

**Re: D&B LIMITED TRUST LLC - A.Varela request for Alternative Landscaping plan & Pervious material credit**

DBUSELLIT.MRUIZ.../Inbox

**Biazar, Shahab** <sbiazar@cabq.gov>

To: Miri Ruiz &lt;dbusellit.mruiz@gmail.com&gt;

Cc: D&B Glass Co <dbglassco@gmail.com>, Varela, Alan M. <avarela@cabq.gov>,  
DB LIMITED TRUST <dblimitedtrust@gmail.com>, James Clark architect- <mwarchitect@comcast.net>,  
Webb, Robert L. <rwebb@cabq.gov> [more..](#)

Feb 25 at 3:57 AM

Hi,

We can move forward with the understanding that a permeable surface will have to be approved and placed on site prior to Certification of Occupancy. It will be the responsibility of the your **civil engineer** to provide us with the proposed surface material ASAP.

Thanks

**SHAHAB BIAZAR, P.E.**

city engineer

he / his / el

o 505.924.3999

e [sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Miri Ruiz <dbusellit.mruiz@gmail.com>**Sent:** Monday, February 24, 2025 6:25 PM**To:** Biazar, Shahab <sbiazar@cabq.gov>**Cc:** D&B Glass Co <dbglassco@gmail.com>; Varela, Alan M. <avarela@cabq.gov>; DB LIMITED TRUST <dblimitedtrust@gmail.com>; James Clark architect- <mwarchitect@comcast.net>**Subject:** Re: D&B LIMITED TRUST LLC - A.Varela request for Alternative Landscaping plan & Pervious material credit

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Hello Mr. Biazar

Please find our Paving Plan (AC3) showing compliance of permeable material on the three prominent areas required. We have however come across a hiccup with providing the specifications for the proposed material as neither Vulcan nor Blackrock (aggregate suppliers) sold this product in the past and have the mixture readily available. Enclosed too is an update from our contractor specifying the situation.

It is disconcerting that our project be detained any longer due to circumstances beyond our control. Permeable asphalt as an experimental material has not been done in New Mexico, and as previously mentioned, none of the suppliers have specs or detailed information available to submit now for review. We are promoting having the mix fabricated to create the specs and information needed for approval. As such, we have been asked by the suppliers to check back with the City to dictate to them the particular specs that are being required. Does the City have access to a PAP mixture with materials from New Mexico or any relevant information that we can forward to them instead?

Using permeable material for our paving project meets also with our personal objectives, however as stated before, we are subject to its availability. We are willing to be the test subjects in order to begin this forward movement in New Mexico, but we cannot have our project stalled any longer waiting on paperwork that has not yet been invented. To this end, we would like you to consider granting the approval for our permeable asphalt on a conditional basis, in order to allow the DFT to move forward with their approvals on Mar 5, and ultimately allow us to get our building permits.

Thank you in advance for your consideration.

Sincerely,  
Miri

Sent from my iPad

On Feb 10, 2025, at 4:31 PM, Biazar, Shahab &lt;sbiazar@cabq.gov&gt; wrote:

Mayra,

We basically need both the Fire Department and City Engineer's office approve the proposed surface. We need to ensure that the surface is drivable and permeable as well.

Thanks

<Outlook-cid\_image0>

**SHAHAB BIAZAR, P.E.**

city engineer

he / his / el

o 505.924.3999

e [sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Glass Co D&B <[dbglassco@gmail.com](mailto:dbglassco@gmail.com)>

**Sent:** Monday, February 10, 2025 11:34 AM

**To:** Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>

**Cc:** DB LIMITED TRUST <[dblimitedtrust@gmail.com](mailto:dblimitedtrust@gmail.com)>; Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; James (Jim) Clark architect- (paul santillanes) <[mwarchitect@comcast.net](mailto:mwarchitect@comcast.net)>; Miri Ruiz <[dbusellit.mruiz@gmail.com](mailto:dbusellit.mruiz@gmail.com)>

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Good morning Alan,

Hope you had a nice weekend.

In your last response you mentioned an AFR engineer. Can you specify who that might be? I have asked and I have researched and I could not find anything with that reference.

Also, will there be additional paperwork that we need to submit or that you will be giving us confirming your approval of the landscape plan or does our correspondence suffice?

Once again, thank you for your consideration and prompt responses.

Mayra

On Fri, Feb 7, 2025, 7:35 PM Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)> wrote:

Mayra, good evening,

1. Per the City Engineer: wherever the permeable surface will be used by Fire Trucks, then it has to be a *drivable* surface. Therefore, the AFR engineer must propose a drivable surface (like permeable pavement) for approval by the City Engineer.
2. The required landscaping is typically for the on-site landscaping, but the City will provide credit for the areas being landscaped within the right-of-way due to the nature of the site.

Thank you,  
Alan

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**From:** Glass Co D&B <[dbglassco@gmail.com](mailto:dbglassco@gmail.com)>

**Sent:** Friday, February 7, 2025 5:45 PM

**To:** Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>

**Cc:** DB LIMITED TRUST <[dblimitedtrust@gmail.com](mailto:dblimitedtrust@gmail.com)>; Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>

**Subject:** Re: D&B LIMITED TRUST LLC - A.Varela request for Alternative Landscaping plan & Pervious material credit

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Thank you for your correspondence Alan, and your consideration.

One item mentioned in your response refers to permeable asphalt along the vehicle circulation areas. It was brought to our attention that these areas, where emergency vehicles may need access, cannot be of permeable surface material.

If this should not be an option, please advise as to alternatives.

We also wanted to confirm that the total landscape calculation that you have determined includes the ROW landscaping that we are required to provide on the City's behalf. If this is the case then we should be able to move forward with permitting.

Thanks again,

Mayra

On Fri, Feb 7, 2025 at 1:32 PM Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)> wrote:

Good afternoon,

The Planning Department carefully reviewed the request for a Director's approval of an Alternative Landscaping Plan with any landscaped area reductions allowed by law. I also received and reviewed the note you forwarded today with the baseball field idea from your architect.

1. The number of proposed trees in the most recently submitted Alternative Landscaping Plan is acceptable and must be provided for the site: **91 trees**
2. A reduction to 30,966 SF of landscaped area is approved on the following conditions:
  1. All parking areas and vehicle circulation areas and drive aisles must be permeable surfaces
  2. The material for the permeable surfaces must be approved by the City Engineer or his designee

3. The display areas do not need to be permeable, but that is preferred
3. **If, and only if, all the above conditions are satisfied**, then an additional 10% deviation from the pre-deduction landscaped area of 41,288 SF is hereby authorized, i.e., a further reduction of 4,128 SF which reduces the absolutely required landscaped area for this site to 26,838 SF. Thus, to help this project move forward, the possible overall reduction to 26,838 SF of landscaped area is also hereby approved through my authority as the Planning Director, and any further reductions simply will not be considered. (This is *not* a baseball field.)

I am certain that the above authorization for 26,838 SF of landscaped area will make this project much more viable. We sincerely look forward to seeing the property developed as soon as possible.

Very best regards,



**ALAN VARELA, J.D.**  
Planning Department Director  
**Direct line:** 505.924.3454  
**Email:** [avarela@cabq.gov](mailto:avarela@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Glass Co D&B <[dbglassco@gmail.com](mailto:dbglassco@gmail.com)>  
**Sent:** Tuesday, February 4, 2025 4:20 PM  
**To:** Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>  
**Cc:** DB LIMITED TRUST <[dbliteratedtrust@gmail.com](mailto:dbliteratedtrust@gmail.com)>; James (Jim) Clark architect- (paul santillanes) <[mwarchitect@comcast.net](mailto:mwarchitect@comcast.net)>; Miri Ruiz <[dbusellit.mruiz@gmail.com](mailto:dbusellit.mruiz@gmail.com)>  
**Subject:** Re: D&B LIMITED TRUST LLC - A.Varela request for Alternative Landscaping plan & Pervious material credit

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Hello Alan,

Thank you for taking the time earlier to speak with me.

Per our conversation, I am enclosing a request to have you review and approve our alternate landscape plan.

Also enclosed is a detailed description of the history of our permit requests with the city, as well as the landscape drawings which have been submitted.

Please note that we are scheduled to meet again with DFT on the 12th of February. Our hope is that we will be able to move forward with permitting at that time.

Please let me know if you have any questions or concerns, or if more information is needed.

Your help is greatly appreciated!

Thanks,

Mayra

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