



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2019)

Project Title: Chipotle Mexican Grill Building Permit #: BP-2021-30185 Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: \_\_\_\_\_ DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
City Address: 1000 Juan Tabo Boulevard

Applicant: Brett Gray as agent for Chipotle Mexican Grill Contact: Brett Gray  
Address: 8826 Santa Fe Drive, Suite 304, Overland Park KS 66212  
Phone#: 913-707-4090 Fax#: \_\_\_\_\_ E-mail: bgray@ddg.bz

### Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: MX-M (No Change)

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:

Restaurant use with pick up lane. No change of use. Landlord is demising the space from a single tenant to a 2 tenant restaurant building. No changes to site layout, parking or circulation.

Days and Hours of Operation (if known): 11:00 AM to 10:00 PM

### Facility

Building Size (sq. ft.): 6,000 SF  
Number of Residential Units: 0  
Number of Commercial Units: 2

Chipotle 2,392 sq ft  
with drive-through  
AM-not open  
PM 85 trips

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* Chipotle - 190 Estimated - Scarpa Pizza - 140

Expected Number of Employees (if known):\* Chipotle - 10 - Scarpa Pizza - 14

Expected Number of Delivery Trucks/Buses per Day (if known):\* Chipotle - 1-3 Estimated - Scarpa Pizza - 3

Driveway(s) Located on: Street Name Juan Tabo, Sierra Vista

Adjacent Roadway(s) Posted Speed:	Street Name	Juan Tabo	Posted Speed	40 MPH
	Street Name	Sierra Grande	Posted Speed	30 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 (to be completed by City of Albuquerque staff)

Comprehensive Plan Corridor Designation/Functional Classification: Principal Arterial  
Comprehensive Plan Center Designation: none  
Jurisdiction of roadway (NMDOT, City, County): City  
Adjacent Roadway(s) Traffic Volume: 35,608 AWDT Volume-to-Capacity Ratio: PM SB 0.86  
Adjacent Transit Service(s): Juan Tabo Nearest Transit Stop(s): Juan Tabo/Lomas  
Current/Proposed Bicycle Infrastructure: None

### 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.

9/30/2021

\_\_\_\_\_  
TRAFFIC ENGINEER

\_\_\_\_\_  
DATE

### Submittal

The Scoping Form must be submitted as part of any building permit 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. Call 924-3991 for information.

### Site Plan 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
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)
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