

From: Jennifer Facio Maddox
Sent: Tuesday, April 9, 2019 3:59 PM
To: 'lapitzlj@hotmail.com'; 'gedison@hoamco.com'; '321kris@gmail.com'; 'jlapitz@hotmail.com'
Cc: Adriana Garraton
Subject: Neighborhood Meeting about Future Development Application
Attachments: Ceja Vista Site Plan pdf.pdf

Dear Anderson Hills Neighborhood Association and Anderson Hills HOA,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss a Site Plan for Building Permit Application per Table 6-1-1, proposed in or near your neighborhood before we submit an application. This would be an informal meeting where Dekker Perich Sabatini and DBG Properties would present the proposal, and we could discuss any ideas or concerns you may have.

Contact Information

Jennifer Facio Maddox
Jenniferm@dpsdesign.org

Project or Development Proposal

9902 Ceja Vista Road
DBG Properties
DRB Application -Site plan for Building Permit

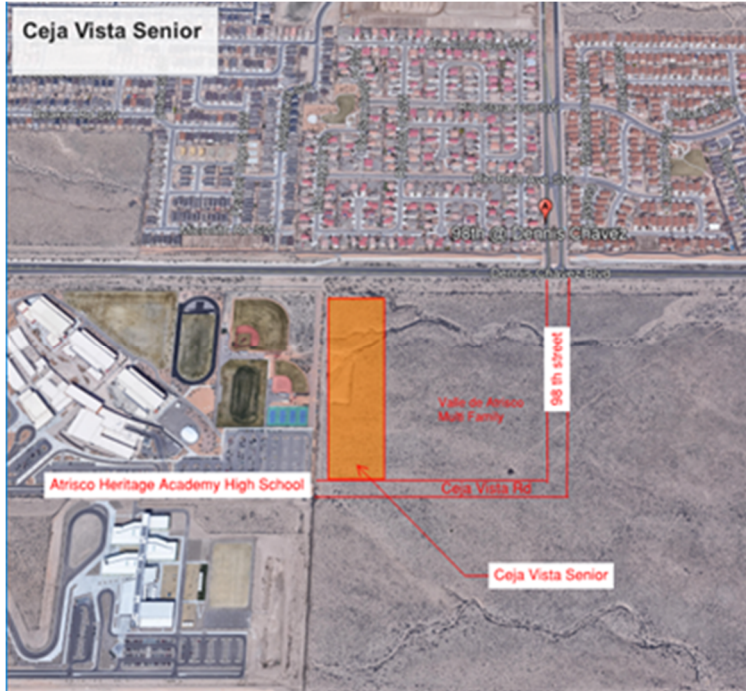
Per the IDO, you have 15 days from April 9th, 2019 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on April 26, 2019.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this email.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public DRB Hearing at which the project will be reviewed and decided by the City.

The following is what we are currently proposing for this development:

The proposed development is a vibrant senior living community located between Atrisco Heritage High School and the Valle de Atrisco Multi family development that is currently under construction. The development will be accessed off the new Ceja Vista Road that is under construction at the end of 98th street. The proposed community includes two, three story residential buildings and a single story community building with a pool. Both residential buildings host the same design and program. Each residential building has a courtyard space designed for gathering and gardening with shaded seating areas. The proposed plan includes 154 rentable units with two units set aside for on site managers. The design features a contemporary New Mexican aesthetic incorporating neutral stucco finishes and trellis shading. See attached site plan for more information.



The project as planned complies with use, setback, height, open space, landscape and parking requirements for R-ML (Residential-Multi family Low density) zones as outlined in the City of Albuquerque comprehensive zoning code/IDO. The Ceja Vista community will not be requesting any variances or code modifications with the Site Plan for Building Permit application.

Please let me know if you have any questions or would like to set up a meeting for your neighborhood.

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>

Sincerely,

Jennifer Facio Maddox

Cc:



Jennifer Facio Maddox, AIA

Architect

Dekker/Perich/Sabatini

505.761.9700 / dpsdesign.org

D/P/S is celebrating [60 years of design excellence!](#) We look forward to another 60 years of service to our community, clients, and industry partners.

From: Jennifer Facio Maddox
Sent: Monday, April 15, 2019 1:04 PM
To: lapitzlj@hotmail.com; gedison@hoamco.com; 321kris@gmail.com; jlapitz@hotmail.com
Cc: Adriana Garraton
Subject: RE: Neighborhood Meeting about Future Development Application
Attachments: Ceja Vista Site Plan pdf.pdf

Dear Anderson Hills Neighborhood Association and Anderson Hills HOA,

I am following up to see if there are any questions regarding the new proposed senior development, or if there is any interest in a presentation of the project at your neighborhood meeting. Please let us know either way so that we can proceed accordingly.

Thank you very much for your time,

Jennifer Facio Maddox
Dekker Perich Sabatini

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Sent: Tuesday, April 9, 2019 3:59 PM
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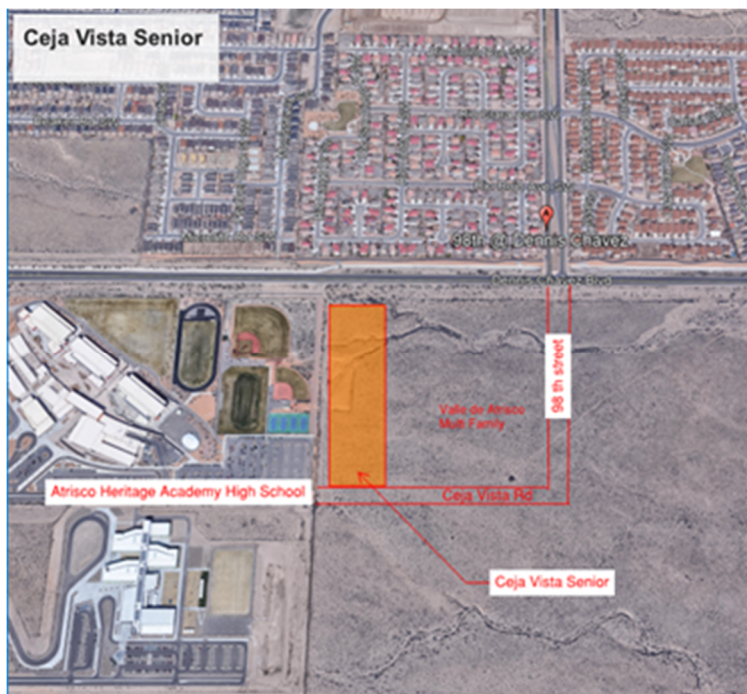
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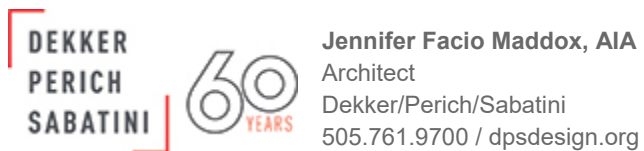
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Sincerely,

Jennifer Facio Maddox

Cc:



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Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone	Phone_Extension
Anderson Hills HOA	Larry	LaPitz	lapitzj@hotmail.com	3120 Rio Plata Drive SW	Albuquerque	NM	87121		5058774159	
Anderson Hills HOA	Giezell	Edison	gedison@hoamco.com	8700A Education Boulevard NW	Albuquerque	NM	87114		5058884479	2130
Anderson Hills NA	Kristi	McNair	321kris@gmail.com	3127 Rio Plata Drive SW	Albuquerque	NM	87121	5053211748		
Anderson Hills NA	Jan	LaPitz	jlapitz@hotmail.com	3120 Rio Plata Drive SW	Albuquerque	NM	87121		5058774159	