



PLAN SNAPSHOT REPORT PA-2026-00125 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2026-000052 (PR-2026-000052)	App Date: 04/10/2026
Work Class: Sketch Plan	District: City of Albuquerque	Exp Date: 10/07/2026
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Sketch Plan submittal for the DFT's review of an existing bank building conversion to a McDonald's fast-food restaurant with a drive-thru service window.

Parcel: 102006322050720596	Main	Address: 8021 Ventura St Ne Albuquerque, NM 87122	Zone:
		8021 Ventura St Ne Albuquerque, NM 87122	Main

Applicant Stephen T Marcum PO BOX 4414 82nd Street, ST Lubbock, TX 79424 Home: (432) 230-4081 Business: (432) 685-1226 Mobile: (432) 230-4081	Agent Jim Strozier 302 8TH ST NW ALBUQUERQUE, NM 87102 Business: (505) 764-9801 Mobile: (505) 235-6803	Agent Jonathan Turner 302 8th St NW Albuquerque, NM 87120 Business: (505) 764-9801 Mobile: (505) 440-1524	Applicant Jonathan Turner 302 8th St NW Albuquerque, NM 87120 Business: (505) 764-9801 Mobile: (505) 440-1524
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Engineer
 SKYLINE CIVIL GROUP
 4414 82ND STREET STE
 212-140
 LUBBOCK, TX 79424
 Business: (432) 685-1226

Plan Custom Fields

Existing Project Number	N/A	Existing Zoning	MX-L - Mixed-Use - Low Intensity	Number of Existing Lots ¹
Number of Proposed Lots	0	Total Area of Site in Acres	1.0019	Site Address/Street
Site Location Located Between Streets	Ventura and Barstow	Case History	1006602, 08-DRB-70036	8021 Paseo del Norte Blvd NE
Square Footage of Existing Buildings	5128	Square Footage of Proposed Buildings	0	Do you request an interpreter for the hearing?
Block Number	0000	Subdivision Name and/or Unit Number	VENTURA PLAZA	No
Existing Zone District	MX-L	Zone Atlas Page(s)	D-20	Lot and/or Tract Number
Calculated Acreage	1.00601	Council District	4	B
Development Area(s)	Consistency	Current Land Use(s)	04 Commercial Services	Legal Description
IDO Use Development Standards Subsection	On-premises Signs (5-12), Off-premises Signs (Prohibitions) (5-12)	IDO Use Specific Standards Name	La Cueva Small Area	PARCEL B PLAT OF PARCELS A, B & C VENTURA PLAZA CONT 1.0019 AC
Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	C-1	Acreage
Total Number of Dwelling Units	0	Total Gross Square Footage ²	0	1.0019
Total Gross Square Footage	0	Total Gross Square Footage ³	0	Community Planning Area(s)
				North Albuquerque
				IDO Use Development Standards Name
				La Cueva Small Area
				IDO Use Specific Standards Subsection
				Liquor Retail (Restrictions) (4-3(D))
				FEMA Flood Zone
				X
				Total Gross Square Footage ⁴
				5128

PLAN SNAPSHOT REPORT (PA-2026-00125)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jonathan_Turner_4/11/2026.jpg	04/10/2026 20:42	Turner, Jonathan		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	04/13/2026 9:56

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00089272	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00089272		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	04/29/2026	Sketch Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		04/13/2026 9:56	04/15/2026 7:34
Associate Project Number v.1	Generic Action		04/13/2026 9:56
DFT Meeting v.1	Hold Meeting	04/14/2026 8:44	04/15/2026 7:34
Screen for Completeness v.1	Generic Action		04/13/2026 9:56
Verify Payment v.1	Generic Action		04/15/2026 7:34
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



April 10, 2026

Jay Rodenbeck, Planning Manager
Development Review Services
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Landscape Architecture
Urban Design
Planning Services

Re: Request for Sketch Plan Review for a proposed McDonald's restaurant at
8021 Paseo del Norte Boulevard NE

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Rodenbeck,


On behalf of Skyline Civil Group LLC, the intent of this application is to request the Development Facilitation Team's (DFT) review and comments on a Sketch Plan. The applicant's goal is to convert the existing 5,128-square-foot bank building into a new McDonald's restaurant with drive-thru service.

The property is located along Paseo del Norte Boulevard between Ventura and Barstow, and is situated in a Mixed-use – Low Intensity Zone (MX-L) as shown on the accompanying zone atlas page. The subject property is legally described as *Parcel B Plat of Parcels A, B & C Ventura Plaza, containing 1.0019 acres*. The proposed use of the property for a restaurant with drive-thru service is permissive in the MX-L zone district. Prior to the adoption of the 2018 Integrated Development Ordinance (IDO), the site was zoned SU-2/C-1 under the Comprehensive City Zoning Code and located within the boundaries of the La Cueva Sector Development Plan.

Enclosed with the application documents is the Sketch Plan, which serves as the basis for our application. Also, please refer to the attached site plan with aerial for additional details.

We kindly seek your review and feedback on the Sketch Plan to ensure compliance with the IDO, Development Process Manual, and other relevant regulations.

Thank you in advance for your attention to this matter. Please feel free to contact me directly at turner@consensusplanning.com should you require any further details or clarifications.

Sincerely,

Jonathan Turner
Zoning Specialist

PRINCIPALS

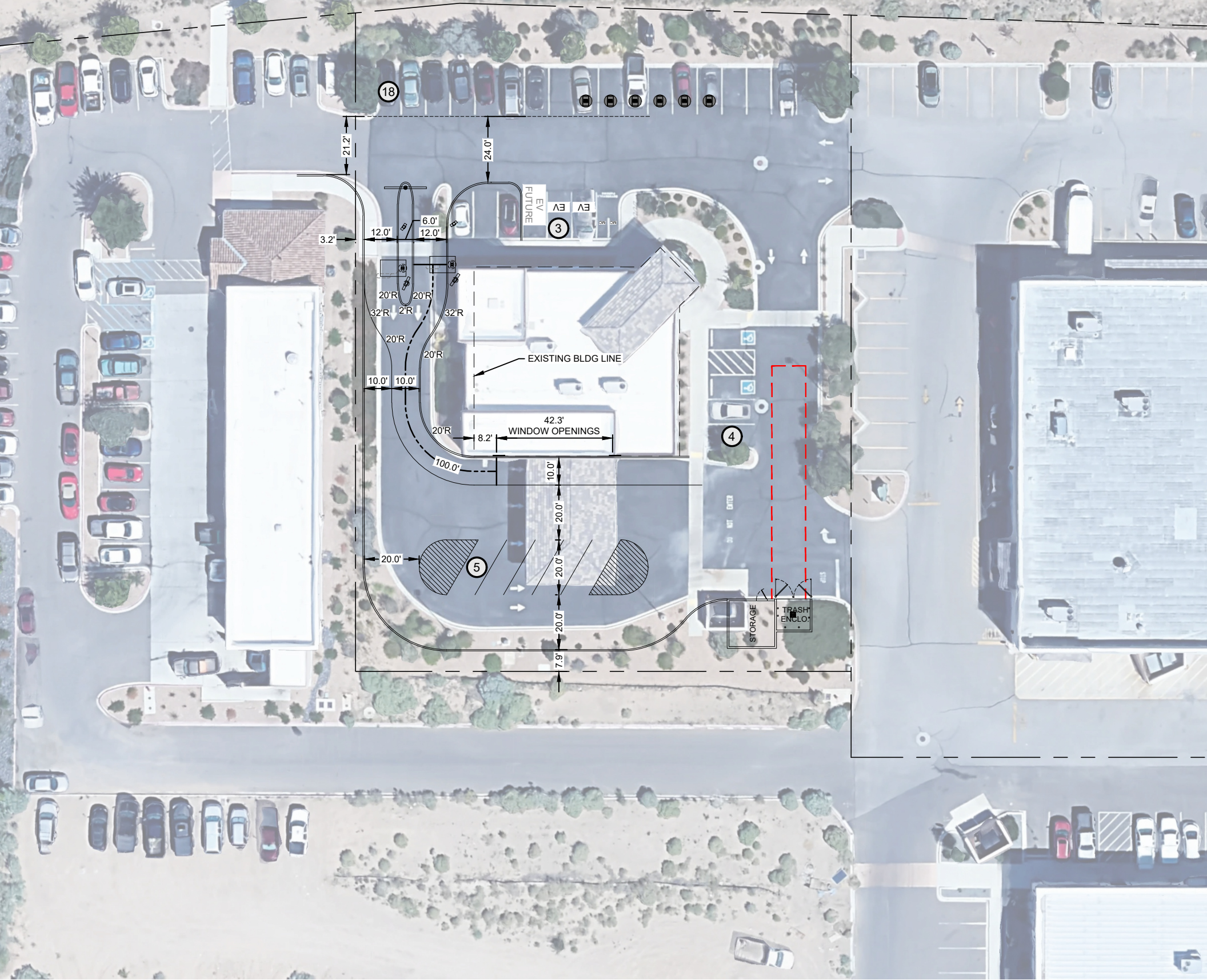
James K. Strozier, FAICP

ASSOCIATES

Ken Romig, PLA, ASLA

Site Parking Req'd Per City of Albuquerque, NM	5.6 Per 1000 Sf GFA
Existing BLDG GFA (SF)	5,275
City Parking Required	29.54
McDonald's Parking Req'd	-
Site Parking Provided	30
Lot Size SF	43,642.15
Lot Size AC	1.002

PASEO DEL NORTE BLVD NE



****NOTE****
PRELIMINARY FOR REVIEW ONLY - NOT FOR CONSTRUCTION
 ALL DIMENSIONS SHALL BE FIELD VERIFIED. AN ATTEMPT TO ACCURATELY REPRESENT FIELD CONDITIONS HAS BEEN MADE BY THE USE OF DEVELOPER SURVEY FILE SHOWING THE PROPERTY BOUNDARY, AS WELL AS THE USE OF A SCALED AERIAL (GOOGLE EARTH IMAGE). IN THE EVENT OF A DISCREPANCY, SKYLINE CIVIL GROUP SHALL BE NOTIFIED ASAP SO AN ALTERNATE DESIGN OR PHYSICAL SURVEY DATA IN CAD FORMAT BY A LICENSED PROFESSIONAL LAND SURVEYOR MAY BE PROVIDED.

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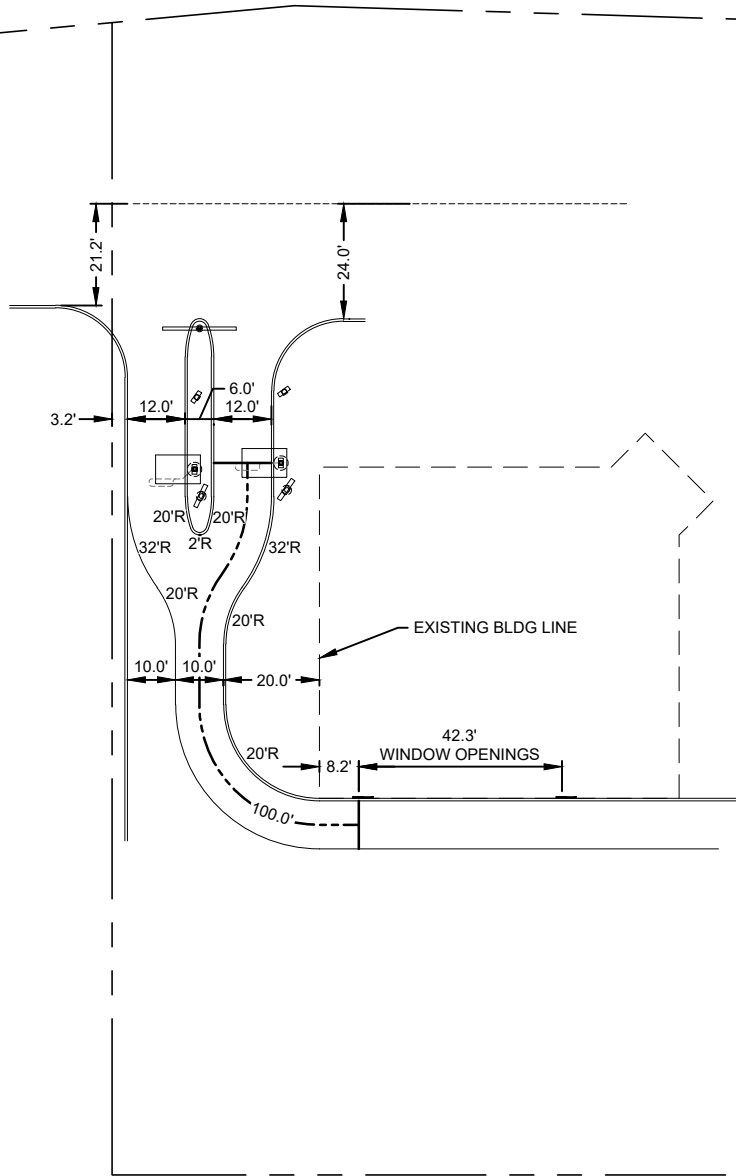
Conceptual New Build Option D - McDonald's L/C: 30-0282
 8021 Ventura Street NE - Albuquerque, Bernalillo County, NM 03/30/2026



Skyline Civil Group, LLC
 Stephen T. Marcum, P.E., AZ, CO, KS, LA, NM, NV, OK, TX
 Tel: (432) 685-1226
 www.skylinecivilgroup.com
 Lubbock Address: 4414 82nd Street, STE 212-140 Lubbock, TX 79424
 Midland Address: 3323 N. Midland Drive, STE 113-166 Midland, TX 79707



SCALE 1" = 40'
 PRINTS TO SCALE ON 11"X17"



****NOTE****

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Conceptual New Build Option D - McDonald's L/C: 30-0282

8021 Ventura Street NE - Albuquerque, Bernalillo County, NM 03/16/2026



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