



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 05/2024)

J22D074

**Project Title:** \_\_\_\_\_

Zone Atlas Page: \_\_\_\_\_ DFT/DHO #: \_\_\_\_\_ BP #: \_\_\_\_\_

Development Street Address: \_\_\_\_\_

(If no City Address include a Vicinity Map with site highlighted and legible street names)

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Development Information

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

Existing Use: \_\_\_\_\_

Describe Proposed Development and Uses:

\_\_\_\_\_  
\_\_\_\_\_

Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Building Size (sq. ft.): \_\_\_\_\_

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

Number of Commercial Units: \_\_\_\_\_

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

Driveway(s) Located on: Street Name \_\_\_\_\_

Adjacent Roadway(s) Posted Speed: Street Name \_\_\_\_\_ Speed \_\_\_\_\_

Street Name \_\_\_\_\_ 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 (e.g. Main Street, Major Transit, N/A): \_\_\_\_\_  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): \_\_\_\_\_  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector) : \_\_\_\_\_  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

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

Adjacent Roadway(s):

Name: \_\_\_\_\_ Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_

Name: \_\_\_\_\_ Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : \_\_\_\_\_ Nearest Transit Stop(s): \_\_\_\_\_  
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: \_\_\_\_\_  
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : \_\_\_\_\_  
Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: \_\_\_\_\_  
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: [ccherne@cabq.gov](mailto:ccherne@cabq.gov). Email or call 505-924-3986 for information.

## **For City Personnel Use:**

### 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 and/or Notes:

Transportation concurs with  
the trips on the form.

AM Trips 0  
PM Trips 78

*Curtis A Cherne*

TRAFFIC ENGINEER

DATE

# Automated Car Wash (948)

Vehicle Trip Ends vs: Car Wash Tunnels

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 3

Avg. Num. of Car Wash Tunnels: 1

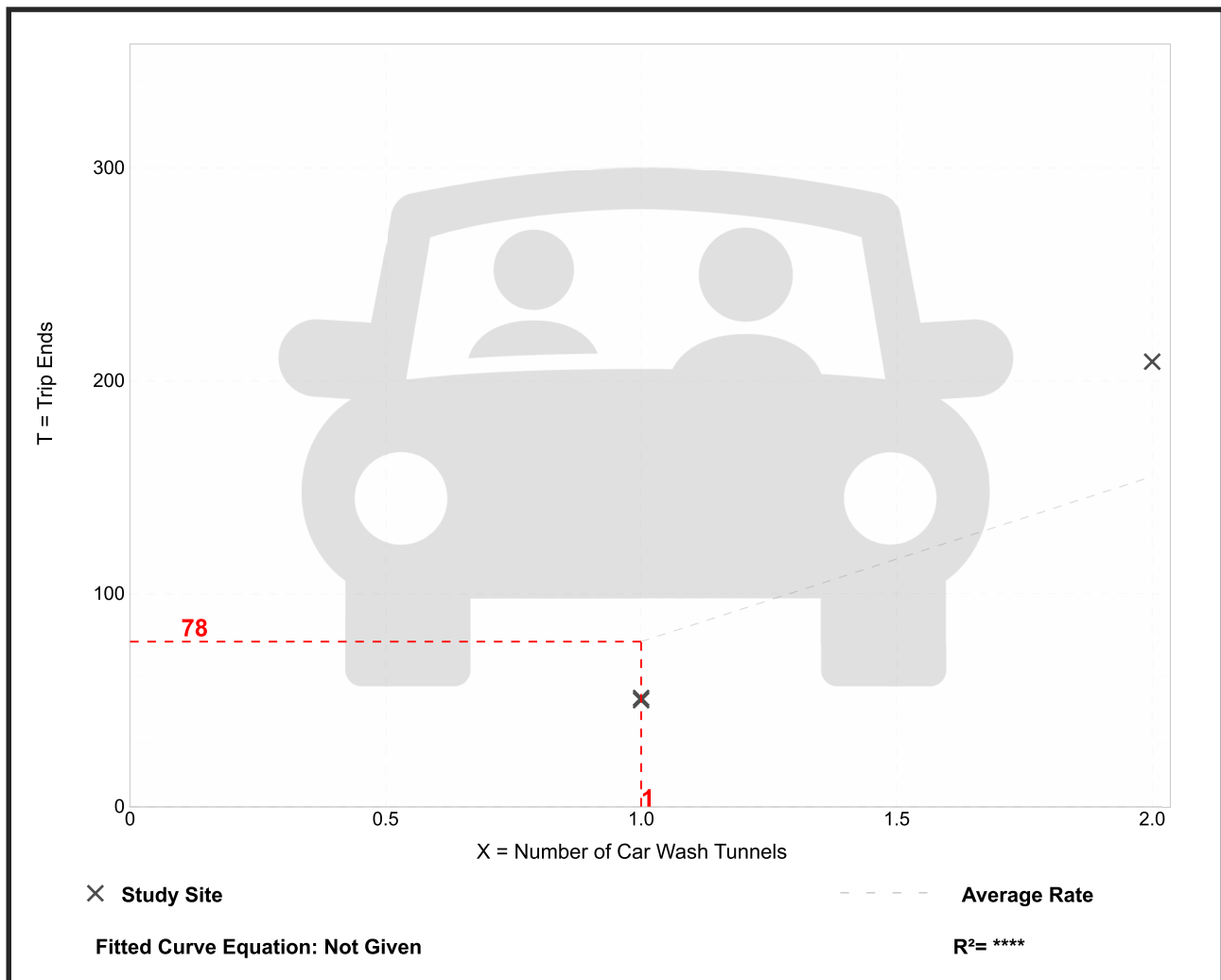
Directional Distribution: 50% entering, 50% exiting

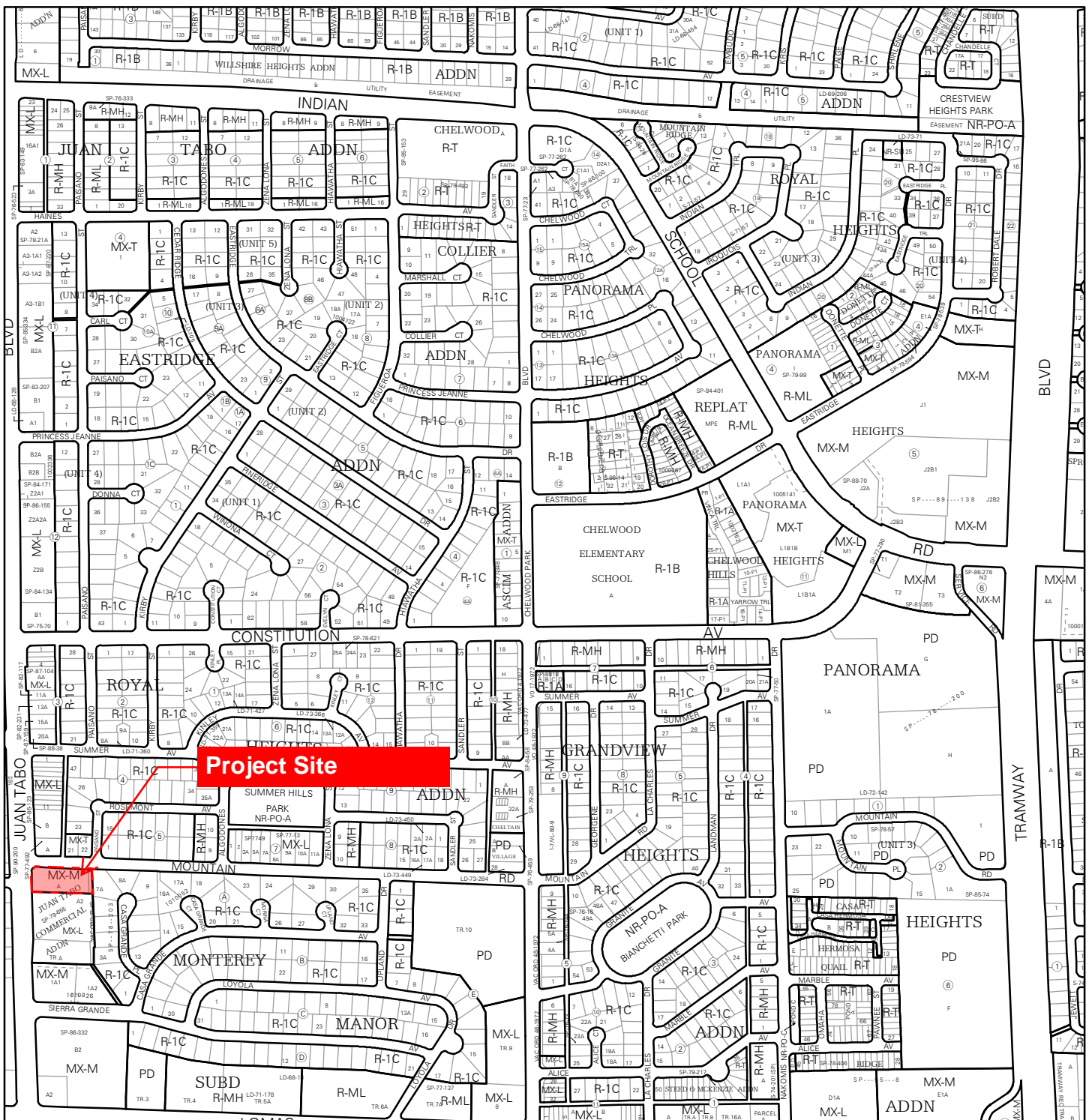
## Vehicle Trip Generation per Car Wash Tunnel

Average Rate	Range of Rates	Standard Deviation
77.50	50.00 - 104.50	33.07

## Data Plot and Equation

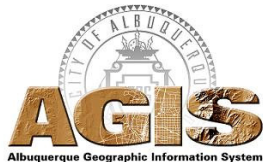
*Caution – Small Sample Size*



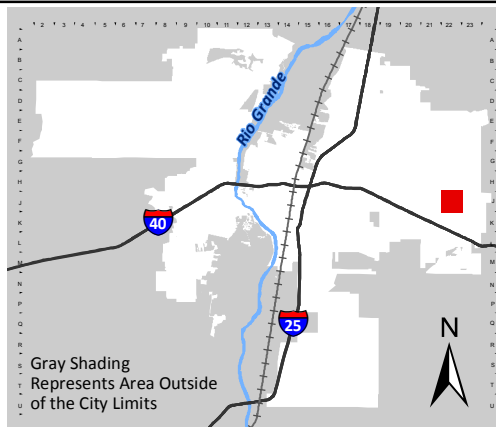


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



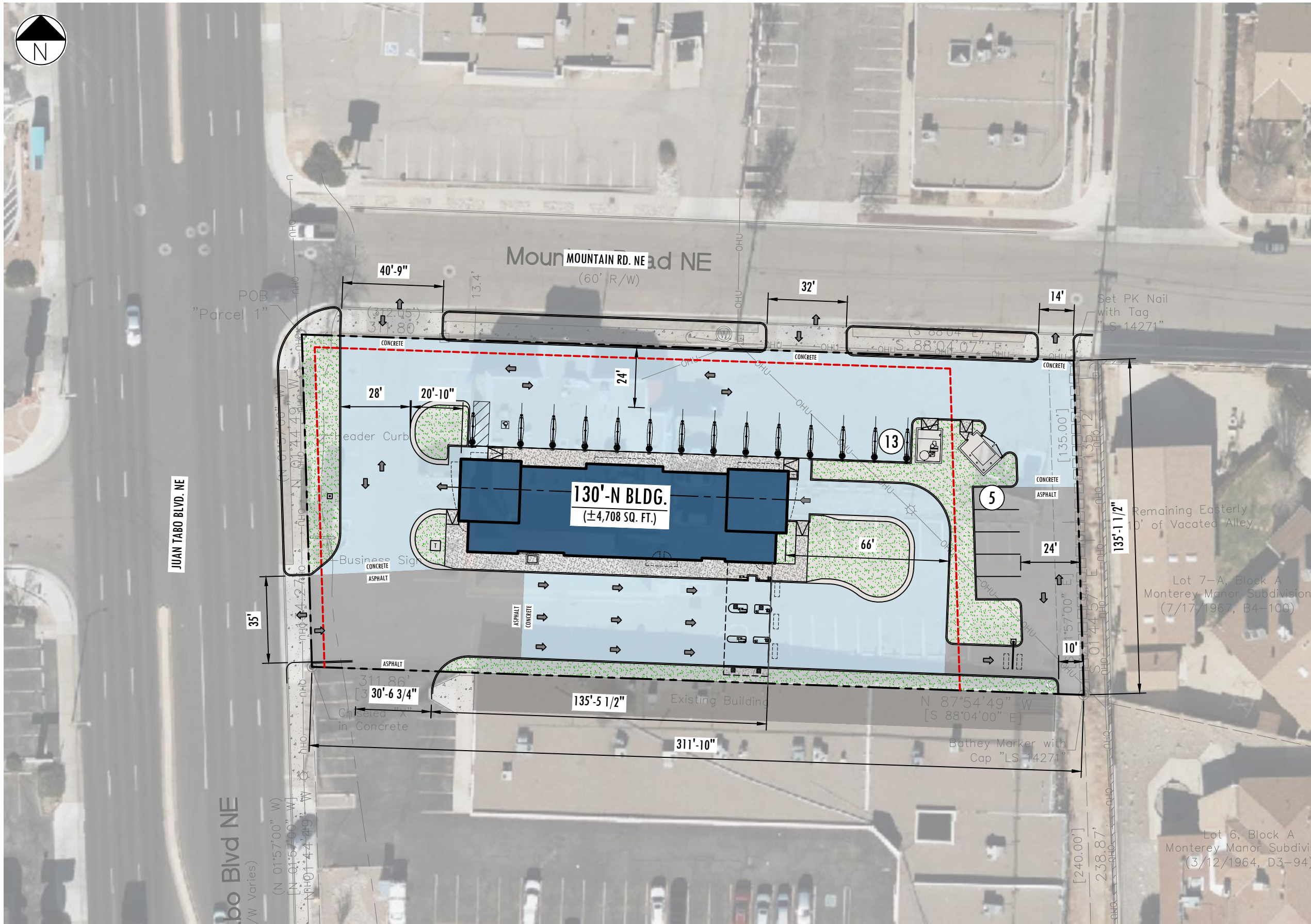
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-22-Z**

- Easement
  - Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet





PROPERTY SUMMARY	
ALBUQUERQUE, NM	
TOTAL PROPERTY AREA	0.96 AC
ZONING SUMMARY	
EXISTING ZONING	MX-M
PROPOSED ZONING	MX-M
LANDSCAPE SETBACKS	FRONT:
	SIDE:
	REAR:
BUILDING SETBACKS	FRONT: 5'
	SIDE: 5'/0'
	REAR: 50'
PARKING	
PROPOSED VACUUM STALLS	13
PROPOSED EMPLOYEE STALLS	5
BUILDING TOWER(S)	
TUNNEL ENTRANCE	YES
TUNNEL EXIT	YES

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE SETBACK LINE
	EASEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LANDSCAPING
	PROPOSED CONCRETE
	PROPOSED ASPHALT

NOTES



222 E. 5TH STREET  
TUCSON, AZ 85705  
www.mistercarwash.com

NM XXXX JUAN TABO 2

1020 JUAN TABO BLVD NE - ALBUQUERQUE, NM 87112

Disclaimer: Property of Mister Car Wash. Not to scale. Not for construction. Verification of site specific conditions and compliance with Federal, State & local building codes is the exclusive responsibility of the Customer and/or Architect & Engineer. These drawings reflect requirements for MISTER CAR WASH ONLY unless otherwise noted. Please refer to other manufacturers, if any, for their requirements.

APPROVED LAYOUT

SITE PLAN

NO:	REVISIONS:	DRAWN BY:	DATE:
-	-	-	-
-	-	-	-
-	-	-	-

DRAWN BY:	KL
DATE:	10/28/2024
SCALE:	1"=40'

SHEET: 01

1 of 1