



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

E21D011

**Project Title:** Tanoan Country Club TI

Building Permit #: 2024-44657 Hydrology File #: 2025-00012

Zone Atlas Page: E-21-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: REVISED CLUBHOUSE TR REPL MAP FOR TR B-1 & LT 23-1 HIGHLANDSAT TANOAN SUBD & FOR THE REVISED CLUBHOUSE TR TANOAN PROPERIES CONT 9.6944AC

Development Street Address: 10801 Academy Rd NE, Albuquerque NM 87111

**Applicant:** Lynne Wasinger -Design Studio Architects Contact: Lynne Wasinger

Address: 1301 Arapahoe St, #105, Golden, CO 80401

Phone#: 720.485.5577

Fax#: \_\_\_\_\_

E-mail: lynnew@designstudioarc.com

### Development Information

Build out/Implementation Year: 1978

Current/Proposed Zoning: NR-C

Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: ☒ Same Use/Increased Activity: ( )

Change of Zoning: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: ☒

Describe development and Uses:

The project is an existing country club and club building with a small addition proposed. The existing facility has a golf course, tennis courts, pool and clubhouse for member only use. The proposed scope is to convert some exterior patio space to the second floor on a structured deck (it currently at grade on a patio) and extend the interior area about 2,905 SF

Days and Hours of Operation (if known): 8 AM- 7 P.M. Tuesday-Sunday

### Facility

Building Size (sq. ft.): The existing clubhouse building is 19,952 SF. Note there are multiple buildings onsite.

Number of Residential Units: na

Number of Commercial Units: 1

### Traffic Considerations

ITE Trip Generation Land Use Code No change in membership or landuse associated with this application

Expected Number of Daily Visitors/Patrons (if known):\* No change in membership or landuse associated with this application

Expected Number of Employees (if known):\* No change in employees associated with this application

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

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

Driveway(s) Located on: Street Name Rolling Hills Rd NE

Adjacent Roadway(s) Posted Speed: Street Name Rolling Hills Rd NE Posted Speed 20 MPH  
Street Name Academy Rd NE 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: Minor Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Tanoan Country Club  
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): Bus Nearest Transit Stop(s): .9 miles

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: City  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: NA

### Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

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 [X]

Thresholds Met? Yes [ ] No [X]

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

ITE 491 Racquet/Tennis Club  
2905 sq ft Addition

AM Trips 4  
PM Trips 6

Curtis A Cherna  
TRAFFIC ENGINEER

3-24-25  
DATE

### Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov). Call 924-3362 for information.

#### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.