



The **H**ENSLEY **E**NGINEERING **G**ROUP

April 29, 2019

DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: 2019-001792 Luna Vita Subdivision - Justification for use of Cul-De-Sac

Per IDO 14-16-5-3(E)(1)(d) Stub streets and cul-de-sacs that terminate the road are prohibited, with exceptions, The Cul-De-Sac proposed by the project is within the criteria for exception.

Exception 1: A vehicular connection impractical due to topography that is significantly different in elevation and full development of surroundings make a connection impractical.

Exception 2: Pedestrian Access – Pedestrian access from the Cul-De-Sac is not practicable from the location due to the significantly different elevation in the topography.

The elevation difference at the boundary of the development, noted in the exceptions above, ranges from 3 to 4 feet. An existing structural retaining wall further prohibits any connection to the adjacent development. The surrounding development of the property is an existing home with no public connection to City ROW and an existing subdivision that does not provide a viable connection to this property due to existing conditions.

This project meets the criteria for exception from 5-3(E)(1)(d), and the applicant requests the approval of the Cul-De-Sac as proposed.

Thank You,

A handwritten signature in black ink that reads "Ron E. Hensley".

Ron E. Hensley P.E.
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