CONSENSUS PLANNING

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April 10, 2026

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

Re: Request for Sketch Plat & Sketch Plan Review for a proposed McDonald's restaurant at 2290 Wyoming Boulevard NE

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 permissive 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