



3201 4<sup>th</sup> Street NW, Suite C  
Albuquerque, NM 87107  
(505) 352-8930 | [www.fierrocompany.com](http://www.fierrocompany.com)

February 20, 2024

City of Albuquerque  
Development Review Services  
Marwa Al-najjar

RE: TCL for Paving Permit - New Mexico Beef Jerky (J14D185)

The purpose of this letter is to address comments received on December 5, 2023 regarding a paving permit for lots 14, 15, 16, and 17, Block 21, Albright Moore Addition, located on 5<sup>th</sup> Street between Kinley Avenue and Constitution Avenue. Attached for your review is a signed traffic scoping form and a revised site plan reflecting the requested changes and below are responses to the comments.

The comments are addressed as follows:

1. Please explain what is the purpose of the proposed parking lot?  
The proposed parking lot is intended to serve as accessory parking for NM Beef Jerky Company located at 1425 4<sup>th</sup> St. NW.
2. Please clarify the purpose and function of the proposed loading area.  
The loading area will be used for food and supply deliveries to NM Beef Jerky Company.
3. Is the Alley at the east side of the proposing parking lot a public or private Alley?  
The alley east of the parking lot is Public.
4. Is the individual who is going to use the ADA parking space will need to access the main building? If so, please ensure the ADA parking space place close to the main entrance as possible, and provide minimum 6 ft. wide ADA pathway from the ADA aisle to the building entrance.  
The ADA parking space has been deleted from the attached TCL Plan. All ADA parking spaces are located on the property East of the Alley.
5. Show on the site plan the radius for the one way drive aisle.  
A 30' radius has been added to the one-way drive aisle, as shown on the attached TCL.
6. Minimum width for regular parking space is 8.5 ft. or Label the small parking spaces by placing the words "**COMPACT**" on the pavement of each space.  
The smaller space has been labeled, "COMPACT," as shown on the attached TCL.
7. Please revise the keynotes on the site plan. Key note 13 should be referred to paving the parking lot.  
Please see attached TCL for revision of Key Note.



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8. Please revise the sheet details, the minimum width for the ADA parking stall is 8.5 ft.  
ADA parking space has been deleted from the TCL. All ADA spaces are located on the property East of the Alley.
9. ADA curb ramp at the corner of Constitution Ave and 5<sup>th</sup> St. must be updated to current standards and have truncated domes installed.  
Updated as requested. See attached TCL.
10. Provide "MC" parking sign.  
Updated as requested. See attached TCL.
11. 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.  
Updated as requested. See attached TCL.
12. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination **(Contact Matt Grush: [mgrush@cabq.gov](mailto:mgrush@cabq.gov)).**  
Please see attached, signed Traffic Scoping form not requiring a Traffic Impact Study.
13. Please provide a letter of response for all comments given.  
This letter addresses the comments received on December 5, 2023.

Thank you for your review. Please let me know if you need further information or clarification.

FIERRO & COMPANY

Robert Fierro, P.E., P.S.  
President