



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2019)

**Project Title:** Townhomes **Building Permit #:** NA **Hydrology File #:** NA  
**Zone Atlas Page:** A-12-Z-1 **DRB#:** NA **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TRACT A-1-A-1 OF BLACK ARROYO DAM  
**City Address:** NA but will be a West Side BLVD. address  
**Applicant:** REMBE PROPERTIES **Contact:** KENNETH MYERS  
**Address:** \_\_\_\_\_  
**Phone#:** 518-364-9914 **Fax#:** \_\_\_\_\_ **E-mail:** KENNY@KENNETHMMYERS.COM

### Development Information

**Build out/Implementation Year:** 2026 **Current/Proposed Zoning:** MX-M

**Project Type:** New: (X) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

**Proposed Use (mark all that apply):** Residential: (X) Office: ( ) Retail: ( ) Mixed-Use: ( )

**Describe development and Uses:**

LOW DENSITY (TOWNHOMES) RENTAL PROJECT W/ SHARED PARKING LOTS FOR 147 1 AND 2 BEDROOM UNITS- PROJECT WILL INCLUDE AN AMMENITY BUILDING AND SWIMMING POOL

**Days and Hours of Operation (if known):** \_\_\_\_\_

### Facility

**Building Size (sq. ft.):** BUILDINGS RANGE FROM 1,040 sf. and 3,700 sf.

**Number of Residential Units:** 147 DISTRIBUTED BETWEEN (41) 3 and 4 unit townhome clusters

**Number of Commercial Units:** 1 AMMENITIES BUILDING

### Traffic Considerations

**Expected Number of Daily Visitors/Patrons (if known):\*** \_\_\_\_\_

**Expected Number of Employees (if known):\*** \_\_\_\_\_

**Expected Number of Delivery Trucks/Buses per Day (if known):\*** \_\_\_\_\_

**Driveway(s) Located on:** Street Name

**Adjacent Roadway(s) Posted Speed:** Street Name WEST SIDE BLVD. Posted Speed 45MPH

Street Name GOLF COURSE RD. Posted Speed 40MPH

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

### Roadway Information (to be completed by City of Albuquerque staff)

Comprehensive Plan Corridor Designation/Functional Classification: \_\_\_\_\_

Comprehensive Plan Center Designation: \_\_\_\_\_

Jurisdiction of roadway (NMDOT, City, County): \_\_\_\_\_

Adjacent Roadway(s) Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio: \_\_\_\_\_

Adjacent Transit Service(s): \_\_\_\_\_ Nearest Transit Stop(s): \_\_\_\_\_

Current/Proposed Bicycle Infrastructure: \_\_\_\_\_

### TIS Determination

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

**Traffic Impact Study (TIS) Required:** Yes [ ] No ☒ **Borderline** [ ]

Thresholds Met? Yes [ ] No ☒

ITE 220  
68 AM / 84 PM

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

Ernest Armijo  
TRAFFIC ENGINEER

7/1/2025  
DATE

### Submittal

The Scoping Form must be submitted as part of any building permit application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer. Call 924-3991 for information.

### Site Plan Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter)
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections