



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 (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