



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Champion Xpress Car Wash Building Permit #: N/A Hydrology File #: N/A

Zone Atlas Page: B-10-Z DRB#: N/A EPC#: N/A Work Order#: N/A

Legal Description: Tract H-6A Ventana Square at Ventana Ranch

City Address: 9640 Universe Blvd NW, Albuquerque, NM 87112

Applicant: VIA Real Estate, LLC Contact: Derrick Merchant

Address: 13105 Dover Avenue, Lubbock, Tx 79424

Phone#: 806-368-7843 Fax#: _____ E-mail: derrick@7bdev.com

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: MX-M

Project Type: New: ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐

Proposed Use (mark all that apply): Residential: ☐ Office: ☐ Retail: ☒ Mixed-Use: ☐

Describe development and Uses:

Automated car wash with vacuum stalls

Days and Hours of Operation (if known): 8AM - 8PM

Facility

Building Size (sq. ft.): ~3,530 sq.ft.

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* +/- 200 vehicles

Expected Number of Employees (if known):* 3-4 working per shift

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

Trip Generations during PM/AM Peak Hour (if known):* 50 Trips (PM)

Driveway(s) Located on: Street Name "Private Shared Drive"

Adjacent Roadway(s) Posted Speed: Street Name Universe Boulevard NW Posted Speed 35 MPH

Street Name Paradise Boulevard NW Posted Speed 35 MPH

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Universe Boulevard NW - Minor Arterial
Paradise Boulevard NW - Minor Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: None
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: Universe - 17,430 Volume-to-Capacity Ratio: Universe - 0.5-0.75
Paradise - 9,750 (if applicable) Paradise - 0.25-.50

Adjacent Transit Service(s): None Nearest Transit Stop(s): N/A

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Universe & Paradise Blvd - Existing Bike Lane & Paved Trail
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed sidewalks along Private Drive along Property Frontage.

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

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 ☒

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

Notes: Tract within the approved Ventana Ranch TIS, no further traffic impact studies are required. A queuing analysis will be required as part of the TCL approval.

M. P. E. 3/25/2022
TRAFFIC ENGINEER DATE

Submittal

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

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping 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 (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
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). Note if site is within 660 feet of premium transit.
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.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.