

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

Verde Management  
8717 Democracy NE  
Albuquerque, NM 87109

**Project# PR-2019-001959**  
**Application#**  
**SI-2024-00040** SITE PLAN ADMINISTRATIVE DFT

### LEGAL DESCRIPTION:

For all or a portion of:

**Tracts 12-B-1-A and 12-B-1-B, El Rancho Grande 1. Zoned NR-LM located at 5801 PAN AMERICAN FRWY NE/ 5801 VENICE AVE NE, containing approximately 1.755 acre(s). (B-18)**

On January 31st, 2024, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request for a 16,000 square foot volleyball facility and office.
2. The subject site is zoned NR-LM. The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district.
3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
4. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:
  - a. 6-5(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The site plan is compliant with the IDO, as summarized below:

- CPO-10 North I-25 Overlay Zone, the site's maximum building height of 29 feet 6 inches is compliant.
- 5-5 (Parking and Loading for a Other Outdoor Entertainment and Office): 72 parking spaces are provided where 72 parking spaces are required. 4 ADA, 4 Motorcycle and 1 Electric Charging space are also provided.
- 5-6 (Landscaping, Buffering, and Screening Standards and Requirements): 17,003 sf of landscaping is provided where 8,972 sf is required, meeting the 15% minimum requirement. Twelve trees are provided along Venice and 2 trees are provided on Pasadena Ave. NE. The NMDOT prohibited large rocks or trees being installed along the Pan American frontage. Interior parking lot landscaping is provided at 17-26% where 10% is required. The vegetative coverage provided is 75% where 75% is required. Ground level vegetative coverage is 25% where 25% is required.
- 5-11 (Building Design) The eastern façade has a continuous band of color and material from the south elevation to the east elevation.

- b. 6-5(G)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The site has access to a full range of urban services including utilities, roads and emergency services. Additionally, an Infrastructure List was included with this request which will include major public infrastructure to supplement existing urban services. The project, therefore, will not burden the existing systems.

- c. 6-5(G)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan; therefore, this criterion does not apply.

- d. 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

**Conditions:**

1. Water Authority requires minor updates to the sanitary sewer layout and private water and private sanitary sewer easement are shown on the site plan.
2. A recorded Infrastructure Improvements Agreement must be completed and recorded prior to sign off of the Site Plan.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **FEBRUARY 15<sup>TH</sup>, 2024**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



for Alan Varela,  
Planning Director

JW/rw

Studio 151, LLC., 714 Roma Ave. NW, Albuquerque, NM 87102