

April 08, 2025

DHO Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Savio Ridge, Tract N-1-B Watershed Subdivision - Preliminary Plat Submittal – **IDO Waiver Request**

Dear DHO Chair:

We are requesting the following deferral, wavier and variances to the City Standard Design

IDO Waiver: (See IDO Waiver Exhibit for exact locations)

Access to Public Streets

- The IDO states that “Residential lots shall avoid layout where the rear lot line is adjacent to a collector or arterial street.”
 - There are 25 lots which backup to Arroyo Vista Blvd (which is currently classified as a Principal Arterial). These lots have an minimum of additional twenty three (23) feet of buffer (between the back property line and ROW) with an additional 15’ of back yard to allow for a larger setback to the roadway.

Block Length

- The IDO states the maximum block length for local streets is 600’. After meeting with city planning, it was our understanding that this was to allow for pedestrian connectivity. We are requesting a waiver to the pedestrian access points as it relates to the proposed layout and adjacent property to follow the pedestrian specific movements and connectivity. The waivers include along Logic Lane, as no access will be available to the west since there is an existing subdivision with private residential lots. Also, along Insight Lane where no access will be available as to the east there is private property and a proposed pond along this location. All other internal street networks meet the 600’ max block length.

We request that this request be heard at with the Preliminary Plat application. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Yolanda Padilla Moyer, P.E.
Vice President
Community Development and Planning

YPM
Enclosures

cc: Kevin Patton, Pulte