



Site Threshold Analysis (STA)

According to NMAC 18.31.6.16, a traffic engineering evaluation shall be required for all land development proposals that may directly or indirectly impact a state highway facility. A Site Threshold Analysis (STA) is required of all developing or re-developing properties that directly or indirectly access a state roadway. The STA examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required as defined by the District Traffic Engineer or designee. If the site characteristics and the trip generation estimate for a proposed development are greater than 100 trips in a peak hour, then requirements for a Traffic Impact Analysis (TIA) may be required as determined by the District Traffic Engineer or designee. See TIA outline for that scope.

The STA shall warrant one or all of the following conditions:

- May or may not warrant an additional traffic analysis.
- May or may not warrant off-site improvements.
- May require a TIA, which may or may not require off-site improvements.

If additional analysis is required based on the results of the STA, the District Traffic Engineer or designee, should indicate to the applicant the level of analysis that is required.

Permit Applicant Information

Applicant Name: _____

Business Name: _____

Business Address: _____
Street Address: _____ City: _____ State: _____ Zip Code: _____

Traffic Engineer: Jonathon Kruse, Lee Engineering, jkruse@lee-eng.com 505-545-8459

Site Information (Attach Site Plan to include length of roadway frontage):

Site Description: _____

Site Address: _____
Street Address: _____ City: _____ State: _____ Zip Code: _____

NMDOT Roadway: _____ Milepost: _____ Roadway ADT: _____

Site Information (commercial, retail, industrial, residential, etc):

Building Size (SF): _____ Parcel Size (acre): _____

Trip Generation: Trip data surveyed from existing In-N-Out Burger locations.

ITE Trip Generation Land Use Category:

AM Peak Hour Trips Enter: _____ Exit: _____

PM Peak Hour Trips Enter: _____ Exit: _____

Exceeds Threshold for TIA (100 or more peak hour total trips): **Yes**

No



SUMMARY

IN-N-OUT SITE AREA: ±1.47 ACRE (64,002 SF ±)

SITE ADDRESS: SEC COORS BYPASS BLVD. NW & EAGLE RANCH RD. NW

JURISDICTION: CITY OF ALBUQUERQUE, NM

APN: UPC: 1014065036220103

ZONING: MX-M MIXED-USE-MODERATE INTENSITY ZONE DISTRICT

PROPOSED USE: DRIVE-THRU FASTFOOD

CAR STACKING IN DRIVE THRU: 30 CARS MIN.

REQ. SET BUILDING SET BACKS	REQ.	PROV.'D
FRONT:	SOUTH 5'-0"	10'-4"
SIDE:	WEST 0'-0"	8'-3"
SIDE:	EAST 5'-0"	128'-9"
REAR:	NORTH 15'-0"	195'-8"

INO CHECK LIST

MENU BOARD AND SPEAKER AT CAR:	10	
ASSOCIATE WALKWAY SPAN:	CAR 10 TO CAR 18	
DRIVE THRU'S ALLOWED IN ZONING	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
CONDITIONAL USE PERMIT NEED FOR D/T:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
PATIO CANOPY:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
WATER MISTERS:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
HEATERS:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
DRIVE THRU CANOPY:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
HEATERS:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
COLD CLIMATE FLY FAN HEATERS:	YES <input type="checkbox"/>	NO <input type="checkbox"/>

BUILDING AREA

IN-N-OUT BUILDING AREA:	URBAN PROTOTYPE	3,887 S.F.
IN-N-OUT SEATING:		
INDOOR:		84 SEATS
OUTDOOR:		28 SEATS

PARKING SUMMARY

	REQ.	PROV.'D
IN-N-OUT BLDG.(@8 SP PER 1000 S.F.)		
AREA 3887 SF :	31	71
OUTDOOR SEATING(8 SP@1000 S.F.)		
9 TABLES*50 EA=450 S.F.:	04	
	35	71

PRELIMINARY SITE PLAN LAYOUT (SEC COORS BYPASS BLVD. NW & EAGLE RANCH RD NW) ALBUQUERQUE, NM



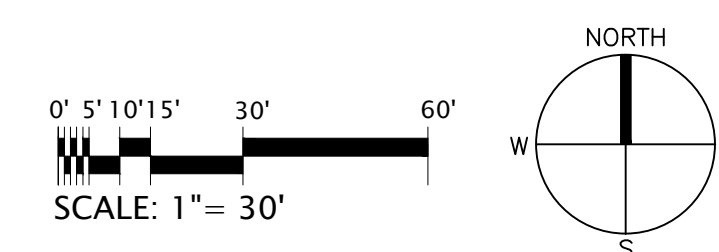
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

PRELIMINARY SITE PLAN

SHEET OF 1

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ALBUQUERQUE, NM
COTTONWOOD MALL



DATE	REVISIONS

INO_NM_ALBUQUERQUE_SP
(DILLARD'S PAD)