



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** La Morada Com Development **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**Zone Atlas Page:** H-10-Z **DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TR 3 PLAT FOR LADERA BUSINESS PARK UNIT 1 CONT 2.7427 AC  
**City Address:** 7501 La Morada Pl NW, Albuquerque NM 87120

**Applicant:** Jeebs & Zuzu LLC **Contact:** Edgar Mata  
**Address:** 5924 Anaheim Ave NE Suite A, Albuquerque NM 87113  
**Phone#:** 505-797-1318 **Fax#:** \_\_\_\_\_ **E-mail:** edgar@jeebsandzuzu.com

### Development Information

**Build out/Implementation Year:** \_\_\_\_\_ **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:**

It is currently a vacant lot. We are looking to build new office / warehouse suites for new tenants to come in and rent.

**Days and Hours of Operation (if known):** N/A

### Facility

**Building Size (sq. ft.):** Each building is 9600 sf and there are 3 buildings total.

**Number of Residential Units:** \_\_\_\_\_

**Number of Commercial Units:** 4 suites per building

### 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 (if known):\*** \_\_\_\_\_

**Driveway(s) Located on:** Street Name La Morada Pl. NW

**Adjacent Roadway(s) Posted Speed:** Street Name La Morada Pl NW Posted Speed

Street Name Vista Oriente St NW Posted Speed

ITE Land USE #712 Small Office Building  
9,600 Sq Ft each, 3 building  
AM peak 51 trips  
PM peak 75 trips

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: \_\_\_\_\_  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: \_\_\_\_\_  
(urban center, employment center, activity center)

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

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

Adjacent Transit Service(s): \_\_\_\_\_ Nearest Transit Stop(s): \_\_\_\_\_

Is site within 660 feet of Premium Transit?: \_\_\_\_\_

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

Current/Proposed Sidewalk Infrastructure: \_\_\_\_\_

## 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:

*M.P. P.E.*

TRAFFIC ENGINEER

2/20/2024

DATE

## **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email 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 v/c ratio on this form.