



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  
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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 permissible 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](mailto: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