

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 23, 2021

Angelica Garcia
WT Group
2675 Pratum Ave.
Huffman Estates, IL 60169
Via email angelica.garcia@wtengineering.com

**Re: Speedway 2932 & 2912 Juan Tabo NE
 Traffic Impact Study
 HT#H22D041, Dated March 22, 2021, no seal**

Dear Ms. Garcia,

Review of the Speedway at 2932 & 2912 Juan Tabo NE development Traffic Impact Study (TIS) dated March 22, 2021 the City's Planning Transportation Development has been completed. The City is approving the TIS with the following improvement that will be provided by the developer at their expense.

1. All site access improvements in accordance with the City's Development Process Manual (DPM).
2. The proposed driveway on Candelaria Rd. is to have restricted movements of right-turn in and right-turn out only. The City's requirement for access spacing is 150 feet on the departure side from a Principal Arterial to the access on Arterials. This driveway is to be located at least 150 feet from the Juan Tabo intersection. Refer to COA DPM TABLE 7.4.45 Minimum Distance Between Commercial Site Access and Intersection.
3. The proposed driveway on Juan Tabo Blvd. is to have restricted movements of right-turn in and right-turn out only. The City's requirement for access spacing is 300 feet for the approach side on a Principal Arterial away from an Arterial. We understand the size of the property along Juan Tabo is less than the allowed distance from an intersection for an access in this condition. This driveway is to be located as far away from the Juan Tabo intersection as practical within the property limits.
4. The existing driveway on Juan Tabo nearest Candelaria is to be removed.
5. The proposed site plan shows a cross-access connection to the property to the south of the development. An agreement with the property owners is required to construct and use the cross-access. The cross-access agreement will be required for the TCL approval.
6. Provide a final electronic copy of the TIS with a New Mexico licensed PE seal and signature.

If you have any questions, please contact me at (505) 924-3362.

Sincerely,

Matt Grush, P.E., PTOE
Senior Engineer
City of Albuquerque
Planning Department
Development Review Services

via: email
C: Applicant, File