

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 1, 2022

Jonathon Kruse  
Lee Engineering, LLC  
8220 San Pedro Dr. NE  
Suite 150  
Albuquerque, NM 87113

**Re: Gibson Gas Station**  
**Northeast corner of 98th St and Gibson Blvd.**  
**Traffic Impact Study-draft, HT#M09D034**  
**Report dated October 2022**  
Engineer's Stamp -----  
Via email jkruse@lee-eng.com

Dear Mr. Kruse,

The subject Draft Site Traffic Analysis received on October 25, 2022, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has the following comments:

- Locate Driveway B as far east as practicable. This will improve the access to the westbound left-turn lane at 98<sup>th</sup> St and provide space for future lengthening of the right-turn lane.
- Relocate Driveway A to the north limits of the development.
  - Add a right-turn lane, the length may be less than the DPM requirement. The City may accept a reduced length of the turn lane. Provide a short discussion on the effectiveness of the modified turn lane.
  - The transit stop should remain as is. The northbound right-turn lane can begin immediately north of the transit shelter.
  - The access to the PNM facility should remain. Add a notification sign that this driveway is for PNM access only/dead end or what you feel is needed to discourage erroneous use of this driveway. The developer should coordinate with PNM concerning this driveway.
- Summary of recommendations on page 3 describes Driveway A as right-in only. The analysis has this as a partial right-in/right-out. Please correct this to be a partial right-in/right-out access.
- 98th and 86th/De Anza NB right-turn and SB right-turn lanes. Lengthen the existing turn lanes lane to meet the current DPM. In the future when this intersection is signalized the geometry will need reconfiguration. Until then the turn lanes should be lightened.
- 98th and Gibson SB right-turn lane. Lengthen the existing RT lane to meet the current DPM

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Please submit a final version of the TIS incorporating the City's corrections and comments with a New Mexico Professional Engineer seal for review and approval by the City.

If you have any questions, please feel free to contact me at (505) 924-3633.

Sincerely,

*MP Grush P.E.*

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

via: email  
C: Applicant, File

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