



PLAN SNAPSHOT REPORT PA-2026-00052 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2026-000025 (PR-2026-000025)	App Date: 02/11/2026
Work Class: Sketch Plat	District: City of Albuquerque	Exp Date: 08/10/2026
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED

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Valuation: \$0.00

Assigned To:

**Approval
Expire Date:**

Description: To the Development Facilitation Team,

The applicant is submitting this Sketch Plat / Sketch Plan application to obtain Development Facilitation Team (DFT) feedback regarding the proposed subdivision of the existing parcel at 903 Broadway Blvd SE into two legal lots, along with related access considerations.

Step One of this request is limited solely to the lot split. No building permits or construction approvals are being requested at this time.

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Project Background and Purpose

The subject property is a previously developed site and has been the subject of prior City review. Grading and drainage for the site were previously reviewed and approved by the City of Albuquerque Planning Department, Hydrology Section, under File No. K14D233, with approval granted on March 20, 2024. The approved Grading and Drainage Plan was authorized for both Building Permit and Grading Permit issuance.

The applicant is not proposing any modification to the approved grading or drainage design as part of this Sketch Plat request.

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Proposed Change in Building Configuration

The current request reflects a change in building configuration only, not a change in site engineering or drainage assumptions.

The previously approved grading and drainage plan contemplated development in the form of townhome units. The applicant is now proposing an alternative residential configuration consisting of:

- One single-family residence per proposed lot, and
- One accessory casita associated with each residence

This revised configuration represents an equal or reduced development intensity when compared to the previously contemplated townhome layout. Impervious surface, drainage demand, and runoff characteristics are not anticipated to exceed those already approved by the City. Accordingly, the applicant believes the existing, City-approved grading and drainage design remains appropriate and applicable.

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Conceptual Site Plan and Grading & Drainage

The attached conceptual site plan illustrates the proposed lot split and revised residential layout. Grading and drainage information is shown for reference only, to demonstrate consistency with the previously approved City plans and to confirm site feasibility.

No changes to approved drainage volumes, retention methods, overflow paths, or first-flush treatment are proposed.

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Driveway Access and Curb Cut Expansion

As part of this Sketch Plat request, the applicant is also seeking DFT feedback regarding a proposed expansion of the existing driveway curb cut along Broadway Boulevard SE.

The applicant is requesting consideration of expanding the driveway entrance approximately five (5) feet on each side, in order to:

- Improve safe ingress and egress
- Accommodate appropriate on-site parking for future single-family residences

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- Enhance overall site circulation and maneuverability

Final dimensions and engineering details would be addressed during subsequent permitting phases.

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Request for DFT Feedback

The applicant respectfully requests Development Facilitation Team guidance on the following items:

1. The feasibility and appropriateness of the proposed lot split
2. Any zoning or subdivision considerations associated with the split
3. Feedback on the proposed driveway curb cut expansion
4. Confirmation that previously approved grading and drainage may remain applicable following the lot split and revised residential configuration
5. Clarification of next steps following Sketch Plat review

Early coordination through this Sketch Plat process is intended to ensure that future development proceeds efficiently and in alignment with City of Albuquerque requirements

Parcel: 101405733205341008	Main	Address: 903 Broadway Blvd Se Albuquerque, NM 87102	Zone:
		903 Broadway Blvd Se Albuquerque, NM 87102	Main

Applicant Raul Miramontes 6524 onyx ct nw albuquerque, NM 87120 Home: (505) 234-5133 Business: (505) 234-5133 Mobile: (505) 234-5133	Owner Raul Miramontes Home: (505) 234-5133 Business: (505) 234-5144 Mobile: (505) 234-5133	Owner Steve Fernandez Home: (505) 702-5350 Mobile: (505) 702-5350
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Plan Custom Fields

Existing Project Number	NA	Existing Zoning	MX-L - Mixed-Use - Low Intensity	Number of Existing Lots	
Number of Proposed Lots	2	Total Area of Site in Acres	0.115	Site Address/Street	903 broadway blvd se
Site Location Located Between Streets	broadway and john and pacific	Case History	NA	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	0	Square Footage of Proposed Buildings	2400	Lot and/or Tract Number	1
Block Number	B	Subdivision Name and/or Unit Number	EASTERN ADDN	Legal Description	* 001 B EASTERN ADDN
Existing Zone District	MX-L	Zone Atlas Page(s)	K-14	Acreage	0.1607
Calculated Acreage	0.162983	Council District	2	Community Planning Area(s)	Central ABQ
Development Area(s)	Change	Current Land Use(s)	04 Commercial Services	IDO Use Development Standards Name	Railroad and Spur Small Area, Valley Drainage Area
IDO Use Development Standards Subsection	Cumulative Impacts (5-2), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards Name	South Broadway Small Area, Railroad and Spur Small Area, Railroad and Spur Small Area	IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))
Metropolitan Redevelopment Area(s)	South Broadway	Corridor Type	Main Street (MS) Area	IDO Administration & Enforcement Name	Railroad and Spur Small Area
IDO Administration & Enforcement Subsection	Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)	Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	NCR

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Major Street Functional 2 - urban principal arterial Classification	FEMA Flood Zone	X	Total Number of Dwelling Units	0
Total Gross Square Footage2	Total Gross Square Footage4	0	Total Gross Square Footage	0
Total Gross Square Footage3		0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Raul_Miramontes_2/11/2026.jpg	02/11/2026 13:30	Miramontes, Raul		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00077730	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
Total for Invoice INV-00077730		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/04/2026	Sketch Plat/Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		02/18/2026 11:22	02/18/2026 12:34
Associate Project Number v.1	Generic Action		02/18/2026 11:22
DFT Meeting v.1	Hold Meeting	02/18/2026 12:33	02/18/2026 11:22
Screen for Completeness v.1	Generic Action		02/18/2026 11:22
Verify Payment v.1	Generic Action		02/18/2026 12:34
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		