

October 23, 2025

DHO Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Artiste Subdivision, Tract 1-A of Artiste - Preliminary Plat Submittal – **IDO Waiver**

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)**

**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 Scholer Ave in which putting a pedestrian\vehicle access to Houser Ave doesn't provide any advantage as Houser Ave is 638' (which is within the allowable 10% deviation) and providing an access provides no advantage to connectivity than continuing to Dillingham and Rockwell directly. With that said, we are also requesting a waiver to Houser Ave as it is in the allowable 10% deviation. Another waiver, along Paolo Alley is being requested, which is a private, alley tract. We don't feel this waiver is necessary and it is not a public access and the lots the roadways are fronting do meet the 600' block criteria. We wanted to include it in case a variance was necessary. The alley only accesses the garages for the adjacent home and there are no thoroughfare or pedestrian facilities. This same request for Cassett Alley is being requested as it is also a private alley, which is slightly longer than the 600' but like Paolo Alley above, it is a private tract with only access to the garages for the lots backing to it with no thoroughfare or pedestrian facilities. The fronting streets do meet the criteria of the 600' block length.
- 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 505-823-1000 with questions or comments.

Sincerely,



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

YPM

Enclosures

cc: Brian Patterson, Titan Development





**LEGEND**

 BLOCK LENGTH WAIVER

**IDO WAIVER EXHIBIT**

**ARTISTE SUBDIVISION**

DRAWN BY:	SS	DATE:	04/04/2025
CHECKED BY:	YPM	BHI PROJECT NO:	20240316
		SHEET NO.	1 OF 1