

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
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OFFICIAL NOTIFICATION OF DECISION

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

Project# PR-2025-020029
Application#
DHOWVR-2025-00003 DHO WAIVER

LEGAL DESCRIPTION:

For all of a portion of:

**THE NORTH SIDE OF CANDELARIA
RD from CHRISTINE STREET TO
BETTS DRIVE. (H-21)**

On March 12th, 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(I)(2) to allow the rebuilding and relocation of an existing medium-voltage overhead feeder line. PNM is seeking this waiver for a new line that will facilitate the connection and continuation of the overhead line within the city Right-of-Way, specifically along Candelaria Rd., between Christine St. and Betts Dr. NE.
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.

1. Distribution Lines 12 Kilovolts or Less

- a. The lot is already served by an overhead distribution line.
- b. All adjacent areas are already served by overhead distribution facilities.
- c. Subsurface conditions make underground lines economically unreasonable.

2. 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 Candelaria Rd., an arterial street, and existing overhead lines serve the abutting neighborhood and the larger community. The attached exhibits and location maps illustrate the existing overhead lines in both the immediate and adjacent areas.**
- b. *Subsurface conditions make underground lines economically unreasonable.*
 - **There are existing water, sewer, and storm sewer utility lines in the Candelaria Rd. 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.**

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO’s decision or by **MARCH 28TH, 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. \(Mar 18, 2025 14:29 PDT\)](#)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/mi/jr







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Final Audit Report

2025-03-18

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