



PLAN SNAPSHOT REPORT PA-2026-00126 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2026-000053 (PR-2026-000053)	App Date: 04/10/2026
Work Class: Sketch Plat	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: Review a preliminary sketch plat to create (1) one new .97-acre lot from an existing 1.67-acre parcel.

Parcel: 102005901519331320 Main	Address: 2290 Wyoming Blvd Ne Albuquerque, NM 87112 2290 Wyoming Blvd Ne Albuquerque, NM 87112	Main Zone:
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Agent Jim Strozier 302 8TH ST NW ALBUQUERQUE, NM 87102 Business: (505) 764-9801 Mobile: (505) 235-6803	Applicant Jonathan Turner 302 8th St NW Albuquerque, NM 87120 Business: (505) 764-9801 Mobile: (505) 440-1524	Agent Jonathan Turner 302 8th St NW Albuquerque, NM 87120 Business: (505) 764-9801 Mobile: (505) 440-1524	Engineer SKYLINE CIVIL GROUP 4414 82ND STREET STE 212-140 LUBBOCK, TX 79424 Business: (432) 685-1226
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Plan Custom Fields

Existing Project NumberN/A	Existing Zoning MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots1
Number of Proposed Lots 2	Total Area of Site in Acres 1.67	Site Address/Street 2290 Wyoming Blvd NE
Site Location Located Between Streets Menaul and Northeastern	Case History ZA-83-169, ZA-79-214	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 12060	Square Footage of Proposed Buildings 4145	Lot and/or Tract Number 2
Block Number 0000	Subdivision Name and/or Unit Number WYOMING MALL	Legal Description PARCEL 2 OF THE AMENDED SUMMARY PLAT OF THE WYOMING MALL PARCELS 1 THRU 6
Existing Zone District MX-M	Zone Atlas Page(s) H-19, H-20	Acreeage 1.673
Calculated Acreeage 1.66639	Council District 7	Community Planning Area(s) Mid Heights
Development Area(s) Change	Current Land Use(s) 03 Commercial Retail	Center Type Activity
Pre-IDO Zoning District C-2	Pre-IDO Zoning Description (SC)	Major Street Functional Classification 2 - urban principal arterial
FEMA Flood Zone X	Total Number of Dwelling Units 0	Total Gross Square Footage2 0
Total Gross Square Footage4 4145	Total Gross Square Footage 0	Total Gross Square Footage3 0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jonathan_Turner_4/11/2026.jpg	04/10/2026 22:25	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 11:19

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00089274	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
Total for Invoice INV-00089274		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

PLAN SNAPSHOT REPORT (PA-2026-00126)

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

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		04/13/2026 11:19	04/15/2026 7:34
Associate Project Number v.1	Generic Action		04/13/2026 11:19
DFT Meeting v.1	Hold Meeting	04/14/2026 8:49	04/15/2026 7:34
Screen for Completeness v.1	Generic Action		04/13/2026 11:19
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 Plat & Sketch Plan Review for a proposed McDonald's restaurant at 2290 Wyoming 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 Plat and a Sketch Plan. The applicant's goal is to demolish the existing 12,060-square-foot restaurant building and develop the site with a new McDonald's restaurant with drive-thru service.

The property is located along Wyoming Boulevard between Menaul and Northeastern and is situated in a Mixed-use – Medium Intensity Zone (MX-M) as shown on the accompanying zone atlas page. The subject property is legally described as *Parcel 2 of the Amended Summary Plat of the Wyoming Mall Parcels 1 thru 6*. The proposed use of the property for a restaurant with drive-thru service is permissible in the MX-M zone district. Prior to the adoption of the 2018 Integrated Development Ordinance (IDO), the site was zoned C-2/SC under the Comprehensive City Zoning Code.

Enclosed with the application documents are the Sketch Plat and Sketch Plan, which serve 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 Plat and 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

D9-11

D9-11

11-60

OK See Map 29 Oct 10 1978

H-20

11-60

RECORDED OR UNRECORDED EASEMENTS OTHER THAN SHOWN ON THE PLAT HEREON ARE NOT COVERED BY THIS SURVEY PLATTING.

NOTE: THIS PLAT IS AMENDED FOR THE SOLE PURPOSE OF REVISING THE EAST BOUNDARY LINE OF PARCEL TWO (2), (AS SHOWN ON THE PLAT HEREON) AND ONLY AFFECTS THAT SPECIFIC LINE COMMON TO PARCELS ONE (1) AND TWO (2).

78 70939
76939

AMENDED SUMMARY PLAT OF THE WYOMING MALL PARCELS ONE (1) THRU SIX (6) INCLUSIVE COMPRISING PORTION OF BLOCK "A" SNOW HEIGHTS ADDITION OCTOBER, 1978

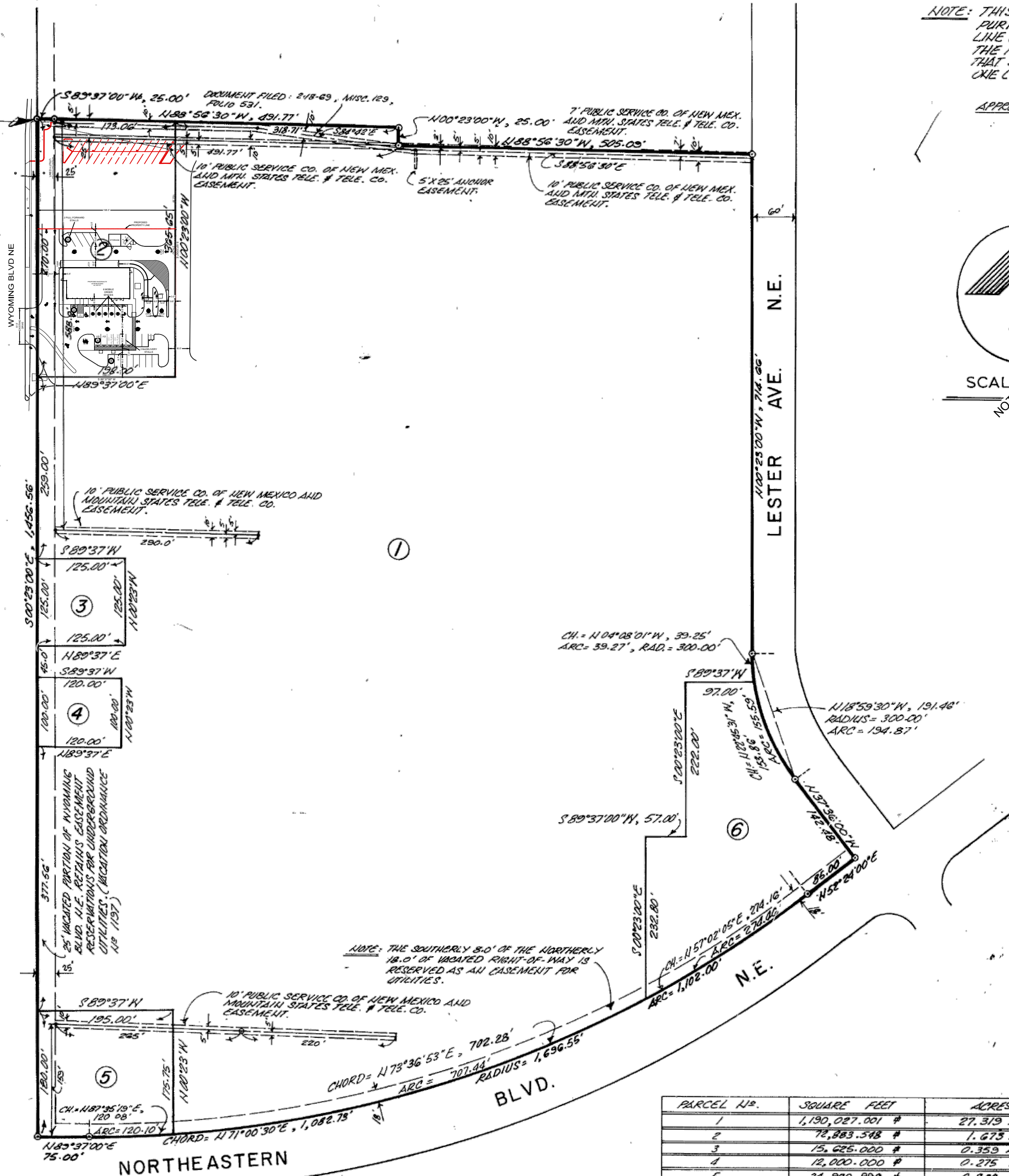
State of New Mexico County of Bernalillo This instrument was filed for record on 10/20/78

State of New Mexico County of Bernalillo This instrument was filed for record on 3144 OCT 18 1978



SCALE NOT TO 1/4"

WYOMING BLVD. N.E. LESTER AVE. N.E.



THE FOREGOING REPLAT OF THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY LIMITS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS THE SOUTHWEST PORTION OF BLOCK LETTERED "A", SNOW HEIGHTS ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 30, 1953; AND INCLUDING THE VACATED NORTHERLY EIGHTEEN FEET (18') OF NORTHEASTERN BOULEVARD N.E. AS INDICATED ON CITY VACATION ORDINANCE NO. 2558 (RECORDED AUGUST 24, 1964) AND THE VACATED EASTERLY TWENTY-FIVE FEET (25') OF WYOMING BOULEVARD N.E. AS INDICATED ON CITY VACATION ORDINANCE NO. 1197 (DATED FEBRUARY 12, 1957, AND RECORDED FEBRUARY 19, 1957.)

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS: BEGINNING AT THE MOST WESTERLY POINT OF THE PARCEL HEREIN DESCRIBED (A POINT ON THE PRESENTLY EXISTING EASTERLY LINE OF WYOMING BOULEVARD N.E.), WHENCE THE MOST WESTERLY POINT OF THE AFOREMENTIONED BLOCK "A", SNOW HEIGHTS ADDITION, BEARS N 89°37'00" E, 25.00 FEET DISTANCE; THENCE, LEAVING SAID POINT OF BEGINNING, S 00°23'00" E, 1,456.56 FEET DISTANCE ALONG SAID PRESENTLY EXISTING EAST LINE OF WYOMING BOULEVARD N.E. TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID SOUTHWEST CORNER BEING THE POINT OF INTERSECTION OF SAID PRESENTLY EXISTING EAST LINE OF WYOMING BOULEVARD N.E. WITH THE PRESENTLY EXISTING NORTHERLY LINE OF NORTHEASTERN BOULEVARD N.E.; THENCE, N 89°37'00" E, 75.00 FEET DISTANCE ALONG SAID PRESENTLY EXISTING NORTHERLY LINE OF NORTHEASTERN BOULEVARD N.E. TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY 1,102.00 FEET DISTANCE CONTINUING ALONG SAID PRESENTLY EXISTING NORTHERLY LINE OF NORTHEASTERN BOULEVARD N.E. ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1,696.55 FEET AND A LONG CHORD BEARING N 71°00'30" E, 1,082.73 FEET DISTANCE) TO A POINT OF TANGENCY; THENCE, N 52°24'00" E, 85.00 FEET DISTANCE, CONTINUING ALONG SAID PRESENTLY EXISTING NORTHERLY LINE OF NORTHEASTERN BOULEVARD N.E. TO ITS INTERSECTION WITH THE WESTERLY LINE OF LESTER AVENUE N.E. (THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED); THENCE, N 37°36'00" W, 142.48 FEET DISTANCE ALONG SAID WESTERLY LINE OF LESTER AVENUE N.E. TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY 194.87 FEET DISTANCE, CONTINUING ALONG SAID WESTERLY LINE OF LESTER AVENUE N.E. ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A LONG CHORD WHICH BEARS N 18°59'30" W, 191.46 FEET DISTANCE) TO A POINT OF TANGENCY; THENCE, N 00°23'00" W, 714.66 FEET DISTANCE, CONTINUING ALONG SAID WESTERLY LINE OF LESTER AVENUE N.E. TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, N 88°56'30" W, 505.09 FEET DISTANCE TO A POINT; THENCE, N 00°23'00" W, 25.00 FEET DISTANCE TO A POINT; THENCE, N 88°56'30" W, 491.77 FEET DISTANCE TO A POINT ON THE ORIGINAL RIGHT-OF-WAY OF WYOMING BOULEVARD N.E. (THE AFOREMENTIONED MOST WESTERLY POINT OF BLOCK "A", SNOW HEIGHTS ADDITION); THENCE, S 89°37'00" W, 25.00 FEET DISTANCE TO THE MOST WESTERLY POINT AND PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED AND CONTAINING 32.107 ACRES, MORE OR LESS.

SURVEYED, REPLATED AND SUBDIVIDED AND NOW BEING IDENTIFIED AS THE WYOMING MALL PARCELS ONE (1) THROUGH SIX (6) INCLUSIVE, COMPRISING A PORTION OF BLOCK "A" OF THE SNOW HEIGHTS ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITH THE FREE CONSENT OF, AND IN ACCORDANCE WITH THE WISHES AND DESTIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THEREOF.

LA CUESTA LIMITED PARTNERSHIP (A NEW MEXICO LIMITED PARTNERSHIP) J. Stahl, GENERAL PARTNER

Table with 3 columns: PARCEL NO., SQUARE FEET, ACRES. Rows 1-6.

I, D. T. MORRISON, NEW MEXICO REGISTERED LAND SURVEYOR NO. 1010, DO HEREBY CERTIFY THAT THE PLAT AND SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND DIRECTIONS, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

D.T. Morrison, D. T. MORRISON, N.M.L.S. NO. 1010

APPROVAL: D. Valverde, CITY OF ALBUQUERQUE, N.M. - PROPERTY MANAGEMENT DATE: 7-12-78

STATE OF NEW MEXICO COUNTY OF BERNALILLO ON THIS 6th DAY OF July, 1978, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE LAST ABOVE WRITTEN. NOTARY PUBLIC: Janet Va MY COMMISSION EXPIRES: 7-8-81

APPROVAL AND CONDITIONAL ACCEPTANCE, AS SPECIFIED BY SUBSECTION 22.A.20 OF THE ALBUQUERQUE SUBDIVISION ORDINANCE.

J. R. Lujan, PLANNING DIRECTOR, CITY OF ALBUQUERQUE, N.M. DATE: 7-12-78 SP NO. 57-78-400 d.17



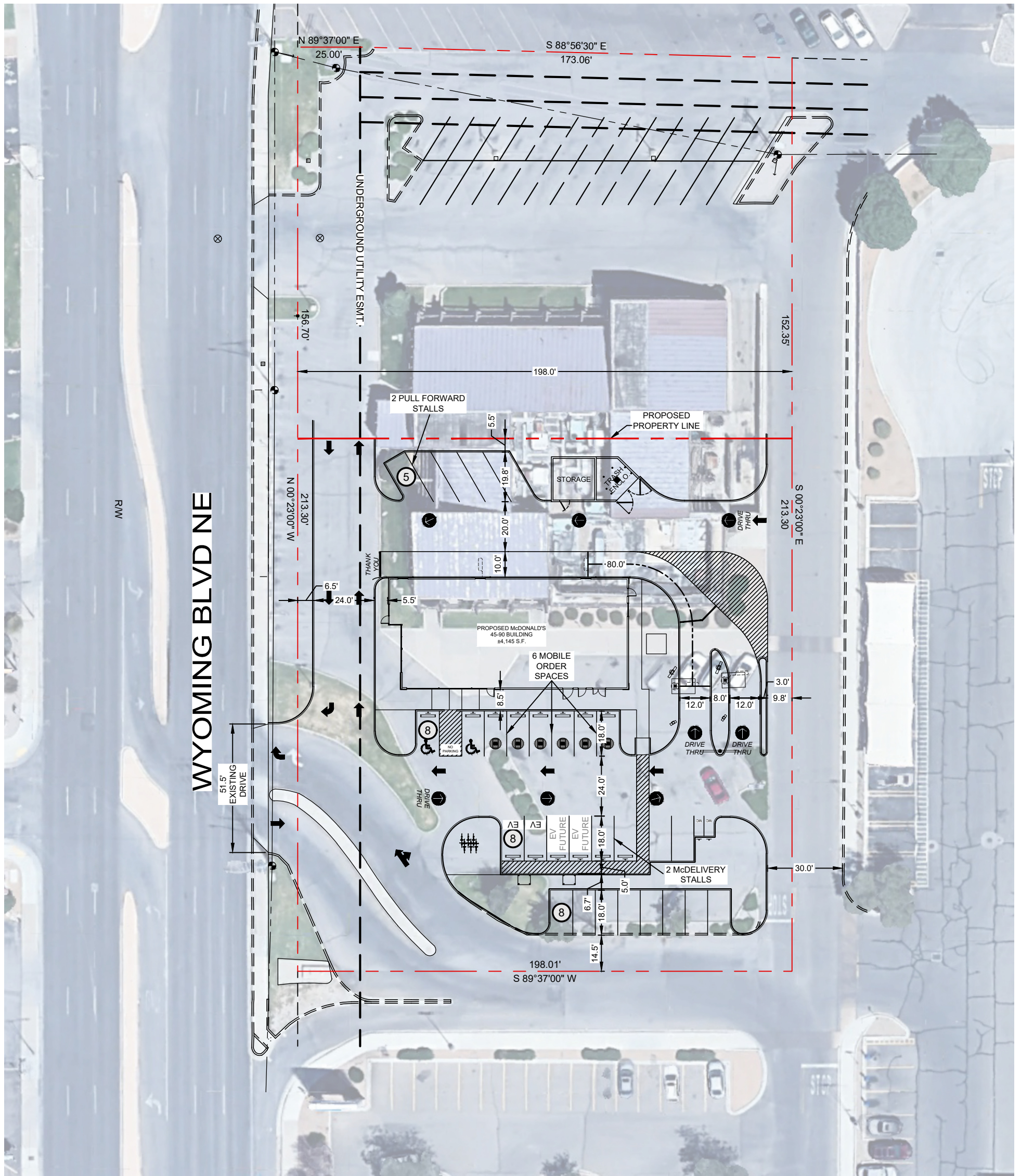
LAND SURVEY BY: D.T. MORRISON, SURVEYOR, INC. ALBUQUERQUE, NEW MEXICO

D9-11

D9-11

PR-754

Site Parking Req'd Per City of Albuquerque, NM	5.6 Per 1000 Sf GFA
45-90 GFA (SF)	4,145
City Parking Required	23.21
Site Parking Provided	29
Lot Size SF	42,235.18
Lot Size AC	0.970
Remainder Lot SF	30,650.92
Remainder Lot AC	0.70



****NOTE****
PRELIMINARY FOR REVIEW ONLY - NOT FOR CONSTRUCTION

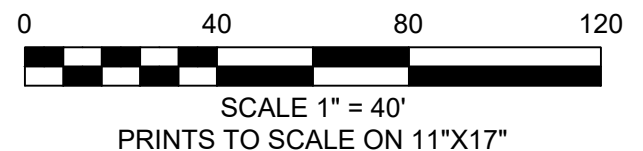
ALL DIMENSIONS SHALL BE FIELD VERIFIED. AN ATTEMPT TO ACCURATELY REPRESENT FIELD CONDITIONS HAS BEEN MADE BY THE USE OF DEVELOPER SURVEY FILE SHOWING THE PROPERTY BOUNDARY, AS WELL AS THE USE OF A SCALED AERIAL (GOOGLE EARTH IMAGE). IN THE EVENT OF A DISCREPANCY, SKYLINE CIVIL GROUP SHALL BE NOTIFIED 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 B - McDonald's L/C: 30-0280
 Wyoming BLVD and Menaul BLVD - Albuquerque, Bernalillo County, NM 03/31/2026



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





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

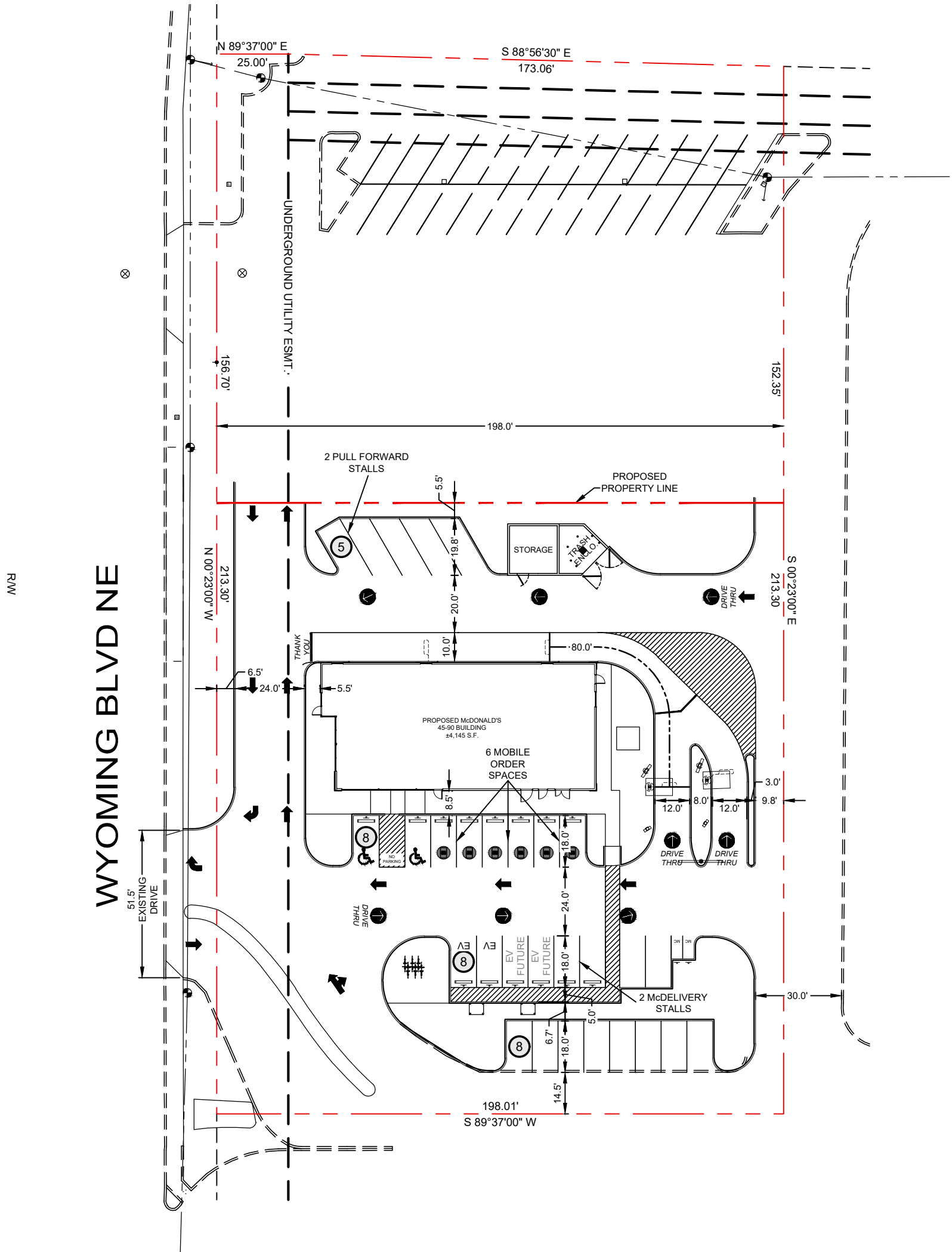
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
H-20-Z

- Easement
- Escarpment
- Petroglyph National Monument
- 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

0 250 500 1,000 Feet

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45-90 GFA (SF)	4,145
City Parking Required	23.21
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Lot Size AC	0.970
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 Wyoming BLVD and Menaul BLVD - Albuquerque, Bernalillo County, NM 03/31/2026



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