



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Maverik - Carlisle/Indian Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: H-16 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: A portion of Tract A and all of Tracts B & C, Unit One, Indian Plaza  
City Address: 2101 Carlisle Blvd NE, Albuquerque, NM 87110

**Applicant:** Maverik, Inc. Contact: Rich Piggott  
Address: 185 South State Street, Suite 800 , SLC, UT 84  
Phone#: 801-865-4212 Fax#: \_\_\_\_\_ E-mail: rich.piggott@maverik.com

### Development Information

Build out/Implementation Year: 2027 Current/Proposed Zoning: MX-L

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

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

Describe development and Uses:  
Redevelopment of existing building for retail/restaurant/commercial uses and addition of a pad site to a 5,951 SF Convenience Store with fueling and a future outlet.

Days and Hours of Operation (if known): TBD

### Facility

Building Size (sq. ft.): 5,591 SF + Future Building

Number of Residential Units: N/A

Number of Commercial Units: 1 Convenience store plus one additional outlet for future use.

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_

Number of Employees (if known):\* 15

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

Trip Generations during PM/AM Peak Hour (if known):\* 498 am/pm trips including 10 fuel pumps and patrons

Driveway(s) Located on: Street Name Carlisle Blvd NE (2 existing) & Indian School ( 2 Existing )

Adjacent Roadway(s) Posted Speed: Street Name Carlisle Blvd NE Posted Speed 35 mph

Street Name Indian School Road NE Posted Speed 35 mph

\* 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)**

Carlisle: Major Transit Corridor, Minor Arterial

Comprehensive Plan Corridor Designation/Functional Classification: Indian School: No Corridor, Minor Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: None  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City of Albuquerque  
Carlisle: 32,163 AWDT; Carlisle: AM: 0.59 / PM: 0.66

Adjacent Roadway(s) Traffic Volume: Indian School: 11,638 Volume-to-Capacity Ratio: Indian School: AM: 0.21 / PM: 0.24  
AWDT (if applicable)

Adjacent Transit Service(s): Bus Route: Montgomery-Carlisle & Indian School Commuter Nearest Transit Stop(s): Carlisle @ Indian School Stop ID 6226; Carlisle @ Indian School Stop ID 6276

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bike Lanes on Indian School (existing) and Carlisle (proposed)  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks along Indian School (existing) and Carlisle (existing)

**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:

Ernest Armijo  
TRAFFIC ENGINEER

1/20/2026  
DATE

