October 26, 2023

Terry Brown

Tierra West, LLC

5571 Midway Park Pl. NE

Albuquerque, NM 87109

**Re: Love’s Sunport Station TIS approval**

Traffic Impact Study, HT#M14D038

Report dated September 19, 2023

Engineer’s Stamp date September 19, 2023

Via email tbrown@tierrawestllc.com

Dear Mr. Brown,

The subject Traffic Impact Study received on September 20, 2023 has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has approved the TIS.

Infrastructure improvements associated with the City:

* A right-turn lane on Arno St. in the southbound direction at Driveway A is warranted. Construct a southbound right-turn lane 240-ft long including a 300/150 transition at Driveway ‘A’. A title searches is required to establish the location of the ROW prior to construction of the lane.

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, feel free to contact me at (505) 924-3362.

Sincerely,



Matt Grush, P.E.

City of Albuquerque

Senior Engineer, Planning Dept.

Development Review Services

via: email

C: Applicant, File

Julie Luna, Bernalillo County Planning

Margaret Haynes, NMDOT D3 Traffic

Judith Becker, Tierra West