



City of Albuquerque

Planning Department
Development Review Services Division

L14D010

Traffic Scoping Form (REV 12/2020)

Project Title: Fuentes Auto Sales Building Permit #: BP-2024-09664 Hydrology File#: _____

Zone Atlas Page: L-14-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Portion of Lots 1&2, Block B, Torreon Addition

City Address: 700 Gibson Blvd. SE

Applicant: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: NR-C

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

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

Describe development and Uses:

Construction of a 1,840 SF building on an existing vacant site that will be used for auto sales, with a second floor rental space

Days and Hours of Operation (if known): M-Sat 8A - 5P

Facility

Building Size (sq. ft.): 1,840 SF (2-story)

Number of Residential Units: _____

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 25

Expected Number of Employees (if known):* 3

Expected Number of Delivery Trucks/Buses per Day (if known):* none

Trip Generations during PM/AM Peak Hour (if known):* ITE avg, PM Peak hr. trip rate = 7.5

Driveway(s) Located on: Edith St. SE

Adjacent Roadway(s) Posted Speed: Edith St. SE 25 mph

Gibson Blvd. SE 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)

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

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

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

Adjacent Roadway(s) Traffic Volume: 16,201 Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): none Nearest Transit Stop(s): Broadway & Gibson - 5 min.

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: Proposed bike lane along Gibson Blvd. SE
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: _____
New 6 ft. wide s.w. along Gibson Blvd. SE property line & improvement to existing 5 ft. wide s.w. along Edith St. SE property line

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 (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 [X] Borderline []

Thresholds Met? Yes [] No [X]

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

Notes:

Curtis A Cherno

Edith St. SE

9-16-24

TRAFFIC ENGINEER

DATE

ITE 841 Used Auto Sales
AM Trips 8
PM Trips 9

ITE 712 Small Office
AM Trips 5
PM Trips 6

Total:
AM Trips 13
PM Trips 15

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 . 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.