

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 9, 2023

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

Re: 98th Street and Gibson Boulevard Gas Station
Northeast corner of 98th St and Gibson Blvd.
Traffic Impact Study, HT#M09D034
Report dated February 2023
Engineer's Stamp 2/8/2023
Via email jkruse@lee-eng.com

Dear Mr. Kruse,

The subject Traffic Impact Study received on February 8, 2023 has been accepted and approved by the City of Albuquerque Planning Development Transportation Section. This development shall provide the following infrastructure improvements. It is understood that the City of Albuquerque project *CPN 770341, A301501 98th and Gibson Intersection*, will incorporate the infrastructure improvements in the construction plans. The developer will be responsible for payment to construct these improvements.

- Construct a right-turn lane northbound on 98th St. to access the Driveway A, a partial access right-in/right-out driveway. This turn lane will be shorter than required in the City's DPM to fit within the restricted length to accommodate the existing transit stop shelter location.
- Construct a sidewalk adjacent to the property along Gibson from 98th St. to the east property line.
- Construct a sidewalk adjacent to the property along 98th St. This sidewalk shall connect to the existing sidewalk and extend to the north property line. The transit stop shelter shall remain.
- The PNM access driveway shall remain as is with the exception that it shall have signs restricting entrance only for PNM use. This driveway has cross property access and can be used as an exit from the development.

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) 924-3633.

Sincerely,

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

via: email
C: Applicant, File
Jill Cuppernell, COA DMD Project Manager