



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

PLAN SNAPSHOT REPORT (PA-2026-00052)

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.

□

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.

□

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.

□

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.

□

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

PLAN SNAPSHOT REPORT (PA-2026-00052)

- Enhance overall site circulation and maneuverability

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

□

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	1
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		

RE: Sketch Plat / Sketch Plan Application
Proposed Lot Split – 903 Broadway Blvd SE, Albuquerque, NM

To the Development Facilitation Team,

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Proposed Change in Building Configuration

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

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Request for DFT Feedback

The applicant respectfully requests Development Facilitation Team guidance on the proposed lot split, zoning or subdivision considerations, driveway curb cut expansion, confirmation that previously approved grading and drainage remain applicable, and clarification of next steps

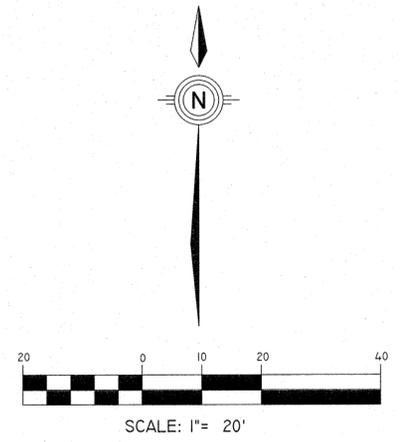
following Sketch Plat review.

Respectfully submitted,

Raul Miramontes

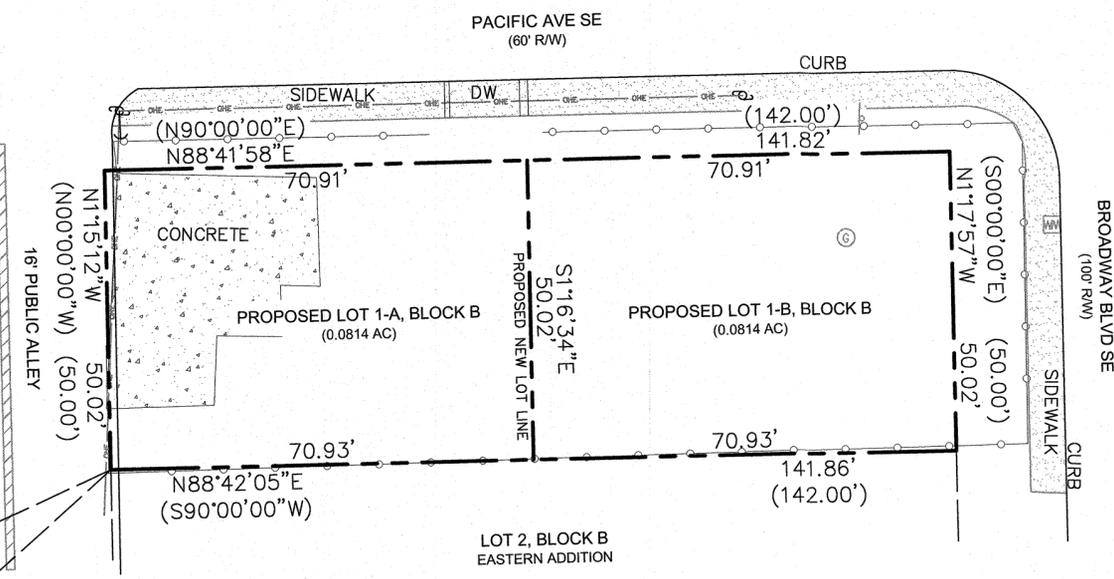
505-234-5133

BOUNDARY BASEMAP
 PROPOSED LOT 1-A AND 1-B OF BLOCK B
 EASTERN ADDITION
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2025



AGRS_8_L13
 NAD83 NMSP Central Zone
 N=1481048.44 usf
 E=1518507.49 usf
 Z=4956.04 usf NAVD 1988
 Ground to Grid=0.999683861
 Mapping Angle=-0_14_02.76

AGRS_12_L14
 NAD83 NMSP Central Zone
 N=1480970.68 USsf
 E=1520048.68 USsf
 Z=4947.89 USsf NAVD 1988
 Ground to Grid=0.99968383
 Mapping Angle=-0_13_52.10



LEGEND

	SIGN
	FENCE
	WALL
	GAS STUBOUT
	WATER METER
	POWER POLE
	OVERHEAD POWER LINE
	GUY WIRE

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment				Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)			
			% (acres)	% (acres)	% (acres)	% (acres)							
existing	7106.00	0.163	0%	34%	0.055	34%	0.055	32%	0.052	1.288	0.078	0.28	0.021
PROPOSED	7106.00	0.163	0%	0	0.038	34%	0.055	43%	0.070	1.454	0.020	0.24	0.024

Equations:

Weighted E = Ea**A*a + Eb**A*b + Ec**A*c + Ed**A*d / (Total Area)

Volume = Weighted E * Total Area

Flow = *Q*a * *A*a + *Q*b * *A*b + *Q*c * *A*c + *Q*d * *A*d

Where for 100-year, 6-hour storm(zone1)

Ea= 0.55
Eb= 0.73
Ec= 0.95
Ed= 2.24

Qa= 1.54
Qb= 2.16
Qc= 2.87
Qd= 4.12

Developed Conditions TOTAL VOLUME

HISTORICAL DISCHARGE	914 CF
PROPOSED GENERATION VOLUME INCREASE	1065 CF
PROPOSED PONDING	150 CF
	194 CF

This site is a redevelopment of a previously developed lot. The existing house was demolished at some point in the past (1959 aerial on GIS shows). There is no master drainage plan for this area, all lots currently free discharge. The drainage solution is to retain the increase in flow generated by the redevelopment based upon the 24-volumes. The ponds will overflow to the alley in accordance with existing patterns. The first flush volume is retained on site.

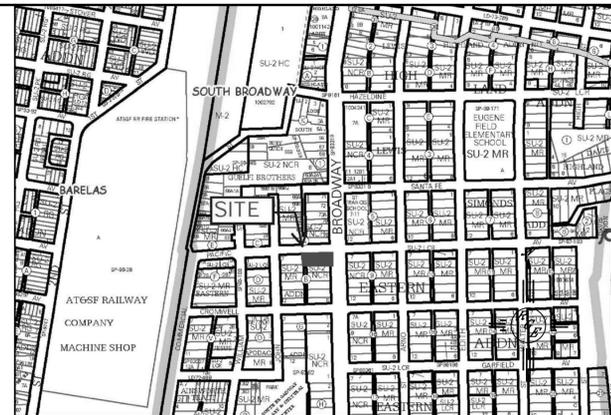
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/20/24
BY: *David Soule*
HydroTeam # K14D233

THE APPROVAL OF THESE PLANS AND PERMITS SHALL NOT BE CONSIDERED AS A GUARANTEE OF ANY CITY, COUNTY, STATE OR FEDERAL AGENCY. THE CITY OF ALBUQUERQUE, FROM THIS DATE, DISCLAIMS ALL LIABILITY FOR ANY DAMAGE, LOSS OR INJURY TO PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, DAMAGE TO PERSONS OR PROPERTY, ARISING FROM THE USE OF THESE PLANS AND PERMITS. THE CITY OF ALBUQUERQUE SHALL NOT BE CRIMINALLY, TORTIOUSLY OR OTHERWISE LIABLE FOR ANY DAMAGE, LOSS OR INJURY TO PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, DAMAGE TO PERSONS OR PROPERTY, ARISING FROM THE USE OF THESE PLANS AND PERMITS.

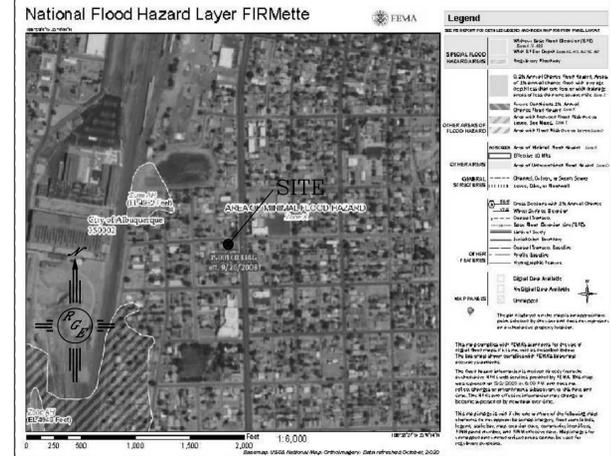
APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

EROSION CONTROL NOTES:

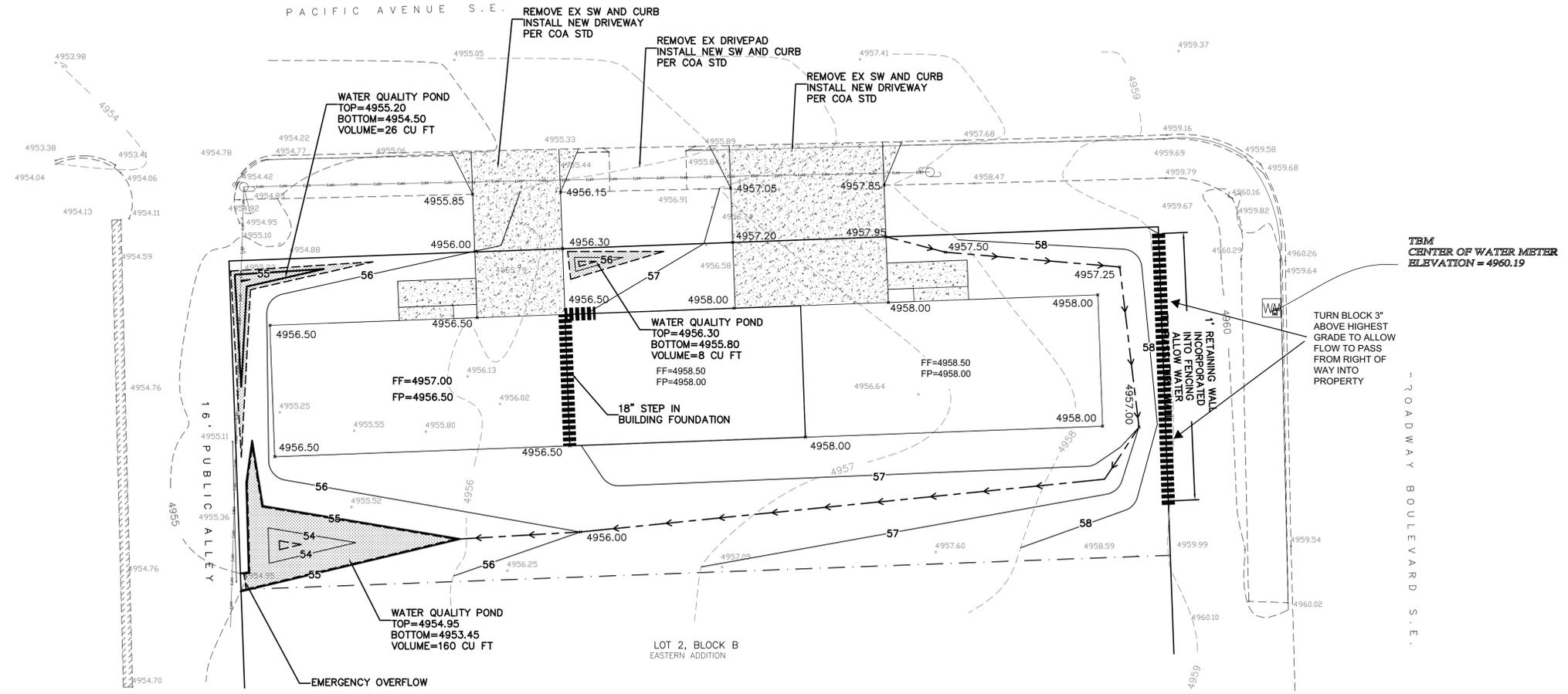
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



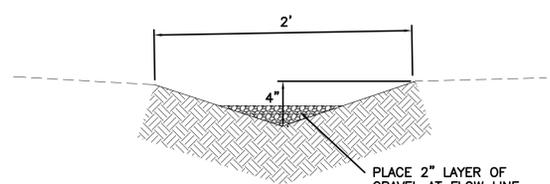
VICINITY MAP: K-14-Z



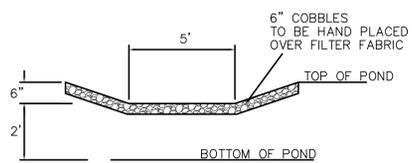
FIRM MAP: LEGAL DESCRIPTION: LOT 1, BLOCK B, EASTERN ADDITION



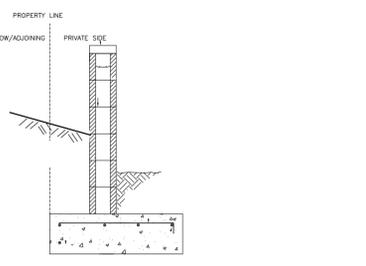
CONSTRUCT ALL SWALES AND EROSION PROTECTION (SHOWN HATCHED) BELOW ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.



EARTHEN SWALE NTS



EMERGENCY OVERFLOW DETAIL NTS



WALL DETAILS AT ALL PROPERTY BOUNDARIES

LEGEND

---XXXX---	EXISTING CONTOUR
-XXXX-	EXISTING INDEX CONTOUR
---XXXX---	PROPOSED CONTOUR
-XXXX-	PROPOSED INDEX CONTOUR
• XXXX	EXISTING SPOT ELEVATION
• XXXX	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	ADJACENT BOUNDARY
=====	EXISTING CURB AND GUTTER
----->	PROPOSED EARTHEN SWALE
[Hatched Box]	PROPOSED CONCRETE
[Dotted Box]	PROPOSED PONDING
[Stippled Box]	PROPOSED GRAVEL

N

R
G
E

10 5 0 5 10

SCALE: 1"=10'

ENGINEER'S SEAL	903 BROADWAY LOT 1, BLK B, PACIFIC AVE	DRAWN BY: WCVJ
	GRADING AND DRAINAGE PLAN	DATE: 5-12-24
		202400014-LAND-07-3-12-24
03/12/24	RIO GRANDE ENGINEERING	SHEET #
P.E. #14522 DAVID SOULE	PO BOX 93924 ALBUQUERQUE, NM 87199 (505) 321-9099	JOB # 202400014

Getting Around | Maps and Data Sources | Tasks

Address Search | Clear Address | Identify | Pan | Zoom In | Zoom Out | Initial View | Previous Extent | Next Extent | Full Extent | Print | Export

Quick Search

Navigation | Print

Search Results: 903 bro... x

Address Points (City Maintained)
Address: 903 BROADWAY BLVD SE
Zip Code: 87102

Bernalillo County Assessor Parcels
UPC: 10140573205341008
Owner: MIRAMONTES RAUL & GALVAN LORENA & FERNANDEZ STEVE & CANDELARIA MARIA
Owner Address: 903 BROADWAY BLVD SE, ALBUQUERQUE NM 87102-4269
Situs Address: 903 BROADWAY BLVD SE, ALBUQUERQUE NM 87102
Legal Description: * 001 B EASTERN ADDN
Deeded Assessed Acres: 0.1607
Tax Year: 2025

The Bernalillo County Assessor's Office maintains this dataset. Please visit their [website](#) for the most current ownership information. They have a [property search tool](#) that allows searches by UPC or address.

Displaying 1 - 2 (Total: 2)
Page 1 of 1

Home | Layers | Search R...

I want to...

Topo Bas... WWD: 4326 Lat/Long ▲ Lat: 35.08101° N Lon: 106.65342° W Scale 1: 18,056 0 0.1 0.2mi AGIS Division, Planning Department, City of Albuquerque | City of Albuquerque, Planning Department, AGIS Division | CABQ...

Address Points (City Maintained)

Description	Details
FullAddress	903 BROADWAY BLVD SE

Address Atlas

addressatlas

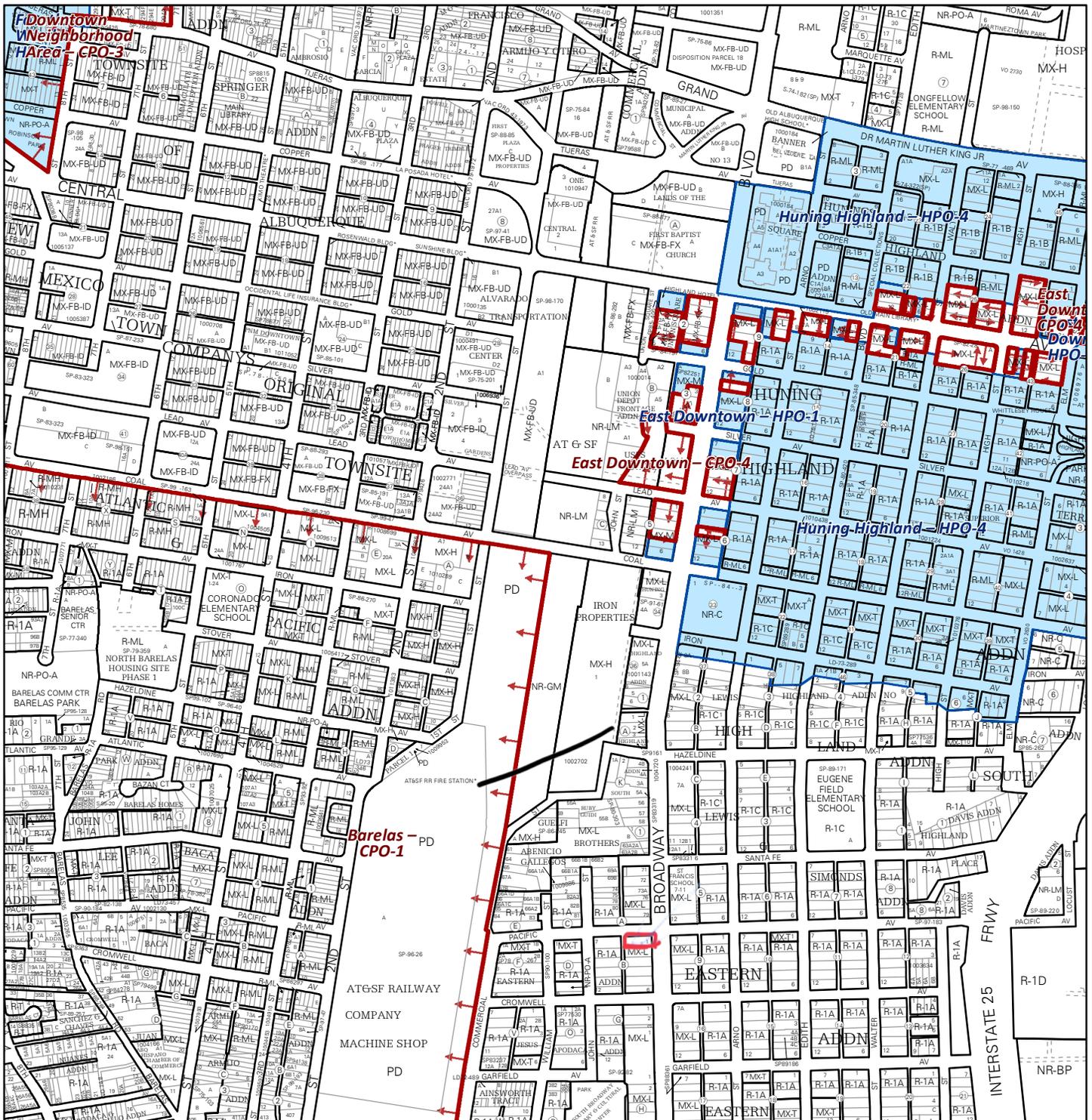
City Limits
□

Address Atlas Grid
□



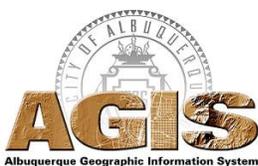
City Address Atlas Pages

100ft

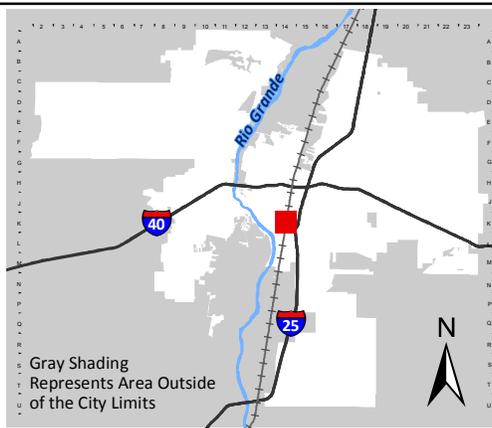


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: K-14-Z

- Easement
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment
- Petroglyph National Monument

