

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

June 5, 2025

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

Re: Central and Unser Development
7707 Central Ave. NW
Traffic Impact Study (L09D032)-TRANS-2025-00121
Engineer's Stamp: May 5, 2025
Via email jbecker@tierrawest.com

Dear Mr. Brown and Mr. Bohannon,

The Traffic Impact Study received on May 6, 2025 has been reviewed and is approved by the City of Albuquerque Planning Development Transportation Section.

Required infrastructure improvements per the Study include:

1. Unser Blvd./Sarracino Pl. (Driveway A) Construct new NBR deceleration lane (240-ft storage + 300/150 transition). Install new traffic signal. Add a dedicated WBL and restripe existing lane as a WBT/R lane.
2. Central Ave./Driveway D. Construct Driveway D as full access driveway with two exiting lanes (SBR & SBL) and one entering lane. Construct new WBR deceleration lane (240-ft storage + 300/150 transition) from 10-ft west of the Loon Creek trailer park driveway to Driveway D. Modify existing median to construct left-turn deceleration lane with a minimum storage capacity of 50-ft. plus a 300/150 transition.
3. All post construction signal optimization recommended in the study..

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