

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela – Director



Mayor Timothy M. Keller

November 3, 2025

Terry Brown, P.E.  
Ronald Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park Pl NE  
Albuquerque, NM 87109

**Re: Amare Rio Rancho  
Black Arroyo and 19<sup>th</sup> St.  
Traffic Impact Study (A11D100)**  
Engineer's Stamp: October 2, 2025  
Via email [jbecker@tierrawest.com](mailto:jbecker@tierrawest.com)

Dear Mr. Brown and Mr. Bohannon,

The Traffic Impact Study received on October 2, 2025 has been reviewed and is approved by the City of Albuquerque Planning Development Transportation Section.

Required infrastructure improvements per the Study are as follows:

1. Frontage improvements along Black Arroyo Blvd. including curb, gutter and minimum 6 foot sidewalk separated from roadway by at least 5 foot landscape buffer.

The approved Traffic Study is valid for three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

If you have any questions, please contact me at [earmijo@cabq.gov](mailto:earmijo@cabq.gov) or (505) 924-3991.

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services