

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**  
**May 20, 2026**

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

**Project# PR-2018-001499**  
**Application#**  
**MAJOR PLT-2026-00007** 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 May 20, 2026, 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 a Preliminary Plat approved by the Development Hearing Officer (DHO) in October, 2024, and had a previous extension approved in September, 2025.
2. The original request and approval was to subdivide an existing 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. An Infrastructure List was approved with the Preliminary Plat, which included major public infrastructure for roadway, curb/gutter, and sidewalk.
3. 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. The Applicant has submitted their request for the extension timely.

4. Per 6-4(W)(4)(b) of the IDO, the applicant provided adequate justification and explanation for the need of the extension.
5. The subject property is zoned MX-L (Mixed-Use, Low-Intensity Zone District). Future development must be consistent with the underlying zone district and IDO/DPM requirements.
6. 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.
7. Planning has no objection to extending the Period of Validity for this Preliminary Plat. Should the DHO approve this extension, this Preliminary Plat shall be valid until May 20, 2027.

Sincerely,

*Robert L. Lucero, Jr.*

Robert L. Lucero, Jr. (May 29, 2026 14:27:10 MDT)

Robert L. Lucero, Jr.  
Development Hearing Officer

RLL/rw/jr

Nicosha Schedlbauer, P.O. Box 9043, Albuquerque, NM 87119

Language Access Notice. We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

*Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.*

*Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.*

Official Notice of Decision

Project # PR-2018-001499 Application# MAJOR\_PLT-2026-00007

Page 3 of 3

*Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất kỳ quầy dịch vụ nào trong Sở của chúng tôi, tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.*

*語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯。服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。*







# PR-2018-001499\_May\_20\_2026\_Notice\_of\_Decision\_DHO

Final Audit Report

2026-05-29

|                 |   |
|-----------------|---|
| Created:        | 2026-05-29                                  |
| By:             | Jay Rodenbeck (jrodenbeck@cabq.gov)         |
| Status:         | Signed                                      |
| Transaction ID: | CBJCHBCAABAAiQoo4vGzN7yhFdk_D9XxKutxS16o9su |

## "PR-2018-001499\_May\_20\_2026\_Notice\_of\_Decision\_DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2026-05-29 - 7:30:18 PM GMT
-  Document emailed to Robert Lucero (robert@luceroLawpc.com) for signature  
2026-05-29 - 7:30:23 PM GMT
-  Email viewed by Robert Lucero (robert@luceroLawpc.com)  
2026-05-29 - 8:25:36 PM GMT
-  Signer Robert Lucero (robert@luceroLawpc.com) entered name at signing as Robert L. Lucero, Jr.  
2026-05-29 - 8:27:08 PM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@luceroLawpc.com)  
Signature Date: 2026-05-29 - 8:27:10 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE\_TYPE
-  Agreement completed.  
2026-05-29 - 8:27:10 PM GMT