November 30, 2020

Terry O. Brown, P.E.

P.O. Box 92051

Albuquerque, NM 87199

**Re**: **Ventana Ranch Commercial Development**

**9700 Montgomery Blvd. NE**

**Traffic Impact Study**

Engineer’s Stamp dated November 6, 2020 (B10D003C3)

Received 11/9/2020

Dear Mr. Brown:

The subject Traffic Impact Analysis for the Murphy Express 9700 Eubank Blvd. dated November 6, 2020 received on November 9, 2020 has been reviewed and approved by the Transportation Development Section. The recommendations proposed on page xx of the report are to be followed and implemented by the developer at their expense. It is understood the developments contribution to the traffic and the associated traffic impacts does not warrant responsibility for infrastructure improvements outside of the property development.

The Traffic Impact Study 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