



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 05/2024)

B14D013

**Project Title:** \_\_\_\_\_

Zone Atlas Page: \_\_\_\_\_ DFT/DHO #: \_\_\_\_\_ BP #: \_\_\_\_\_

Development Street Address: \_\_\_\_\_

(If no City Address include a Vicinity Map with site highlighted and legible street names)

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Development Information

Build out/Implementation Year: \_\_\_\_\_

Existing Use: \_\_\_\_\_

Describe Proposed Development and Uses:

\_\_\_\_\_  
\_\_\_\_\_

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

### Facility

Building Size (sq. ft.): \_\_\_\_\_

Number of Residential Units: \_\_\_\_\_

Number of Commercial Units: \_\_\_\_\_

### 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):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour and ITE # (if known):\* \_\_\_\_\_

Driveway(s) Located on: Street Name \_\_\_\_\_

Adjacent Roadway(s) Posted Speed: Street Name \_\_\_\_\_ Speed \_\_\_\_\_

Street Name \_\_\_\_\_ Speed \_\_\_\_\_

*\* 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 (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): \_\_\_\_\_  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): \_\_\_\_\_  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector) : \_\_\_\_\_  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

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

Adjacent Roadway(s):

Name: \_\_\_\_\_ Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_

Name: \_\_\_\_\_ Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : \_\_\_\_\_ Nearest Transit Stop(s): \_\_\_\_\_  
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: \_\_\_\_\_  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

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

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: \_\_\_\_\_

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: [ccherne@cabq.gov](mailto:ccherne@cabq.gov). Email or call 505-924-3986 for information.

## **For City Personnel Use:**

### 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 ☒ [X]

Thresholds Met? Yes [ ☐ ] No ☒ [X]

Mitigating Reasons for Not Requiring TIS and/or Notes:

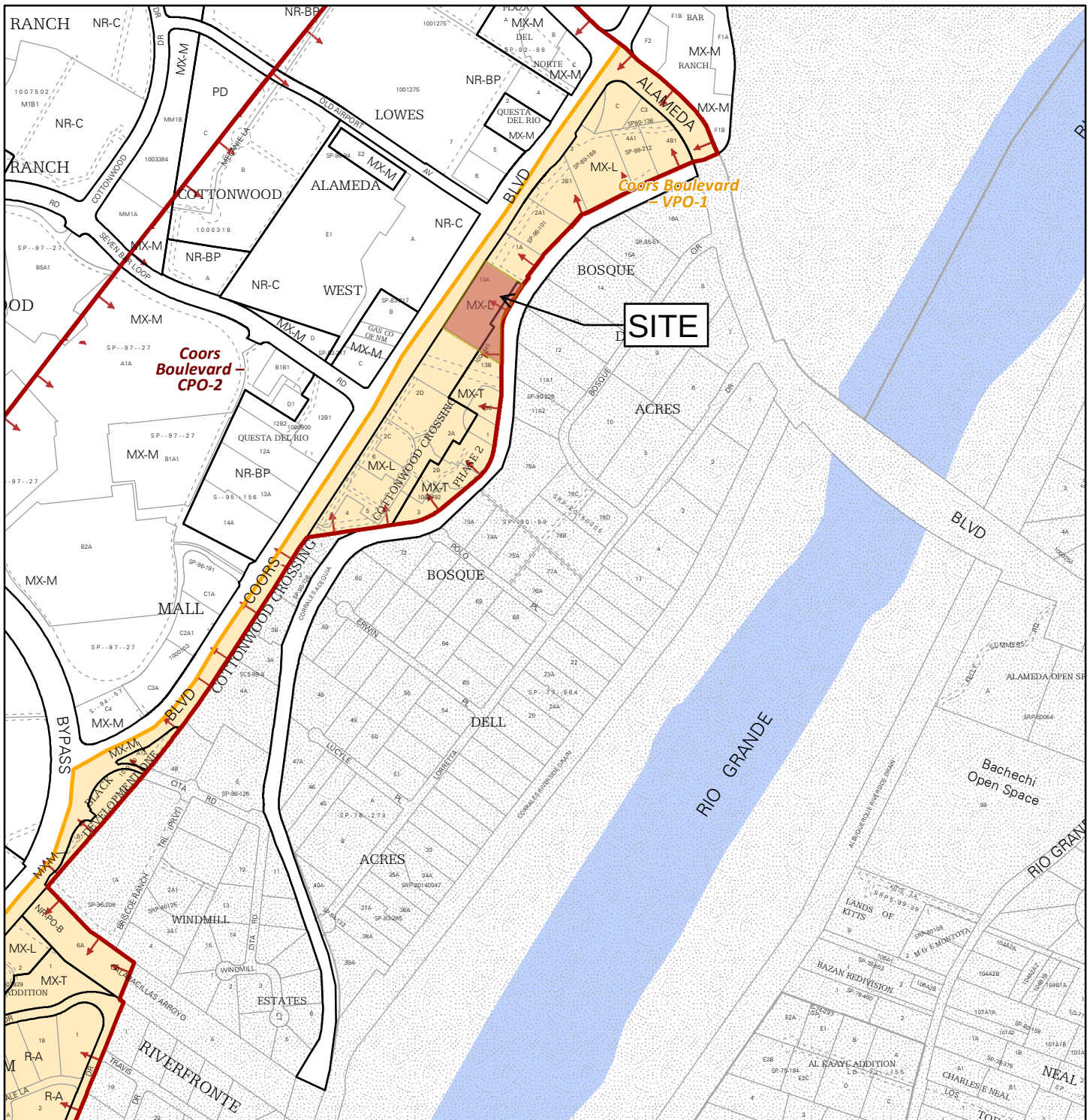
The City concurs with Trips on form.  
ITE 822 Strip Retail Plaza with 30%  
Pass-by Trips  
AM Trips 23  
PM Trips 64

Attachments:  
Zone Atlas Map  
Site Plan  
ITE Trip Generation Table

*Curtis A Cherne*

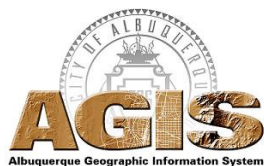
TRAFFIC ENGINEER

DATE

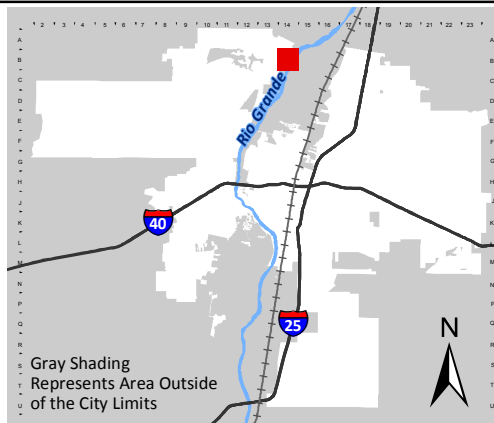


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).

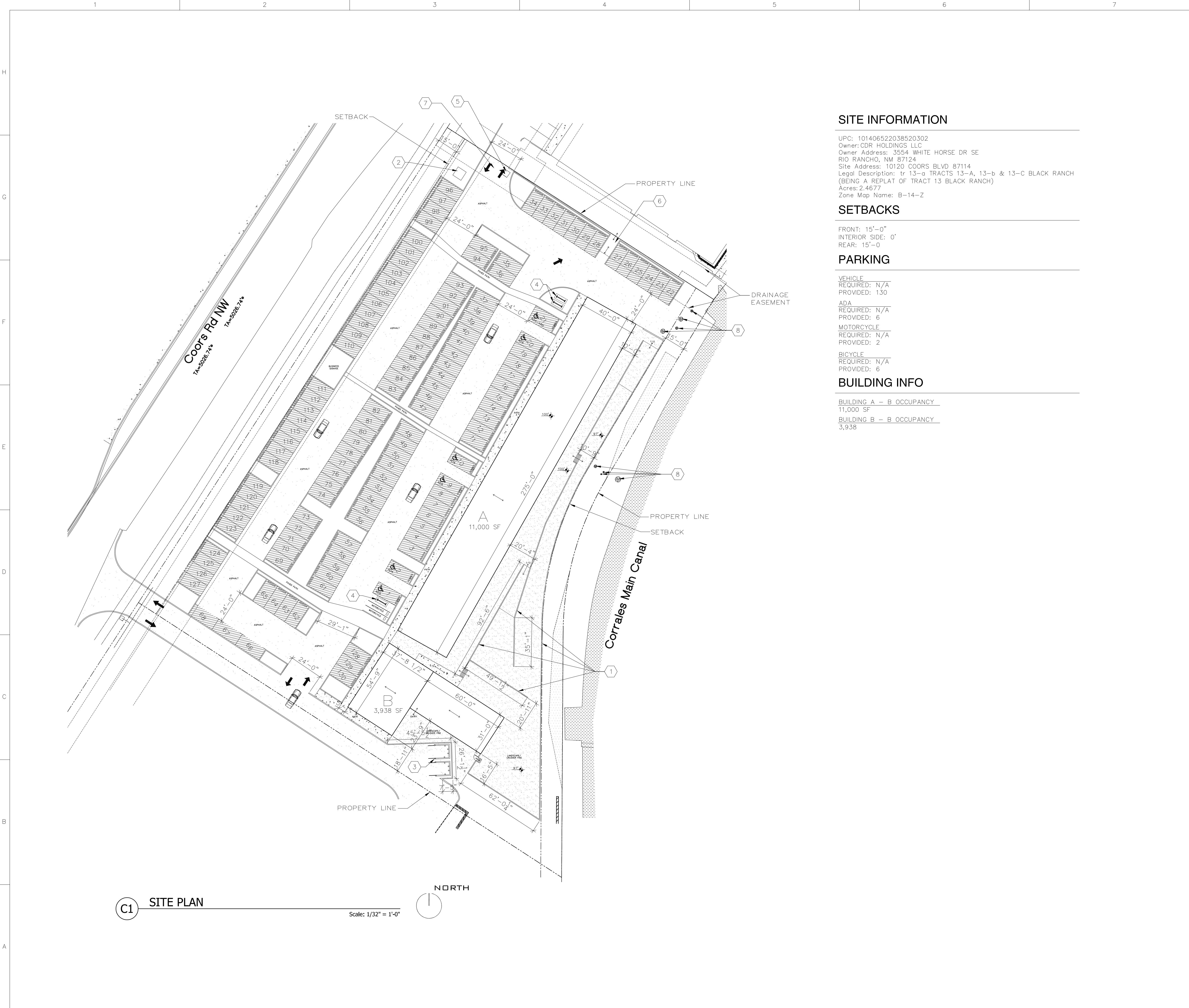


Zone Atlas Page:  
**B-14-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet





GENERAL SHEET NOTES

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO THE FACE OF STUD UNLESS OTHERWISE NOTED
- ALL DIMENSIONS TO BE FIELD VERIFIED

SHEET KEYNOTES

1. BLOCK RETAINING WALL - SEE STRUCTURAL/SEE CIVIL
2. NEW TRANSFORMER PAD - SEE ELECTRICAL
3. WASTE - BLOCK WALL MUST MAINTAIN 30'
4. BIKE RACK
5. EXISTING TRANSFORMER TO BE MOVED. SEE NOTE 2.
6. PEDESTRIAN ACCESS
7. CROSS LOT ACCESS
8. EXISTING TREE TO REMAIN

SITE INFORMATION

UPC: 101406522038520302  
Owner: CDR HOLDINGS LLC  
Owner Address: 3554 WHITE HORSE DR SE  
RIO RANCHO, NM 87124  
Site Address: 10120 COORS BLVD 87114  
Legal Description: tr 13-a TRACTS 13-A, 13-b & 13-c BLACK RANCH  
(BEING A REPLAT OF TRACT 13 BLACK RANCH)  
Acres: 2.4677  
Zone Map Name: B-14-Z

SETBACKS

FRONT: 15'-0"  
INTERIOR SIDE: 0'  
REAR: 15'-0"

PARKING

VEHICLE  
REQUIRED: N/A  
PROVIDED: 130

ADA  
REQUIRED: N/A  
PROVIDED: 6

MOTORCYCLE  
REQUIRED: N/A  
PROVIDED: 2

BICYCLE  
REQUIRED: N/A  
PROVIDED: 6

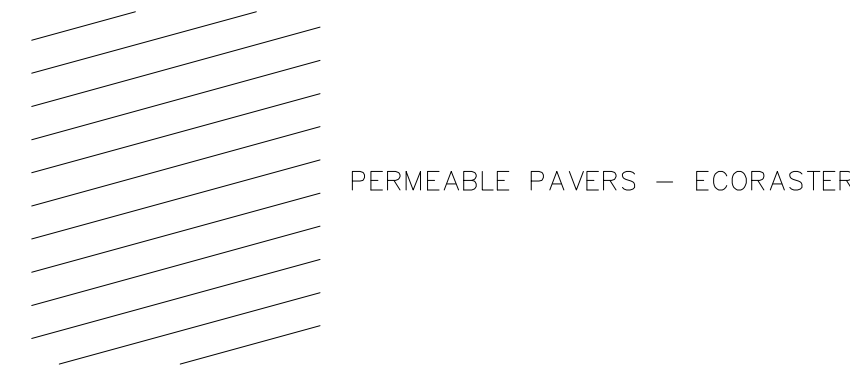
BUILDING INFO

BUILDING A - B OCCUPANCY  
11,000 SF  
BUILDING B - B OCCUPANCY  
3,938

PENNY DESIGN, LLC  
302 SANDIARD NW  
ALBUQUERQUE, NEW MEXICO 87107  
505.280.9439

DEMI'S PAVILLIONS  
10120 COORS BLVD NW  
ALBUQUERQUE, NM  
87114

LEGEND



| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
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|      |      |             |
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|      |      |             |

DATE: 8/24/2024  
DRAWN BY: pd  
CHECKED BY:  
SET NO:  
SHEET TITLE:  
SITE PLAN

AS101

*Demi's Pavillions*

**Trip Generation Data** (ITE Trip Generation Manual - 11th Edition)

| USE (ITE CODE)                         |  | 24 HR VOL | A. M. PEAK HR. |      | P. M. PEAK HR. |      |     |
|----------------------------------------|--|-----------|----------------|------|----------------|------|-----|
| DESCRIPTION                            |  | GROSS     | ENTER          | EXIT | ENTER          | EXIT |     |
| Summary Sheet                          |  | Units     |                |      |                |      |     |
| Strip Retail Plaza <40K - Linear (822) |  | 15.00     | 817            | 21   | 14             | 49   | 49  |
| Subtotal                               |  |           | 817            | 21   | 14             | 49   | 49  |
| Pass-By Trips                          |  | 30%       |                | -6   | -4             | -15  | -15 |
| Total Primary Trips                    |  |           |                | 15   | 10             | 34   | 34  |