



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: TORTILLA BUILDING

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: F16Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: PARCEL D RENAISSANCE III A REPL. OF LOTS 3 & 4 BLK 4 & TR 6-106 S.W.D.S.

Development Street Address: INDUSTRIAL CENTER - 1700 DESERT SURE CIRCLE NE

Applicant: RBA ARCHITECTS Contact: ALEJANDRO SOTO

Address: 1104 PARK AVE SW 8710Z

Phone#: 505 242 1859 Fax#: _____

E-mail: ALEJANDRO@RBA81.COM

Development Information

Build out/Implementation Year: 2005 Current/Proposed Zoning: NR-CM

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

Change of Zoning: ()

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

Describe development and Uses:

EXISTING WAREHOUSE BUILDING - 3 WAREHOUSES TO BE ADDED TO THIS BUILDING

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 81469 SF

Number of Residential Units: 0

Number of Commercial Units: 0

Traffic Considerations

ITE Trip Generation Land Use Code _____

Expected Number of Daily Visitors/Patrons (if known):* NO TENANT BY NOW

Expected Number of Employees (if known):* _____

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

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

Driveway(s) Located on: Street Name DESERT SURE CIRCLE

Adjacent Roadway(s) Posted Speed: Street Name ALEXANDER BLVD NE Posted Speed 35 mph
Street Name DESERT SURF CIR 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: N/A
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: EMPLOYMENT
(urban center, employment center, activity center, etc.)

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

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

Adjacent Transit Service(s): ROUTE 157 Nearest Transit Stop(s): MONTAÑO @ CULTURE DR.

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: BIKE LANE ON ALEXANDER BLVD.
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: EXISTING CONCRETE SIDEWALKS

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 (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 [✓]

Thresholds Met? Yes [] No [✓]

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes: Wsrehouses generate very low traffic volumes

Ernest Armijo
TRAFFIC ENGINEER

3/18/2026
DATE

Submittal