

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 14, 2025

Ryan J. Curley, PE
Souder, Miller & Associates
5454 Venice Ave NE
Albuquerque, NM 87113

Re: Venice Volleyball Court
5801 Venice Ave. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 02-26-24 (B18-D022)
Certification dated 02-28-25

Dear Mr. Curley,

Based upon the information provided in your submittal received 03-07-25, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

PO Box 1293

Prior to the issuance of a Temp Certificate of Occupancy, the following items must be addressed:

Albuquerque

NM 87103

1. The Traffic certification letter must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico using the standard language. See attached.
2. The north side parking lot must be constructed.
3. The east side of the site curb and parking bumper must be constructed.
4. The ADA pathway from the public sidewalk to the building entrance must be constructed.

www.cabq.gov

Prior to issue a Perm CO, the following items must be provided:

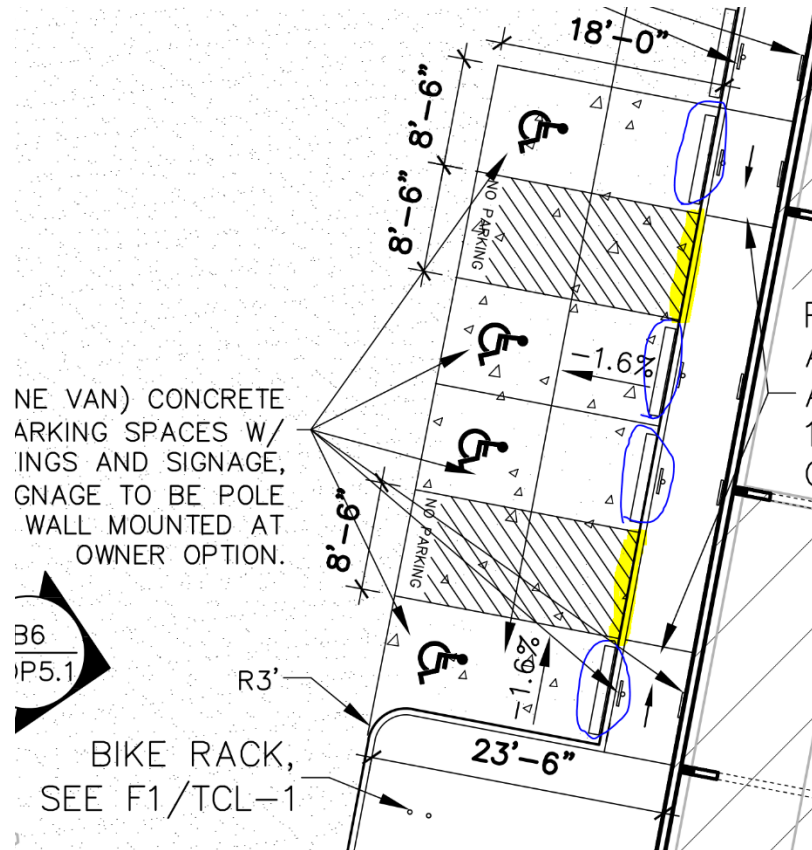
1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
2. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978).
3. During my site visit, I observed a lip in the concrete in the transition from the ADA aisle the ADA pathway. This uneven surface creates a tripping hazard. Please grind the area (the highlighted area) to ensure ADA compliance and smooth transition. Also, the parking bumper is missing in the ADA parking spaces.

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4. Per approved site plan the public sidewalk width should be 6 ft. However, per the site visit it was only 5 ft. wide. Please ensure the sidewalk is constructed to the required 6 ft width as per approved site plan.
5. Please provide the direction arrows at the site access as shown in the site plan.
6. Anchor down Bike Rack.
7. Sidewalk culvert at the west side of the site access is missing.



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Once corrections are complete resubmit

1. The approved and stamped TCL, Administrative Amendment, or Site Plan for Building Permit with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



February 28, 2025

#9432605

Mr. Brian Melton
City of Albuquerque
Planning Department
600 Second NW
Albuquerque, NM 87102
bmelton@cabq.gov

RE: Venice Volleyball Courts: Temporary Certificate of Occupancy- Grading & Drainage

Dear Mr. Melton:

Souder, Miller & Associates is providing this letter to satisfy the City of Albuquerque's Grading and Drainage requirements for the temporary certificate of occupancy for the completed building that is being requested by the owner.

SMA staff performed a field visit on February 26, 2025, to review the grading and drainage conditions on the site. Based on our site visit, the onsite grading and drainage improvements shown on attached COA approved grading and drainage plan dated February 06, 2024, are incomplete but in progress. The completed site construction visually appears to follow the approved plan's design intent and does not appear to adversely affect the completed building and downstream neighboring developments. The owner and contractor has confirmed that remaining grading and drainage site improvements will be completed per the attached plan prior to submitting for Permanent C.O.

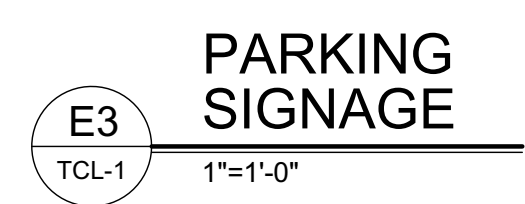
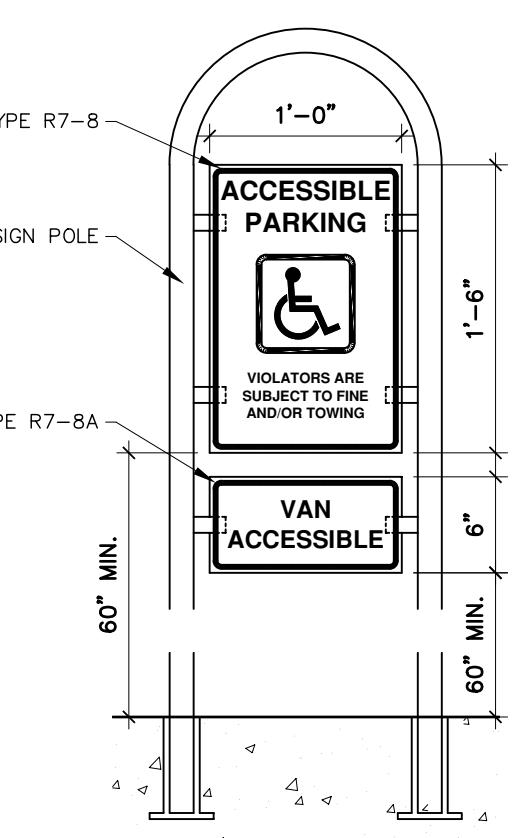
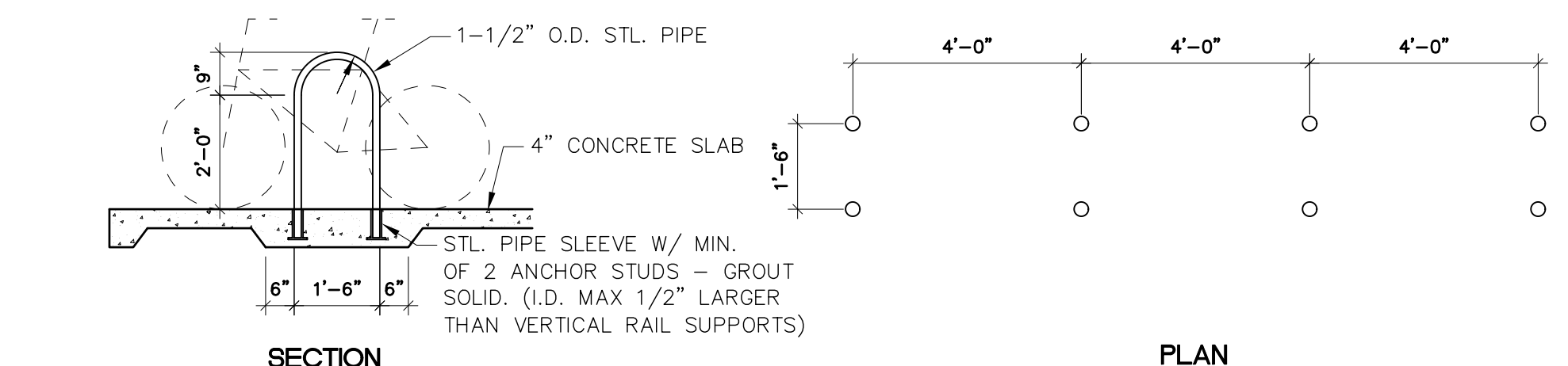
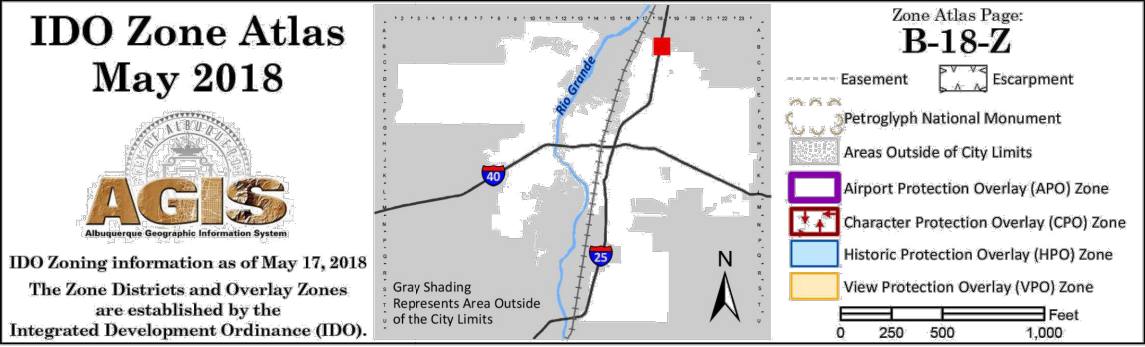
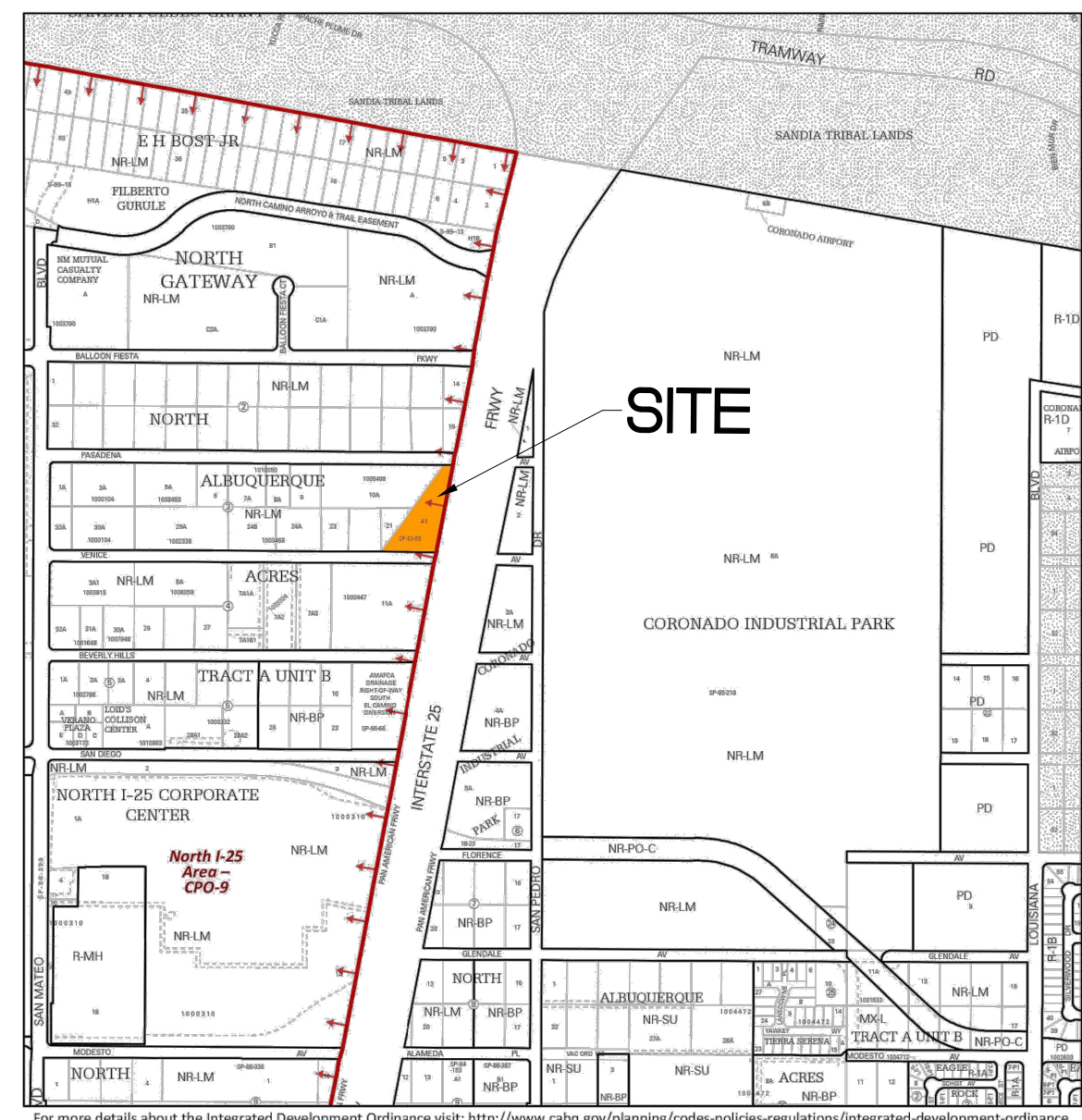
Please let us know if you have any questions or concerns regarding this project.

Sincerely,

SOUDER, MILLER & ASSOCIATES

Ryan. J Curley, P.E.
Project Engineer
ryan.curley@soudermiller.com

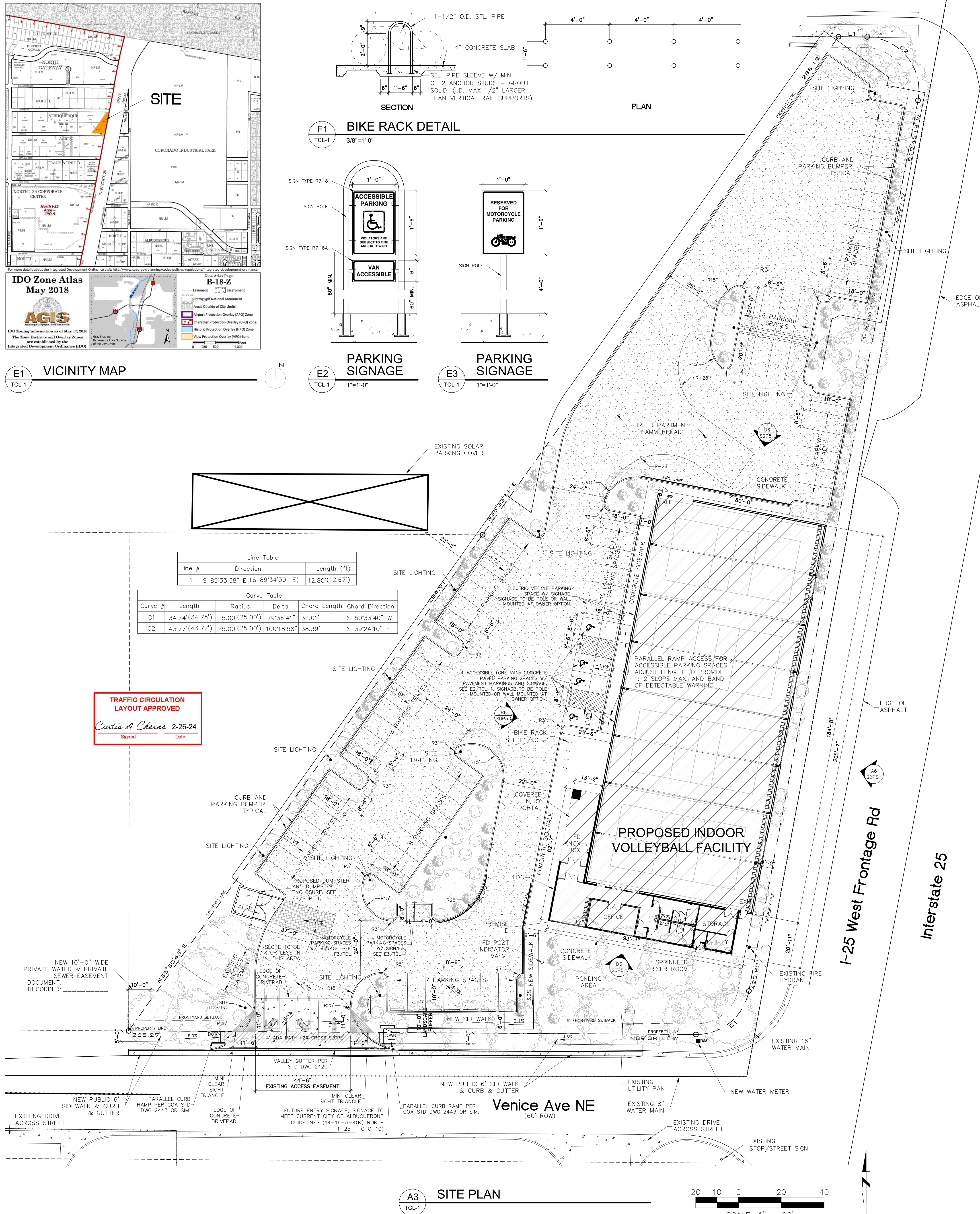
XC: Tyson Parker, Studio 151 LLC



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

TRAFFIC CIRCULATION LAYOUT APPROVED
Curtis A. Charnes 2-26-24
Signed Date



PROJECT DATA

PROJECT DESCRIPTION	New Indoor Volleyball Facility
PROJECT	Venice Volleyball Facility Development of new Indoor Volleyball Facility on undeveloped land located in Albuquerque, NM.
PROJECT ADDRESS	Building 5801 Venice Ave NE Albuquerque, New Mexico 87113
Owner	Verde Management, LLC
LEGAL DESCRIPTION	Tract A-1 Block 3 Unit B North Albuquerque Acres, 1.78± AC
ZONING	NR-LM (Non-Residential, Light Manufacturing) + CPO-10 North I-25 overlay zone
ADJACENT ZONING	NR-LM

CODE ANALYSIS

APPLICABLE CODES
International Building Code (IBC) 2015 (NMCBC 2015)
Uniform Mechanical Code (UMC) 2015 (NMMC 2015)
National Electrical Code (NEC) 2017 (NMEC 2017)
International Energy Conservation Code (IECC) 2018 (NMECC 2018)
International Existing Building Code (IEBC) 2015 (NMEBC 2015)

CONSTRUCTION TYPE & ALLOWABLE FLOOR AREA + HEIGHT:
CONSTRUCTION TYPE (IBC Table 503):
V B - Fully Sprinklered

Allowable Height Above Grade (IBC Table 504.3): 40'-0"
Provided: 29'-6"± (PEAK AT VOLLEYBALL COURT AREA)
15'-0"± (OFFICE / RESTROOM / STORAGE AREA)

Allowable Stories (IBC Table 504.4): 2 stories above grade
Actual: 1 story

Allowable Area: 24,000 SQ. FT.
Actual: 16,640 SQ. FT. ±

OCCUPANCY GROUP (IBC Table 3-A): A-3 (Gymnasium - Other Indoor Entertainment)

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 = 215

EGRESS:
Number of Exits
Required Number (IBC Table 1018.1): 2
Provided Number of Exits: 3 (2 @ 30' + 1 @ 6'-0")
Required Exit Width
Provided Number: 3 (Required Width (IBC Table 1005.1) ÷ # Occupants x 0.2 (See Occupant Load Table) = 43 inches
Minimum Width Provided: 120 inches total between three exits (Refer to IBC 1005.5 for distribution of minimum width).

EXIT ACCESS TRAVEL DISTANCE
Allowed (IBC Table 1015.1): A Occupancy w/ sprinkler system 250 feet
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)

IECC 2018

Table C402.1.3
Building Envelope requirements - opaque assemblies
C2 4B
Roof - Metal Building: R-19 + R-11 LS (Uner System) (Thermal Spacer Block is required when R-value method is used) (U value method: U=0.035)
Walls - Metal Building: R-13 + R-13ci (U value method: U=0.052)

Table C402.4
Building Envelope requirements - fenestration
U factor:
Fixed: 0.38
Operable: 0.45
Entrance Doors: 0.77
SHGC:
PF<0.2: N = 0.48, SEW = 0.36

MINI CLEAR SIGHT TRIANGLE NOTE:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN THREE AND EIGHT FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

EXECUTIVE SUMMARY

PROJECT APPROVAL #2019-01959
APPLICATION #2019-00040

General Project Location: Northwest corner of the intersection of Pan American West and Venice Ave. in the North I-25 Urban Overlay Zone.

DATE: 04/19/24
Development City sponsor on the Site.

The Venice Volleyball Facility is a development on a previously undeveloped site. The project will consist of an indoor athletic facility with spaces for athletic courts, administrative offices, restrooms, storage, and mechanical rooms, as well as the required parking spaces and associated vehicle circulation. The structure is stepped in height from front to back and is held back from Venice Ave as to allow for a heavily landscaped area to be located between the building and Venice Ave in an effort to soften its presence.

Traffic Circulation Concept for the Site
Although current access to the site is off of both Venice Ave. and Pan American West, the access off of Pan American West is in the process of being vacated with NMDOT, thus limiting access to the site to only off of Venice Ave. Due to the exceptional shape of the site the majority of the day to day vehicular circulation will be held directly to the west of the proposed facility, with additional parking to the North of the facility when needed. A parking island has been placed in the main circulation area to increase the ease in which traffic can flow through the site, and avoid any dead end aisles in this area.

In order to allow for more on site permeability we are proposing a gravel parking area consistent with COA 302 specifications. A 6'-0" high curb shall be installed between all landscape and these parking areas.

The COA Fire Department has been provided an F-1 site plan which has been reviewed and approved for acceptable Fire Department Emergency Access and Circulation.

There are no loading docks or service areas included in this project.

All Drive Aisles are two way, and individual parking spot designation shall be provided via concrete parking bumpers.

All handicap ramps shall meet COA Standards as indicated in DPM section 7-4(E)(1)(vii). Parallel Ramp Access for Accessible Parking Spaces shall have a 1:12 slope max, and also a band of detectable warning.

Impact on the Adjacent Sites
This project does not appear to create or place an undue impact on the adjacent sites and conforms to all the requirements for development in this area without the need for a special use permit, variance, or conditional use request. Fire department access is on all sides of the building and there is already a fire hydrant in place that meet the flow standards of the Fire Department.

PARKING REQUIREMENTS

REQUIRED SPACES = 72 (Office Use 5 + Other Indoor Entertainment 67)

Office Use (3.5 Spaces/1,000 sq. ft.): (1,350 sq. ft./1000)/3.5 = 4.75 spaces

Other Indoor Entertainment (1 space per 3 persons design capacity):
Volleyball Courts : 128 occupants
Seating Area : 73 occupants
Total Occupants @ 3 person per design capacity = 67 spaces

PROVIDED SPACES = 72 spaces

4 - HC (1 ACCESSIBLE VAN)
4 - MOTORCYCLE
1 - ELECTRIC SPACE
7 - BICYCLE

PLUMBING FIXTURES

PLUMBING FIXTURE REQUIREMENTS:
IBC Table 2902.1

GROUP	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINK
	(100 male + 100 female)	(100 male + 100 female)	(100 male + 100 female)	(100 male + 100 female)
B	1 PER 125 M	1 PER 65 F	1 PER 200	1 PER 500
REQUIRED	1	2	1 M / 1 F	1
PROVIDED	2 + 1 URINAL	3	2 M / 2 F	1

FIRE SYSTEM NOTES

- A. BUILDING WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM WITH A SUPERVISED FIRE ALARM SYSTEM PER ASHRAE 90.2 1.3 (A3 AREA EXCEEDS 12,000 SF) AND IBC 907.
B. FIRE ALARM CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

LANDSCAPE AREA

REQUIRED LANDSCAPE AREA = 15% OF TOTAL AREA LESS BUILDING AREA
(15 * (76,480± sf - 16,680± sf))
= 8,972 sf landscape area

PROVIDED = 17,003± sf

GENERAL NOTES

- A. SEE LANDSCAPE PLAN FOR COMPLIANCE WITH CITY OF ALBUQUERQUE LANDSCAPING GUIDELINES.
B. SEE ELECTRICAL SITE PLAN FOR PARKING LOT LIGHT FIXTURE SPECIFICATIONS.
C. FIRE LANE TO BE PAINTED RED CURBS WITH WHITE STENCIL "FIRE LANE NO PARKING" - TYPICAL.
D. ALL REQUIRED PUBLIC INFRASTRUCTURE SHALL BE FINANCIALLY GUARANTEED AND BUILT PER WORK ORDER.
E. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE (3) AND EIGHT FEET (8) TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
F. ACCESSIBLE PARKING AND ELECTRIC PARKING SIGNAGE TO BE EITHER POLE OR WALL MOUNTED AT OWNER OPTION.

SYMBOLS LEGEND

6" THICK GRAVEL DRIVE. DRIVE ENGINEERED TO MEET OR EXCEED FIRE MARSHALL OFFICE REQUIREMENT OF SUPPORTING 75,000 POUNDS OR MORE, AND ALSO COA SECTION 302 SPECIFICATIONS.

LANDSCAPE AREA, SEE LANDSCAPE PLAN

CONCRETE PAVED ACCESSIBLE PARKING AREA + CONCRETE PAVED DRIVEPAD ENTRY

TREE, SEE LANDSCAPE PLAN

SHRUB, SEE LANDSCAPE PLAN

- PARKING LOT POLE, SEE SITE LIGHTING PLAN, ES101

CURB AND PARKING BUMPER

STUDIO 151, LLC

P.O. BOX 923
CORRALES, NEW MEXICO
87004
505.220.0595
505.242.7627



VENICE VOLLEYBALL FACILITY
5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS	DATE	DESCRIPTION
1	1/23/2024	DFT COMMENTS #1
2	1/23/2024	DFT COMMENTS #2
3	2/21/2024	TCL COMMENTS #1
4	2/26/2024	TCL COMMENTS #2

PROJECT NO:	2023-VW
DATE:	2.26.2024
SET NO:	XXXX
DRAWN BY:	XX
CHECKED BY:	

TRAFFIC CIRCULATION LAYOUT

TCL-1