

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 8, 2023

Terry Brown  
Tierra West, LLC  
5571 Midway Park Pl. NE  
Albuquerque, NM 87109

**Re: SW Corner of Sage & Unser TIS final, COA approval**  
Traffic Impact Study, HT#M10D023  
Report dated April 19, 2023  
Engineer's Stamp 4/19/2023  
Via email [tbrown@tierrawestllc.com](mailto:tbrown@tierrawestllc.com)

Dear Mr. Brown,

The subject Traffic Impact Study received on April 19, 2023, has been reviewed by the City of Albuquerque Planning Development Transportation Section. The City has approved the study and will require the following infrastructure improvements to be constructed by the developer. In addition, the MRGOG Roadway Access Control on Unser Blvd. for Driveway "B" will require revision and approval of the access modification prior to the construction of this development.

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- Restripe the cross-section of Sage Rd. adding an eastbound and westbound through lane before and after the signalized intersection of Unser Blvd and Sage Rd. – The restriping and additional geometry currently has width for the additional eastbound and westbound through lane from Driveway "A" access point to Abeyta Rd. The bicycle lane on Sage Rd. shall be included on the eastbound approach to Unser Blvd. located to the left side of the right-turn lane.
- Removal of the "free-right" movement at the SW corner of Sage and Unser and provide an eastbound right at the intersection. The EB right turning movement will keep the existing turn-bay storage of 280-ft.
- Sage Rd. / Driveway "A" – Driveway "A" is an existing full access, unsignalized driveway north of the proposed site. This should still operate as a full access driveway and match the existing width of the access point. An additional right-turn deceleration lane is warranted for right-turn access into the proposed site development with a storage of 240-ft.
- Unser Blvd. / Driveway "B" – A SB right-turn deceleration lane is warranted for southbound right-in access into the proposed site. This storage length will consist of 240-ft in storage length.
- Unser Blvd / Sage Rd. – Optimizing the signal timing splits for the Implementation Year (2025) and the Horizon Year (2035) to improve the operation of the traffic signal.

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) 924-3362.

Sincerely,

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

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

via: email  
C: Applicant, File  
Julie Luna, Bernalillo County Planning  
Debbie Bauman, COA DMD

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