



Site Threshold Assessment (STH)

A Site Threshold Assessment (STH) is required of all developing or redeveloping properties that directly or indirectly access a state highway.

District No. _____

Project No. _____

Permit Applicant

Date: 5/5/2020

Applicant Name: RON HENSLEY

Business Name: THE GROUP

Business Address: 300 BRANDING IRON RD SE

City: RIO RANCHO State: NM Zip Code: 87124-

Site Description

Development Type

Residential ☒
Retail _____
Office _____
Industrial _____
Institutional _____
Lodging _____
Restaurant _____
Convenience/Gas _____
Other _____

Site Information (fill in all that apply)

Building Size (SF) _____
Parcel Size (ac) 9.56
Roadway Frontage (ft) _____
Parking Spaces _____
Employees _____
Other _____

Dwelling Units 62
Rooms _____
Beds _____
Students _____
Seats _____
Fuel Pumps _____
Courts _____
Storage Units _____

The STH examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required. If the site characteristics and the trip generation estimate for a proposed development do not satisfy the requirements for a STA or a TIA as determined by the District Traffic Engineer, the STH should be approved and the traffic study requirement for the proposed development will be complete. If additional analysis is required based on the results of the STH, the District Traffic Engineer should indicate to the applicant the level of analysis that is required.

Existing Roadway Data

Highway No.: 45

Highway ADT: 20.613

Number of Lanes (two-way): 4

Site Mile Post: 11

Count Year: 2017

Func. Class.: 3

Trip Generation

ITE Trip Generation Land Use Category: 210

AM Peak Hour Trips Enter: 12

Exit: 35

PM Peak Hour Trips Enter: 40

Exit: 23

Exceeds Threshold: **Y or N** → If Yes, is a **STA** or **TIA** Required?

Thresholds

STA: 25 to 99 peak-hour total trips and more than 1,000 vehicles per lane per day on adjacent highway.

TIA: 100 or more peak-hour total trips.

Other Requirement Basis / DTE Comments: _____