

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 25, 2025

Joe L. Slagle, RA
Joe Slagle Architect
P.O Box 10362
Albuquerque, NM 87184

**Re: Nusenda Credit Union
6401 Uptown Blvd NE
Traffic Circulation Layout
Architect's Stamp 10-31-25 (H18-D012)**

Dear Mr. Slagle,

The TCL submittal received 11-10-2025 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

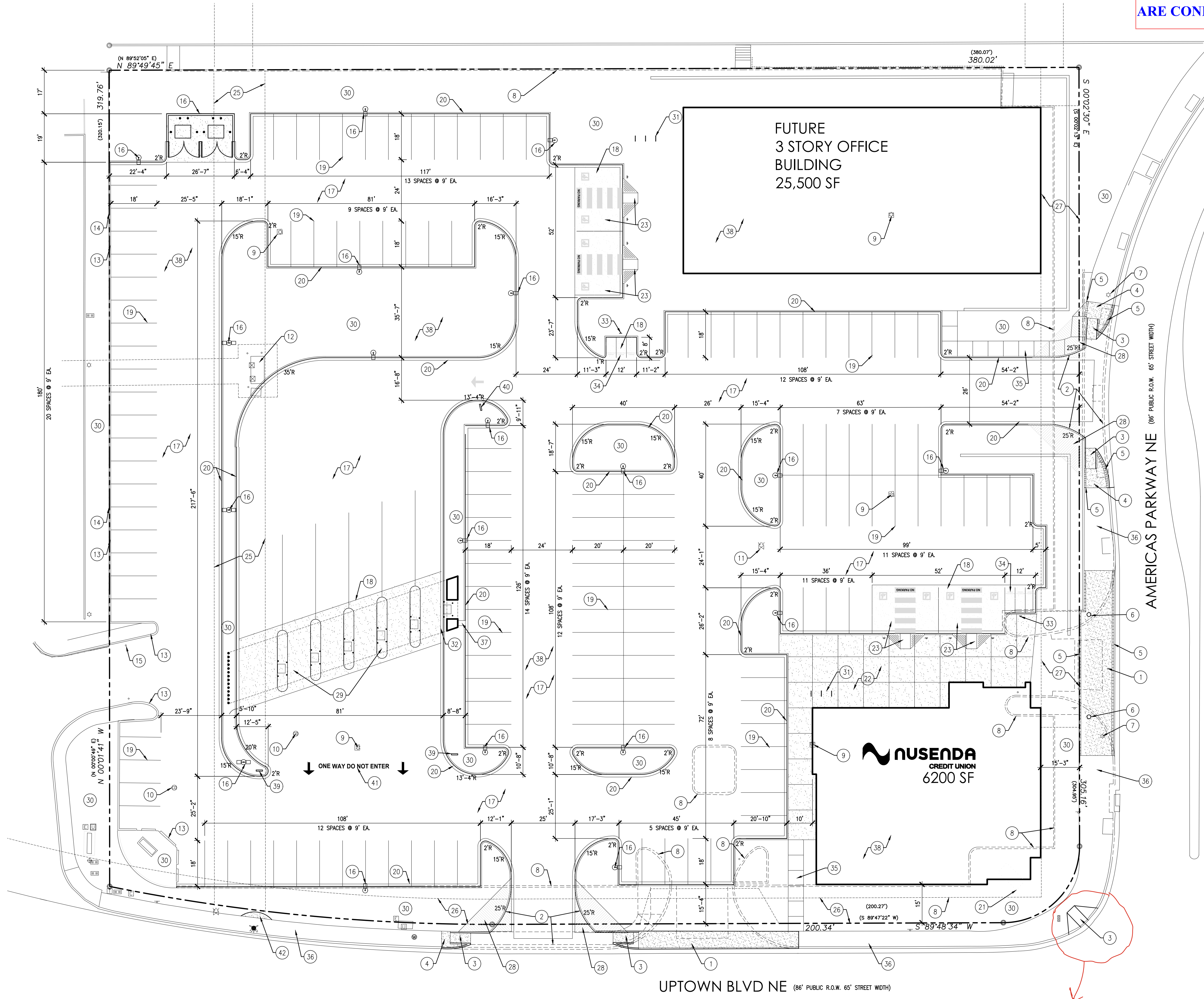
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to ABQ-Plan for log in and evaluation by Transportation. **SHARED ACCESS EASEMENT AND/OR APPROVED PLAT ARE CONDITIONS FOR RELEASING THE FINAL CO.**

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



- SITE PLAN KEY NOTES:**
- 1 REMOVE EXISTING CONCRETE DRIVE APRON AND REPLACE WITH NEW SIDEWALK AND CURB. COA STD DWG. 2430.
 - 2 REMOVE EXISTING SIDEWALK, CURB AND GUTTER AND INSTALL NEW CONCRETE DRIVE APRON AND RETURNS PER CITY OF ABQ STD DWG 2426
 - 3 NEW ADA RAMP PER CITY OF ABQ STD DWG. 2426. ALL RAMP IN RIGHT OF WAY SHALL RECEIVE YELLOW TRUNCATED DOME SURFACE.
 - 4 HATCHED AREA INDICATES EXISTING SIDEWALK TO BE REMOVED TO NEXT JOINT. INSTALL NEW PER DWG 2430
 - 5 SAVE BRICK PAVERS AT LOCATIONS WHERE DRIVEWAYS AND SIDEWALKS ARE TO BE REMOVED. RE-INSTALL AT NEW DRIVEWAY RETURNS AND NEW SIDEWALKS AS SHOWN.
 - 6 REMOVE EXISTING CONCRETE BOLLARD
 - 7 EXISTING LIGHT POLE TO REMAIN
 - 8 REMOVE EXISTING CURB AND GUTTER, CONC WALK
 - 9 REMOVE EXISTING LIGHT POLE AND CONCRETE BASE
 - 10 REMOVE EXISTING CLEAN OUT
 - 11 REMOVE EXISTING WATER VALVE
 - 12 REMOVE EXISTING TRANSFORMER, BOLLARDS, PAD AND FEEDERS AND DELETE EASEMENT. COORDINATE WITH PNM.
 - 13 EXISTING CURB TO REMAIN
 - 14 EXISTING FENCE TO REMAIN
 - 15 REMOVE EXISTING POSTS AND SECURITY BAR
 - 16 NEW LIGHT POLE AND BASE: SEE 13 A002
 - 17 ASPHALT PAVING: SEE SOILS REPORT FOR PAVING SECTION
 - 18 CONCRETE PAVING: SEE SOILS REPORT FOR PAVING SECTION
 - 19 4" WIDE WHITE PARKING STRIPES
 - 20 NEW CURB AN GUTTER @ ASPHALT: SEE 10 A002
 - 21 REMOVE EXISTING CMU SIGN BASE
 - 22 COLORED CONCRETE PLAZA
 - 23 ADA PARKING SPACES AND RAMPS: SEE 14 A002
 - 24 DUMPSTER ENCLOSURE: SEE 16 A002
 - 25 EXISTING 20' PUBLIC WATERLINE EASEMENT
 - 26 EXISTING 10' UTILITY EASEMENT
 - 27 EXISTING 15' UTILITY EASEMENT
 - 28 CLEAR SIGHT TRIANGLE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN THREE (3') AND EIGHT FEET (8') TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
 - 29 DRIVE THROUGH FACILITY: SEE 112 A002
 - 30 LANDSCAPE AREA
 - 31 BIKE RACK: SEE 19 A002
 - 32 NEW CURB AND GUTTER @ CONCRETE PAVING: SEE 11 A002
 - 33 MOTORCYCLE PARKING SIGN: SEE 12 A002
 - 34 WHITE PAINTED LETTERS "MOTORCYCLE PARKING"
 - 35 NEW 6" WIDE CONCRETE SIDEWALK
 - 36 GENERAL NOTE: REMOVE AND REPLACE ALL EXISTING SIDEWALK CONCRETE STONES THAT HAVE YELLOW PAINT MARKINGS OR THAT HAVE HEAVED OR RECESSED IN EXCESS OF 1/2". ALSO ANY STONES THAT ARE CRACKED OR DAMAGED.
 - 37 CONC. DRAINAGE CULVERT W/ STL. COVER: SEE CIVIL
 - 38 GENERAL DEMO NOTE: MOST OF THE SITE CONTAINS WEATHERED ASPHALT PAVING. ALL EXISTING ASPHALT PAVING AND ANY ABANDONED CONCRETE SLABS ARE TO BE REMOVED.
 - 39 DIRECTIONAL SIGN "ONE WAY DO NOT ENTER": SEE 113 A002
 - 40 DIRECTIONAL SIGN "DRIVE THRU, ATM": SEE 113 A002
 - 41 PAINTED PAVEMENT MARKING: SEE 114 A002
 - 42 ADD RADIUS CONCRETE WALK TO PROVIDE 4' CLEAR WIDTH AROUND FIRE HYDRANT

TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Armijo 11/25/2025
 Signed Date

SITE DATA

SITE LOCATION	6401 UPTOWN BOULEVARD NE ALBUQUERQUE, NM
LEGAL DESCRIPTION:	TR B-1-A-1 DALE BELLAMAH UNIT 5
UPC NUMBER:	101805941908840202
ZONING:	MX-H
ZONE ATLAS PAGE:	H-18
PREVIOUS DRB APPROVAL:	NONE FOUND
TOTAL LOT AREA:	126,290 SF (2.90 AC)
GROSS BUILDING AREA:	31,700 SF
NUSENDA BRANCH BUILDING	6200 SF
3 STORY OFFICE BUILDING	25,500 SF
BUILDING FOOTPRINT AREA:	14,700 SF
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	111,590 SF
FLOOR AREA RATIO (BLDG FOOTPRINT/LOT AREA):	11.6 %
PARKING CALCULATIONS:	TOTAL SPACES PROVIDED: 150
CREDIT UNION BRANCH (3 SP/1000 SF)	6200 SF = 18.6 SPACES REQUIRED
OFFICE (3.5 SP/1000 SF)	25,500 SF = 89.25 SPACES REQUIRED
	TOTAL: 108 SPACES REQUIRED
ACCESSIBLE PARKING REQUIRED: 8 INCL. 2 VAN	TOTAL SPACES PROVIDED: 8
MOTORCYCLE PARKING REQUIRED: 4 SPACES	TOTAL SPACES PROVIDED: 6
BICYCLE PARKING REQUIRED: (10% OF REQ'D PKG.=11)	TOTAL SPACES PROVIDED: 11

SITE PLAN

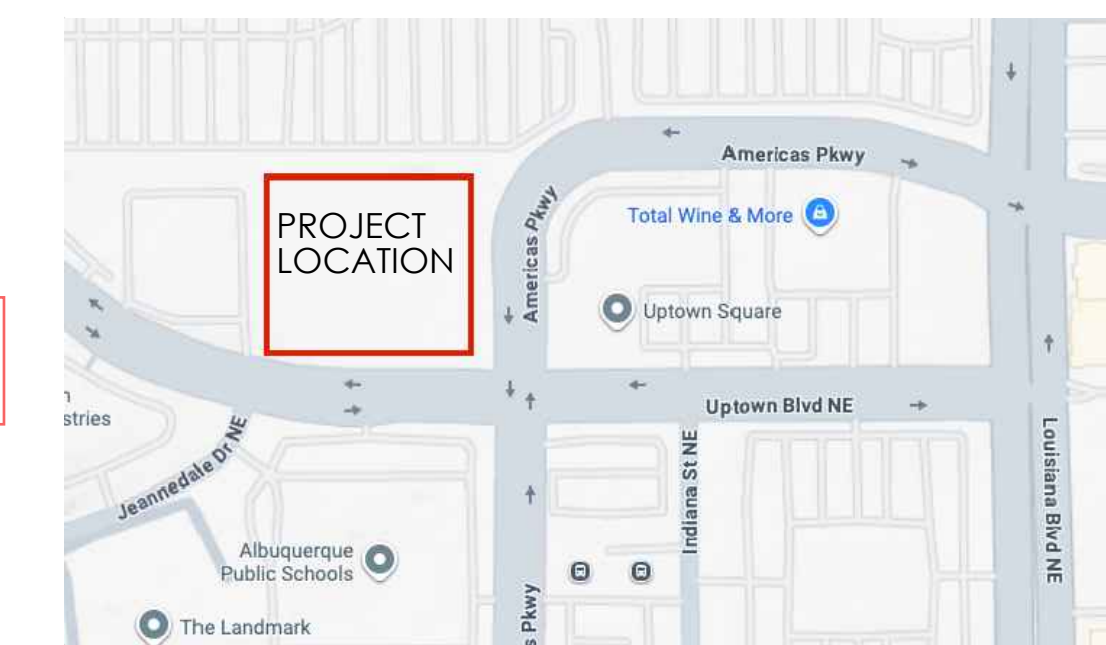
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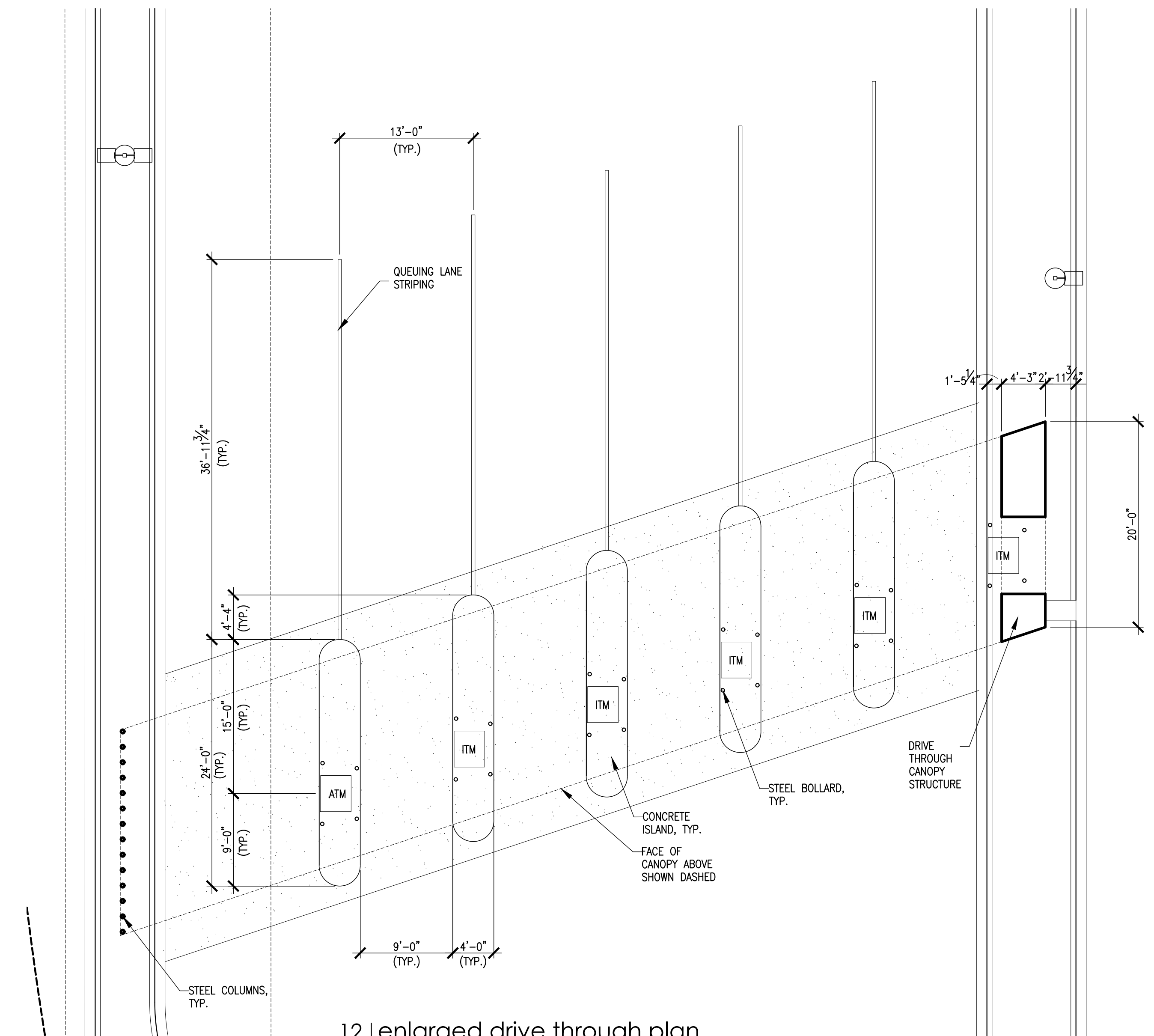


revisions:
 11-10-2025 TCL COMMENTS ADDRESSED

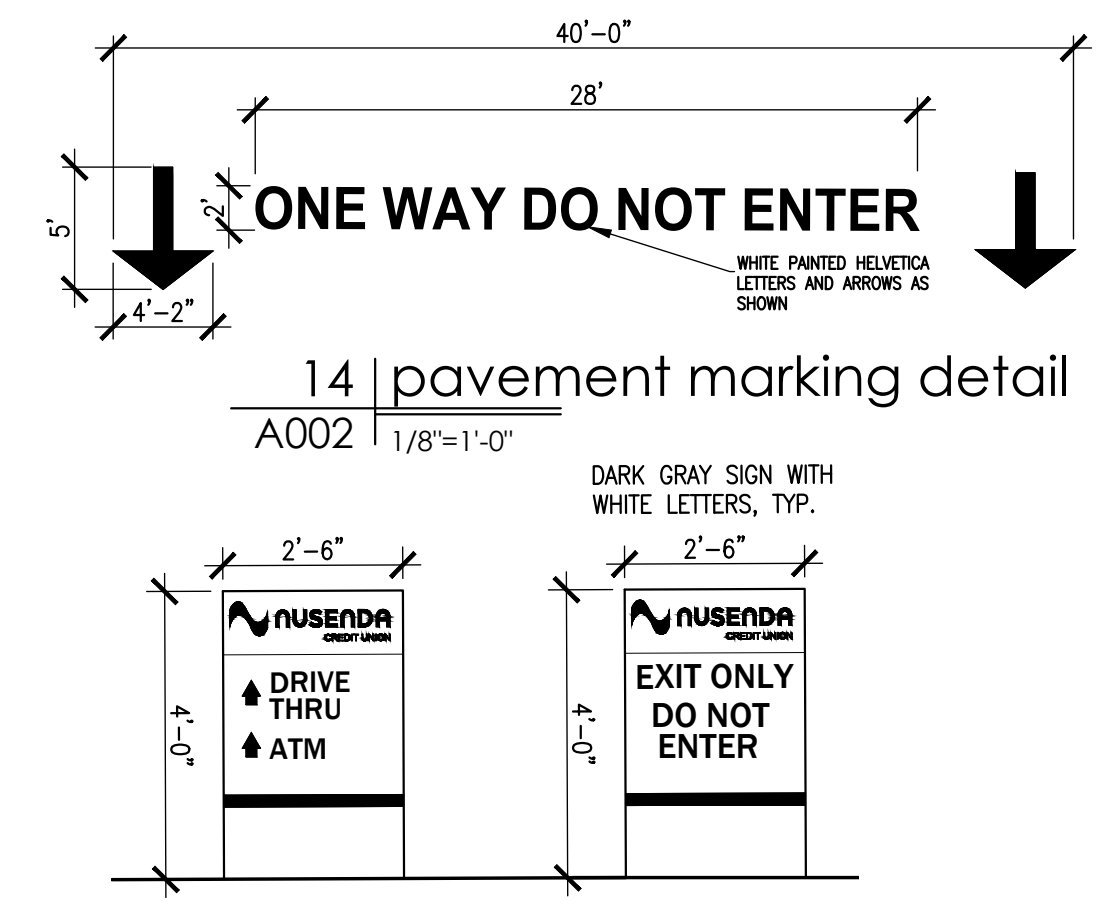
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 sheet: A001

KEYNOTE 3: ADA RAMP MUST BE BUILT PER CITY STD DWG 2446 DETAIL (PLACEMENT ON PERPENDICULAR CURB RAMPS WITH FLARED SIDE SLOPES).



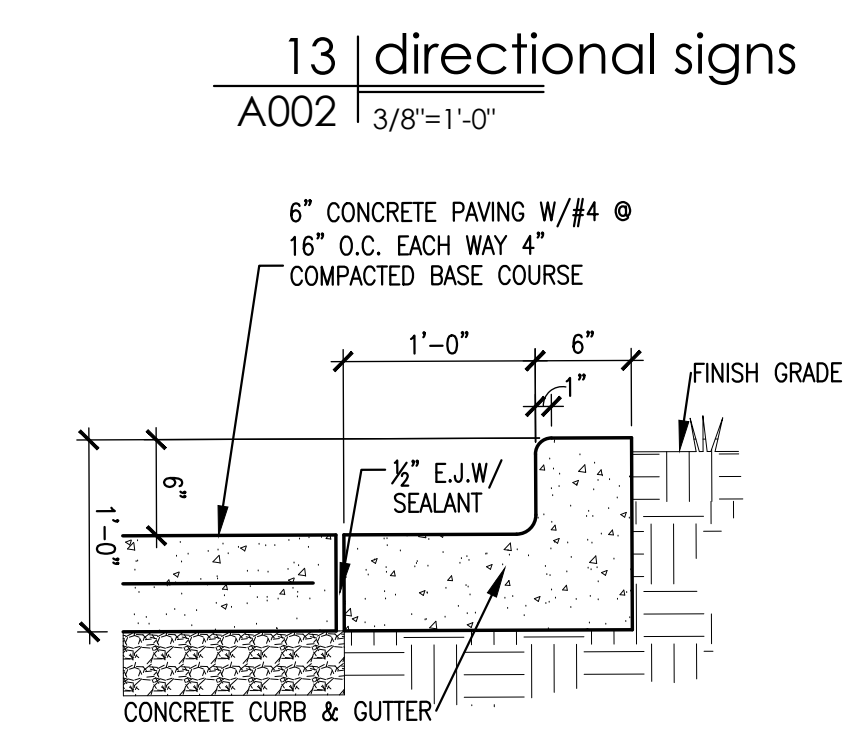


12 | enlarged drive through plan
 A002 | 1/8"=1'-0"

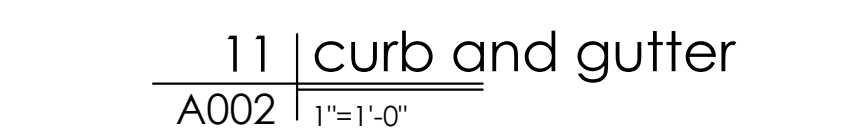


14 | pavement marking detail
 A002 | 1/8"=1'-0"

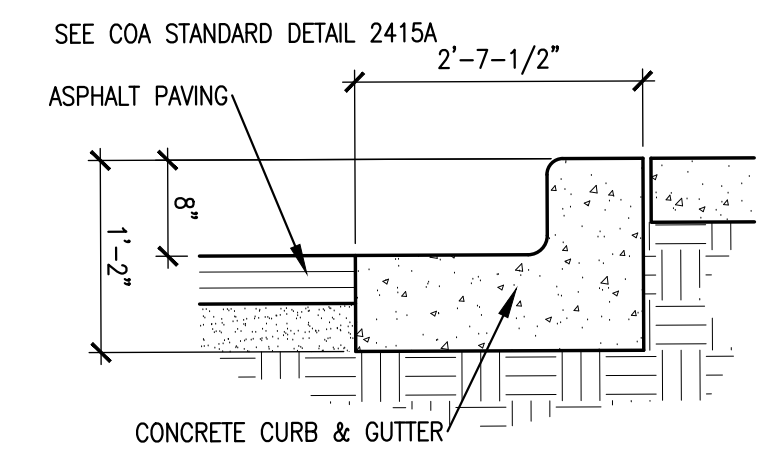
TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Armijo 11/25/2025
 Signed Date



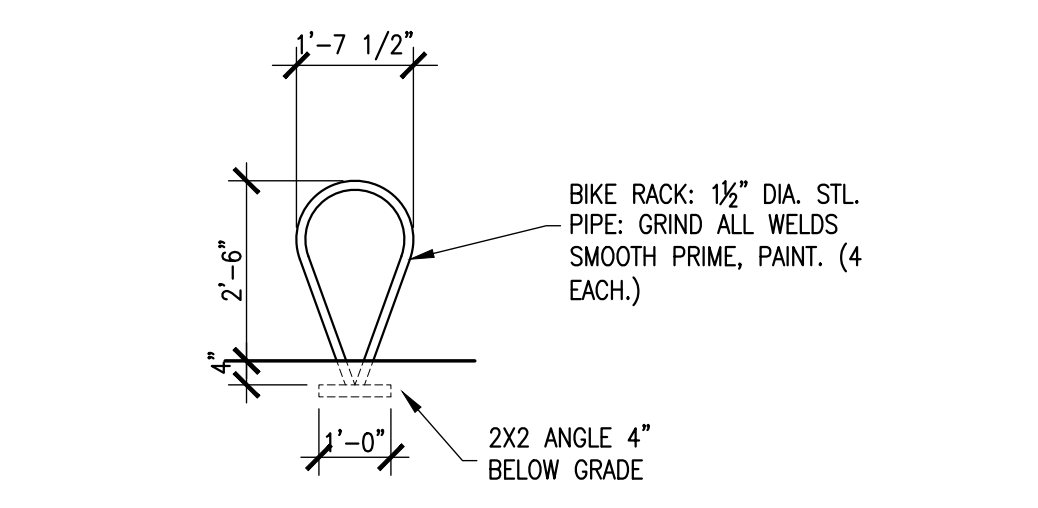
13 | directional signs
 A002 | 3/8"=1'-0"



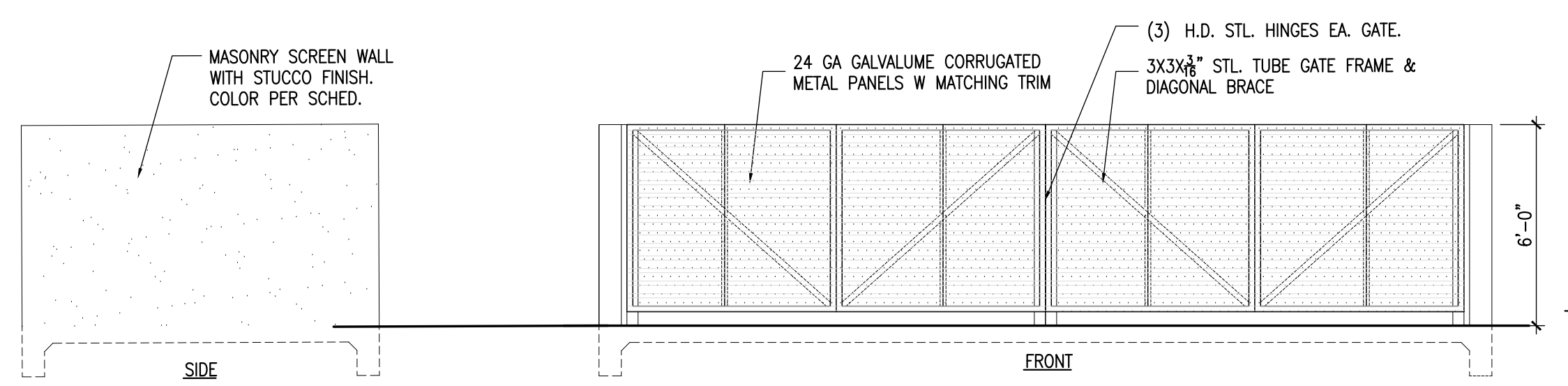
11 | curb and gutter
 A002 | 1"=1'-0"



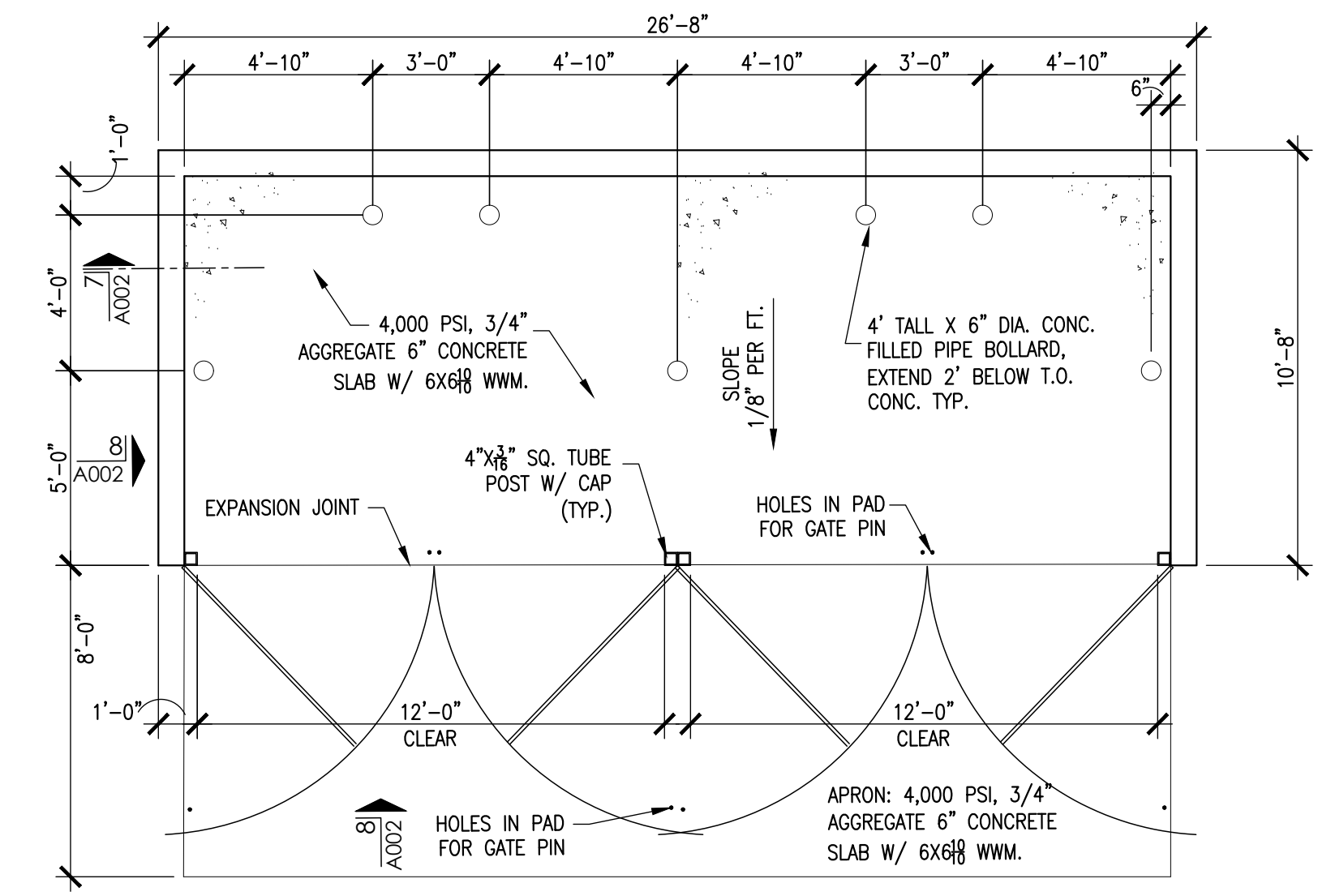
10 | curb and gutter
 A002 | 1"=1'-0"



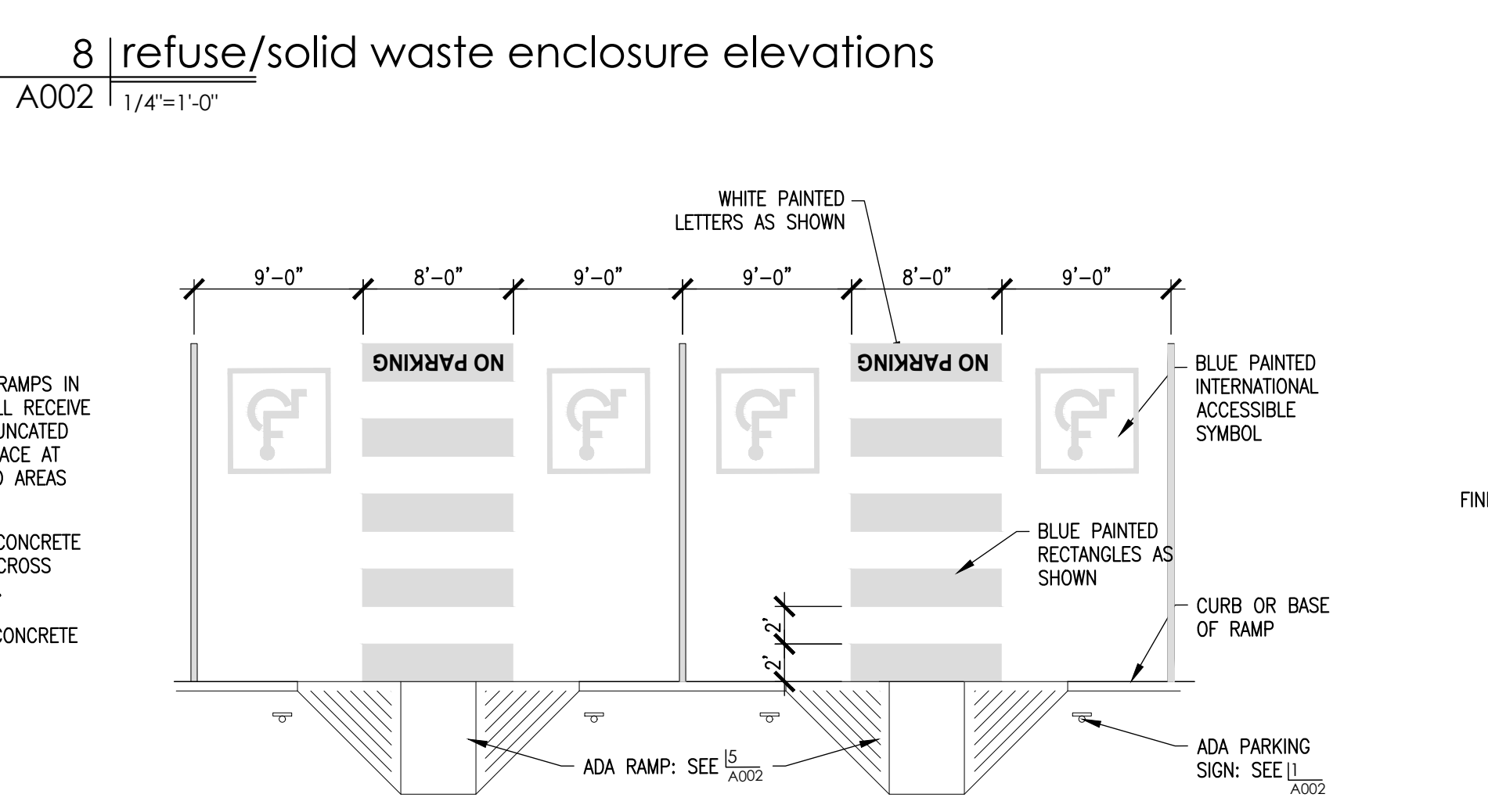
9 | bike rack
 A002 | 3/8"=1'-0"



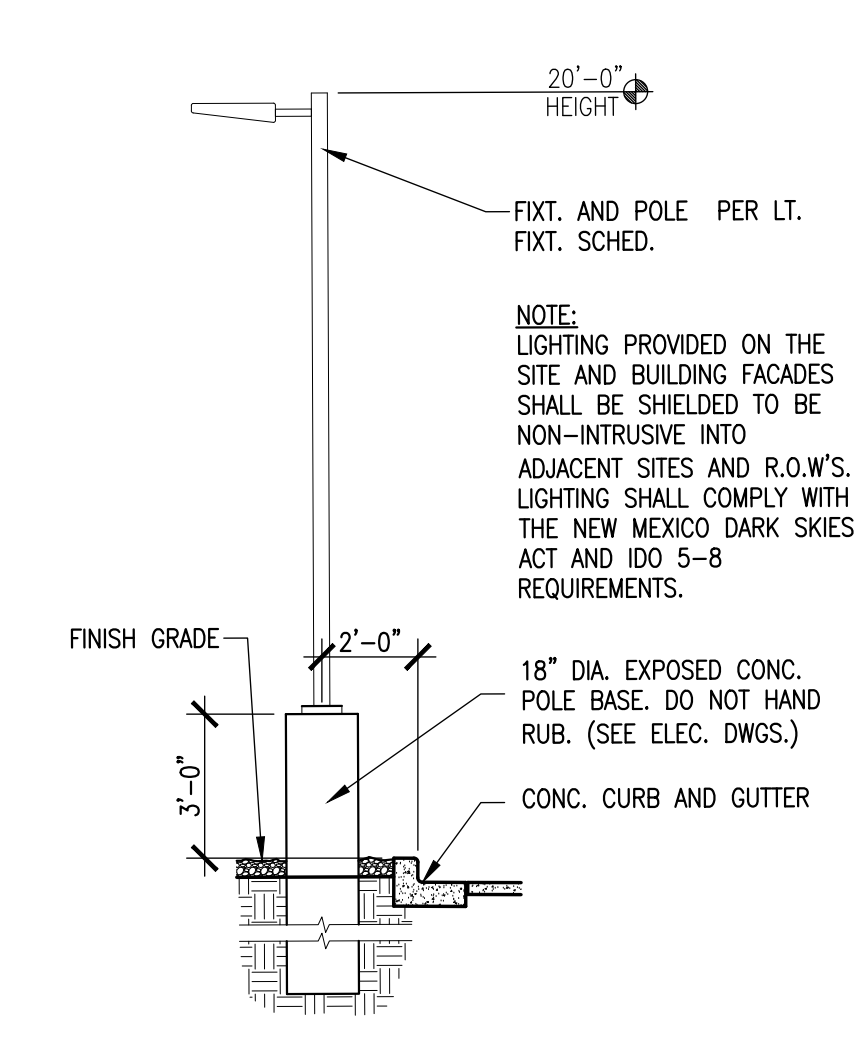
7 | refuse enclosure wall section
 A002 | 1/2"=1'-0"



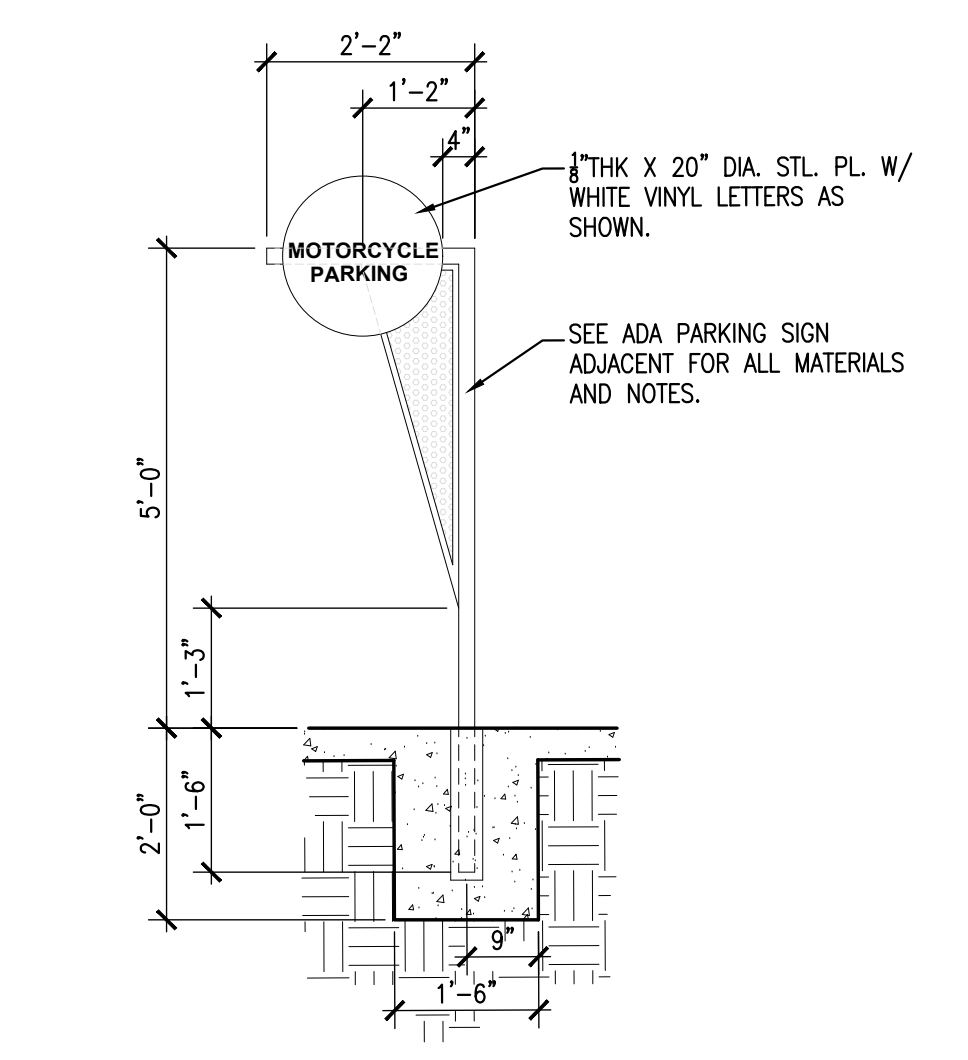
6 | refuse/solid waste enclosure plan
 A002 | 1/4"=1'-0"



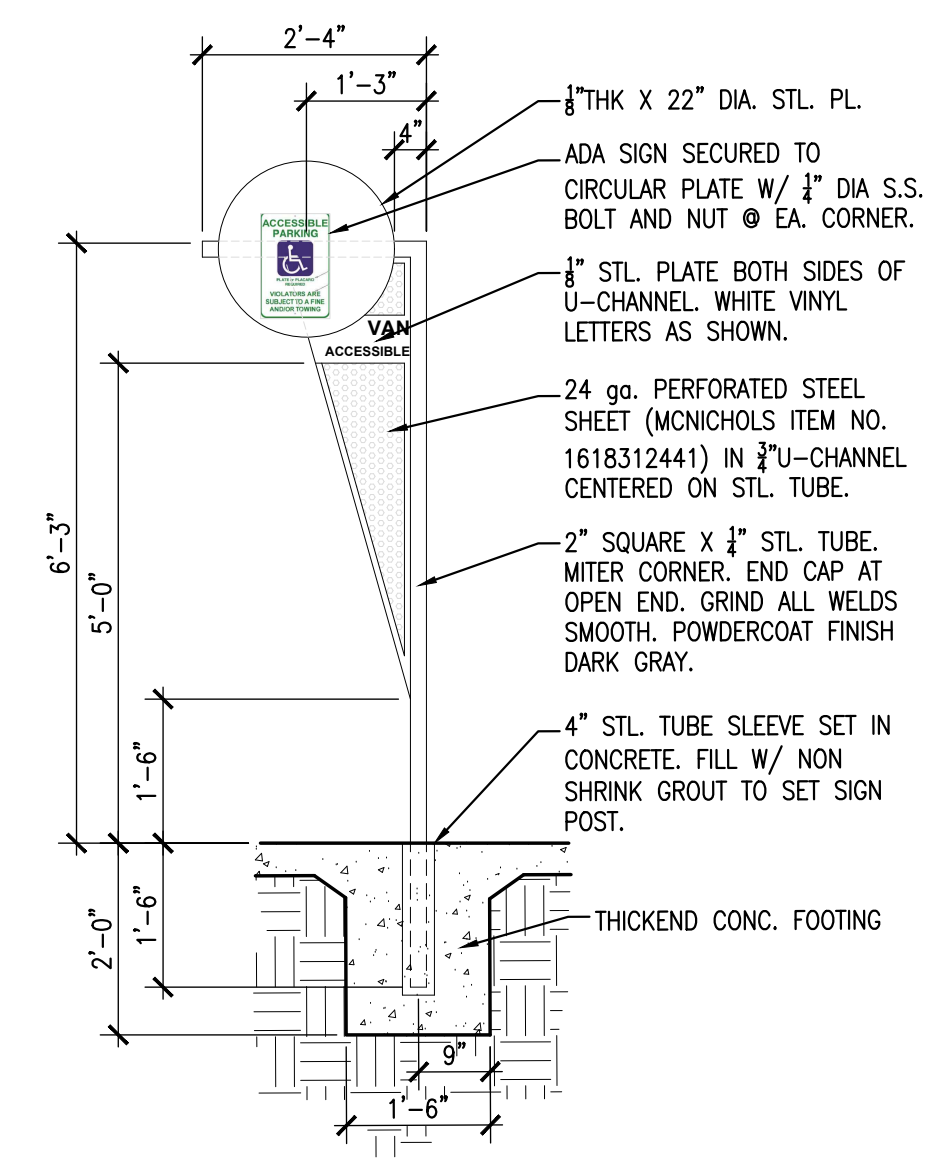
8 | refuse/solid waste enclosure elevations
 A002 | 1/4"=1'-0"



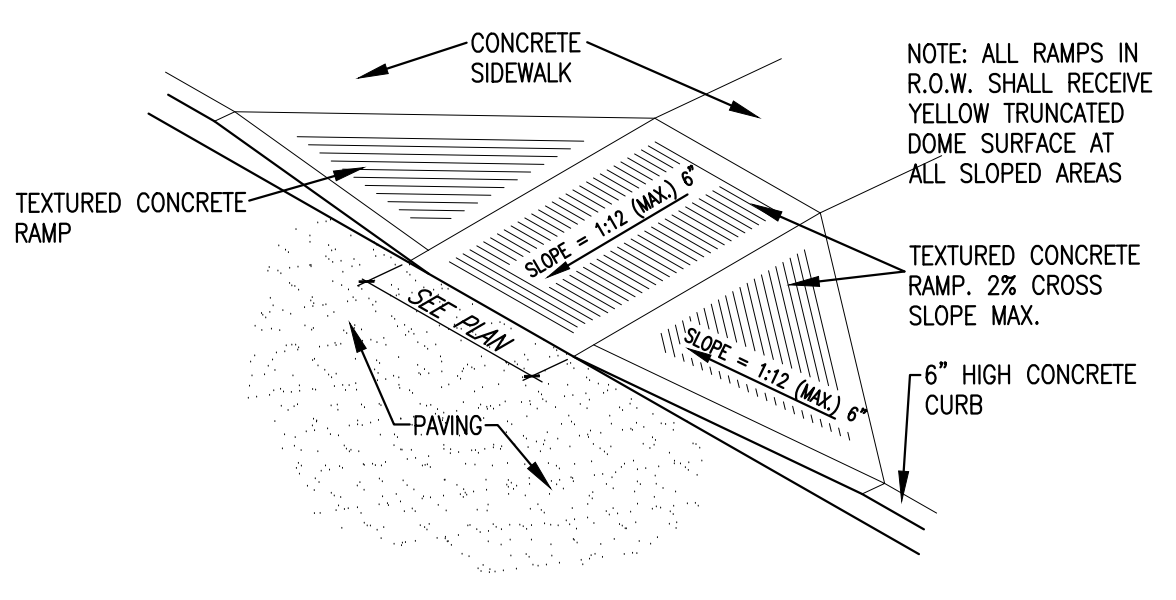
3 | light pole detail
 A002 | 1/4"=1'-0"



2 | motorcycle parking sign
 A002 | 1/2"=1'-0"



1 | ADA Parking sign
 A002 | 1/2"=1'-0"

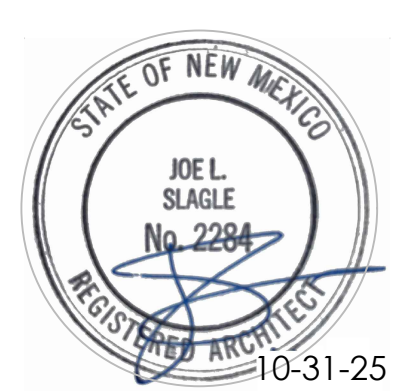


5 | ADA parking ramp detail
 A002 | 1/4"=1'-0"

4 | ADA parking space detail
 A002 | 1/8"=1'-0"

SITE DETAILS

A NEW BRANCH AND DRIVE THROUGH FOR:



revisions:
 11-10-2025 TCL COMMENTS ADDRESSED

date: 10-31-25
 sheet: A002