

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**



**OFFICIAL NOTICE OF DECISION
January 23, 2026**

Bliss Hospitality LLC
13317 Central Ave. NE
Albuquerque, NM 87123

Project#: PR-2024-010887
Application#
SP-2025-00056 SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 155, TOWN OF ATRISCO GRANT
UNIT 6 zoned MX-T, located at BRIDGE
BLVD SW between BATAAN DR SW and
COORS BLVD SW containing approximately
5.06 acre(s). (L-10, L-11)**

The Development Facilitation Team (DFT) administratively approved a site plan concerning the above-referenced application, with conditions of approval, based on the Findings noted below:

1. This is a request to construct the proposed Samana Apartments development, consisting of a 120-unit multi-family residential project planned for the 5-acre site at 6501 Bataan Dr. NW.
2. The subject property is zoned MX-T (Mixed-Use – Transition Zone District), and is located within a Major Transit Corridor and an Area of Change adjacent to Area of Consistency to the north.
3. The subject property is located within the Alamosa Neighborhood Association boundaries and is not part of any other designated Centers or Corridors.
4. On July 7, 2025, a Grading and Drainage Plan was approved per HYDR -2025-0235.

5. On May 19, 2024, the Transportation team approved a Conceptual Traffic Circulation Layout (TCL) under project TRANS-2025-00131 and confirmed during the hearing that a Traffic Impact Study (TIS) was not required for the proposed Samana Apartments development.
6. On September 8, 2025, an Archaeological Certificate of No Effect was issued for the subject property by the Acting City Archaeologist per AC-2025-00017.
7. A Sensitive Lands Analysis was submitted which confirmed that no sensitive lands are present on the subject property.
8. Public notice requirements of IDO Section 6, Table 6-1-1 were completed prior to submitting the application file.
9. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:
 - a. *6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

Per IDO 5-1 Dimensional Standards, this request complies with the dimensional standards of the MX-T zone district.

Per IDO 5-2 Site Design and Sensitive Lands, the subject property sits on currently undeveloped land which was found to have no existing sensitive lands.

Per IDO 5-3 Access and Connectivity, a Conceptual TCL have been approved by Transportation, and an Infrastructure List (IL) has been included featuring infrastructure that will ensure compliance with sidewalk width requirements.

Per IDO 5-5 Parking and Loading, the proposed parking is in compliance with Section 5-5 of the IDO, with 211 parking spaces being provided while 203 parking spaces are required.

Per IDO 5-6 Landscaping, Buffering, and Screening, the subject property will include all required landscaping for this type of facility. Screening requirements will be satisfied through perimeter fencing and landscaping, as outlined in Conditions 2–6 below.

Per IDO 5-8 Outdoor and Site Lighting, these requirements will be met with the Lighting and Photometric Plan provided with adherence to Condition #1 (see below).

- b. 6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The City's existing infrastructure and public improvements, coupled with the infrastructure featured on the IL approved with this request, will ensure adequate capacity to serve the proposed development.

- c. 6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan; therefore, this criterion does not apply.

- d. 6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

10. An Infrastructure List is included with this request.

11. On November 19, 2025, a Post-Submittal Facilitation Meeting was held between the agent for the application, Scott Anderson, and the Alamosa and Crestview Neighborhood Associations, and was facilitated by the City of Albuquerque Land Use Facilitation Program (the report on the meeting is included with the files of the application). Concerns discussed in the meeting included proximity to Alamosa Park, proximity to Armijo Charter School, Alamosa Elementary School, and the Alamosa Community Center, as well as future traffic concerns.

CONDITIONS

Final sign-off of the Site Plan by the DFT staff is conditioned as follows:

Code Enforcement

1. Revise the photometric plan to comply with IDO §5-8(F)(4)(c) for light trespass, and add CCT and CRI values to the plan per IDO §5-8(E)(2)(a).

Parks and Recreation

2. An updated landscape plan must be provided.
3. Street trees are required along Bridge Blvd. SW no less than 20' from back of curb and spaced 25' on center (O.C).
4. Tree species must be approved by City Forestry.
5. Details showing the wall design along Battan Dr. must be provided and approved by Parks and Recreation due to adjacency to a city park.
6. Compliance with 5-6(G) Screening of Mechanical Equipment and Support Areas must be confirmed with Parks and Recreation Department.

Planning

7. An Infrastructure List (IL) is included with the Site Plan. A recorded Infrastructure Improvements Agreement (IIA) based on the DFT and City Engineer-approved IL must be submitted prior to final sign-off of the Site Plan.
8. Correct the parking calculations on the Site Plan.

ABCWUA – Water Authority

9. Pro Rata must be paid prior to final sign off. Update the site plan to call out public vs. private infrastructure. Show proposed location and easement of the proposed water meter.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **FEBRUARY 9, 2026**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*).

The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Robyn Rose,
Associate Director, Planning Department

MI/jr

Scott C. Anderson & Associates Architects, LLC, 2818 4th St NW, Suite C, Albuquerque, NM 87107