

**From:** [Jones, Megan D.](#)  
**To:** [Montoya, Antoni](#)  
**Cc:** [Rodenbeck, Jay B.](#)  
**Subject:** PR-2025-011387  
**Date:** Monday, April 7, 2025 11:56:53 AM  
**Attachments:** [image.png](#)

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Hi Antoni,

Thank you for stopping by to discuss the conditions of approval on the Savio Ridge Site Plan-EPC. Based on our conversation, the Bulk Land Platting action to subdivide the 60-acre site from the school can proceed prior to final sign off of the Site Plan-EPC. The intention of Conditions 4 & 5 were to ensure that the property lines coincide with the Plat and that the Waivers on the Site Plan-EPC are obtained prior to final sign off. I understand that the Bulk Land Plat needs to occur prior to the Site Plan and waivers. Once the Site Plan is signed off, the applicant will then request another subdivision for the residential lots.

Here are the waivers on the site plan:

#### FOR INFORMATIONAL PURPOSES ONLY

1. The project shall comply with the applicable provisions of IDC-14-16-5-2 site design and sensitive lands (except as provided for with this Site Plan) and the DPM unless a waiver applies. The following waivers are anticipated to be requested based on approval of this Site Plan by the environmental planning commission:
  - DPM section 7-4(e) - pedestrian facilities - waiver to allow a sidewalk on one side of the street at the private entryways to the subdivision.
  - DPM section 7-2(c) - temporary sidewalk deferral - waiver to defer the installation of sidewalks until each home construction is completed.
  - DPM section 7-4(a)(3) connectivity - waiver to allow two blocks within the Pulte APS subdivision to exceed 600 feet, the maximum block length for a local street. The westernmost local street (sheet 2) within the subdivision is approximately 1,000 feet in length.
  - DPM section 7-4(i)(2) standard centerline radius for a local access street of 75 feet with approval of the traffic engineer. Waiver to the centerline radius at four corners of the low-speed, private thoroughfare, where the road is 90 degrees or near 90 degrees.
  - IDO section 5-4(f)(2)(b) - residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Waiver to allow for the lots on the south side of the subdivision with rear yard lot lines adjacent to Arroyo Vista Boulevard NW, an urban collector with a landscape buffer provided.
  - DPM SECTION 7-4(j)(2) location street design. waiver to allow roadway width to 26' for local access roads with no lots fronting and 26'±40.5' ROW with no lots fronting adjacent to HOA open space adjacent to national monument.

**Megan Jones, MCRP | MPA**

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