

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 12, 2021

Terry O. Brown, P.E.  
P.O. Box 92051  
Albuquerque, NM 87199  
Via email [terryobrown@outlook.com](mailto:terryobrown@outlook.com)

**Re: Ventana Ranch Commercial Development  
Traffic Impact Study**  
Engineer's Stamp dated January 11, 2021 (B10D003C3)  
Received 1/12/2021  
CABQ Planning Transportation re-issued approval

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 January 11, 2021 has been accepted and approved by the Transportation Development Section.

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

1. Driveway 7, Paradise Blvd. East Driveway: An eastbound right turn deceleration lane is warranted based on the right turn volumes alone. However, there is insufficient right-of-way to construct a right turn lane. The right turn lane is not recommended at this time. When Paradise Blvd. is reconstructed a right turn lane should be considered. Cost for the construction of a right turn lane should be shared between the existing businesses and the proposed development.
2. Driveway 8, Paradise Blvd. West Driveway: An eastbound right turn deceleration lane is warranted based on the right turn volumes alone. However, there is insufficient right-of-way to construct a right turn lane. The right turn lane is not recommended at this time. When Paradise Blvd. is reconstructed a right turn lane should be considered. Cost for the construction of a right turn lane should be shared between the existing businesses and the proposed development.
3. Driveway 9, Universe Blvd. North Driveway: A northbound right turn deceleration lane is warranted based on the No Build right turn volumes alone. It is recommended that a right turn deceleration lane be constructed at Driveway 9. It is estimated that the maximum length attainable is 100 feet long plus transition. the developer will dedicate an easement or grant right-of-way (11 feet wide) in which to construct the right turn deceleration lane. Cost for the construction of the right turn lane and driveway modifications will be borne by the developer.
4. Driveway 10, Universe Blvd. South Driveway: Construct a full access two-lane driveway with a northbound right turn deceleration lane. This right turn lane is warranted based on the BUILD right turn volumes. The required length of 240 feet plus transition cannot be achieved since the proposed south driveway is too close. It is recommended that a 100 feet long taper lane be constructed on Universe Blvd. at Driveway 10. The developer will dedicate an easement or grant right-of-way (11 feet wide) in which to construct the right turn deceleration lane. Cost for the construction of the right turn lane and driveway will be borne by the developer.

PO Box 1293

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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,

A handwritten signature in blue ink, reading 'Matt Grush P.E.'.

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

via: email  
C: Applicant, File

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