

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 5, 2024

Ron Hensley, PE  
THE Group  
300 Branding Iron Rd SE

**Re: Triskelion Group Building  
4805 High Assets Way NW  
TCL  
Architect's Stamp 12-18-23 (C13D016D)**

Dear Mr. Hensley,

The TCL submittal received 1-4-24 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Curtis Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Triskelion Group Building Hydrology File # C13D016D

Legal Description: LOT 4-A-1-A, ALBUQUERQUE WEST, UNIT 2

City Address, UPC, OR Parcel: 4805 HIGH ASSETS WAY N.W. UPC 101306409824530904

Applicant/Agent: THE Group

Contact: Ron Hensley

Address: 300 Branding Iron Rd. SE

Phone: 505-410-1622

Email: ron@thegroup.cc

Applicant/Owner: Christopher Sweetin

Contact: Christopher Sweetin

Address: 5643 Paradise Blvd., NW, Albuquerque, NM 87114

Phone: 505-322-2957

Email: csweetin@gonm.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) \_\_\_\_\_ ☐ RESIDENCE  
☐ DFT SITE ☒ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

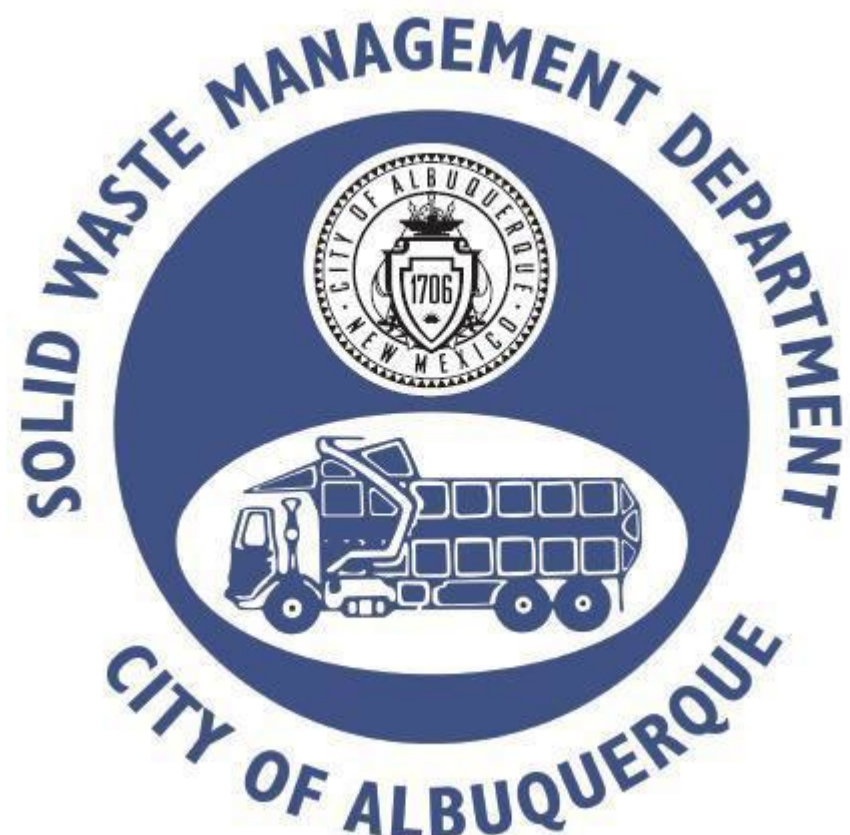
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 12/18/23





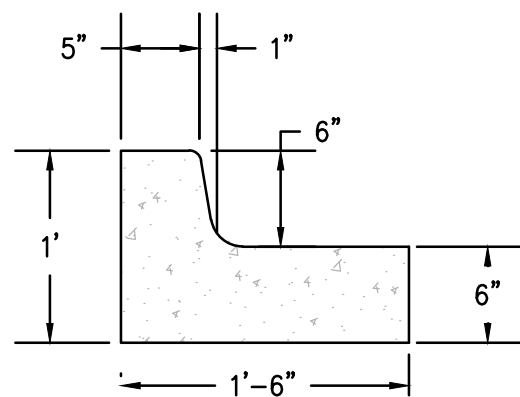
Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up  
between the hours of 5AM and 8PM.

Reviewer: Herman Gallegos

Date: 12-29-23

**\*\*Recycle Declined\*\***



2 CURB DETAIL  
Scale: 1"=1'

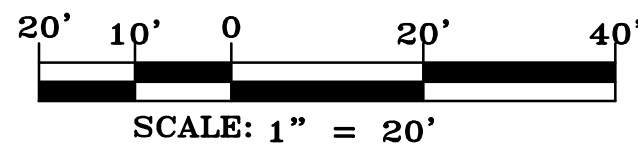
FINISH SURFACE OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE, AND/OR PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER. COMPLETED SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION IS COMPLETED. TACK COAT AS REQUIRED BY ENGINEER.

90% MIN COMPACTION

AC PAVEMENT COURSE  
3" TYPE B,  
(SECTION 116.336)

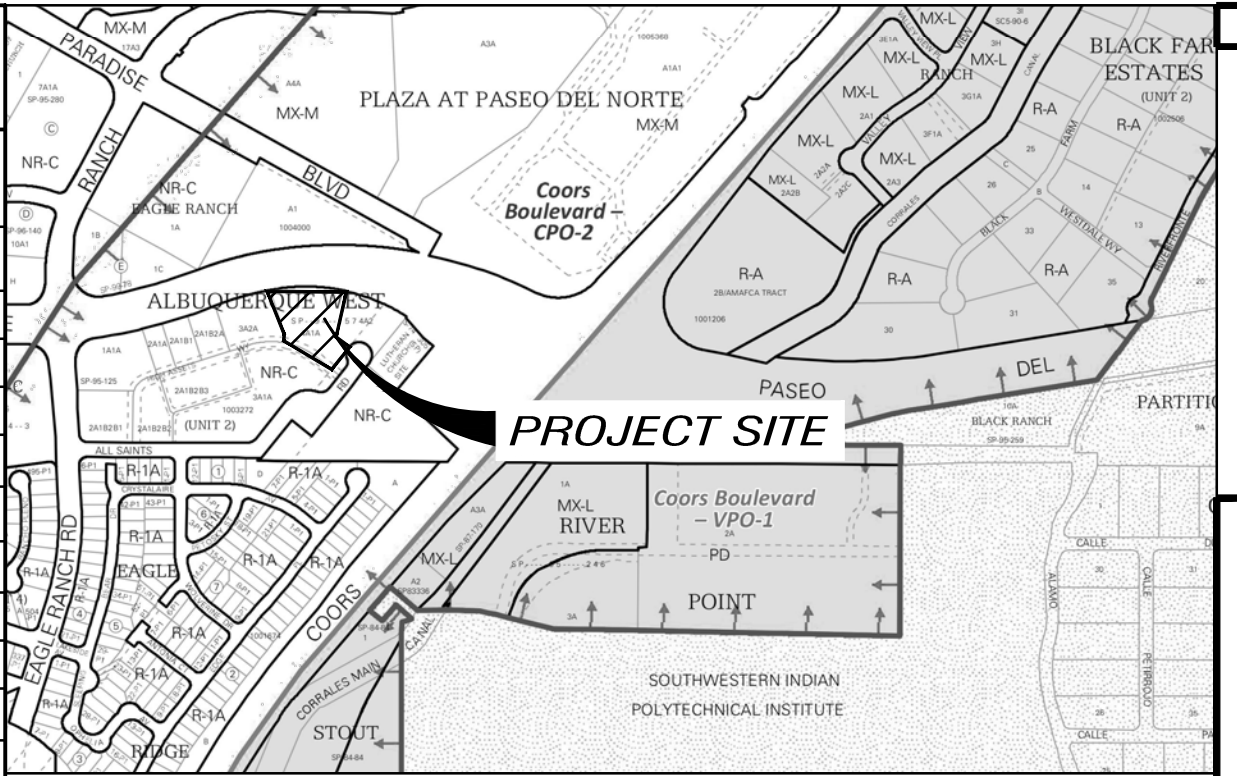
12" SUBGRADE PREP. CONTRACTOR TO TEST FOR R-VALUE  $\geq 50$  95% MIN COMPACTION, PLACED IN 2 - 6" COMPACTED LIFTS. SEE COA SPECIFICATION SECTION 301 FOR SUBGRADE REQUIREMENTS. ALL SUBGRADE MATERIAL SHALL HAVE A MIN R-VALUE  $\geq 50$ . THOSE SUBGRADE MATERIALS ENCOUNTERED DURING CONSTRUCTION HAVE AN R-VALUE  $\leq 50$ , THOSE SUBGRADE MATERIALS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN TWO (2) FEET BELOW THE FINISHED SUBGRADE ELEVATION AND TO THE HORIZONTAL LIMITS AUTHORIZED BY THE ENGINEER, AND REPLACED WITH SUBGRADE MATERIAL HAVING AN R-VALUE  $\geq 50$ .

3 ASPHALT SECTION  
NTS



#### SITE DATA

LOCATION	4805 HIGH ASSETS WAY N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	LOT 4-A-1-A ALBUQUERQUE WEST UNIT TWO
CURRENT ZONING	NR-C
ZONE ATLAS PAGE	C-13
BUILDING CONSTRUCTION TYPE	2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(1.54 AC) 67,148 SF
MAX. BUILDING HEIGHT ALLOWED	38 FEET
MAX. BUILDING HEIGHT	30 FEET
BUILDING FOOTPRINT AREA	16,620 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	48,261 SF
NUMBER OF UNITS	1 BUILDING
LANDSCAPE AREA	71,253 SF
LANDSCAPE W/O TREES AND SHRUBS	60,248 SF
TOTAL LANDSCAPE AREA	109,747 SF
TOTAL LANDSCAPE % OF TOTAL LOT AREA	33%
PAVED AREA	10,534 SF
REQUIRED PARKING	3 * 16,620/1000 = 50 SPACES COMMERCIAL SERVICES 3 SPACES/1,000 SQ.FT
PARKING PROVIDED	54 SPACES 45 STANDARD SPACES 9 COMPACT SPACES
REQUIRED ADA PARKING	2 SPACES (1 VAN)
PROVIDED ADA PARKING	2 SPACES (1 VAN)
REQUIRED MOTORCYCLE PARKING	2 SPACES
PROVIDED MOTORCYCLE PARKING	3 SPACES
REQUIRED BICYCLE PARKING	10% OF SPACES 5 SPACES
PROVIDED BICYCLE PARKING	36 SPACES



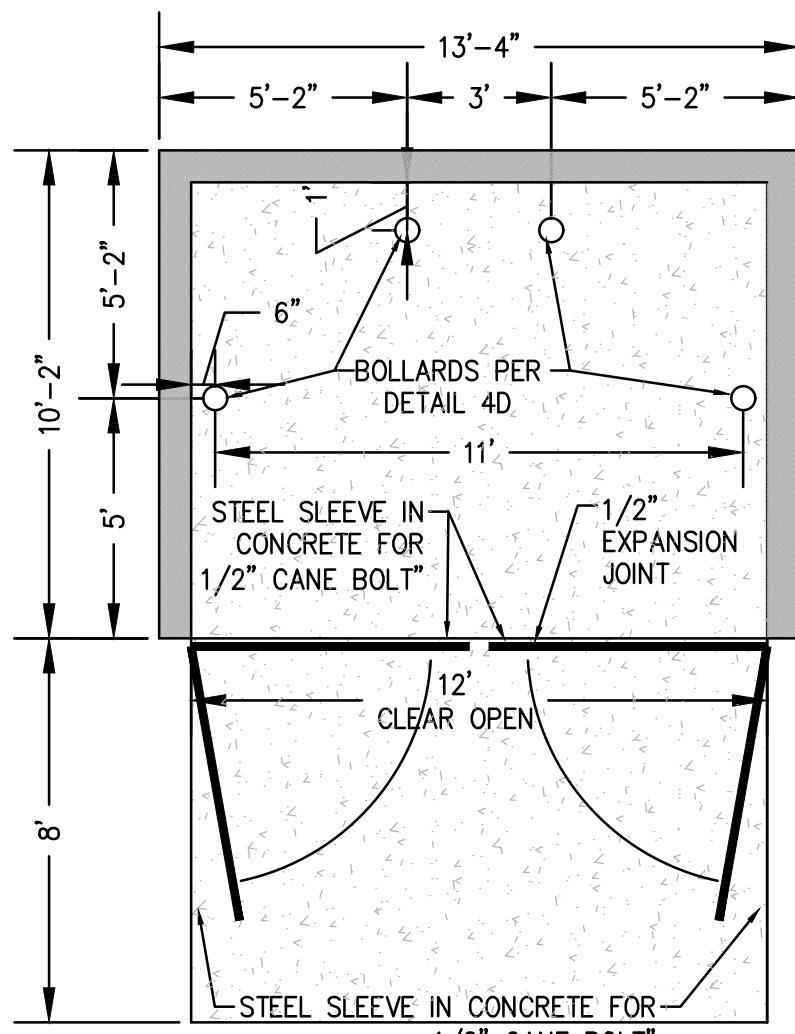
VICINITY MAP

#### GENERAL NOTES

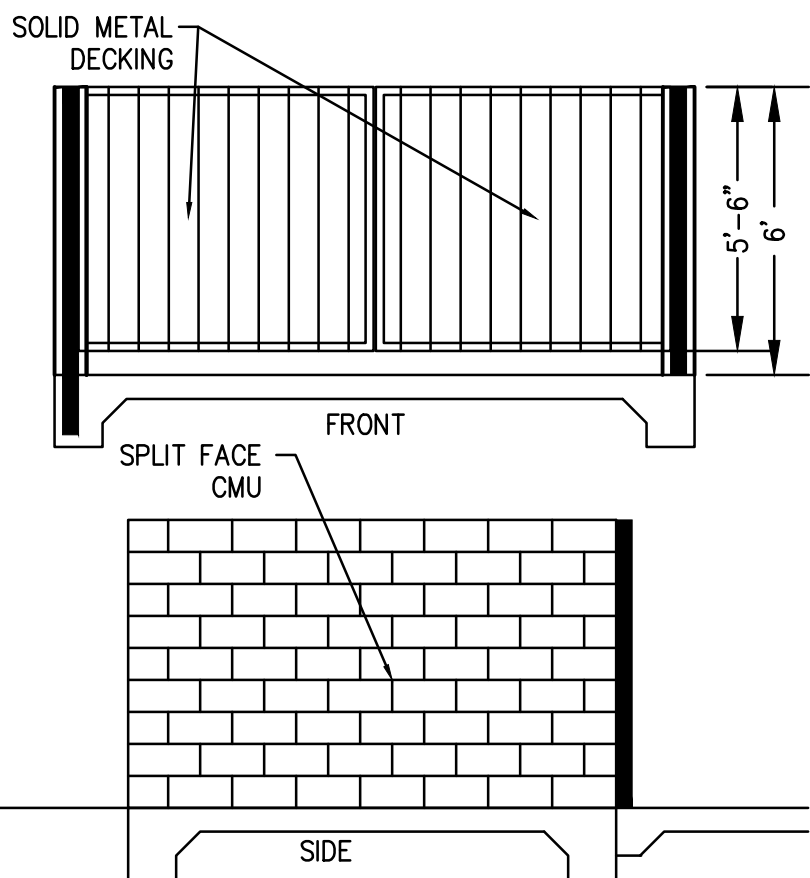
- CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
- WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
- SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
- SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT

#### KEYED NOTES

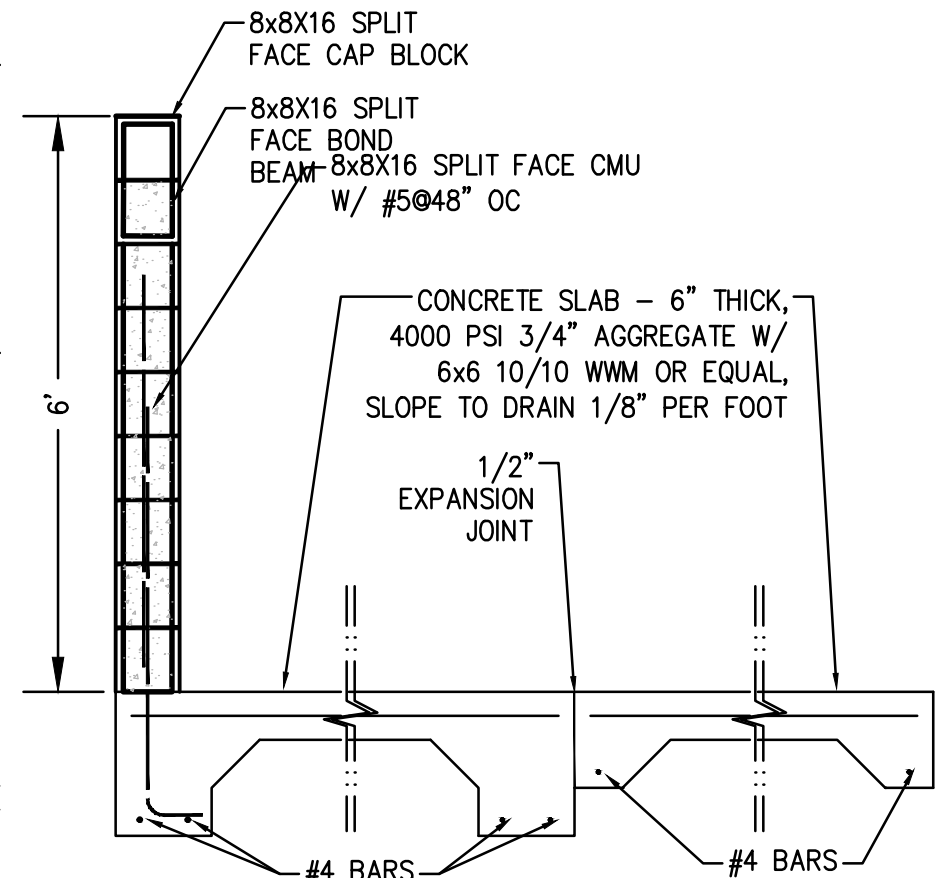
- PROPERTY LINE
- ACCESS EASEMENT
- INSTALL NEW CONCRETE CURB PER SP1-SITE PLAN
- BUILD NEW DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
- INSTALL BICYCLE RACKS PER TCL 1-TRAFFIC CIRCULATION LAYOUT
- BUILD 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP1-SITE PLAN
- ADA PARKING STRIPING AND SIGNAGE PER TCL-TRAFFIC CIRCULATION LAYOUT
- INSTALL HANDICAP RAMP W/TRUNCATED DOME SURFACE PER TCL-TRAFFIC CIRCULATION LAYOUT
- BUILD REFUSE ENCLOSURE PER SP-2 SITE DETAILS AND CABQ. REQUIREMENTS
- MOTORCYCLE PARKING SPACES 4'x8' STRIPING AND SIGNAGE PER TCL-TRAFFIC CIRCULATION LAYOUT
- LOCATION OF PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
- STANDARD PARKING SPACE (TYP.) STRIPING PER TCL-TRAFFIC CIRCULATION LAYOUT
- COMPACT PARKING SPACE PER STRIPING TCL 1-TRAFFIC CIRCULATION LAYOUT
- ON STREET PARKING PER CABQ SPECIFICATIONS (DEPICTED STRIPING IS FOR ILLUSTRATION AND NOT TO BE INSTALLED)



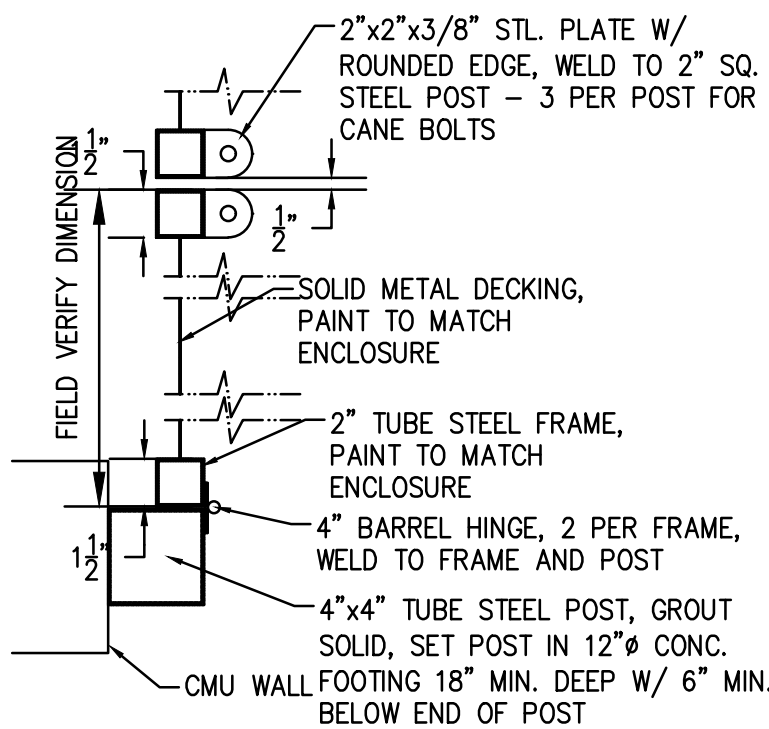
1 REFUSE ENCLOSURE  
Scale: 1/4"=1'



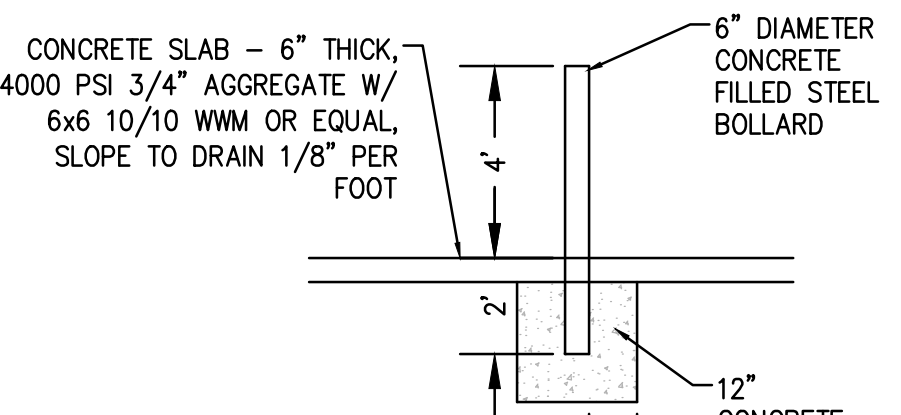
1A ENCLOSURE ELEVATIONS  
Scale: 1"=5'



1B ENCLOSURE SLAB  
Scale: 1/2"=1'



1C ENCLOSURE GATE  
Scale: 1-1/2"=1'



1D BOLLARD  
Scale: 1/4"=1'



THE HENSLEY ENGINEERING GROUP  
300 BRANDING IRON RD. SE  
RIO RANCHO, NEW MEXICO 87124  
Phone:(505) 410-1622

#### DEVELOPMENT MANAGEMENT CONSULTANTS

PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D  
Albuquerque, NM 87112

DMC

Office: (505) 296-7100  
Fax: (505) 296-7105



1. THIS SET OF DRAWINGS SHALL BE A WHOLE. IF THE SOLE CONTRACTOR INVOLVED IN THE DRAWINGS AS SUCH, EACH SHEET SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION TO THEIR RESPECTIVE DISCIPLINES.  
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN INCORPORATION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY OR OBTAIN DIMENSIONS IF NOT RECOMMENDED.

PROJECT ADDRESS  
**4805 HIGH ASSETS WAY N.W.  
ALBUQUERQUE, NM**

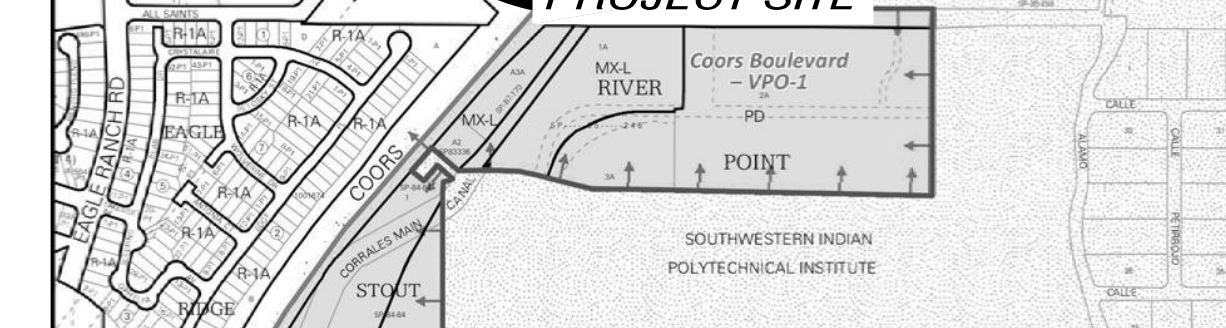
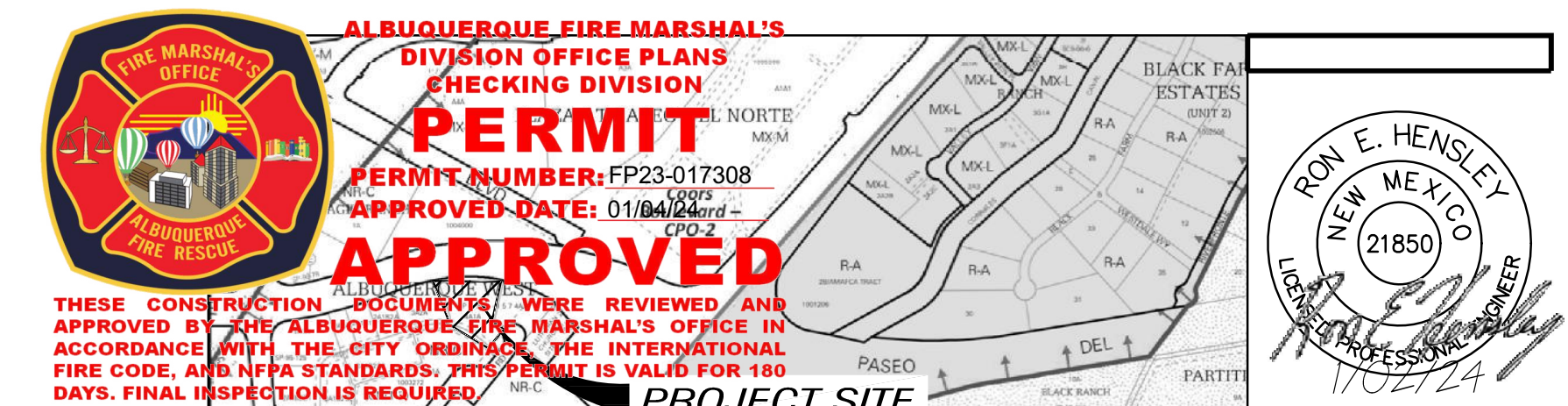
CUSTOMER NAME  
**TRISKELLION**

DRAWING NAME  
**SITE PLAN**  
PROJECT NAME  
**TRISKELLION GROUP BUILDING**

PROJECT NUMBER  
PROJECT PROGRESS  
PRELIMINARY  
DRAWN BY  
REH  
CHECKED BY  
REH / REH  
DATE  
DEC. 2023  
SCALE  
AS NOTED  
SHEET

**SP 1**





## GENERAL NOTES

1. FIRE FLOW REQUIREMENTS:
  - A.A. OCCUPANCY GROUP: **B**
  - B.B. CONSTRUCTION TYPE: **2B**
  - C.C. FIRE AREA SQUARE FOOTAGE: **13,248**
  - D.D. FIRE FLOW PER TABLE B.105.1: **NO-SPRINKLERS**
  - E.E. NUMBER OF HYDRANTS REQUIRED: **2,750 gpm @ 2HR DURATION**
  - F.F. BUILDING HEIGHT: **3**
  - G.G. FIRE LANE: **30'**
2. ALL FIRE APPARATUS ACCESS ROUTE SURFACES SHALL BE CAPABLE OF SUPPORTING 75,000 POUNDS
3. FIRE ACCESS ROUTES SHALL NOT EXCEED 10 PERCENT IN GRADE.
4. REFERENCE 2015 INTERNATIONAL FIRE CODE APPENDIX B, C AND D FOR CODE

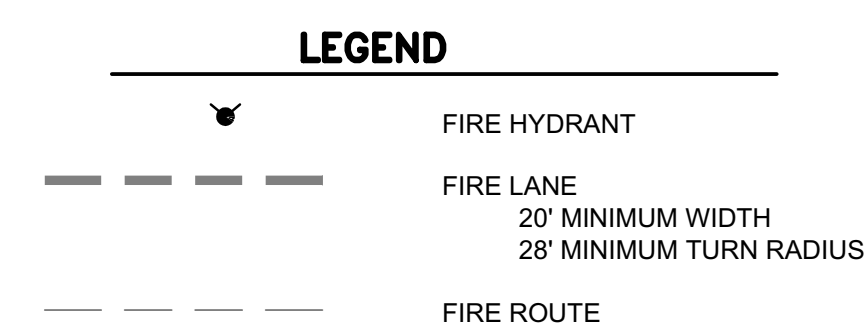
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C

CRITERIA

## KEYED NOTES

1. ASPHALT PAVING WITH 75,000 LB CAPACITY
2. CONCRETE CURB, PAINT RED, WHITE PAINT STENCIL 'NO PARKING' 'FIRE LANE' AT 20' O.C.
3. NEW FIRE HYDRANT
4. EXISTING FIRE HYDRANT
5. PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505



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1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.
2. DUE TO POTENTIAL INCONSIDERENCES DURING PLAN REPREPARING, SCALING THE REPREPARING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

PROJECT ADDRESS:  
4805 HIGH ASSETS WAY  
ALBUQUERQUE, NM

CLIENT'S NAME-  
TRISKELLION

FORMING NAME

SITE PLAN

PROJECT NAME

TRAISKELION GROUP BUILDING

	-PROJECT NUMBER-
	-PROJECT PROGRESS- <b>PRELIMINARY</b>
	-DRAWN BY- <b>REH</b>
	-CHECKED BY- / -APPROVED BY- <b>REH / REH</b>
	-DATE- <b>DEC. 2023</b>
	-SCALE- <b>AS NOTED</b>
	-SHEET-

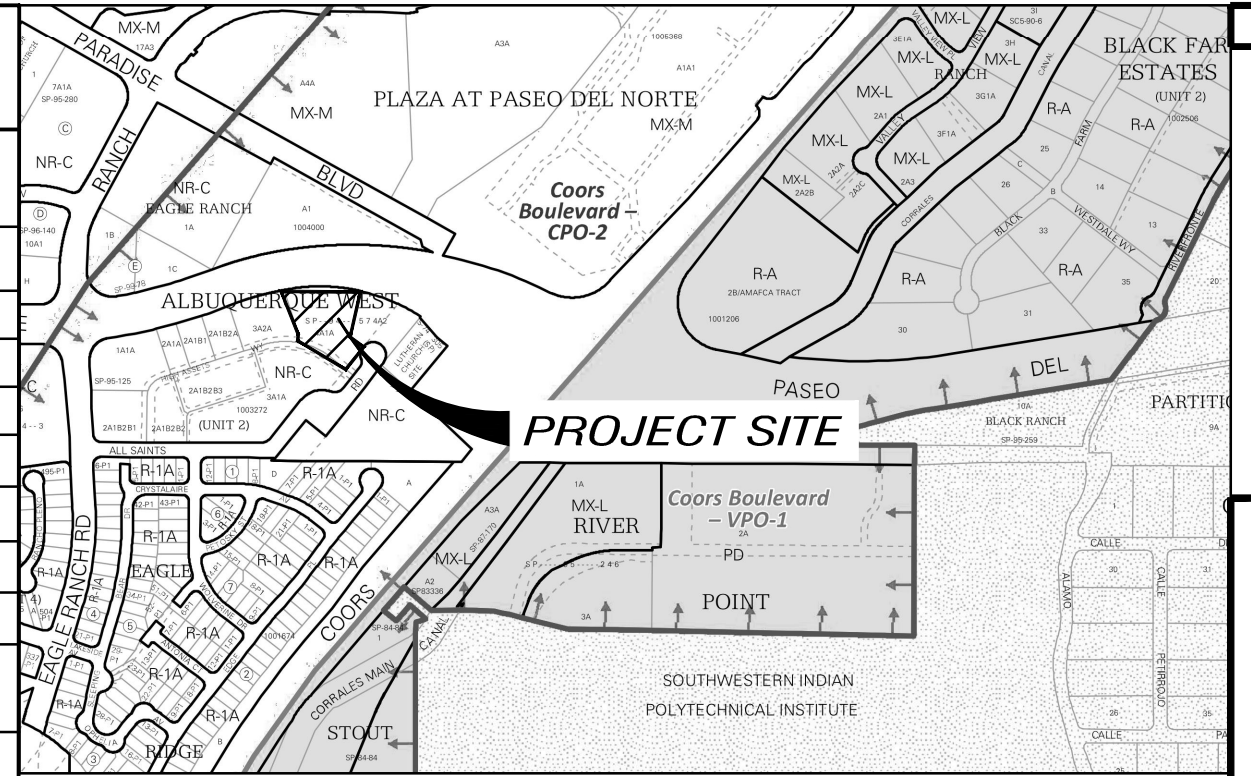
# FIRE 1



TRAFFIC CIRCULATION  
LAYOUT APPROVED

Curtis A. Charney 1-5-24  
Signed Date

SITE DATA	
LOCATION	4805 HIGH ASSETS WAY N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	LOT 4-A-1-A
CURRENT ZONING	NR-C
ZONE ATLAS PAGE	C-13
BUILDING CONSTRUCTION TYPE	IIB
APPLICABLE CODE	2015 IRC / IFC
TOTAL LOT AREA	(1.54 AC) 67,148 SF
BUILDING FLOOR AREA	18,887 SF
REQUIRED PARKING	3 * 18,887/1000 = 57 SPACES COMMERCIAL SERVICES 3 SPACES/1,000 SQ.FT
PARKING PROVIDED	60 SPACES 45 STANDARD SPACES 9 COMPACT SPACES 6 ON-STREET SPACES
REQUIRED ADA PARKING	4 SPACES (1 VAN)
PROVIDED ADA PARKING	4 SPACES (1 VAN)
REQUIRED MOTORCYCLE PARKING	3 SPACES
PROVIDED MOTORCYCLE PARKING	3 SPACES
REQUIRED BICYCLE PARKING	10% OF SPACES 6 SPACES
PROVIDED BICYCLE PARKING	6 SPACES



VICINITY MAP C-13-Z

### GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
- WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
- SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
- SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT

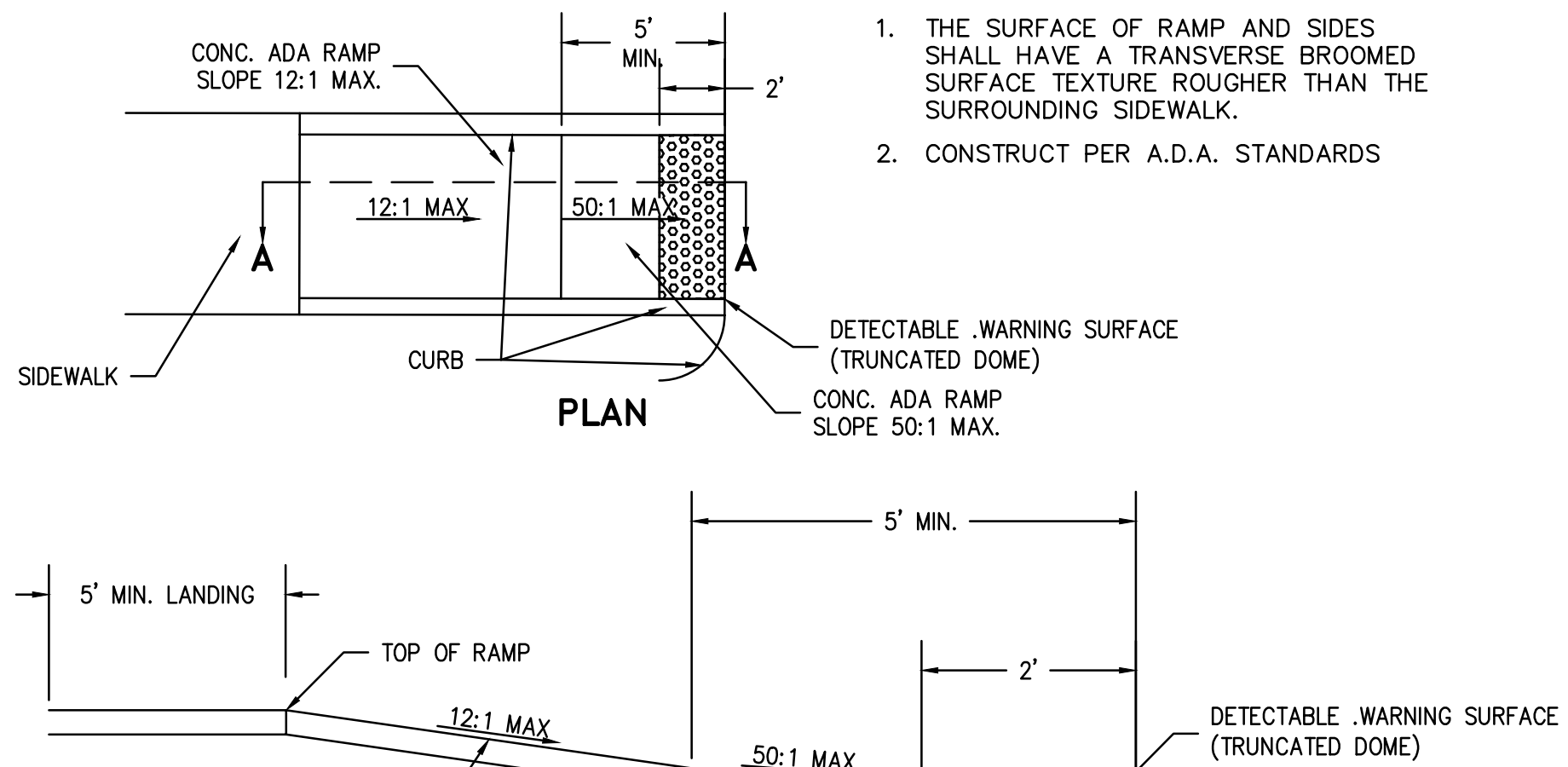
### # KEYED NOTES

- PROPERTY LINE
- ACCESS EASEMENT
- NEW CONCRETE CURB PER SP1-SITE PLAN
- NEW DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
- BICYCLE RACKS PER TCL 1-TRAFFIC CIRCULATION LAYOUT
- 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP1-SITE PLAN
- ADA PARKING PER TCL-TRAFFIC CIRCULATION LAYOUT
- HANDICAP RAMP W/TRUNCATED DOME SURFACE PER TCL-TRAFFIC CIRCULATION LAYOUT
- REFUSE ENCLOSURE PER SP-2 SITE DETAILS AND CABQ. REQUIREMENTS
- MOTORCYCLE PARKING SPACES 4'x8' WITH SIGN PER TCL-TRAFFIC CIRCULATION LAYOUT
- PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
- STANDARD PARKING SPACE (TYP.) PER TCL-TRAFFIC CIRCULATION LAYOUT
- COMPACT PARKING SPACE PER TCL 1-TRAFFIC CIRCULATION LAYOUT
- ON STREET PARKING PER CABQ SPECIFICATIONS (DEPICTED STRIPING IS FOR ILLUSTRATION AND NOT TO BE INSTALLED)

### NOTES

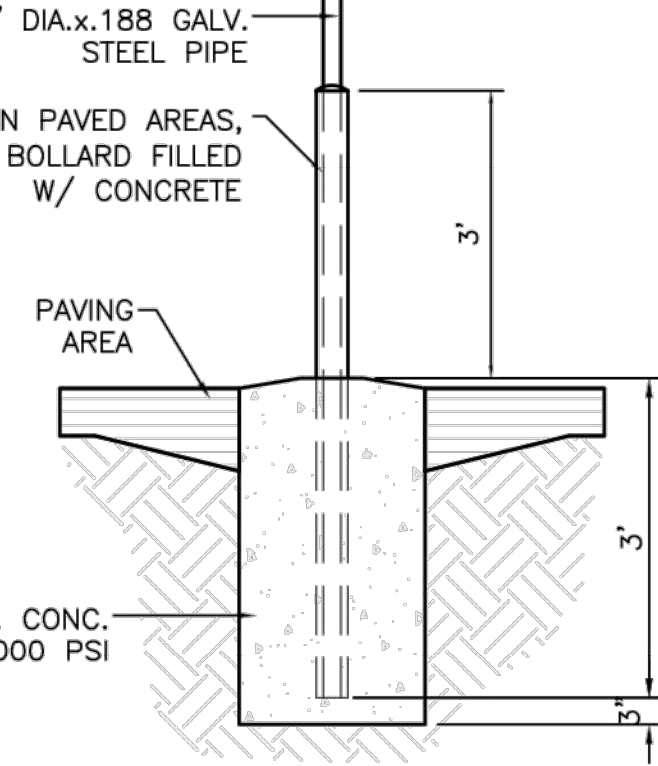
- THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- CONSTRUCT PER A.D.A. STANDARDS

1 ADA PARKING DETAIL  
Scale: 1"=5'

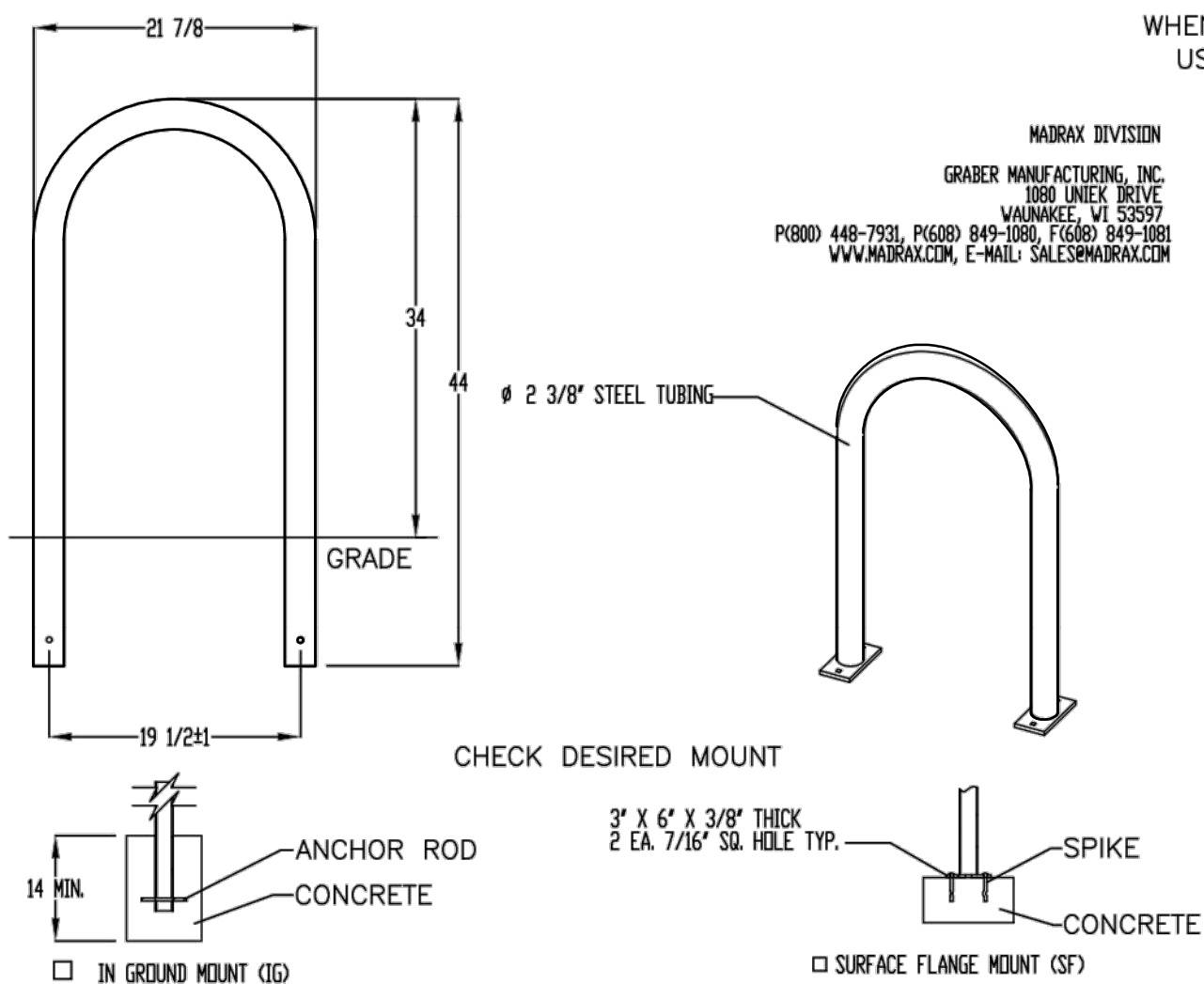


2 ADA RAMP DETAIL  
Scale: NTS

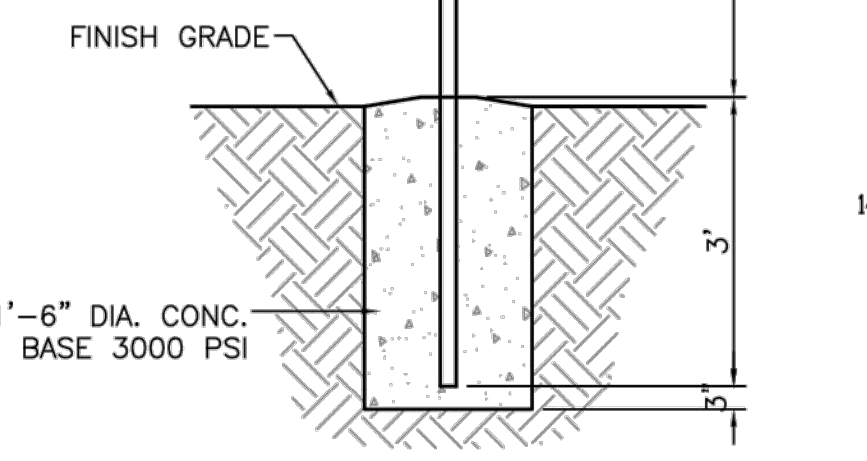
- NON-VAN ACCESSIBLE SPACES  
BOTTOM OF THIS SIGN  
60" MIN. ABOVE GROUND  
ANSI 502.7
- VAN ACCESSIBLE SPACES  
BOTTOM OF THIS SIGN  
60" MIN. ABOVE GROUND  
ANSI 502.7
- SIGN TYPE R7-8 (12"x18")  
SIGN FIELD IS WHITE  
SIGN LETTERING AND BORDER ARE GREEN  
INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND
- REQUIRED LANGUAGE PER  
NMSA 197866-7-352.4C  
(Violators are subject to a fine and/or towing)
- SIGN TYPE R7-8A (6"x12")  
SIGN FIELD IS WHITE  
SIGN LETTERING AND BORDER ARE GREEN
- REQUIRED LANGUAGE  
(VAN ACCESSIBLE)  
PER ANSI 502.7



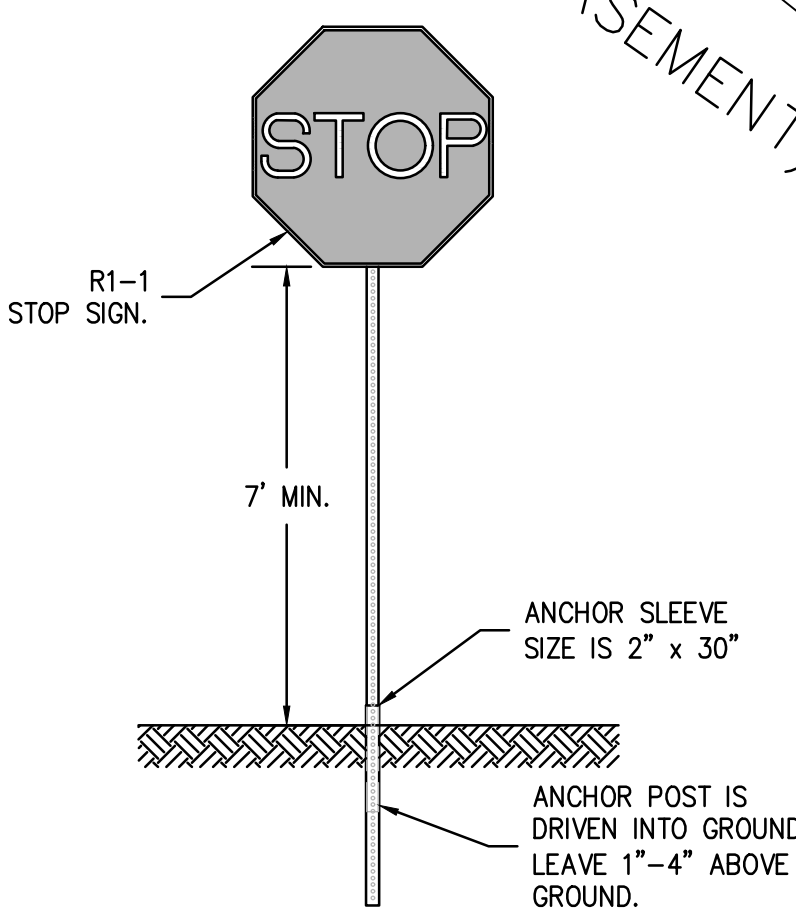
3 ADA SIGNAGE DETAIL  
Scale: NTS



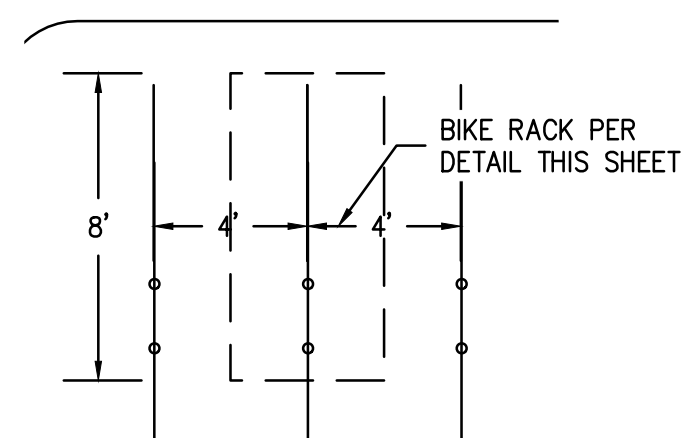
10 BIKE RACK DETAIL  
Scale: NTS



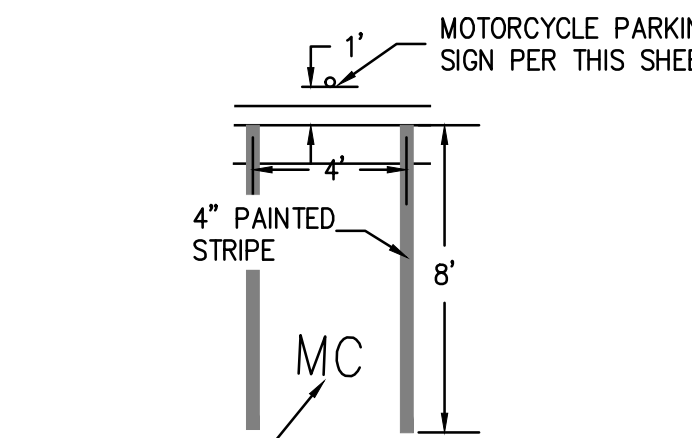
9 MOTORCYCLE PARKING SIGN  
Scale: NTS



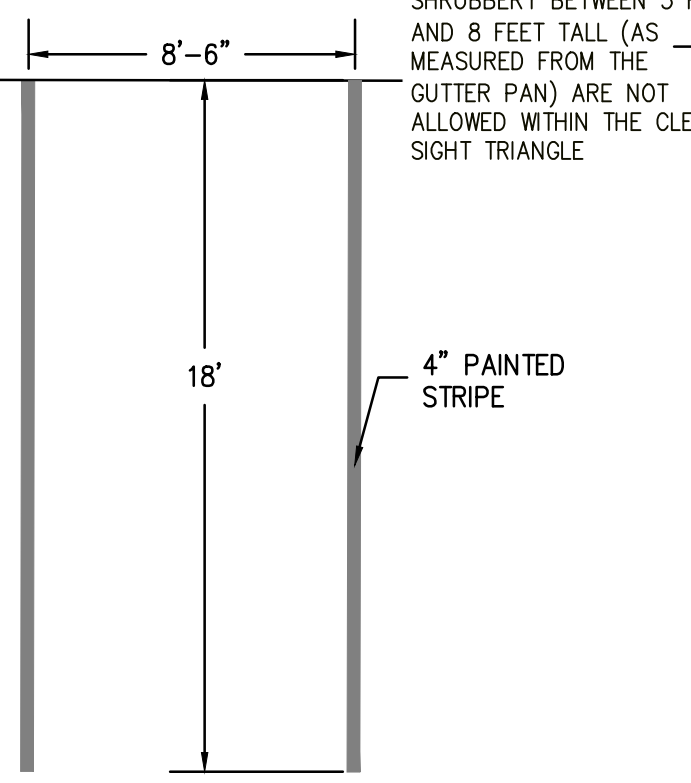
8 REGULATORY SIGN DETAIL  
Scale: NTS



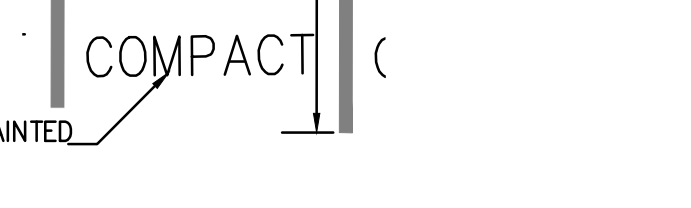
7 BICYCLE PARKING  
Scale: 1"=5'



6 MOTORCYCLE PARKING  
Scale: 1"=5'



4 STANDARD PARKING  
Scale: 1"=5'



5 COMPACT PARKING  
Scale: 1"=5'

PROJECT ADDRESS  
**4805 HIGH ASSETS WAY N.W.  
ALBUQUERQUE, NM**

CURTIS A. CHARNEY  
**TRISKELLION**

PROJECT NAME  
**SITE PLAN**

PROJECT NUMBER  
**PRELIMINARY**

PROJECT PROGRESS  
**PRELIMINARY**

DRAWN BY  
**REH**

CHECKED BY  
**REH / REH**

DATE  
**DEC. 2023**

SCALE  
**AS NOTED**

SHEET  
**TCL**

THE HENSLEY ENGINEERING GROUP  
300 BRANDING IRON RD. SE  
RIO RANCHO, NEW MEXICO 87124  
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DEVELOPMENT MANAGEMENT CONSULTANTS  
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Fax: (505) 296-7105





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Triskelion Group Building Building Permit #: \_\_\_\_\_ Hydrology File #: C13D016D  
Zone Atlas Page: C-13 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT 4-A-1-A , ALBUQUERQUE WEST, UNIT 2  
City Address: 4805 High Assets Way NW

**Applicant:** Development Management Consultants Contact: Ron Hensley  
Address: 9320 Menaul Blvd. NE, Suite D, Albuquerque, NM 87112  
Phone#: 505-410-1622 Fax#: 505-296-7105 E-mail: ron@thegroup.cc

### Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: NR-C

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:  
Private Security Offices and Training facility for Security Officers

Days and Hours of Operation (if known): 8 - 5, 5 Days a week

### Facility

Building Size (sq. ft.): 18,887

Number of Residential Units: NA

Number of Commercial Units: 1

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* 25 - 30

Expected Number of Employees (if known):\* 18

Expected Number of Delivery Trucks/Buses per Day (if known):\* 1 +-

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

Driveway(s) Located on: Street Name 4805 High Assets Way NW

Adjacent Roadway(s) Posted Speed: Street Name High Assets Way Posted Speed 25

Street Name Posted 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/Functional Classification: Local  
(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: <500 Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): None Nearest Transit Stop(s): Rapid Ride 96, 155, 790 Stop

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed frontage sidewalk

### 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](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:

 P.E.

12/29/2023

TRAFFIC ENGINEER

DATE