

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 30, 2021

Charles W. Huffine, PE, PTOE.
CLH Associates LLC
Via email: chuffine79@gmail.com

Re: Coffee Shop – 5200 Menaul Blvd. NE
Traffic Impact Study
Engineer's Stamp dated February 24, 2021 (H18D07)
Received 3/17/2021
CABQ Planning Transportation approved

Dear Mr. Huffine:

The subject Traffic Impact Study for the Coffee Shop – 5200 Menaul Blvd. NE has been accepted and approved by the Transportation Development Section.

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

1. Replace all unused drive cuts and broken sidewalks with curb and gutter and sidewalk. Construct new access, sidewalk and curb and gutter in accordance with COA standards.
2. Close the existing northern-most access to San Mateo Blvd.
3. Close the existing western-most access to Menaul Blvd.
4. Install a sign for right-turn existing on Menaul for motorists indicating "No Left Turn at Madeira".
5. The Manual Blvd. access to be restricted to right-in, right-out movements only.
6. The San Mateo Blvd. access to be restricted to right-in, right-out movements only

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,

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

via: email
C: Applicant, File