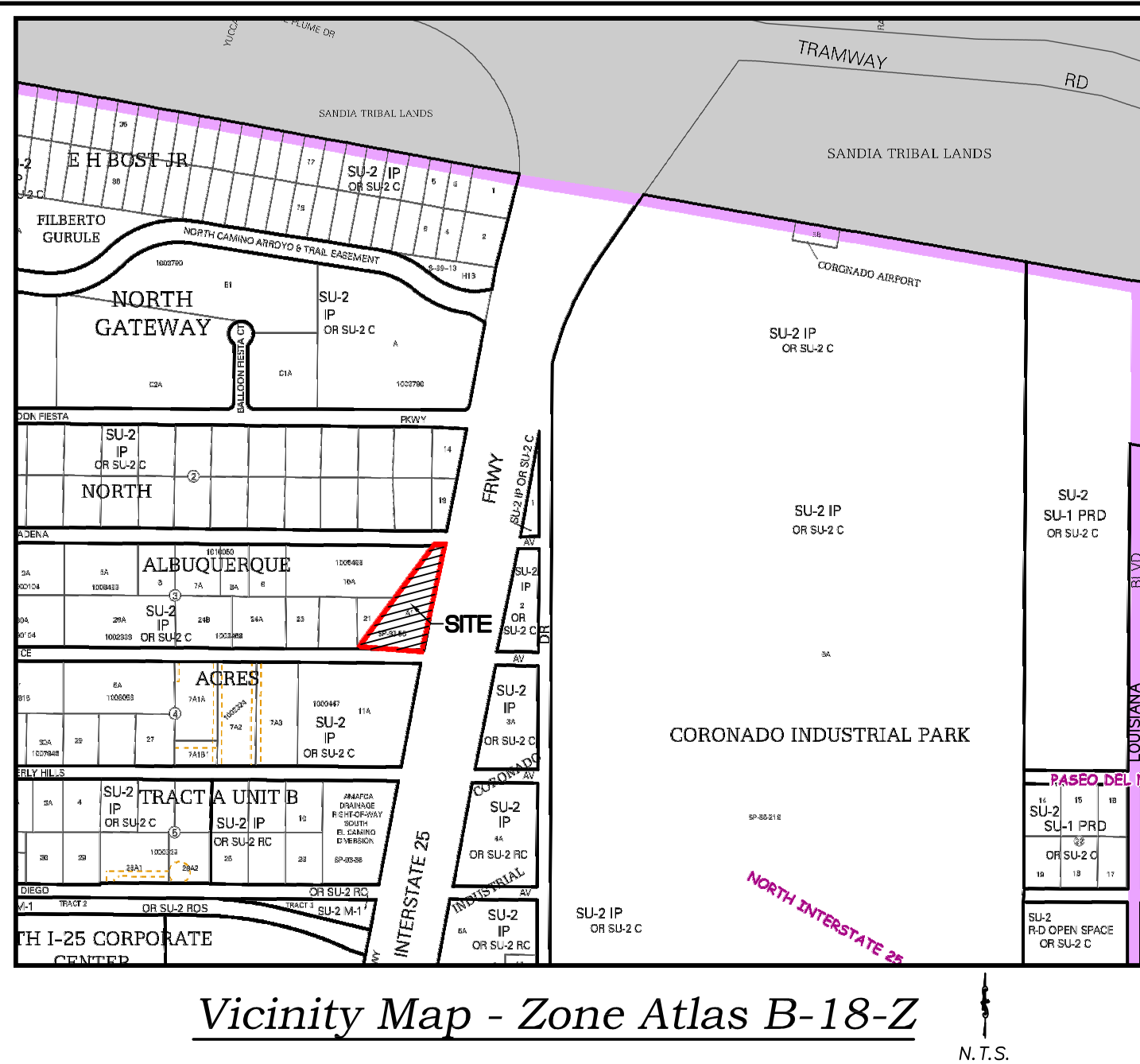
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed CEG	Drawn CEG	Checked RS
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Date: August 2023  
 Scale: Horiz:  
 Vert:  
 Project No: 9432605  
 Sheet:



0 30' 60'  
 SCALE: 1" = 30'



Vicinity Map - Zone Atlas B-18-Z

N.T.S.

**Indexing Information**

Section 12, Township 11 North, Range 3 East, N.M.P.M. as Projected into the Elena Gallegos Grant  
 Subdivision: North Albuquerque Acres, Tract A, Unit B  
 Owner: Douglas H. Smith, Christine L. Smith and Michael A. Smith  
 UPC #101806520428520113

**Boundary Survey  
 and  
 ALTA/NSPS Land Title Survey  
 and  
 Topographic Map  
 for  
 Tract A-1, Block 3  
 North Albuquerque Acres  
 Tract A, Unit B  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 March 2017**

**Benchmark -NAVD 88**

ACS MONUMENT "CC\_EG\_11\_12\_11N\_3E" HAVING AN ELEVATION OF 5135.555.

**Notes**

1. FIELD SURVEY PERFORMED IN MARCH 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.99966775.
4. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
5. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0129H.

**Record Legal Description**

TRACT LETTERED "A-1" IN BLOCK NUMBERED THREE (3), TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 16, 1983 IN MAP BOOK C21, FOLIO 4.

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000018141 AND AN EFFECTIVE DATE OF FEBRUARY 24, 2017.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 16, 1983 IN BOOK C21, PAGE 4.

**Surveyor's Certificate**

To: Douglas H. Smith, Chrstine L. Smith, and Michael A. Smith, Bosque Brewing Company, Fidelity National Title of New Mexico, Inc., 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 the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a) and 8 of Table A thereof. The Field Work was completed on March 22, 2017.

*Will Plotner* 3/28/17  
 Will Plotner Jr. Date  
 N.M.R.P.S. No. 14271  
 Revisions: 3/28/17 - Original

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

*Will Plotner* 3/28/17  
 Will Plotner Jr. Date  
 N.M.R.P.S. No. 14271  
**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244





**Boundary Survey  
and  
ALTA/NSPS Land Title Survey  
and  
Topographic Map  
for  
Tract A-1, Block 3  
North Albuquerque Acres  
Tract A, Unit B  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2017**

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (3/16/83, C21-4)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (12/21/05, 05S-118)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
⊗	WATER VALVE
⊕	TELEPHONE MANHOLE
⊙	FIRE HYDRANT
⊗	SANITARY SEWER MANHOLE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE

Line Table		
Line #	Direction	Length (ft)
L1	S 89°33'38" E (S 89°34'30" E)	12.80' (12.67')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	34.74' (34.75')	25.00' (25.00')	79°36'41"	32.01'	S 50°33'40" W
C2	43.77' (43.77')	25.00' (25.00')	100°18'58"	38.39'	S 39°24'10" E

**Pasadena Ave NE**  
(60' R/W)

**Venice Ave NE**  
(60' R/W)

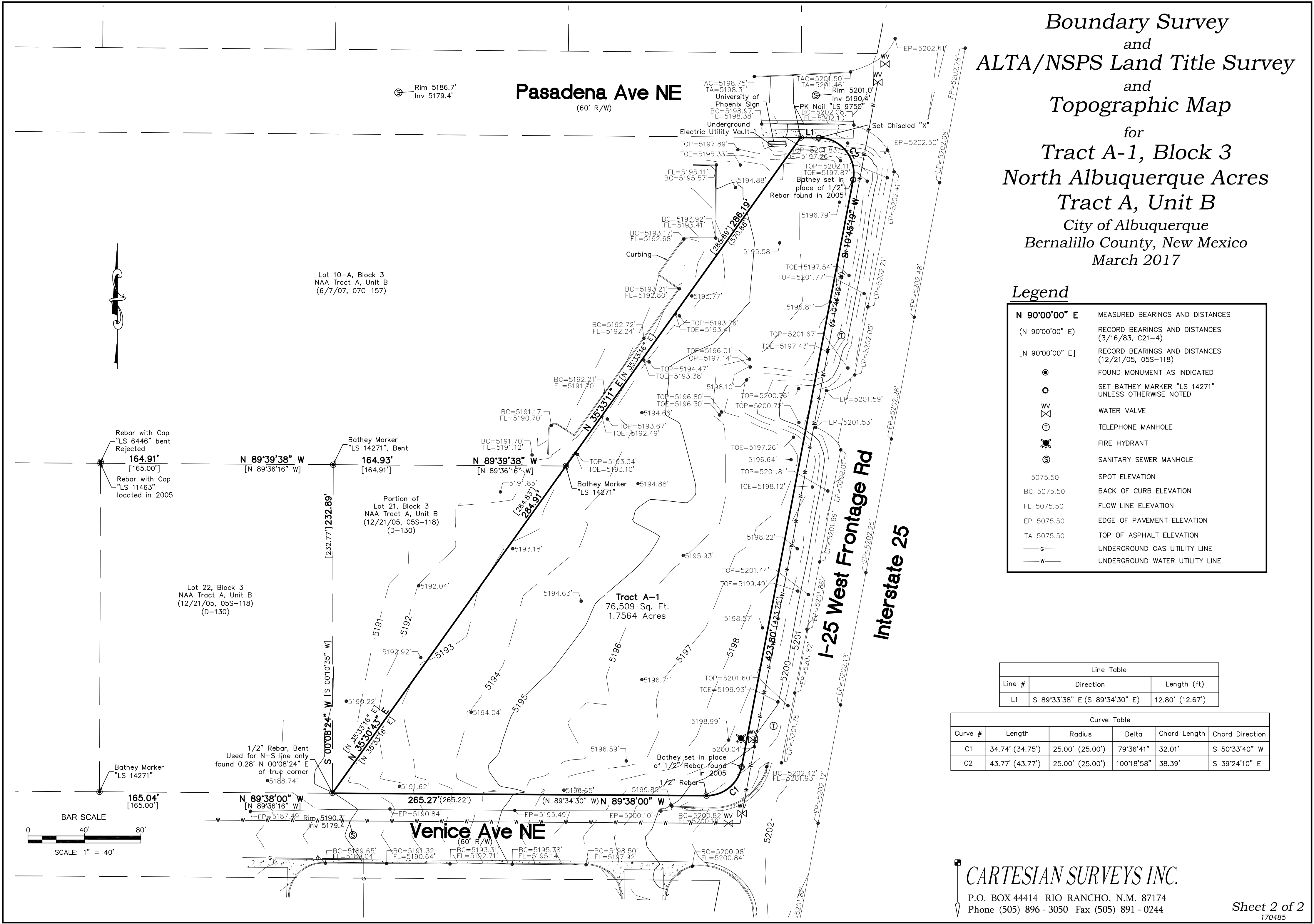
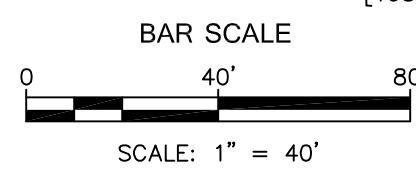
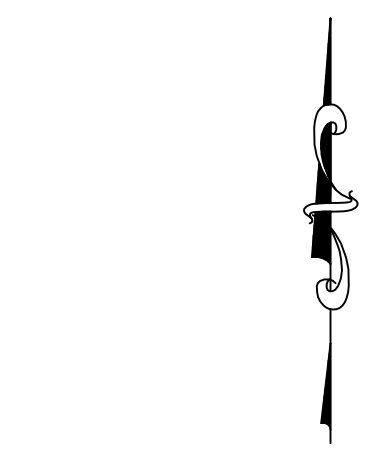
**I-25 West Frontage Rd**  
**Interstate 25**

Lot 10-A, Block 3  
NAA Tract A, Unit B  
(6/7/07, 07C-157)

Portion of  
Lot 21, Block 3  
NAA Tract A, Unit B  
(12/21/05, 05S-118)  
(D-130)

Lot 22, Block 3  
NAA Tract A, Unit B  
(12/21/05, 05S-118)  
(D-130)

**Tract A-1**  
76,509 Sq. Ft.  
1.7564 Acres



**CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244