

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela – Director



Mayor Timothy M. Keller

January 24, 2025

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

**Re: Coyote Gravel, Secondary Site**  
**Draft Traffic Impact Study (M14D041)**  
Engineer's Stamp DRAFT November 2024  
Via email: jroberts@tierrawestllc.com

Dear Mr. Brown and Mr. Bohannon,

The subject Traffic Impact Study (Study) draft received on December 13, 2024, has been reviewed by the City of Albuquerque Planning Development Transportation Section and provides the following comments.

1. It was difficult to find important information, like traffic counts, growth, trip assignments, turning movement LOS, etc... as they are in the Appendix and the Appendix has title sheets for each section but no sheets in the sections. It is preferable to have the important information in the body of the Study and it would also help the reader to find information to add Appendix sections and page numbers in the Table of Contents.
2. The Site/lots is not clear:
  - a. Include a plan that shows the site Plan(s) on one 11"x17" sheet including the entire street and driveways and buildings/driveways across the street for relevance. Locations of driveway(s) is important.
  - b. The Vicinity map appears to show this project south of City Jurisdiction. Is some of the project outside City limits?
  - c. The DTIS states there are two lots of approx. 6 acres, while the Study states approximately 9.3 acres. BernCO database agrees with the approx.. 6 acres. Where are the other 3.3 acres coming from?
  - d. The Site plan on page 5 shows the site straddling 2 lots. One lot would be outside City limits. How will you permit a project with a jurisdictional boundary down the middle?
  - e. Site Access on p.8 provides a distance for Driveway A from Woodward Rd and for Driveway B from Rio Bravo Rd. How far are the driveways apart? Demonstrate on a Site plan.
3. Access spacing analysis on p.8 states the driveways meets the access spacing standards but the spacing is not provided or shown.

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4. In the Stopping distance discussion on page 9 why use Woodward Rd and Rio Bravo Blvd when there are closer driveways? Nearby driveways: El Gigante Mechanic and body, Charly's Paint and body and the BernCO Animal care and resource Center. In addition, the City's DPM has sight distance requirements
5. Per a Site visit, trees on west side of 2<sup>nd</sup> just north of Driveway B are clear sight issue and should be reassessed and possibly removed at Building Permit approval.
6. Gravel trucks accelerate slowly. Add "Trucks Entering Highway" signage NB and SB 2<sup>nd</sup> st to recommendations.

If you have any questions, please contact me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Sincerely,

PO Box 1293  
Curtis Cherne, P.E.  
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