

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela – Director



Mayor Timothy M. Keller

September 30, 2025

Carlos Garcia, PE  
Bowman Engineering  
11475 Great Oaks Way  
Alpharetta, GA 30022

**Re: Lobo Crossing  
Traffic Impact Study (L15D051)**  
Submittal dated August 29, 2025  
Via email [cgarcia@bowman.com](mailto:cgarcia@bowman.com) and ABQ-PLAN  
TRANS-2025-00136

Dear Mr. Garcia,

The Traffic Impact Study received on August 29, 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. Gibson/University, coordinate signal with new signal at Gibson/Alumni.
2. University/Commercial Driveway, install traffic signal. Install 12' SBR turn lane with at least 240' of storage along University. Install 11' NBL with 160' of storage along University. Install shared thru/LT lane and a RT lane along proposed driveway approach. Provide 1 ingress lane at proposed driveway.
3. Gibson/Alumni/Commercial Drive, restripe existing SBL turn lane along Alumni to a shared thru/left. Install traffic signal. Coordinate signal with existing signal at Gibson/University and 2 new signals at Gibson and I-25.
4. Avenida Cesar Chavez/West Road/Langham, possible fair share contribution to a traffic signal at intersection. Note, NMDOT is against signal at this location.
5. Proposed West Road/Alumni/Driveways, install stop signs along NB and SB internal driveway approaches and all approaches to intersection. Provide LT lane and shared thru/RT lane along SB driveway #2. Provide LT and shared thru/RT lane along NB Alumni Drive approach.
6. Proposed West Road, ensure new roadway provided single lane travel in each direction with median.

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.

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If you have any questions, please contact me at [earmijo@cabq.gov](mailto:earmijo@cabq.gov) or (505) 924-3991.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ernest Armijo'.

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

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Albuquerque

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