

From: Jennifer Facio Maddox
Sent: Monday, August 12, 2019 5:55 PM
To: gedison@hoamco.com; lapitzlj@hotmail.com; jgallegoswccdg@gmail.com; cherquezada@yahoo.com; aboard10@juno.com; hlhen@comcast.net; mbfernandez1@gmail.com; rroibal@comcast.net; 321kris@gmail.com
Subject: Public Notice of Ceja Vista Senior Apartments
Attachments: Ceja Site.pdf; Ceja Vista Site Plan pdf.pdf; Ceja Vista Senior.jpg

RE: **Public Notice** of Ceja Vista Senior Apartments

Dear Neighborhood Associations,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a nearby Property Owner that DBG Properties, will be submitting an application for Site Plan for DRB per Table 6-1-1] to be reviewed and decided by the Design Review Board per Table 6-1-1]. The application is for Site Plan Review and approval for a new senior living development.

1. Property Owner
 - a. DBG Properties LLC
2. Agent* *[if applicable]*
 - a. Dekker Perich Sabatini
3. Subject Property Address*
 - a. 10000 Ceja Vista Road SW
4. Location Description
 - a. 98th and Dennis Chavez, Between Valle de Atrisco Multi Family housing and Atrisco Heritage Academy High School.
5. Zone Atlas Page
 - a. P-09-Z
6. Legal Description
 - a. TR RR 3A1 Town of Atrisco Grant Projected Section 9 Township 9 North, Range2 East, NMPM
7. Area of Property *[typically in acres]*
 - a. 5.423 Acres
8. IDO Zone District
 - a. R-ML
9. Overlay Zone *[if applicable]*
 - a. N/A
10. Center or Corridor Area *[if applicable]*
 - a. N/A
11. Current Use *[vacant, if none]*
 - a. Vacant
12. Deviation(s) Requested *[if applicable]*
 - a. 3'-0" allowable Height Deviation

13. Variance(s) Requested *[if applicable]*

a. *NONE.*

14. More detailed Description of the Request/Project

a. The development provides 156, one and two bedroom units for senior living(55+) and a shared community building. The common space provides community gathering, gardening and wellness activities.

The anticipated public hearing for this request will be on August 21st at 9:00 in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102. * You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

This request does not require a public meeting or hearing. *[Wireless Telecommunications Facility only]*

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 505-761-9700 or via email at jenniferm@dpsdesign.org.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Jennifer Facio Maddox

Dekker Perich Sabatini

Attachments: *Site Plan, Renderings, Site location Map*



Jennifer Facio Maddox, AIA

Architect

Dekker/Perich/Sabatini

505.761.9700 / dpsdesign.org

D/P/S [wins four IIDA SW Chapter PRIDE awards](#) including a Design Excellence in Healthcare award and Best in Show for Presbyterian Santa Fe Medical Center.



Ceja Vista Senior



98th @ Dennis Chavez

Dennis Chavez Blvd

98th street

Valle de Atrisco Multi Family

Ceja Vista Rd

Atrisco Heritage Academy High School

Ceja Vista Senior

