

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 17, 2025

James A Favata, RA
Dekker
7601 Jefferson St NE
Albuquerque, NM 87109

Re: Uptown Connect
6501 Indian School Rd NE
Traffic Circulation Layout
Architect's Stamp 10-07-25 (H18-D025A)
TRANS#2025-00294

Dear Mr. Favata,

Based upon the information provided in your submittal received 10-07-25, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

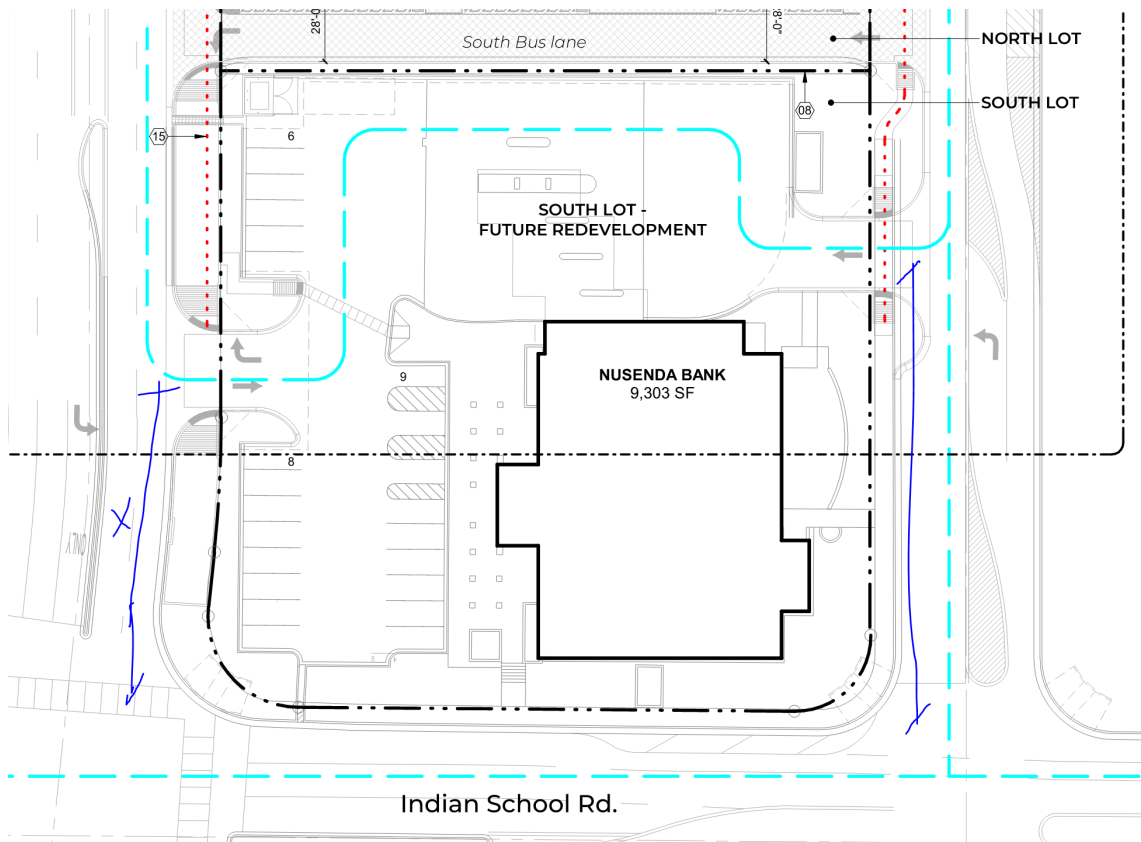
1. Identify the right of way width, medians, curb cuts, and street widths on Indiana St, Uptown Blvd. and Americas Pkwy.
2. The minimum distance from the intersection of Indian School Rd & Indian St and Indian School & Americas Pkwy to the site access is 75 ft. Please show these dimensions on the site plan.

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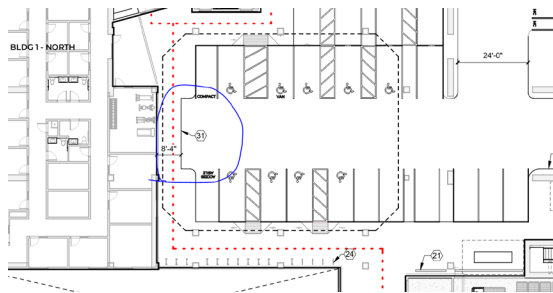
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3. Clarify existing property lines and proposed property lines.
4. A property line shows in the middle of the North Lot, so, an approved/ recorded Plat must be provided.
5. Provide details sheet, showing the details of proposed:
 - Site accesses design and width.
 - ADA ramp.
 - ADA parking and signage.
 - Bike Rack. Please note that the distance between each Bike racks is 4 ft.
6. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
7. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
8. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1. B NMSA 1978)
9. The corner City ROW ADA curb ramps must be updated to current standards and have truncated domes installed.
10. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
11. A 5 ft. keyway is required for dead-end parking aisles. Please show this dimension on the site plan.



12. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
13. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
14. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.

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15. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.
16. Please provide copy of Fire Marshal approval.
17. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
18. The site access off Uptown Blvd appears to be One Way. 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.
19. Please specify the City Standard Drawing Number when applicable.
20. 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.
21. Please provide a letter of response for all comments given.

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to ABQ-PLAN
4. 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

