



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. 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:

ITE 822 Strip Retail Plaza (<40k)
AM Trips 35
PM Trips 98

Attachments:

Zone Atlas Map

Site Plan

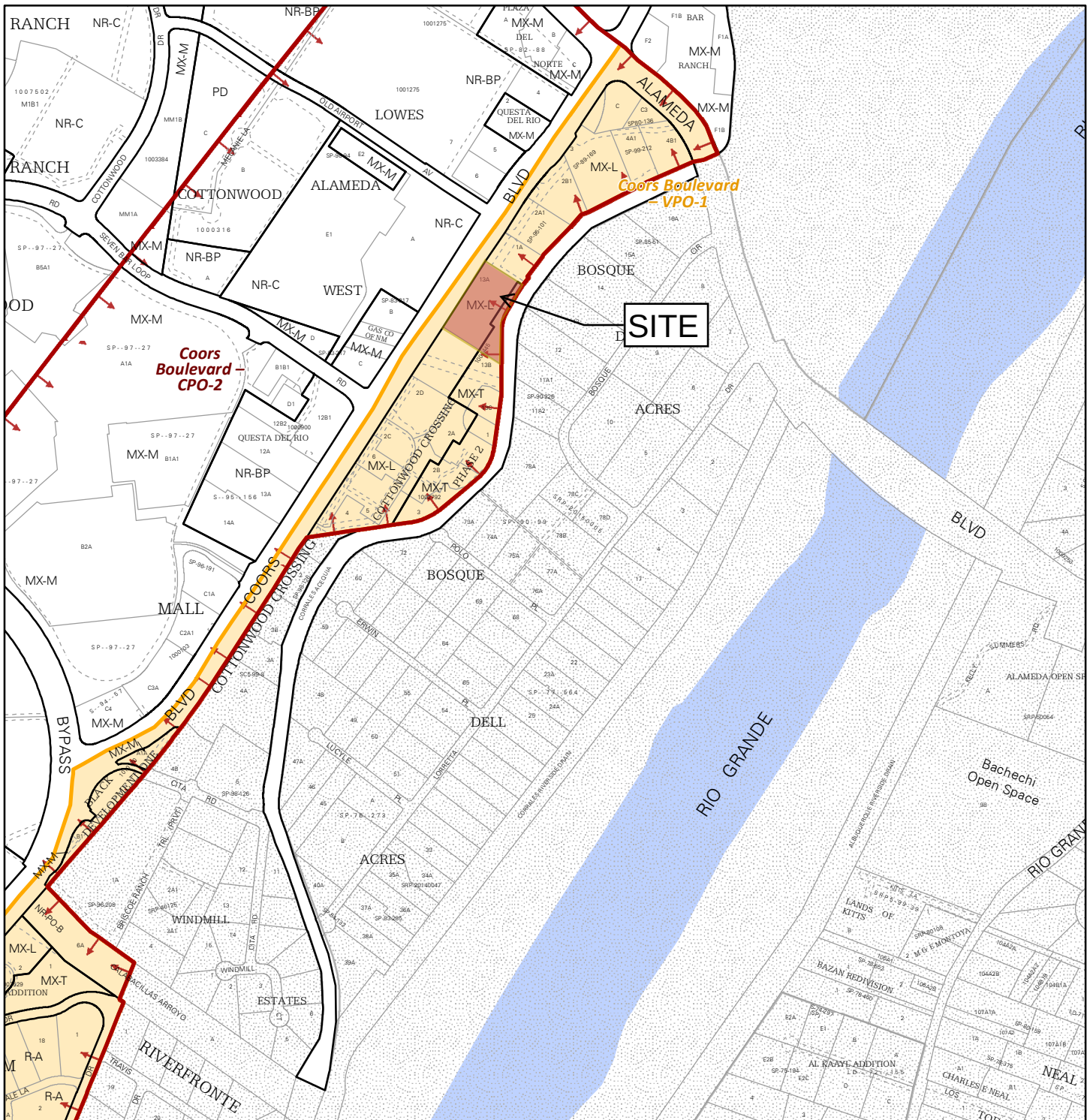
ITE Trip Generation Table

Curtis A Cherne

TRAFFIC ENGINEER

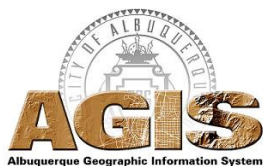
9-30-24

DATE

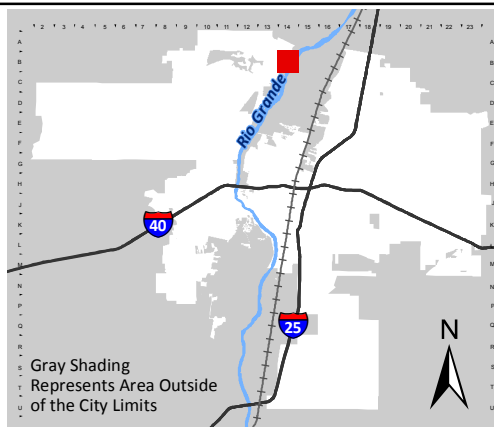


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



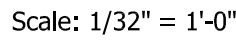
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



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



Scale: 1/32" = 1'-0"

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

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

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

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

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

PERMEABLE PAVERS – ECORASTER

PENNY DESIGN, LLC
302 SANDIARD NW
ALBUQUERQUE, NEW MEXICO 87107
505 . 280 . 5439

DEMIS PAVILLIONS
10120 COORS BLVD NW
ALBUQUERQUE, NM
87114

[illegible]

DATE: 8/24/2024

DRAWN BY: pc

CHECKED BY: _____

SET NO:

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
	Subtotal		817	21	14	49
	Pass-By Trips	30%		-6	-4	-15
	Total Primary Trips			15	10	34