



April 10, 2025

REGULAR MAIL AND ELECTRONIC MAIL:

City of Albuquerque Planning Department
Code Enforcement Division
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102
Email: codeenforcement@cabq.gov

City of Albuquerque Planning Department
Development Review Services Division
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102
Email: devhelp@cabq.gov

City of Albuquerque Planning Department
Transportation Development
Attn: Ernest Armijo, P.E.
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102
Email: earmijo@cabq.gov

City of Albuquerque
Fire Marshal's Office
724 Silver Ave SW
Albuquerque, NM 87102

RE: DRB Project Number: 2019-002916; Lots 11 & 12 Tract 3, Block 3, NAA; Agent Design & Development Group, LLC

Dear Sir or Madame:

We represent several owners of property adjacent to or across the street from the property (2 lots) that is the subject of the application under DRB Project Number 2019-002916.

We have received the Planning Comments, Hydrology Section Comments, Code Enforcement Comments and Transportation Comments dated May 15, 2024 for this project. We did not see anything in those reports that addressed the issues related to the Fire Prevention and Protection requirements that developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, **shall** be provided with two separate and approved fire apparatus access roads.

It is our understanding that the City of Albuquerque follows the International Fire Code IFC 2015 Edition, including Appendices "D", D107.1 One- or two-family residential developments.

At the present time, the subject section of Oakland Ave dead ends at the west into two cul-de-sacs, Oak Ridge Ct and Black Oak Ct, without any other egress or ingress. At the very west of



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this section of Oakland/Black Oak Ct. is the AMAFCA major channel and on the other side of the drainage channel is established housing. Therefore, there is no option to continue Oakland/Black Oak to the west.

The only access point to the existing 30 homes/vacant lots in this block of Oakland is Ventura and Oakland.

It is our understanding that no additional subdivision of lots on this section of Oakland can be done unless an additional egress/ingress point other than Oakland and Ventura is created. There are currently four undeveloped 0.92 acre lots, so the only development option which is fair and safe for all lot-owners on this street and meets the International Fire Code D107.1 requirements, would be to build one house per existing lot. This would bring the street to its maximum capacity of 30 dwellings. The application proposes that the two (2) lots be subdivided into six (6) lots, which would be surrounded on all sides with single-family homes on .92 acre lots to the south, east, and west and on Oakland adjacent to the north. Therefore, the proposed subdivision not only fails to have the appropriate ingress/egress for safety, but it also fails to be consistent with the surrounding houses and properties. To date, the developer has provided no information on how they intend to install an additional means of emergency vehicle ingress/egress to Oakland Avenue as required by the City of Albuquerque Fire Department and International Fire Code DS107.1.

I am writing to inquire as to whom do I bring this information regarding the lack of required access for this proposed project? I also write to provide notice of the fire code issue to the addressed departments/divisions and to request to be provided notice of any plan review results in relation to the referenced application or any new or renewed applications involving the properties referenced herein.

Any assistance would be greatly appreciated.

Very truly yours,

MOSES, FARMER, GLENN, GUTIERREZ & WERTZ, P.C.

By: /s/ Eraina M. Edwards

Eraina M. Edwards, Esq.

CC: clients