

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

September 11, 2025

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

**Re: Unser Blvd and Sage Rd Development, 2024
Traffic Impact Study (M10D023)-TRANS-2025-00181**
Engineer's Stamp: July 1, 2025
Via email jbecker@tierrawest.com

Dear Mr. Brown and Mr. Bohannon,

The Traffic Impact Study received on July 9, 2025 has been reviewed and is approved by the City of Albuquerque Planning Development Transportation Section.

Required infrastructure improvements per the Study are as indicated on the infrastructure list included in report on pages A-155 to A-157:

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