

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 2, 2020

Terry O. Brown, P.E.
P.O. Box 92051
Albuquerque, NM 87199

**Re: Ventana Ranch Commercial Development
Traffic Impact Study**
Engineer's Stamp dated December 3, 2020 (B10D003C3)
Received 12/2/2020
CABQ Planning Transportation approved

Dear Mr. Brown:

The subject Traffic Impact Study for the Ventana Ranch Commercial Development (NE quadrant of Paseo del Norte Blvd. and Universe Blvd.) dated December 3, 2020 has been accepted and approved by the Transportation Development Section.

The infrastructure improvement required due to this development are as follows:

1. EAST Driveway (Intersection 7) – Construct an 11-foot wide eastbound right-turn deceleration lane at least 250-feet long including a 150-150-foot reverse curve transition.
2. WEST Driveway (Intersection 8) – Construct an 11-foot wide eastbound right-turn deceleration lane at least 180-feet long including a 150-150-foot reverse curve transition.
3. NORTH Driveway (Intersection 9) – Construct an 11-foot wide northbound right-turn deceleration lane at least 300-feet long including a 150-150-foot reverse curve transition
4. SOUTH Driveway (Intersection 10) – Construct a northbound right-turn taper lane at least 100-ft long and an 8:1 taper. Reconstruct and relocate existing median cut to align with proposed driveway. The centerline of existing median cut is approximately 85-feet north of the centerline of the proposed driveway.

The Traffic Impact Analysis shall be valid for a period of 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 feel free to contact me at (505) 924-3264.

Sincerely,

Matt Grush, P.E., PTOE
Traffic Engineer, Planning Dept.
Development Review Services

via: email
C: Applicant, File