

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

December 22, 2025

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

**Re: Unser/Vista Oriente Development
Traffic Impact Study (H10D006A) TRANS-2025-00313**
Engineer's Stamp: December 5, 2025

Dear Mr. Brown and Mr. Bohannon,

The Traffic Impact Study received on December 5, 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. Driveway "B" construct left turn lane with 40 feet of storage and 150/150 foot reverse curve transition.
2. Viste Oriente construct 5' sidewalk on North side of roadway and connect to existing sidewalk.
3. Work with DMD on applying for access break along Unser with TCC.

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 or (505) 924-3991.

Sincerely,

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