

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

March 2, 2026

Jonathan Kruse, PE, PTOE
Lee Engineering
8220 San Pedro Dr. NE
Albuquerque, NM 87113

**Re: In-N-Out Burger (Cottonwood)
Traffic Impact Study (B14D004I) TRANS-2025-00357**
Submittal dated December 12, 2025
Via email jkruse@lee-eng.com and ABQ-PLAN

Dear Mr. Kruse,

The Traffic Impact Study received on December 12, 2025, has been reviewed by the City of Albuquerque Planning Development Transportation Section and has the following comments.

Overall, the study was well done. I am mainly asking for items that need clarification. When the comments are addressed, please finalize and stamp and sign the report and I will be able to approve. Please submit as a response to comments on the City portal ABQ_PLAN.

1. Pages 21-22 Method 1 Queuing Length Calculation, please add more clarification to the description of this method and the results on Table 4. This is very technical and confusing. These reports will become public record and layman may look at Table 4 and misconstrue the results. The way it is stated it appears there is a 99% chance there will be 35 vehicles in the queue.
2. Page 26-30, 34, 36 Traffic Analysis Results, the tables on these pages are hard to read as you have listed the results for every intersection on one table. Please break these up so the text size can be larger. I wear reading glasses and still needed a magnifying glass to read some of the numbers.
3. As most of your mitigation suggestions are signal retiming and reflective plates on signal heads, please coordinate with Traffic Operations to ensure the recommendations are feasible with the overall network.

Sincerely,

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

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov