

Via ABQ Plan Online Submittal

September 9, 2025

Development Hearing Officer
Robert L. Lucero, Brennon Williams, Matt Myers
600 2nd St. NW
Albuquerque, NM 87102

Dear Mr. Lucero, Mr. Williams, Mr. Myers and Staff,

Aces and Eights Development, LLC is developing a parcel of land which is currently a bulk land plat located just east of the intersection of Universe Blvd and McMahon Blvd, Albuquerque, New Mexico. The property is legally described as:

Tract lettered "A" of McMAHON COMMONS SUBDIVISION, as the same is shown and designated on the Bulk Land Plat for McMahon Commons, Being Comprised of Tracts L, M, and N, Anasazi Ridge Unit 1, Lots 4 thru 9, Block 7, Portions of Lots 9 and 12 and Lots 10, 11, and 13, Block 8 and Lot 12, Block 9, and Lots 2 thru 10, Block 14, Paradise Heights Unit 5 and Portions of Vacated rights-of-way for Westside Boulevard N.W., Navajo Drive N.W. and Gordon Ave. N.W., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 17, 2020 in Plat Book 2020C, Page 76 as Document No. 2020077979.

As the site exists today, there is one (1) parcel of land zoned MX-L.

Aces and Eights Development, LLC requested a Subdivision of Land-Major per the Integrated Development Ordinance (IDO) 14-16-6-6(L) to create four (4) separate parcels, to be developed under the MX-L zoning designation. Upon successful completion of the subdivision, the parcels will be legally known as Tract A-1, Tract A-2, Tract A-3 and Tract A-4 of McMahon Commons.

At the October 30, 2024 public hearing, the Development Hearing Officer approved the request for the subdivision, with conditions of approval, based on the findings at the time. We are requesting to extend the preliminary plat approval for one (1) more year. We need 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.

Aces and Eights Development, LLC, in an effort to support and promote the goals as outlined in the IDO and the ABC Comprehensive Plan shall do its best to comply with all applicable provisions of the IDO, the DPM, ABC Comprehensive Plan, other adopted City regulations, and other conditions specifically applied to development of the property. In cases of conflict or potential non-compliance, procedures will be followed in accordance with the processes governed by the affected regulation or policy.

Please let us know if there are any questions and thank you for your consideration of our request.

Sincerely,

ACES AND EIGHTS DEVELOPMENT, LLC
Scooter Haynes
Manager

ACES AND EIGHTS DEVELOPMENT, LLC

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