

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

DBUSELLIT.MRUIZ.../Inbox

 **DB LIMITED TRUST** <dblimitedtrust@gmail.com>
To: Miri Ruiz <dbusellit.mruiz@gmail.com>

Feb 25 at 2:40 PM

Sent from my iPad

Begin forwarded message:

From: "Varela, Alan M." <avarela@cabq.gov>
Date: February 7, 2025 at 4:32:18 PM AST
To: Glass Co D&B <dbglassco@gmail.com>
Cc: DB LIMITED TRUST <dblimitedtrust@gmail.com>, "Biazar, Shahab" <sbiazar@cabq.gov>
Subject: RE: **D&B LIMITED TRUST LLC - A.Varela request for Alternative Landscaping plan & Pervious material credit**

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
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