

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946



OFFICIAL NOTICE OF DECISION

Aces and Eights Development, LLC
P.O. Box 9043
Albuquerque, NM, 87119

Project# PR-2018-001499
Application#
MAJOR PLT-2025-00013 EXTENSION OF
PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOT/TRACT A, MCMAHON COMMONS
zoned MX-L located on **MCMAHON** between
MCMAHON BLVD and UNIVERSE BLVD
containing approximately **5.9** acre(s). **(A-10)**

On September 24, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request to extend the approval of the Preliminary Plat for McMahon Commons which was originally approved by the DHO on October 30th, 2024 per PR-2018-001499 / SD-2024-00139. The approval included subdividing one lot (Tract A, McMahon Commons) into four tracts (Tract A-1, Tract A-2, Tract A-3 and Tract A-4), while also granting easements and dedicating right-of-way as depicted on the Plat.
2. The subject property is zoned R-1B (Residential – Single-family Zone District) and MX-L (Mixed-Use, Low-Intensity Zone District). Future development must be consistent with the underlying zone district and IDO/DPM requirements.
3. An Infrastructure List was approved with the Preliminary Plat, which included major public infrastructure for roadway, curb/gutter, and sidewalk. A recorded Infrastructure Improvement Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the acceptance of a Final Plat and placement on a DHO agenda.

4. Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat should the Preliminary Plat be approved by the DHO. Pursuant to 14-16-6-4(W)(4) of the IDO, the applicant has made this extension request in writing prior to the expiration of the previous approval and the DHO, the original approving body, has made a decision using the same procedure required for the initial approval of the Preliminary Plat.
5. Per 6-4(W)(4)(b) of the IDO, the applicant submitted a letter of justification for the extension, requesting the extension for necessary time for completion of the Final Plat, with all required criteria being met. With this extension, the Preliminary Plat shall be valid until September 24, 2026.

The Applicant requested the extension of the preliminary plat approval for one (1) year, requesting the extended time frame to adequately address the required infrastructure for the McMahon roadway expansion and the infrastructure required per the Development Agreement with ABCWUA

6. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.

Sincerely,

Brennon Williams

Brennon Williams (Sep 30, 2025 17:36:47 MDT)

Brennon Williams

Development Hearing Officer

BW/rw/jr

PR-2018-001499 September 24, 2025 Notice of Decision - DHO

Final Audit Report

2025-09-30

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