

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 7, 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 10-28-25 (H18-D012)

Dear Mr. Slagle,

Based upon the information provided in your submittal received 10-29-25, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Identify the right of way width, medians, curb cuts, and street widths on Americas Pkwy and Uptown Blvd.
3. Provide shared access agreement with the adjacent west side property, or submit an approved plat demonstrates shared access agreement.
4. Each drive-thru lane shall be 12ft in width.
5. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
6. ADA corner ramp at the intersection of Americas Pway and Uptown Blvd must be updated to current standards and have truncated domes installed.
7. It appears there is a fire hydrant on the sidewalk along Uptown Blvd. Per city requirements and standard dwg 2431, a minimum 4 ft wide clear pathway must be provided around the obstruction.

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Albuquerque

NM 87103

www.cabq.gov



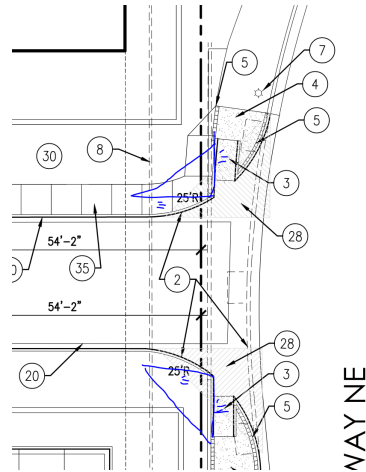
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- The clear sight triangle must be located at the back of the sidewalk for all site accesses.



- Provide a copy of Solid Waste and Fire Marshal approval.
- Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
- Please provide a letter of response for all comments given.

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Once corrections are complete resubmit

- The Traffic Circulation Layout
- A Drainage Transportation Information Sheet (DTIS)
- Send an electronic copy of your submittal to ABQ-PLAN
- The \$75 re-submittal fee.

for log in and evaluation by Transportation.

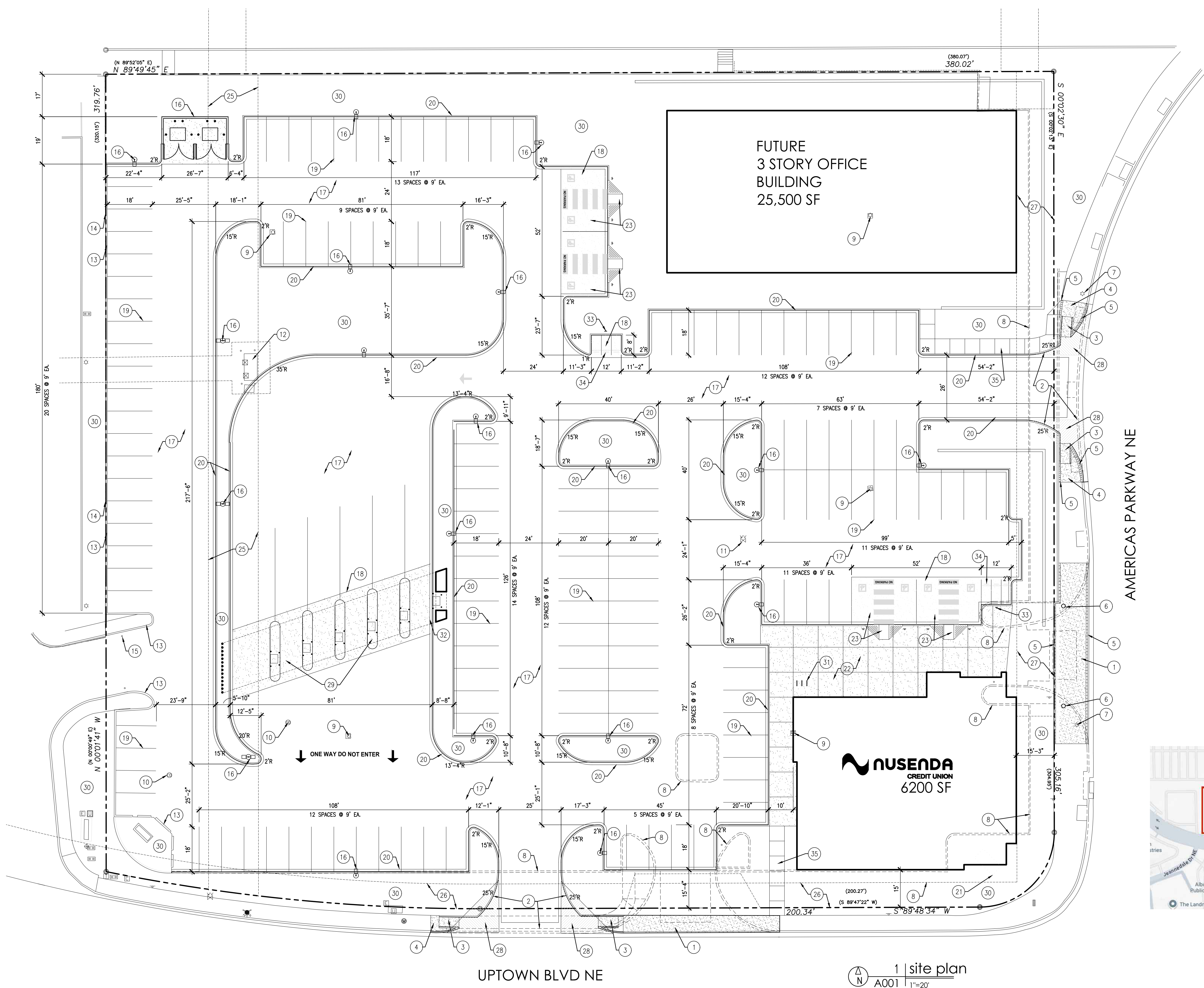
If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



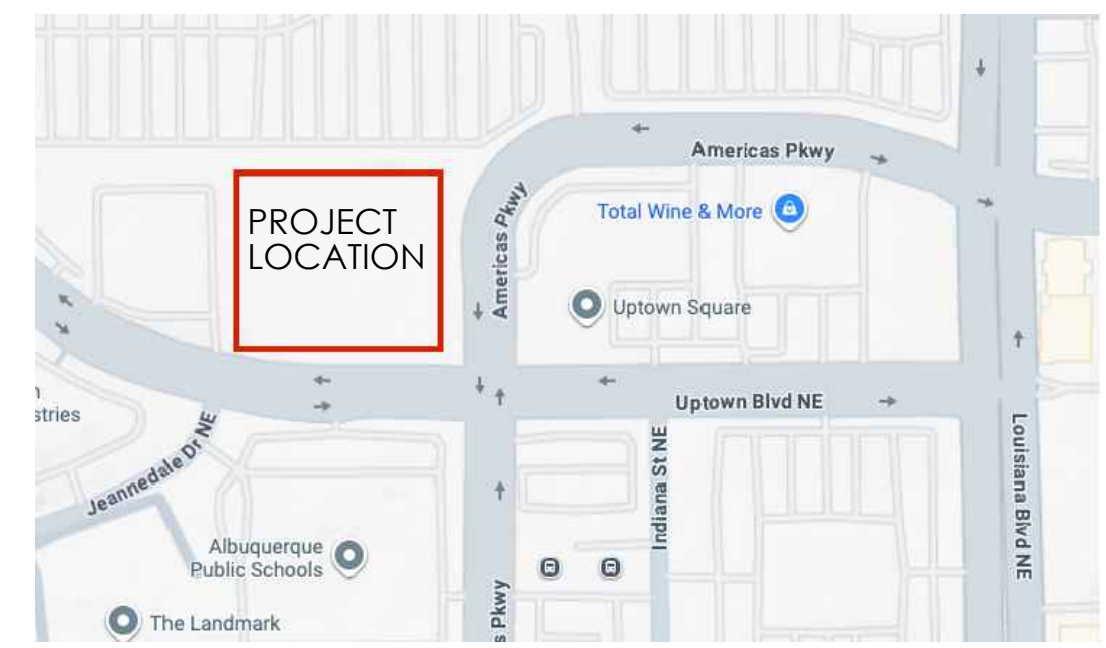
SITE PLAN KEY NOTES:

- 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 RAMPS 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 110 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 111 A002
- 33 MOTORCYCLE PARKING SIGN: SEE 12 A002
- 34 WHITE PAINTED LETTERS "MOTORCYCLE PARKING"
- 35 NEW 6' WIDE CONCRETE SIDEWALK

SITE PLAN

A NEW BRANCH AND DRIVE THROUGH FOR:

NUSEND A
 CREDIT UNION
 6401 UPTOWN BLVD NE
 ALBUQUERQUE, NM



2 vicinity map
 A001 not to scale



revisions:

date: 10-28-25

sheet: A001

1 site plan
 A001 1"=20'

