

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

OFFICIAL NOTIFICATION OF DECISION

Public Service Company of
New Mexico
2401 Aztec NE
Albuquerque, New Mexico 87107

Project# PR-2025-020071
Application#
DHOWVR-2025-00017 DHO WAIVER

LEGAL DESCRIPTION:

For all of a portion of:

RIGHT-OF WAY, located on **WEST**
SIDE OF MORRIS ST NE between
CANDELARIA RD and COMANCHE
ST. (G-21)

On June 11th, 2025, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, based on the following Findings as determined by the DHO:

1. This is a request from the requirement per IDO requirement 5-4(l)(2) to allow the rebuild and relocation of an existing medium-voltage overhead electric distribution feeder line along the west side of Morris Street from Chapala Place to Toltec Road and at Quarai Avenue.
2. An application for a Waiver – DHO shall be approved if it complies with all of the applicable criteria per 6-6(P)(3)(b): **Underground Installation of Distribution Lines**.
3. The DHO determined the review and decision criteria for a DHO Waiver were met per 6-6(P)(3)(b) of the IDO, including the following which were verbally determined at the hearing:

An application for a Waiver – DHO pursuant to Subsection 14-16- 5-4(l) shall be approved if the DHO determines that no significant public purpose would be served by requiring the new construction to be placed underground and that any of the following conditions exists, as relevant.

Distribution Lines between 12 Kilovolts and 40 Kilovolts

a. *The immediate or adjacent area is presently served by overhead lines*

There are existing overhead lines located along and within Morris Street, a major collector street, and existing overhead lines serve the abutting neighborhood and the larger community.

b. *Subsurface conditions make underground lines economically unreasonable.*

There are existing water, sewer, and storm sewer utility lines in the Morris Street public right-of-way that prevent economically reasonable installation of underground electric line conduits and underground pull boxes. PNM is allowed by the NM PRC to recover the cost difference between overhead and underground power lines via an Underground Tariff (UGTAR) applied to PNM customer bills within the CABQ jurisdiction. Approval of this Waiver – DHO request will mitigate this unreasonable economic cost to customers.

4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO’s decision or by **JUNE 27TH, 2025**. The date of the DHO’s decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose “open hyperlink”*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose “open hyperlink”*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

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You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Robert L. Lucero, Jr.

[Robert L. Lucero, Jr. \(Jun 17, 2025 21:10 MDT\)](#)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/am/jr







PR-2025-020071 June 11th, 2025 Notice of Decision

Final Audit Report

2025-06-18

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