

From: [Biazar, Shahab](#)
To: [Miriam Ruiz](#)
Cc: [DB LIMITED TRUST](#); [Mayra Ruiz](#); mwajimclark@gmail.com; [Armijo, Ernest M.](#); [Rodenbeck, Jay B.](#); [Verhage, Kathleen M.](#)
Subject: Re: Public Sidewalk Easement request - PR2024-010446
Date: Wednesday, March 26, 2025 1:24:05 PM
Attachments: [Outlook-cid_image0](#)

Hi,

If replat is not needed for any other purposes that granting the right-of-way for sidewalk, a paper easement granting the sidewalk easement can be allowed. Please have your surveyor prepare easement and submit with the easement document to our DRC group. I have included Kathy Verhage in this email with our DRC group as well. Please make sure that you coordinate with our Transportation as well to ensure adequate easement is provided for the Public Sidewalk.

Thanks



SHAHAB BIAZAR, P.E.

city engineer

he / his / el

o 505.924.3999

e sbiazar@cabq.gov

cabq.gov/planning

From: Miriam Ruiz <miriamruiz@yahoo.com>
Sent: Wednesday, March 26, 2025 12:59 PM
To: Biazar, Shahab <sbiazar@cabq.gov>
Cc: DB LIMITED TRUST <dblimitedtrust@gmail.com>; Mayra Ruiz <dbglassco@gmail.com>; mwajimclark@gmail.com <mwajimclark@gmail.com>; Armijo, Ernest M. <earmijo@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Subject: Public Sidewalk Easement request - PR2024-010446

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

Dear Mr. Biazar,

Our project started in 2023 and since then we have worked with DFT to meet all of the requirements to move forward with permitting. We have completed all the conditions set forth in the last meeting March 5, 2025 less the Transportation comment advising that “All-public sidewalk needs to be within ROW or easement”. At this time we request that a Public Sidewalk Easement along Bluewater be granted in-lieu of an ROW dedication. The ROW requires obtaining agencies signatures and going through a DHO approval process which will delay our Project even further. Also, it is very costly. Apart from the additional expenses for required documentation for the ROW, it also exacts current tax payments that we would otherwise not be required to pay at this time. This process is significantly more time consuming and financially more burdensome as opposed to granting us a sidewalk easement. An easement would expedite our Project and allow us to stay within budget. Thank you for your consideration, and we hope to hear back from you soon.

Regards,

Miriam Ruiz

Sent from M. Ruiz