



**Environmental  
Planning  
Commission**

**Agenda Number: 05**  
**Plan #: SP-2026-00004**  
**Hearing Date: February 19, 2026**

**Staff Report**

<b>Applicant</b>	Public Service Company of New Mexico (PNM)	<b>Staff Recommendation</b>
<b>Request</b>	Extraordinary Facility in Tijeras Canyon Major Public Open Space (MPOS)	APPROVAL of Plan # SP-2026-00004 based on the Findings 1-29 within this report.
<b>Legal Description</b>	Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park Inc, containing approx. 62 acres; the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A, C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres; and the southerly portion of Tract A-4 summary plat showing tracts A-1, A-2, A-3 & A-4 of the Chant Property Addition, approximately 4 acres (L-23)(L-24)(M-23)(M-24)	
<b>Location</b>	16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE.	
<b>Size</b>	Approximately 100 acres	Staff Planner William Steele

### ***Summary of Analysis***

This request is for an Extraordinary Facility in the City-owned, Tijeras Canyon, Major Public Open Space (the “subject site”) to allow a system improvement project for electrical facilities.

IDO requires any Extraordinary Facility in City-owned or maintained Major Public Open Space to be reviewed and decided pursuant to § 14-16-6-6(I) Site Plan – EPC before development.

Neighborhood Associations within 660 ft including the District 9 East Gateway Coalition and Four Hills Village Association were notified as required. Property Owners within 100 ft of the subject project were notified as required. A facilitated meeting was not requested. At the time of this staff report there are no neighborhood concerns nor public support or opposition.

The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC [see IDO §14-16-6-4(B)] but as a courtesy offered one anyways. City Staff was required to refer the applications for comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives because the subject site and proposed Development is within 660 feet of Major Public Open Space [see IDO §14-16-6-4(I)(9)].

### ***Map***



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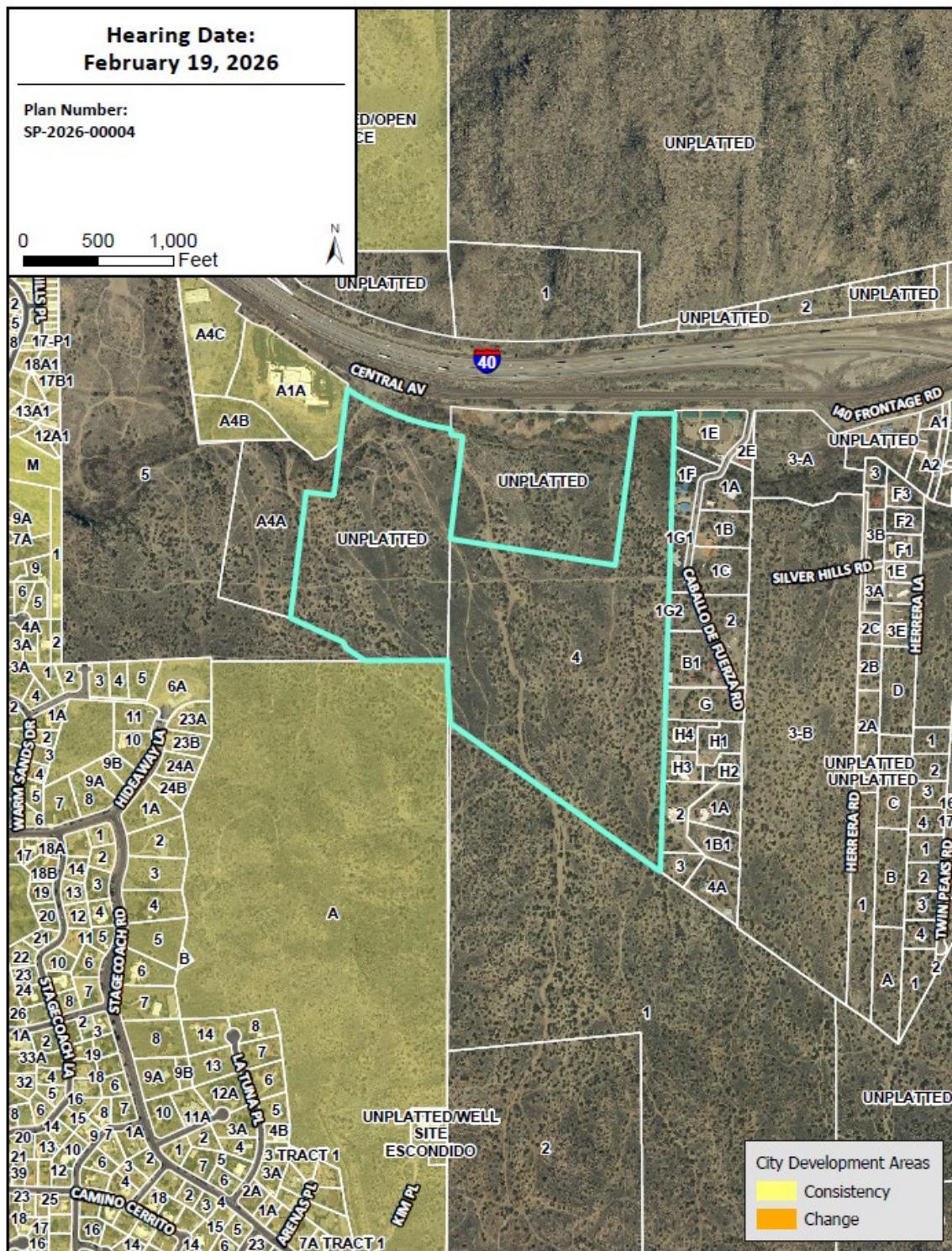
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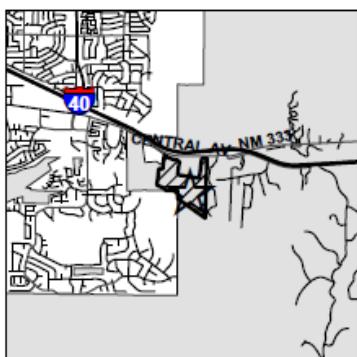
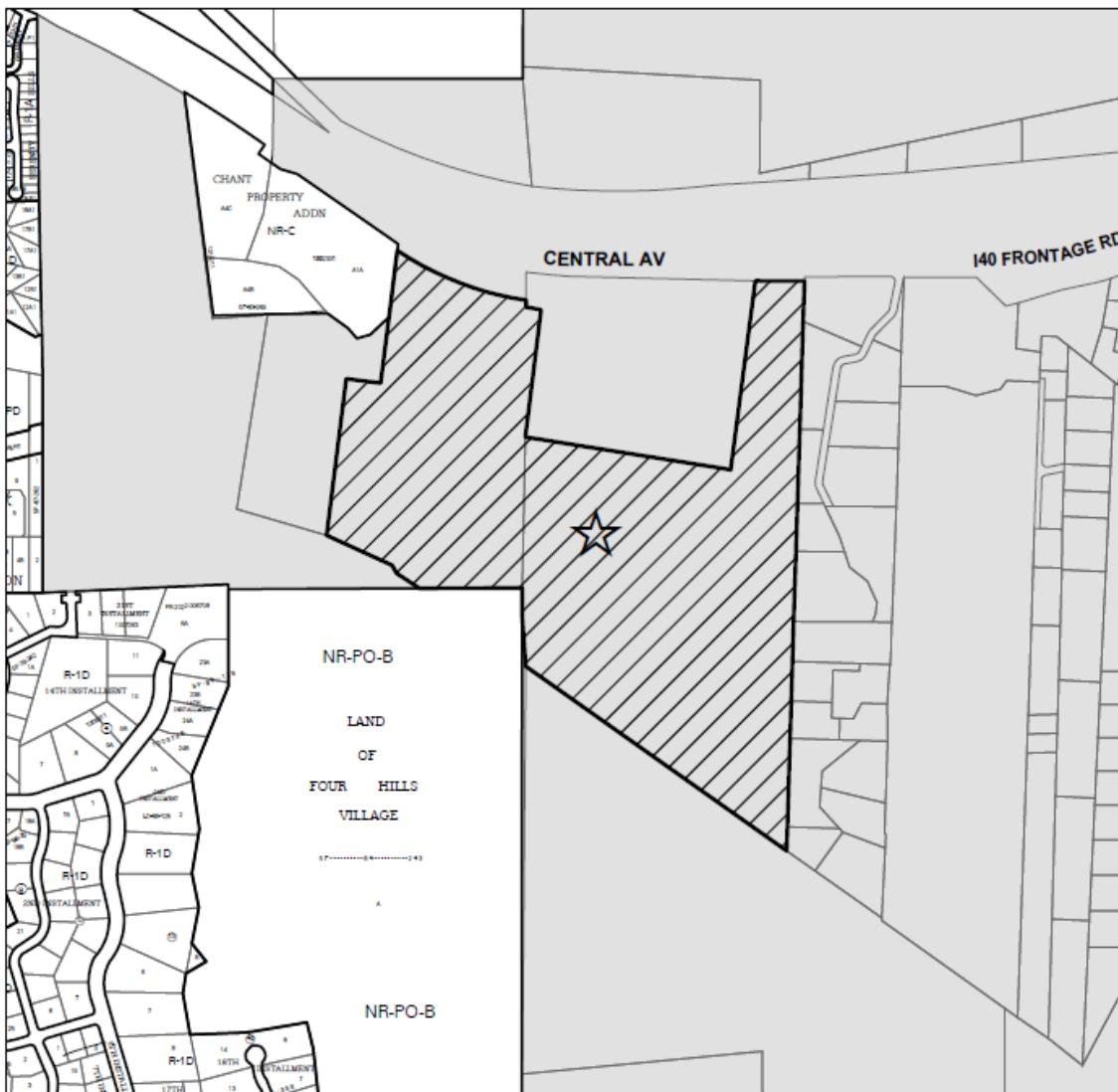
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## *I. Maps*

### *Aerial Map*



## ***IDO Zoning Map***



## IDO ZONING MAP

Note: Gray shading  
Indicates County.



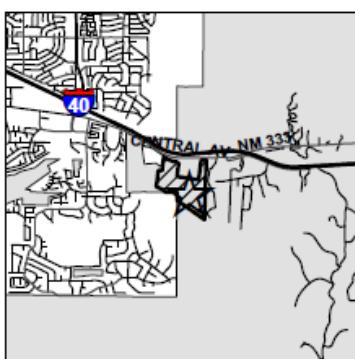
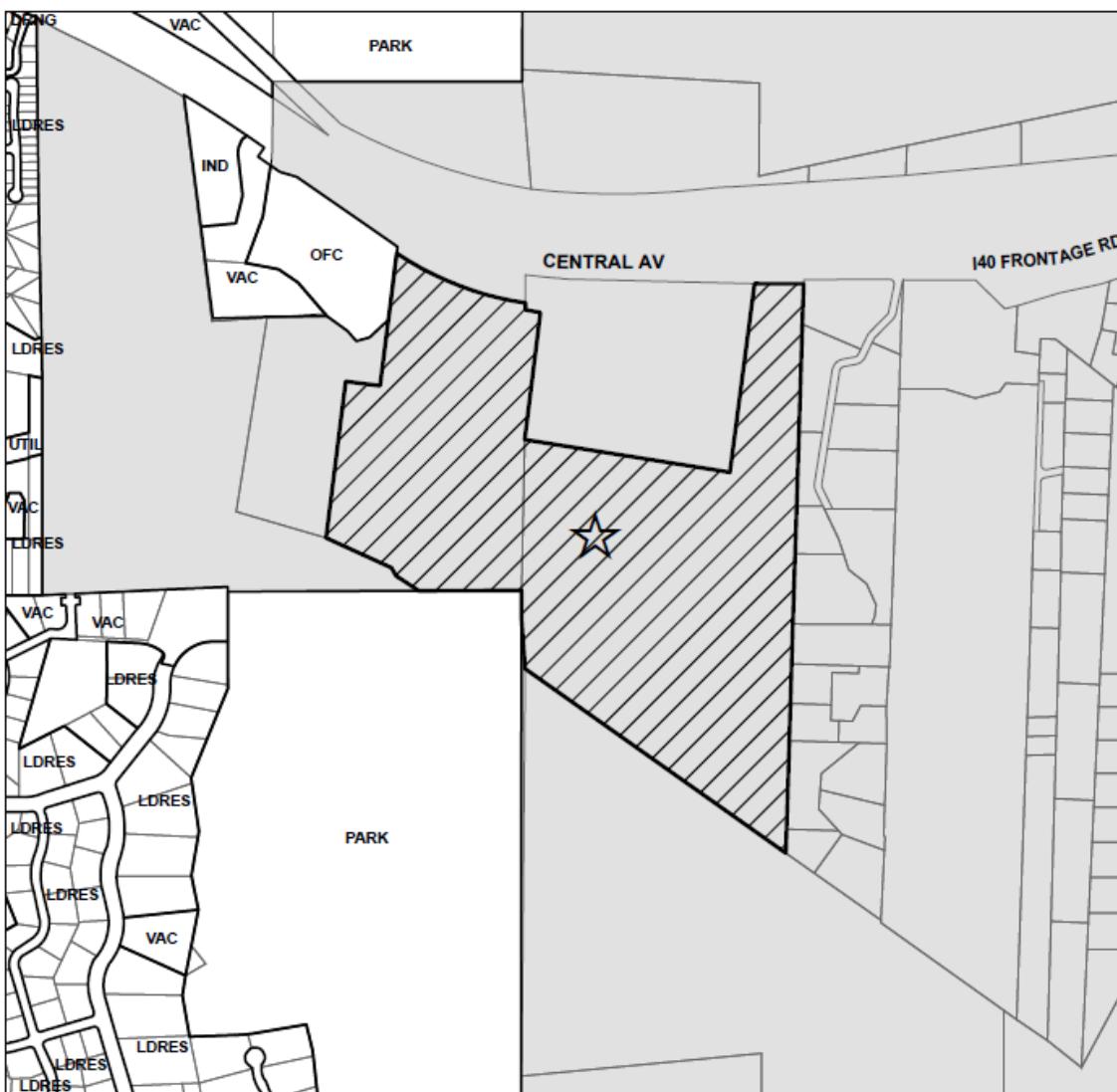
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**Hearing Date:**  
**2/19/2026**

Plan Number:  
SP-2026-00004

Zone Atlas Page:  
L-23/24 & M-23/24

**Land Use Map**



**LAND USE MAP**

Note: Gray shading  
Indicates County.

**Key to Land Use Abbreviations**

- LDRES | Low-density Residential
- OFC | Office
- IND | Industrial
- PARK | Parks and Open Space
- DRNG | Drainage
- VAC | Vacant
- UTIL | Utilities
- CMTY | Community



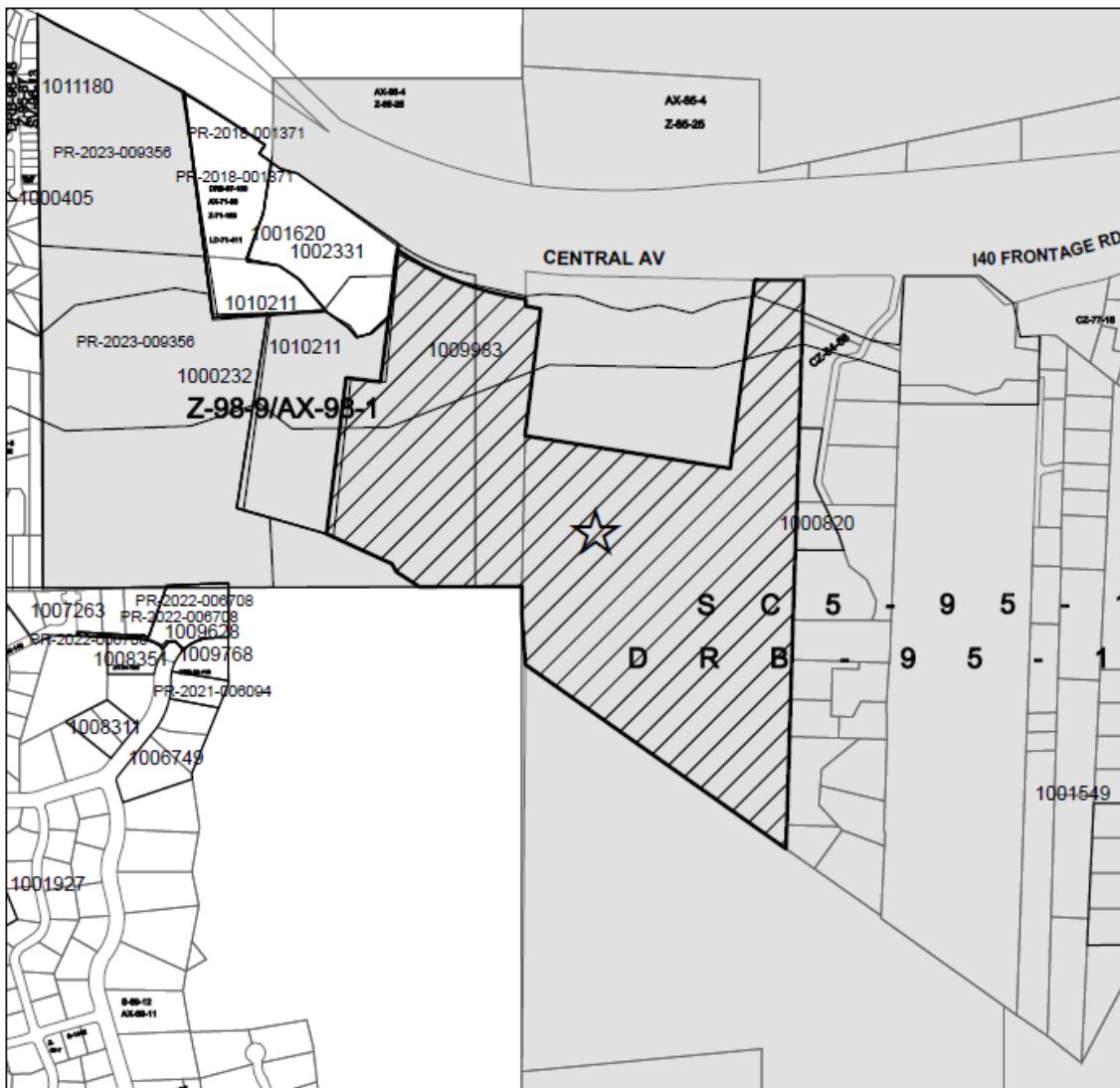
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L-23/24 & M-23/24

*History Map*



**HISTORY MAP**

Note: Gray shading  
Indicates County.

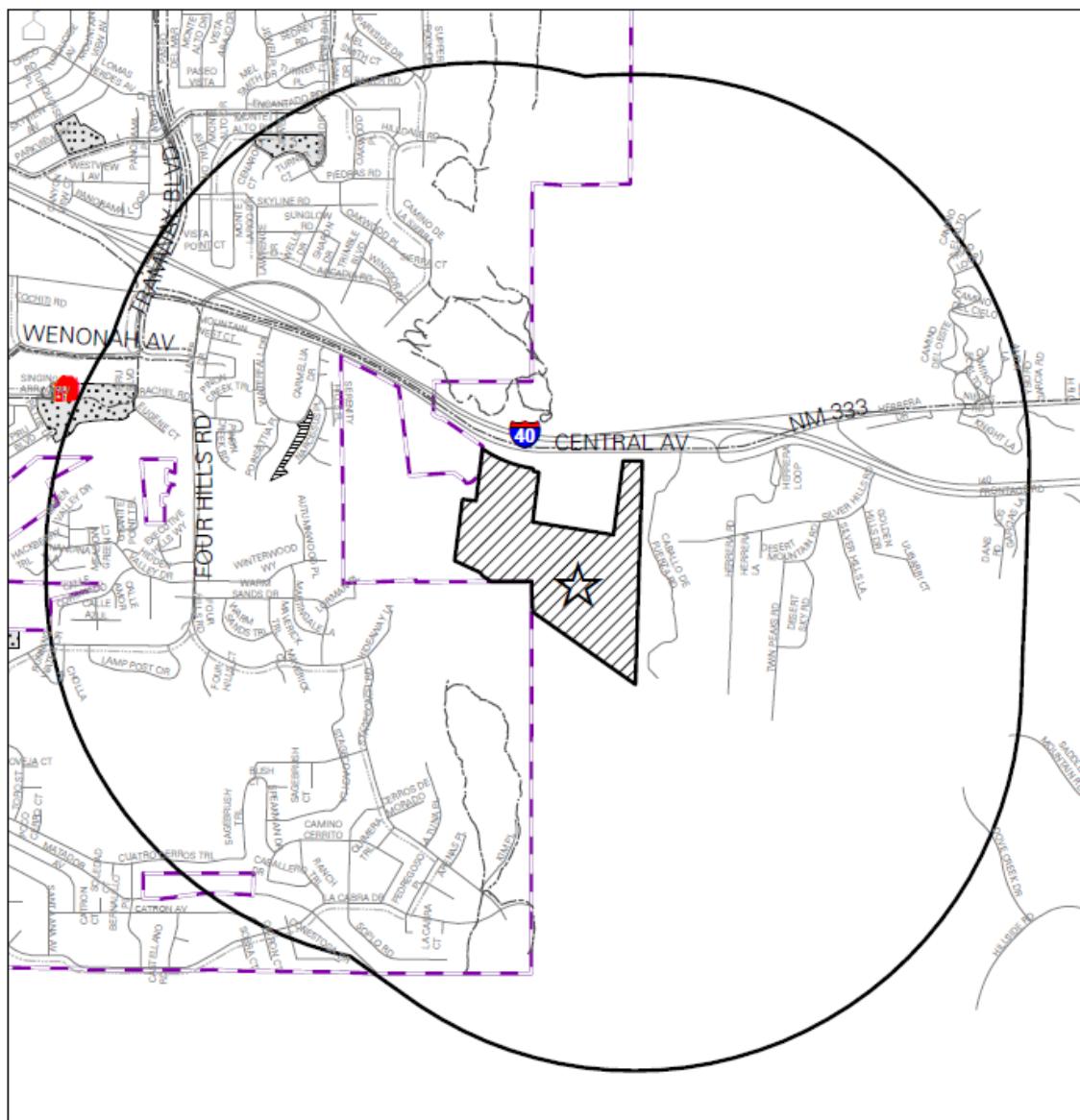


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*Public Facilities / Community Services*



Public Facilities Map with One-Mile Buffer



- Community Center
- Public School
- Proposed Bike Facilities
- Existing Bike Facilities
- Albuquerque City Limits

- Landfill designated by EHD
- Landfill Buffer designated by EHD
- Developed City Park
- Undeveloped City Park

## ***II. Introduction***

### ***Request***

The request is for a Site Plan – EPC for an Extraordinary Facility in the City-owned, Tijeras Canyon, Major Public Open Space (the “subject site”) to allow a system improvement project for electrical facilities. PNM proposes to connect two existing overhead distribution feeder lines from two substations (Lawrence and Four Hills Substations) with two new “feeder ties” and a feeder switch. Connecting the existing distribution feeders will enable these two new feeders and their two substations to provide backup and support each other in the event of an outage or during periods of high electric load demand.

In addition to requiring new poles, pole-mounted equipment, and conductor wire, the connection of the two distribution feeders will require new easements that will be requested from the City of Albuquerque Real Property Division if this request is approved.

The subject site is located southwest of the city, just outside of the city limits, in the unincorporated area of Bernalillo County. The subject site consists of two City of Albuquerque parcels considered Major Public Open Space. The feeders connect and end in one private parcel that is not part of this request and is not considered Major Public Open Space.

- Tract 4 (easternly portion of Parcel C Marian G. Malcolm) Research Park Inc, containing approx. 62 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE
- The Westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A, C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres; totaling approximately 100 acres,

### ***EPC Role***

Although the subject site is not within city boundaries, the EPC is hearing the request because the IDO requires any Extraordinary Facility in City-owned or maintained Major Public Open Space to be reviewed and decided pursuant to § 14-16-6-6(I) Site Plan – EPC before development. Before approving such facilities, the EPC shall consider the recommendation of the Open Space Advisory Board [§ 14-13-3-2].

Furthermore, the Major Public Open Space Facility Plan requires that public utilities are pursuant to an approved Site Plan, which the EPC is reviewing as part of this request. According to Table 2-3 on page 23 of the Major Public Open Space Facility Plan, public utility structures and utility easements are conditional uses requiring a site plan approval.

The EPC is the final decision-making body. This case is a quasi-judicial matter.

### ***History/Background***

The subject site is within the Tijeras Canyon with the Tijeras Arroyo running through it. It is located between the Sandia and Manzano Mountains and encompasses a habitat with diverse biology and vegetation, including large Cottonwood trees and willows. In 2014, the City of Albuquerque adopted a [Resource Management Plan](#) for the Tijeras Arroyo Biological Zone (Bio Zone) due to its significance as a sensitive riparian area that provides critical habitat and a corridor for wildlife; aquifer recharge and tributary to the Rio Grande; and major historical and cultural site that connects Albuquerque to the East Mountains and larger grassland of the Great Plains to the east. The City Bio Zone extends along Tijeras Canyon and the Tijeras Arroyo for approximately 3.7 miles from the Carñuel/Interstate-40 interchange westward to the boundary of KAFB.

The 25-acre Tijeras BioZone Education Center is located on U.S. Rte. 66 along the Tijeras Arroyo at the northern part of the Tijeras Canyon. The Center enables the City to engage youth and families in meaningful bio-zone programs.

The Tijeras Arroyo runs through the subject site. The Tijeras Arroyo is considered an Open Space Arroyo in the [Facilities Plan for Arroyos](#). The Tijeras Arroyo is the largest arroyo in the metropolitan area, more than 1000 feet wide in some locations. The Tijeras Arroyo travels through multiple jurisdictions, including the City, unincorporated Bernalillo County, and the U.S. Kirtland Air Force Base (KAFB). On the southern edge of the city, the Tijeras Arroyo includes publicly-owned parcels include La Canada neighborhood park and the 577-acre Montesa Park. West of I-25, the arroyo is lined with concrete and incorporated into the South Diversion Channel, with a trail from Second Street to Rio Grande Valley State Park. In 2016, City Council prioritized significant areas to purchase for protection ([R-16-12](#)). Since [2018](#), the City has acquired 170 acres as Major Public Open Space that extends from the municipal limits to the eastern boundary of KAFB. The western segment extends from the western boundary of KAFB to the Rio Grande.

### ***Context***

	<i>IDO Zoning</i>	<i>Comprehensive Plan CABQ Development Area</i>	<i>Comprehensive Plan Bernalillo County Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	N/A (Unincorporated)	N/A	Rural	Open Space
<i>North</i>	N/A (Unincorporated)	N/A	Rural	Open Space

<i>South</i>	N/A (Unincorporated) NR-PO-B	N/A Area of Consistency	Rural	Open Space Open Space
<i>East</i>	NR-C N/A (Unincorporated)	Area of Consistency N/A	Rural	Commercial Open Space
<i>West</i>	N/A (Unincorporated)	N/A	Rural	Residential

### ***Roadway System***

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates U.S. Rte. 66 as an Existing Major Collector. Interstate 40 is a designated Existing Interstate.

The MRCOG's 2040 Limited Access Facilities Map shows Interstate 40 as an interstate freeway.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map designates Interstate 40, adjacent to the north of the subject site, as a Primary Freight Corridor.

### ***Bikeways / Trails***

The Long Range Bikeway System map shows a proposed Paved Trail and Potential Bike Facility south of Interstate 40 along parts of the northern portion of the subject site.

### ***Transit***

The Tijeras Canyon Major Public Open Space is not served by public transit. The nearest stop is the Route #66 bus stop at Central Ave SE and Dorado Pl. SE, approximately 1.3 miles away, an approximately 30-minute walk.

## ***III. Analysis of City Plans and Ordinances***

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

#### ***City Development Areas***

The subject site is situated outside of the city limits and therefore does not have an assigned city zone or city development area. The Tijeras Canyon Major Public Open Space area is mentioned as one of the City-owned open space areas preserved under the Comprehensive Plan.

#### ***County Development Areas***

County Development Areas: The Tijeras Canyon Major Public Open Space area is situated outside of the city limits and is within the Rural development area as classified by

Bernalillo County. Rural Areas have land use attributes and environmental conditions which may warrant development standards that differ from those applied in Urban Areas. Environmentally compatible development is necessary to maintain the open character of Rural Areas. This open or rural character includes characteristics that are commonly associated with 'rural' lifestyles, including large lot residential developments, agricultural uses, an existing irrigation/ditch 'acequia' network, open space, and limited commercial development except in designated areas and specific corridors.

*Community Planning Area*

The subject site is not within a City of Albuquerque Community Planning Area.

*Applicable Goals & Policies*

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (\*).

**CHAPTER 10: PARKS & OPEN SPACE**

**GOAL 10.3 OPEN SPACE:** Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

The project protects the integrity and quality of the region's natural features and environmental assets by avoiding grading and preserving existing topography and drainage patterns on the subject site. Surface disturbance is minimal and limited to discrete installation areas, which will be restored after construction. Outdoor recreation and education opportunities will continue in the Tijeras Canyon and the nearby Tijeras Arroyo Bio Zone without long-term disruption. **The request is consistent with Goal 10.3 Open Space.**

**POLICY 10.3.2 PRESERVATION:** Identify and manage sensitive lands within the Open Space network to protect their ecological function.

Sensitive lands within the Open Space network have been identified and managed through coordination with the Open Space Division and compliance with the Tijeras Arroyo Bio-Zone Resource Management Plan. A sensitive lands analysis has been conducted and included with the application. The project avoids impacts to native vegetation, wildlife habitat, and drainage systems to protect ecological function. Construction methods and restoration requirements also further ensure that sensitive lands remain protected. **The request is consistent with Policy 10.3.2: Preservation.**

**GOAL 10.4 COORDINATION:** Coordinate across disciplines, jurisdictions, and geographies to leverage limited resources, maximize efficiencies, and best serve the public's need for parks and recreation facilities.

The feeder tie project demonstrates coordination across various jurisdictions and agencies through collaboration between PNM, the City Open Space Division, the City Archaeologist, and the City Planning Department. This coordination allows limited resources to be leveraged efficiently while avoiding unnecessary duplication of effort. The Extraordinary Facility is required by the IDO and MPOS Facilities Plan to be reviewed by the Open Space Advisory Board (OSAB) and the EPC. The project ensures that the public's need for parks and recreation facilities, in this case the Tijeras Canon MPOS, continues to be served. **The request is consistent with Goal 10.4 Coordination.**

**POLICY 10.4.1 PUBLIC PRIORITIES:** Engage the public to determine priorities and ensure equitable public investment.

The project reflects established public priorities by improving essential infrastructure while preserving public Open Space assets. Investment in electrical reliability benefits the broader community without compromising access to parks and recreation facilities. This approach ensures equitable public investment across both infrastructure and Open Space resources. **The request is generally consistent with Policy 10.4.1 Public Priorities.**

**POLICY 10.4.2 SYSTEM PLANNING:** Coordinate among departments and across jurisdictional boundaries to plan interconnected networks, manage natural resources, leverage public investment, eliminate gaps in service, and avoid duplication of effort.

The project exemplifies system planning by coordinating among departments to strengthen interconnected energy networks while managing Open Space resources. According to the IDO and MPOS Facilities Plan, the Open Space Advisory Board (OSAB) and the EPC must review the Extraordinary Facility. The feeder tie eliminates gaps in service by interconnecting existing infrastructure rather than creating redundant facilities. Public investment is leveraged efficiently, and duplication of effort is avoided. **The request is generally consistent with Policy 10.4.2 System Planning.**

## CHAPTER 11: HERITAGE CONSERVATION

**GOAL 11.3 CULTURAL LANDSCAPES:** Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The Feeder Tie Project protects the cultural landscape of the Sandia Foothills and Tijeras Arroyo area. An archaeological survey resulted in a Certificate of No Effect, confirming that significant cultural landscapes are not impacted. These measures ensure continued protection of the area's heritage and identity. **This request is generally consistent with Goal 11.3: Cultural Landscapes.**

**POLICY 11.3.1 NATURAL AND CULTURAL FEATURES:** Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The project preserves natural and cultural features by maintaining existing landforms, vegetation, and drainage patterns. Construction activities avoid disturbance to cultural resources and visually sensitive areas. These actions protect the distinct identity of the surrounding communities and cultural landscapes. **The request is consistent with Policy 11.3.1 Natural and Cultural Resources.**

#### CHAPTER 12: INFRASTRUCTURE, COMMUNITY FACILITES & SERVICES

**GOAL 12.1 INFRASTRUCTURE:** Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

The project provides efficient, equitable, and environmentally sound infrastructure by improving electrical reliability with minimal environmental impact. Coordination with City departments ensures infrastructure planning aligns with Open Space management objectives. The project supports existing communities and the Comp Plan's vision for future growth. **The request is consistent with Goal 12.1 Infrastructure.**

**POLICY 12.1.6 ENERGY SYSTEMS:** Coordinate with energy providers to safeguard essential infrastructure to serve existing development and ensure a safe, adequate, and reliable supply to support growth.

The project coordinates directly with the energy provider to safeguard essential energy infrastructure. By interconnecting existing feeder lines, the project ensures a safe, adequate, and reliable energy supply for existing development. This improvement supports future growth in a manner consistent with the Comprehensive Plan. **The request is consistent with Policy 12.1.6 Energy Systems.**

#### ***Integrated Development Ordinance (IDO)***

##### ***IDO Zoning***

The subject site is primarily owned by the City of Albuquerque but is located outside the city limits within Bernalillo County; therefore, these parcels do not have an IDO zoning designation on the AGIS map. Nonetheless, these facilities are under the jurisdiction of the Open Space Division, and the area is designated as Major Public Open Space (MPOS).

##### ***County Zoning***

The subject site (Tijeras Canyon Major Public Open Space) is primarily zoned A-1 (Rural Agricultural), intended to preserve scenic, recreational, and agricultural values while safeguarding water resources and providing low-density development in areas with limited public services. The northern portion of the subject site, adjacent to U.S. Rte. 66

and encompassing a section of the Tijeras Arroyo, is zoned C-1 (Neighborhood Commercial). The C-1 zone provides suitable sites for limited commercial and service uses intended to serve nearby residential areas while minimizing adverse impacts.

*Definitions*

**Extraordinary Facility:** Facility within Major Public Open Space, not including trails, fencing, signs, incidental parking lots, access roads, or infrastructure not visible on the surface, that is primarily for facilitating recreation, relaxation, and enjoyment of the outdoors and that requires additional review by the Open Space Advisory Board and EPC pursuant to the Rank 2 Major Public Open Space Facility Plan. Extraordinary Facilities may include utility structures, WTFs, or buildings.

**Major Public Open Space:** City-owned or managed property that is zoned NR-PO-B or City-managed property that is zoned NR-PO-C, including the Rio Grande State Park (i.e., the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The Rank 2 Major Public Open Space Facility Plan guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary that is mapped as Open Space in the ABC Comp Plan still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

*Open Space Advisory Board Ordinance*

To oversee the MPOS Program, the City established the Open Space Advisory Board (OSAB) in 1983. This appointed citizen board, in collaboration with staff, is responsible for reviewing and recommending acquisition priorities and additions to the open space network. The OSAB provides recommendations on Extraordinary Facilities to the EPC. Additionally, OSAB advises on proposed developments adjacent to MPOS and on proposals to sell, lease, or exchange trust lands.

According to [§2-6-16](#) the of the Albuquerque Code of Ordinances, the Open Space Advisory Board's role is to advise the EPC, Mayor, and City Council on issues relating to City open space.

On July 22, 2025 the Open Space Advisory Board voted to approve the proposed route for the feeder lines be submitted to the EPC for approval.

***Major Public Open Space Facility Plan (Rank 2)***

In 1999, City Council adopted the Major Public Open Space (MPOS) Facility Plan, a Rank 2 plan that provides guidelines and policies for achieving the Open Space goals outlined in the Albuquerque/Bernalillo County Comprehensive Plan. This document integrates information, policies, and procedures to protect and effectively manage all of the City's Major Public Open Space resources. The Facility Plan establishes specific planning, land

use, and management policies for each major open space area. The Tijeras Canyon is a Major Public Open Space

**Open Space Facility Plan General Policies:**

**Policy A.1.C.:** This type of Major Public Open Space shall be protected from excessive public use and shall be conserved for its unique features, natural resources and overall visual significance. Trails can be paved or unpaved however, alignments should be a part of a resource management plan, master development plan or site plan. Protection of these areas should include fencing, signage, natural barriers, controlled use, and patrol by rangers.

*The proposed project protects this Major Public Open Space from excessive public use by not introducing any new recreational facilities, access points, or programmed activities within the Tijeras Arroyo corridor. The feeder tie infrastructure is located within an existing utility context and does not alter the arroyo's unique features, natural resources, or overall visual significance. Consistent with the intent of the resource management plan, the project includes controlled construction access, restoration of disturbed areas, and coordination with Open Space staff to ensure continued protection through signage, barriers, and ongoing monitoring where appropriate. **The request is consistent with Policy A.1.C.***

**Policy B.1.D:** Open Space Facilities. Open space facilities are intended to concentrate low impact recreational use of open space in areas that can accommodate heavy use, while protecting natural and cultural resources.

- Open space facilities should be located at the edges of MPOS areas in locations with access to urban streets.
- No new facilities shall be developed in areas with archeological sites or which are likely habitats for threatened or endangered plant or animal species. All new facilities, expansion of existing facilities and trails shall be designed to avoid these areas and to direct people away from these areas.
- Open space facilities may include a variety of low impact recreational opportunities. Facilities for organized recreation or turf game fields are not appropriate.

*The proposed project does not create an open space facility intended to concentrate recreational use and does not introduce heavy or organized recreational activity into the Major Public Open Space. No new facilities are proposed within areas containing archaeological sites or habitats likely to support threatened or endangered species, and the project design avoids these sensitive areas entirely. By limiting the scope of work to essential utility infrastructure and avoiding new recreational development, the project protects natural and cultural resources while maintaining the intended low-impact recreational character of the Tijeras Arroyo corridor. **The request is consistent with Policy B.1.D.***

**Policy B.2.A:** Facilities within Major Public Open Space shall be designed to minimize their impact on natural processes or natural, visual or cultural resources.

*Facilities associated with the feeder tie are designed to minimize impacts on natural processes, including drainage, erosion patterns, and arroyo hydrology, recognizing that drainage is the arroyo's primary function. The project avoids unnecessary grading and preserves existing landforms and visual resources that contribute to the arroyo's role as a significant landform and visual amenity. Temporary construction disturbances will be fully remediated to ensure no long-term impacts to natural, visual, or cultural resources within the Major Public Open Space. The request is consistent with Policy B.2.A.*

**Policy B.2.B:** Archaeological surveys and mitigation shall be conducted prior to facility development. Facilities shall not be located in a manner that will cover, undermine or otherwise damage archaeological or cultural sites. Sites should be preserved in place or avoided whenever possible. If appropriate, information about archaeological sites will be integrated into interpretive facilities.

*An archaeological survey was conducted prior to development, and a Certificate of No Effect was issued, confirming that no archaeological or cultural sites will be covered, undermined, or damaged by the project. The feeder tie is intentionally located to avoid archaeological resources, ensuring that sites are preserved in place whenever possible. This approach is consistent with the policy requirement to protect cultural resources and reflects coordination among jurisdictions responsible for managing the Tijeras Arroyo as a culturally and environmentally significant corridor. The request is consistent with Policy B.2.B.*

#### Open Space Facility Plan Sandia Foothills Policies

**Policy B1:** Lands in the Sandia Foothills shall be acquired and managed to promote the purposes of Major Public Open Space as stated in the Comprehensive Plan.

(a) Conservation of Natural Resources and Environmental Features including wildlife habitat and the mix of diversity of ecotones;

*The proposed project is consistent with the purpose of Major Public Open Space by conserving natural resources and environmental features, including wildlife habitat and the mix and diversity of ecotones within the Sandia Foothills. The feeder tie is primarily located within an existing utility context and avoids major disturbance to native vegetation, wildlife movement corridors, and sensitive ecological zones. The impact of any temporary construction will be fully remediated, ensuring that long-term ecological conditions are preserved and that the environmental integrity of the foothills is maintained.*

(b) – Provide opportunities for outdoor education and recreation including trails for a variety of users; picnicking and environmental education;

*The project supports outdoor education and recreation by maintaining existing access to trails and Open Space areas used for environmental education and passive recreation. No new facilities, trail realignments, or access points are introduced that would disrupt existing recreational use patterns. By preserving current conditions and restoring disturbed areas, the project ensures continued opportunities for trails, picnicking, and educational activities consistent with the low-impact intent of Major Public Open Space.*

(c) – Shape urban form by providing an eastern edge to development and by providing a skyline free of development.

*The project reinforces the role of the Sandia Foothills in shaping urban form by preserving the foothills as an eastern edge to development. The design and placement of the overhead feeder ties will introduce a minimal amount of visual elements that would marginally compromise a skyline which is already comprised of overhead lines on the eastern edge of the Tijeras Canyon Major Public Open Space. As a result, the visual character and scenic quality of the foothills remain intact and are consistent with the Comprehensive Plan's Open Space objectives.*

***The request is consistent with Sandia Foothills Policy B1.***

**Policy C1:** The conservation and protection of cultural and natural resources and protection of people from natural hazards related to development of steep slopes are the primary functions of the Sandia Foothills.

*The proposed project prioritizes the conservation and protection of cultural and natural resources by avoiding steep slopes, sensitive landforms, and archaeologically significant areas. An archaeological survey and Certificate of No Effect confirm that cultural resources are preserved and not impacted. Recreational use and trail corridors remain secondary to these primary functions, as the project does not expand recreational facilities or encourage increased public use within the Sandia Foothills. ***The request is consistent with Sandia Foothills Policy C1.****

### ***Facilities Plan for Arroyos***

The [Facility Plan for Arroyos](#) (1986) classifies portions of the Tijeras Arroyos as a Major Public Open Space Arroyo.

Policies in the Facility Plan state that Major Public Open Space Arroyos are to remain in a natural or semi-natural condition with native vegetation and naturalistic channel stabilization. In practice, urban development in the Tijeras watersheds has altered natural drainage patterns, with significant impacts on the highly erodible natural arroyo channels.

## **IV. Site Plan – EPC**

### ***Site Design and Sensitive Lands***

The subject site is a dedicated Major Public Open Space.

Pursuant to IDO [§14-16-5-2\(C\)\(1\)](#) both the subdivision and site design process shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, and/or the City Archaeologist, depending on the type(s) of sensitive lands on the site.

There is not a subdivision proposed for the subject site. A letter of authorization to submit the request for the Site Plan – EPC has been provided and approved by the City of Albuquerque's Open Space Division of the Parks and Recreation Department. Relevant staff from agencies various division such as Hydrology and City Archeologist have reviewed the request and signed off on the proposal.

To the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that would not be disturbed during the development process, in the following types of sensitive lands:

#### **5-2(C)(2)(a) Arroyos**

The Tijeras Arroyo runs through the subject site and is classified as a major regional drainage facility and Major Open Space Arroyo pursuant to the Facility Plan for Arroyos. The feeder tie will cross but not disturb the arroyo, utilizing an existing utility easement, a limited new easement and overhead line spans designed to maintain the arroyo's primary drainage function. Pole foundations are located outside the arroyo channel, and no grading, channel modification, or alteration of drainage patterns will occur, thereby avoiding impacts to the arroyo to the maximum extent practicable.

#### **5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas**

The Sensitive Lands Analysis confirms that the project will not alter any floodplain or special flood hazard area functions associated with the Tijeras Arroyo. Overhead line construction avoids placement of structures within active flow areas and does not obstruct flood conveyance. The Albuquerque Metropolitan Arroyo Flood Control (AMAFCA) notes the proposed feeder tie will cross two mapped FEMA flood zones, an AO zone with flood depth of 2-feet and an AE zone with an established base flood elevation. They request new poles and other ground level appurtenances should be designed to minimize the amount of encroachment into these floodplains. The City Hydrologist waived the requirement for a grading and drainage plan, confirming that the project will not affect flood behavior or increase flood risk.

**5-2(C)(2)(c) Irrigation Facilities (acequias)**

No irrigation facilities or acequias are present within the subject site or along the proposed feeder tie alignment. The Sensitive Lands Site Analysis did not identify any historic or active irrigation infrastructure within the project area. As a result, the project avoids impacts to irrigation facilities consistent with IDO §14-16-5-2(C)(2)(c).

**5-2(C)(2)(d) Large stands of mature trees**

The project avoids large stands of mature trees by locating poles within existing utility corridors and previously disturbed areas. Pole installation requires only 18- to 20-inch diameter ground disturbance, minimizing vegetation removal. No removal of mature tree stands is proposed, and any minor disturbance will be restored under the supervision of the Open Space Division.

**5-2(C)(2)(e) Riparian Areas**

The feeder tie alignment avoids riparian areas associated with the Tijeras Canyon to the maximum extent practicable. No poles or ground disturbance are proposed within riparian vegetation zones, and overhead spans cross the arroyo without affecting riparian habitat. This design preserves ecological function while allowing necessary infrastructure to traverse the MPOS

**5-2(C)(2)(f) Rock outcroppings**

The Sensitive Lands Analysis identifies rock outcroppings and cliff faces along the western edge of the MPOS that were specifically avoided in the preferred route. The alternative route evaluated by the Open Space Advisory Board would have required disturbance to rock outcroppings and steep cliff faces and was determined to be infeasible and potentially damaging. By selecting the preferred route, the project avoids impacts to rock outcroppings to the maximum extent practicable.

**5-2(C)(2)(g) Significant archaeological sites**

The preferred route has been previously investigated for archaeological resources, and known sites will be avoided. The City Archaeologist issued a Certificate of No Effect, confirming that no significant archaeological sites will be covered, undermined, or damaged. This satisfies the requirement to avoid impacts to archaeological resources whenever possible.

**5-2(C)(2)(h) Steep slopes and escarpments**

The project avoids steep slopes and escarpments, particularly the 280- to 300-foot cliff face along the western edge of the MPOS. Distribution pole span limitations make development in these areas technically infeasible and environmentally damaging. The selected alignment follows relatively stable terrain within existing easements, thereby minimizing impacts to steep slopes and protecting public safety.

**5-2(C)(2)(i) Wetlands**

No wetlands were identified within the project footprint or along the preferred feeder tie alignment. The Sensitive Lands Analysis confirms that construction activities will not disturb wetland areas or jurisdictional waters. As such, the project avoids impacts to wetlands consistent with IDO §5-2(C)(2)(i).

**5-2(C)(3) Street crossings of sensitive lands shall be avoided.**

The feeder tie project does not propose any street crossings of sensitive lands. The Sensitive Lands Site Analysis confirms that no new streets or vehicular access routes are required within the Tijeras Canyon or other sensitive land areas. Construction access will occur via existing routes and utility corridors, thereby avoiding street crossings of arroyos, floodplains, or other sensitive lands consistent with this subsection.

**5-2(C)(4) If development cannot avoid sensitive lands pursuant to Subsections (2) and (3) above, the project shall be processed as a Site Plan – EPC pursuant to Subsection 14-16-6-6(I) and may require a Variance – EPC pursuant to Subsection 14-16-6-6(N).**

The project has been designed to avoid sensitive lands to the maximum extent practicable; however, complete avoidance is not feasible due to the linear nature of utility infrastructure within a Major Public Open Space and arroyo corridor. Consistent with IDO §14-16-5-2(C)(4), the project is being processed as a Site Plan – EPC pursuant to Subsection 14-16-6-6(I). This process appropriately addresses the presence of sensitive lands and allows for discretionary review, conditions of approval, and coordination with relevant City departments.

**5-2(C)(5) Landscaping on lots abutting arroyos shall be pursuant to Subsection 14-16-5-6(C)(4) (Required Plant Materials and Site Amenities).**

The subject site is a dedicated Major Public Open Space and does not include private or developable lots abutting the arroyo. As such, the landscaping standards of Subsection 14-16-5-6(C)(4) are not directly applicable. No new landscaping is proposed, and any disturbed areas will be restored using native materials consistent with Open Space management practices and arroyo protection objectives.

**5-2(C)(6) For all development except cluster and cottage development, if avoidance of sensitive lands, other than floodways and flood fringe areas referenced in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), results in the subdivision containing fewer buildable lots than it would have if sensitive lands were not avoided, the Planning Director may adjust the minimum lot size or lot width dimensions by up to 25 percent to allow for additional lots that would have otherwise been possible if sensitive lands had not been avoided.**

This subsection applies to subdivision development where avoidance of sensitive lands reduces the number of buildable lots. The feeder tie project does not involve

a subdivision, residential lots, or changes to lot size or lot width. Therefore, no adjustment to minimum lot size or dimensions is necessary, and this provision is not applicable to the subject project.

#### ***Landscaping, Buffering, and Screening***

Landscaping is not proposed as part of the site plan. Existing native landscaping will remain undisturbed to the greatest extent possible, and disturbed vegetated areas will be reclaimed.

#### ***Trails***

No new trails are proposed as part of this project.

#### ***Utilities***

PNM is installing utilities to make improvement for electrical facilities by connecting two existing overhead distribution feeder lines from two substations (Lawrence and Four Hills Substations) with two new “feeder ties” and a feeder switch. Connecting the existing distribution feeders will enable these two feeders and their two substations to provide backup and support each other in the event of an outage or during periods of high electric load demand.

#### ***Grading and Drainage***

No adjustments to grading and drainage are proposed with this project. The Grading and Drainage plan was waved by the City Hydrologist.

### ***V. Agency & Neighborhood Concerns***

#### ***Reviewing Agencies***

Below are notable comments that affect the request. Please see additional agency comments at the end of the staff report.

#### ***Long Range Planning***

The project’s reliance on existing overhead infrastructure, absence of grading or topographic change, archaeological clearance, and commitment to full surface remediation support consistency with open space preservation and cultural landscape policies. However, the request inherently creates tension with the Comprehensive Plan’s overarching intent to prioritize MPOS lands for conservation and low-impact recreation, requiring careful justification as an Extraordinary Facility.

#### ***Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)***

The proposed alignment of the new overhead connector will cross two mapped FEMA flood zones, an AO zone with flood depth of 2ft and an AE zone with an established base flood elevation. The new poles and other ground level appurtenances should be designed to minimize the amount of encroachment into these floodplains.

***Neighborhood/Public***

Neighborhood associations within 660-feet of the subject site include the District 9 East Gateway Coalition and Four Hills Village Association, which were notified as required. Property owners within 100 ft of the subject project were notified as required. A facilitated meeting was not requested. At the time of this staff report there are no neighborhood concerns nor public support or opposition.

***Indian Nations, Tribes, or Pueblos***

The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC [see IDO §14-16-6-4(B)] but according to the agent they offered a meeting. City Staff was required to refer the applications for comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives because the subject site and proposed Development is within 660 feet of Major Public Open Space [see IDO §14-16-6-4(I)(9)].

***VI. Conclusion***

The request is for a Site Plan – EPC for an Extraordinary Facility in the City-owned, Tijeras Canyon, Major Public Open Space (the “subject site”) to allow a system improvement project for electrical facilities. PNM proposes to connect two existing overhead distribution feeder lines from two substations (Lawrence and Four Hills Substations) with two new “feeder ties” and a feeder switch. In addition to requiring new poles, pole-mounted equipment, and conductor wire, the connection of the two distribution feeders will require new easements that will be requested if this request is approved. On July 22, 2025 the Open Space Advisory Board voted to approve the proposed route for the feeder lines be submitted to the EPC for approval.

The Extraordinary Facility in Major Public Open Space, aims to provide continued and improved electrical service to the existing service area and is consistent with the applicable goals and policies of the Albuquerque & Bernalillo County Comprehensive Plan.

Neighborhood Associates within 660-feet of the subject site including the Four Hills Village Association and the District 9 East Gateway Coalition Neighborhood Associations have been notified as required by the IDO. Property owners within 100 feet of the subject site were also notified as required. As of the writing of this report, Staff has received no comments and is not aware of any opposition.

**Staff recommends APPROVAL of this Site Plan – EPC for an Extraordinary Facility.**

***Findings, Site Plan***

Plan #: SP-2026-00004

1. The request is for a Site Plan – EPC for an Extraordinary Facility in the City-owned Tijeras Canyon Major Public Open Space (the “subject site”) to allow a system improvement

project for electrical facilities for all or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park Inc, containing approx. 62 acres, the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A, C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres; totaling approximately 100 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE.

2. PNM proposes to connect two existing overhead distribution feeder lines from two substations (Lawrence and Four Hills Substations) with two new “feeder ties” and a feeder switch. Connecting the existing distribution feeders will enable these two feeders and their two substations to provide backup and support each other in the event of an outage or during periods of high electric load demand.

In addition to requiring new poles, pole-mounted equipment, and conductor wire, the connection of the two distribution feeders will require new easements that will be requested from the City of Albuquerque Real Property Division if this request is approved.

3. The subject site is located southwest of the city, just outside of the city limits, in the unincorporated area of Bernalillo County. The subject site consists of two City of Albuquerque owned parcels that fall within the Major Public Open Space facility plan. The overhead distribution feeder ties on one privately owned parcel. The private parcel is not part of this request and is not considered Major Public Open Space.
4. The Tijeras Arroyo runs through the subject site. The Tijeras Arroyo is considered an Open Space Arroyo in the Facility Plan for Arroyos. It is the largest arroyo in the metropolitan area, more than 1000 feet wide in some locations. The Tijeras Arroyo travels through multiple jurisdictions, including the City, unincorporated Bernalillo County, and the U.S. Kirtland Air Force Base (KAFB). In 2014, the City of Albuquerque adopted a [Resource Management Plan](#) for the Tijeras Arroyo Biological Zone (Bio Zone) due to its significance as a sensitive riparian area that provides critical habitat and a corridor for wildlife; aquifer recharge and tributary to the Rio Grande; and major historical and cultural site that connects Albuquerque to the East Mountains and larger grassland of the Great Plains to the east. The City Bio Zone extends along Tijeras Canyon and the Tijeras Arroyo for approximately 3.7 miles from the Carñuel/Interstate-40 interchange westward to the boundary of KAFB. In 2016, City Council prioritized significant areas to purchase for protection ([R-16-12](#)). Since [2018](#), the City has acquired 170 acres as Major Public Open Space.
5. The [Facility Plan for Arroyos](#) (1986) classifies portions of the Tijeras Arroyos as a Major Public Open Space Arroyo.

Policies in the Facility Plan state that Major Public Open Space Arroyos are to remain in a natural or semi-natural condition with native vegetation and naturalistic channel stabilization. In practice, urban development in the Tijeras watersheds has altered

natural drainage patterns, with significant impacts on the highly erodible natural arroyo channels.

6. On July 22, 2025 the Open Space Advisory Board voted to approve the proposed route for the feeder lines be submitted to the EPC for approval.

According to [§2-6-16](#) the of the Albuquerque Code of Ordinances, the Open Space Advisory Board's role is to advise the EPC, Mayor, and City Council on issues relating to City open space.

7. The Albuquerque/Bernalillo County Comprehensive Plan, the Integrated Development Ordinance (IDO), the Major Public Open Space Facility Plan and the Facility Plan for Arroyos are incorporated herein by reference and made part of the record for all purposes.
8. City Development Areas: The subject site is situated outside of the city limits and therefore does not have an assigned city zone or city development area. The Tijeras Canyon Major Public Open Space area is mentioned as one of the City-owned open space areas preserved under the Comprehensive Plan.
9. County Development Areas: The Tijeras Canyon Major Public Open Space area is situated outside of the city limits and is within the Rural development area as classified by Bernalillo County. Rural Areas have land use attributes and environmental conditions which may warrant development standards that differ from those applied in Urban Areas. Environmentally compatible development is necessary to maintain the open character of Rural Areas. This open or rural character includes characteristics that are commonly associated with 'rural' lifestyles, including large lot residential developments, agricultural uses, an existing irrigation/ditch 'acequia' network, open space, and limited commercial development except in designated areas and specific corridors.
10. Community Planning Area: The subject site is not within a City of Albuquerque Community Planning Area.
11. IDO Zoning: The subject site is primarily owned by the City of Albuquerque but is located outside the city limits within Bernalillo County; therefore, these parcels do not have an IDO zoning designation on the AGIS map. Nonetheless, these facilities are under the jurisdiction of the Open Space Division, and the area is designated as Major Public Open Space (MPOS).
12. County Zoning: The subject site (Tijeras Canyon Major Public Open Space) is primarily zoned A-1 (Rural Agricultural), intended to preserve scenic, recreational, and agricultural values while safeguarding water resources and providing low-density development in areas with limited public services. The northern portion of the subject site, adjacent to U.S. Rte. 66 and encompassing a section of the Tijeras Arroyo, is zoned C-1 (Neighborhood Commercial). The C-1 zone provides suitable sites for limited commercial and service uses intended to serve nearby residential areas while minimizing adverse impacts.

13. Major Public Open Space Facility Plan (Rank 2): In 1999, City Council adopted the Major Public Open Space (MPOS) Facility Plan, a Rank 2 plan that provides guidelines and policies for achieving the Open Space goals outlined in the Albuquerque/Bernalillo County Comprehensive Plan. This document integrates information, policies, and procedures to protect and effectively manage all of the City's Major Public Open Space resources. The Facility Plan establishes specific planning, land use, and management policies for each major open space area. The Tijeras Canyon is a Major Public Open Space

14. Open Space Facility Plan General Policies:

A. Policy A.1.C.: This type of Major Public Open Space shall be protected from excessive public use and shall be conserved for its unique features, natural resources and overall visual significance. Trails can be paved or unpaved however, alignments should be a part of a resource management plan, master development plan or site plan. Protection of these areas should include fencing, signage, natural barriers, controlled use, and patrol by rangers.

*The proposed project protects this Major Public Open Space from excessive public use by not introducing any new recreational facilities, access points, or programmed activities within the Tijeras Arroyo corridor. The feeder tie infrastructure is located within an existing utility context and does not alter the arroyo's unique features, natural resources, or overall visual significance. Consistent with the intent of a resource management plan, the project includes controlled construction access, restoration of disturbed areas, and coordination with Open Space staff to ensure continued protection through signage, barriers, and ongoing monitoring where appropriate.*

B. Policy B.1.D: Open Space Facilities. Open space facilities are intended to concentrate low impact recreational use of open space in areas that can accommodate heavy use, while protecting natural and cultural resources.

- Open space facilities should be located at the edges of MPOS areas in locations with access to urban streets.
- No new facilities shall be developed in areas with archeological sites or which are likely habitats for threatened or endangered plant or animal species. All new facilities, expansion of existing facilities and trails shall be designed to avoid these areas and to direct people away from these areas.
- Open space facilities may include a variety of low impact recreational opportunities. Facilities for organized recreation or turf game fields are not appropriate.

*The proposed project does not create an open space facility intended to concentrate recreational use and does not introduce heavy or organized recreational activity into the Major Public Open Space. No new facilities are*

*proposed within areas containing archaeological sites or habitats likely to support threatened or endangered species, and the project design avoids these sensitive areas entirely. By limiting the scope of work to essential utility infrastructure and avoiding new recreational development, the project protects natural and cultural resources while maintaining the intended low-impact recreational character of the Tijeras Arroyo corridor.*

C. Policy B.2.A: Facilities within Major Public Open Space shall be designed to minimize their impact on natural processes or natural, visual or cultural resources.

*Facilities associated with the feeder tie are designed to minimize impacts on natural processes, including drainage, erosion patterns, and arroyo hydrology, recognizing that drainage is the arroyo's primary function. The project avoids unnecessary grading and preserves existing landforms and visual resources that contribute to the arroyo's role as a significant landform and visual amenity. Temporary construction disturbances will be fully remediated to ensure no long-term impacts to natural, visual, or cultural resources within the Major Public Open Space.*

D. Policy B.2.B: Archaeological surveys and mitigation shall be conducted prior to facility development. Facilities shall not be located in a manner that will cover, undermine or otherwise damage archaeological or cultural sites. Sites should be preserved in place or avoided whenever possible. If appropriate, information about archaeological sites will be integrated into interpretive facilities.

*An archaeological survey was conducted prior to development, and a Certificate of No Effect was issued, confirming that no archaeological or cultural sites will be covered, undermined, or damaged by the project. The feeder tie is intentionally located to avoid archaeological resources, ensuring that sites are preserved in place whenever possible. This approach is consistent with the policy requirement to protect cultural resources and reflects coordination among jurisdictions responsible for managing the Tijeras Arroyo as a culturally and environmentally significant corridor.*

## 15. Open Space Facility Plan Sandia Foothills Policies

A. Policy B1: Lands in the Sandia Foothills shall be acquired and managed to promote the purposes of Major Public Open Space as stated in the Comprehensive Plan.

(a) - Conservation of Natural Resources and Environmental Features including wildlife habitat and the mix of diversity of ecotones;

*The proposed project is consistent with the purpose of Major Public Open Space by conserving natural resources and environmental features, including wildlife habitat and the mix and diversity of ecotones within the Sandia Foothills. The feeder tie is primarily located within an existing utility context and avoids major disturbance to native vegetation, wildlife movement corridors, and sensitive ecological zones. The*

*impact of any temporary construction will be fully remediated, ensuring that long-term ecological conditions are preserved and that the environmental integrity of the foothills is maintained.*

(b) – Provide opportunities for outdoor education and recreation including trails for a variety of users; picnicking and environmental education;

*The project supports outdoor education and recreation by maintaining existing access to trails and Open Space areas used for environmental education and passive recreation. No new facilities, trail realignments, or access points are introduced that would disrupt existing recreational use patterns. By preserving current conditions and restoring disturbed areas, the project ensures continued opportunities for trails, picnicking, and educational activities consistent with the low-impact intent of Major Public Open Space.*

(c) – Shape urban form by providing an eastern edge to development and by providing a skyline free of development.

*The project reinforces the role of the Sandia Foothills in shaping urban form by preserving the foothills as an eastern edge to development. The design and placement of the overhead feeder ties will introduce a minimal amount of visual elements that would marginally compromise a skyline which is already comprised of overhead lines on the eastern edge of the Tijeras Canyon Major Public Open Space. As a result, the visual character and scenic quality of the foothills remain intact and are consistent with the Comprehensive Plan's Open Space objectives.*

B. Policy C1: The conservation and protection of cultural and natural resources and protection of people from natural hazards related to development of steep slopes are the primary functions of the Sandia Foothills.

*The proposed project prioritizes the conservation and protection of cultural and natural resources by avoiding steep slopes, sensitive landforms, and archaeologically significant areas. An archaeological survey and Certificate of No Effect confirm that cultural resources are preserved and not impacted. Recreational use and trail corridors remain secondary to these primary functions, as the project does not expand recreational facilities or encourage increased public use within the Sandia Foothills.*

16. The attached site plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
17. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 10: Parks and Open Space
  - A. GOAL 10.3 OPEN SPACE: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

The project protects the integrity and quality of the region's natural features and environmental assets by avoiding grading and preserving existing topography and drainage patterns on the subject site. Surface disturbance is minimal and limited to discrete installation areas, which will be restored after construction. Outdoor recreation and education opportunities will continue in the Tijeras Canyon and the nearby Tijeras Arroyo Bio Zone without long-term disruption.

B. **POLICY 10.3.2 PRESERVATION:** Identify and manage sensitive lands within the Open Space network to protect their ecological function.

Sensitive lands within the Open Space network have been identified and managed through coordination with the Open Space Division and compliance with the Tijeras Arroyo Bio-Zone Resource Management Plan. A sensitive lands analysis has been conducted and included with the application. The project avoids impacts to native vegetation, wildlife habitat, and drainage systems to protect ecological function. Construction methods and restoration requirements also further ensure that sensitive lands remain protected.

C. **GOAL 10.4 COORDINATION:** Coordinate across disciplines, jurisdictions, and geographies to leverage limited resources, maximize efficiencies, and best serve the public's need for parks and recreation facilities.

The feeder tie project demonstrates coordination across various jurisdictions and agencies through collaboration between PNM, the City Open Space Division, the City Archaeologist, and the City Planning Department. This coordination allows limited resources to be leveraged efficiently while avoiding unnecessary duplication of effort. The Extraordinary Facility is required by the IDO and MPOS Facilities Plan to be reviewed by the Open Space Advisory Board (OSAB) and the EPC. The project ensures that the public's need for parks and recreation facilities, in this case the Tijeras Canon MPOS, continues to be served.

D. **POLICY 10.4.1 PUBLIC PRIORITIES:** Engage the public to determine priorities and ensure equitable public investment.

The project reflects established public priorities by improving essential infrastructure while preserving public Open Space assets. Investment in electrical reliability benefits the broader community without compromising access to parks and recreation facilities. This approach ensures equitable public investment across both infrastructure and Open Space resources.

E. **POLICY 10.4.2 SYSTEM PLANNING:** Coordinate among departments and across jurisdictional boundaries to plan interconnected networks, manage natural resources, leverage public investment, eliminate gaps in service, and avoid duplication of effort.

The project exemplifies system planning by coordinating among departments to strengthen interconnected energy networks while managing Open Space resources. The feeder tie eliminates gaps in service by interconnecting existing infrastructure rather than creating redundant facilities. Public investment is leveraged efficiently, and duplication of effort is avoided.

18. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 11: Heritage Conservation

- A. **GOAL 11.3 CULTURAL LANDSCAPES:** Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The Feeder Tie Project protects the cultural landscape of the Sandia Foothills and Tijeras Arroyo area. An archaeological survey resulted in a Certificate of No Effect, confirming that significant cultural landscapes are not impacted. These measures ensure continued protection of the area's heritage and identity.

- B. **POLICY 11.3.1 NATURAL AND CULTURAL FEATURES:** Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The project preserves natural and cultural features by maintaining existing landforms, vegetation, and drainage patterns. Construction activities avoid disturbance to cultural resources and visually sensitive areas. These actions protect the distinct identity of the surrounding communities and cultural landscapes.

19. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 12: Infrastructure, Community Facilities & Services

- A. **GOAL 12.1 INFRASTRUCTURE:** Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

The project provides efficient, equitable, and environmentally sound infrastructure by improving electrical reliability with minimal environmental impact. Coordination with City departments ensures infrastructure planning aligns with Open Space management objectives. The project supports existing communities and the Comp Plan's vision for future growth.

- B. **POLICY 12.1.6 ENERGY SYSTEMS:** Coordinate with energy providers to safeguard essential infrastructure to serve existing development and ensure a safe, adequate, and reliable supply to support growth.

The project coordinates directly with the energy provider to safeguard essential energy infrastructure. By interconnecting existing feeder lines, the project ensures

a safe, adequate, and reliable energy supply for existing development. This improvement supports future growth in a manner consistent with the Comprehensive Plan.

20. IDO §14-16-6-6(l)(3)(c) states, "The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property."
21. Pursuant to IDO §14-16-5-2, a Sensitive Lands Analysis was required because the subject site is a dedicated Major Public Open Space.
22. IDO §14-16-5-2(C)(1) states both the subdivision and site design process shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, and/or the City Archaeologist, depending on the type(s) of sensitive lands on the site.

There is not a subdivision proposed for the subject site. A letter of authorization to submit the request for the Site Plan – EPC has been provided and approved by the City of Albuquerque's Open Space Division of the Parks and Recreation Department. Relevant staff from agencies various division such as Hydrology and City Archeologist have reviewed the request and signed off on the proposal.

To the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that would not be disturbed during the development process, in the following types of sensitive lands:

**A. 5-2(C)(2)(a) Arroyos**

The subject site includes the Tijeras Arroyo, a major regional drainage facility and designated Major Public Open Space. The feeder tie will cross but not disturb the arroyo, utilizing an existing utility easement, a limited new easement and overhead line spans designed to maintain the arroyo's primary drainage function. Pole foundations are located outside the arroyo channel, and no grading, channel modification, or alteration of drainage patterns will occur, thereby avoiding impacts to the arroyo to the maximum extent practicable.

**B. 5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas**

The Sensitive Lands Analysis confirms that the project will not alter any floodplain or special flood hazard area functions associated with the Tijeras Arroyo. Overhead line construction avoids placement of structures within active flow areas and does not obstruct flood conveyance. The Albuquerque Metropolitan Arroyo Flood Control (AMAFCA) notes the proposed feeder tie will cross two mapped FEMA flood zones, an AO zone with flood depth of 2ft and an AE zone with an established base

flood elevation. They request new poles and other ground level appurtenances should be designed to minimize the amount of encroachment into these floodplains. The City Hydrologist waived the requirement for a grading and drainage plan, confirming that the project will not affect flood behavior or increase flood risk.

**C. 5-2(C)(2)(c) Irrigation Facilities (acequias)**

No irrigation facilities or acequias are present within the subject site or along the proposed feeder tie alignment. The Sensitive Lands Site Analysis did not identify any historic or active irrigation infrastructure within the project area. As a result, the project avoids impacts to irrigation facilities consistent with IDO §5-2(C)(2)(c).

**D. 5-2(C)(2)(d) Large stands of mature trees**

The project avoids large stands of mature trees by locating poles within existing utility corridors and previously disturbed areas. Pole installation requires only 18- to 20-inch diameter ground disturbance, minimizing vegetation removal. No removal of mature tree stands is proposed, and any minor disturbance will be restored under the supervision of the Open Space Division.

**E. 5-2(C)(2)(e) Riparian Areas**

The feeder tie alignment avoids riparian areas associated with the Tijeras Canyon to the maximum extent practicable. No poles or ground disturbance are proposed within riparian vegetation zones, and overhead spans cross the arroyo without affecting riparian habitat. This design preserves ecological function while allowing necessary infrastructure to traverse the MPOS

**F. 5-2(C)(2)(f) Rock outcroppings**

The Sensitive Lands Analysis identifies rock outcroppings and cliff faces along the western edge of the MPOS that were specifically avoided in the preferred route. The alternative route evaluated by the Open Space Advisory Board would have required disturbance to rock outcroppings and steep cliff faces and was determined to be infeasible and potentially damaging. By selecting the preferred route, the project avoids impacts to rock outcroppings to the maximum extent practicable.

**G. 5-2(C)(2)(g) Significant archaeological sites**

The preferred route has been previously investigated for archaeological resources, and known sites will be avoided. The City Archaeologist reviewed the Sensitive Lands Analysis and issued a Certificate of No Effect, confirming that no significant archaeological sites will be covered, undermined, or damaged. This satisfies the requirement to avoid impacts to archaeological resources whenever possible.

**H. 5-2(C)(2)(h) Steep slopes and escarpments**

The project avoids steep slopes and escarpments, particularly the 280- to 300-foot cliff face along the western edge of the MPOS. Distribution pole span limitations make development in these areas technically infeasible and environmentally damaging. The selected alignment follows relatively stable terrain within existing easements, thereby minimizing impacts to steep slopes and protecting public safety.

**I. 5-2(C)(2)(i) Wetlands**

No wetlands were identified within the project footprint or along the preferred feeder tie alignment. The Sensitive Lands Analysis confirms that construction activities will not disturb wetland areas or jurisdictional waters. As such, the project avoids impacts to wetlands consistent with IDO §5-2(C)(2)(i).

**J. §14-16-5-2(C)(3) Street crossings of sensitive lands shall be avoided.**

The feeder tie project does not propose any street crossings of sensitive lands. The Sensitive Lands Site Analysis confirms that no new streets or vehicular access routes are required within the Tijeras Canyon or other sensitive land areas. Construction access will occur via existing routes and utility corridors, thereby avoiding street crossings of arroyos, floodplains, or other sensitive lands consistent with this subsection.

**K. §14-16-5-2(C)(4) If development cannot avoid sensitive lands pursuant to Subsections (2) and (3) above, the project shall be processed as a Site Plan – EPC pursuant to Subsection 14-16-6-6(I) and may require a Variance – EPC pursuant to Subsection 14-16-6-6(N).**

The project has been designed to avoid sensitive lands to the maximum extent practicable; however, complete avoidance is not feasible due to the linear nature of utility infrastructure within a Major Public Open Space and arroyo corridor. Consistent with IDO §14-16-5-2(C)(4), the project is being processed as a Site Plan – EPC pursuant to Subsection 14-16-6-6(I). This process appropriately addresses the presence of sensitive lands and allows for discretionary review, conditions of approval, and coordination with relevant City departments.

**L. §14-16-5-2(C)(5) Landscaping on lots abutting arroyos shall be pursuant to Subsection 14-16-5-6(C)(4) (Required Plant Materials and Site Amenities).**

The subject site is a dedicated Major Public Open Space and does not include private or developable lots abutting the arroyo. As such, the landscaping standards of Subsection 14-16-5-6(C)(4) are not directly applicable. No new landscaping is proposed, and any disturbed areas will be restored using native materials consistent with Open Space management practices and arroyo protection objectives.

**M. §14-16-5-2(C)(6) For all development except cluster and cottage development, if avoidance of sensitive lands, other than floodways and flood fringe areas referenced in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), results in the subdivision**

containing fewer buildable lots than it would have if sensitive lands were not avoided, the Planning Director may adjust the minimum lot size or lot width dimensions by up to 25 percent to allow for additional lots that would have otherwise been possible if sensitive lands had not been avoided.

This subsection applies to subdivision development where avoidance of sensitive lands reduces the number of buildable lots. The feeder tie project does not involve a subdivision, residential lots, or changes to lot size or lot width. Therefore, no adjustment to minimum lot size or dimensions is necessary, and this provision is not applicable to the subject project.

#### 23. Landscaping, Buffering, and Screening

Landscaping is not proposed as part of the site plan. Existing native landscaping will remain undisturbed to the greatest extent possible, and disturbed vegetated areas will be reclaimed.

#### 24. Trails

No new trails are proposed as part of this project.

#### 25. Utilities

PNM is installing utilities to make improvement for electrical facilities by connecting two existing overhead distribution feeder lines from two substations (Lawrence and Four Hills Substations) with two new “feeder ties” and a feeder switch. Connecting the existing distribution feeders will enable these two feeders and their two substations to provide backup and support each other in the event of an outage or during periods of high electric load demand.

#### 26. Grading and Drainage

No adjustments to grading and drainage are proposed with this project. The Grading and Drainage plan was waved by the City Hydrologist.

#### 27. The District 9 East Gateway Coalition and Four Hills Village Association were notified as required. Neighbors within 100 ft of the subject project were notified as required. A facilitated meeting was not requested. At the time of this staff report there are no neighborhood concerns nor public support or opposition.

#### 28. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC [see IDO §14-16-6-4(B)] but as a courtesy and out of respect of the process offered one anyways. City Staff was required to refer the applications for comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives because the subject site and proposed Development is within 660 feet of Major Public Open Space [see IDO §14-16-6-4(I)(9)].

29. The EPC is the final decision-making body for this quasi-judicial matter. The Development Facilitation Team (DFT) does not need to sign off.

### ***Recommendation***

APPROVAL of Plan #: SP-2026-00004, a request for an Extraordinary Facility in the City-owned Tijeras Canyon Major Public Open Space (the “subject site”) to allow a system improvement project for electrical facilities for all or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park Inc, containing approx. 62 acres, the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A, C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres; totaling approximately 100 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE. based on the preceding Findings.

---

*William Steele*

Senior Planner

Notice of Decision cc list:

PNM, Russell Brito, [russell.brito@pnm.com](mailto:russell.brito@pnm.com)  
Four Hills Village Association, Tim Gallegos, [PresidentFHVA@gmail.com](mailto:PresidentFHVA@gmail.com)  
[presidentfhva@gmail.com](mailto:presidentfhva@gmail.com)  
Four Hills Village Association, Austin Cummings, [PresidentFHVA@gmail.com](mailto:PresidentFHVA@gmail.com)  
[AustinC@commercialdoormfg.com](mailto:AustinC@commercialdoormfg.com)  
District 9 East Gateway Coalition, Michael Brasher, [eastgatewaycoalition@gmail.com](mailto:eastgatewaycoalition@gmail.com)  
District 9 East Gateway Coalition, Julie Dreike, [dreikeja@comcast.net](mailto:dreikeja@comcast.net)  
Legal, [acoon@cabq.gov](mailto:acoon@cabq.gov)  
EPC file

## ***Agency Comments***

### **PLANNING DEPARTMENT**

#### *Transportation Development Services*

No objection

#### *Hydrology*

Not Required

#### *Long Range Planning*

The subject site is not located within any CPA area, though it is just outside the East Gateway CPA boundaries. Because it is located in a Major Public Open Space (MPOS), it is designated an Area of Consistency (Policy 5.6.3). The proposed Site Plan – EPC Major Amendment for an electric distribution feeder lies within the Route 66 / Tijeras Canyon Major Public Open Space is generally consistent with the ABC Comprehensive Plan, particularly Goals and Policies related to infrastructure reliability (Goal 12.1), interagency coordination (Goal 10.4), and protection of open space resources through minimal disturbance (Goals 10.1 and 10.3). The project's reliance on existing overhead infrastructure, absence of grading or topographic change, archaeological clearance, and commitment to full surface remediation support consistency with open space preservation and cultural landscape policies. However, the request inherently creates tension with the Comprehensive Plan's overarching intent to prioritize MPOS lands for conservation and low-impact recreation, requiring careful justification as an Extraordinary Facility.

#### *Zoning*

Comments Given – No Comments

### **OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES**

#### *CABQ Transit*

No transit service in this area.

#### *Fire Department*

Not Required

#### *Environmental Health*

Not Required

#### *Solid Waste*

Approved

## OTHER AGENCIES

### *Albuquerque Public Schools (APS)*

Project SP-2026-00004

- a) EPC Description: Site Plan – Major Amendment.
- b) Site Information: This site includes multiple parcels totaling approximately 104 acres within the Research Park and Chant Property Addition areas, located along Central Ave SE between Carmella Dr SE and Caballo de Fuerza Rd SE, spanning Sectors L-23, L-24, M-23, and M-24.
- c) Location: 16000 Central Ave SE, Albuquerque, NM.
- d) Request Description: Russell Brito of PNM, acting as agent for the City of Albuquerque Open Space Division, is requesting approval of a Site Plan – EPC, Major Amendment for development affecting portions of multiple tracts within the Research Park and Chant Property Addition, including approximately 62 acres, 38 acres, and 4 acres, respectively.
- e) Albuquerque Public Schools (APS) has no objection to the proposed Site Plan – EPC, Major Amendment as submitted. APS requests notification should future applications propose increased residential density, additional dwelling units, or changes in land use intensity that may result in additional student generation within the affected attendance boundaries.

APS schools located within the affected attendance boundaries include:

- i. Elementary School: A. Montoya Elementary School
- ii. Middle School: Roosevelt Middle
- iii. School High School: Manzano High School

### *Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)*

The proposed alignment of the new overhead connector will cross two mapped FEMA flood zones, an AO zone with flood depth of 2ft and an AE zone with an established base flood elevation. The new poles and other ground level appurtenances should be designed to 1) minimize the amount of encroachment into these floodplains and 2) in areas where the pole will be within the proximity of the arroyo have foundations designed to minimize the susceptibility to vertical or lateral erosion of the arroyo.

### *Bernalillo County Planning and Development*

No adverse comments.

Informational: PNM proposes to interconnect two existing distribution feeder lines from two substations that serve nearby neighborhoods to improve the grid's resilience and redundancy.

The proposed project is within Bernalillo County unincorporated area on land owned and controlled by the City of Albuquerque. This is part of Route 66 / Tijeras Canyon Major Public Open Space. The property is zoned C-1 and A-1 and has an existing

easement for transmission lines and distribution lines. The project requires new easements, new poles, pole-mounted equipment, and new conductor wire, as stated by the applicant in the application.

*New Mexico Department of Transportation (NMDOT)*

Please coordinate with NMDOT District 3 Assistant Traffic Engineer Margaret Haynes to discuss this development's potential impacts to NM 333 (Central Ave. SE).  
[Margaret.Haynes@dot.nm.gov](mailto:Margaret.Haynes@dot.nm.gov), Cell: 505-288-2086.

**A) PHOTOGRAPHS**



Viewing the southern portion of the subject site from the north. Utility poles can be seen in the background in this view extending from east to west.



On one of the subject site's existing easements looking east on the utility poles going west.

Looking at the existing utility poles going west on one of the subject site's existing easements.

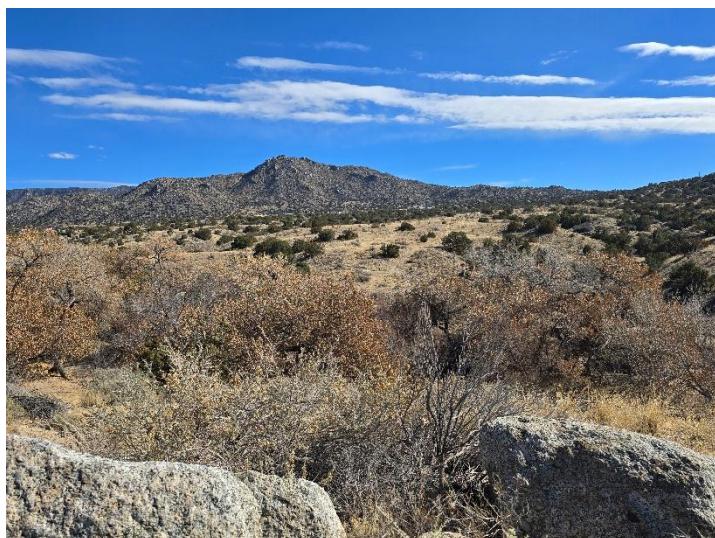




On the subject site looking north at the Sandia Mountains and traffic on I-40.



Viewing the western edge of the subject site. Utility poles can be seen going from north to south. Residential homes can be seen in this view.



Viewing the southwest portion of the subject site.



Looking west towards the subject site along U.S. Rte. 66.

**B) APPLICATION INFORMATION**



**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
Alan Varela, Interim Director

**DATE:** December 23, 2025

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2025-20135, AC-2025-00019  
**Agent:** None listed  
**Applicant:** Public Service Company of New Mexico  
**Legal Description:** See attachments  
**Zoning:** Unincorporated Bernalillo County A-1 and C-1  
**Acreage:** 99.46  
**Zone Atlas Page(s):** L-23-Z, L-24-Z, M-23-Z, M-24-Z

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

Historic Google Earth Images, ARMS/NMCRIS Records

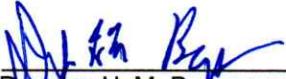
**SITE VISIT:** N/A

**RECOMMENDATIONS:**

The proposed ROW for this PNM line has been surveyed under NMCRIS 160127 with no significant finds. Other development in other places on this property may still need survey, but as far as PNM's work is concerned:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

**SUBMITTED BY:**

  
Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

**SUBMITTED TO:**

Planning, Development Services

# CITY OF ALBUQUERQUE



October 2, 2025

Environmental Planning Commission  
City of Albuquerque  
c/o Planning Department  
via electronic mail

Chair Daniel Aragon  
Adrian Carver  
Giovanni Coppola  
Timothy J. MacEachen

Vice-Chair Renn Halstead  
Jarrod Likar  
Matthew Archuleta  
Eric Nelius

Subject: Letter of Authorization

Dear Chair Aragon,

The City of Albuquerque Open Space Division is the owner of the Route 66 / Tijeras Canyon Open Space in unincorporated Bernalillo County at 16000 Central Ave SE.

	<u>Legal Description</u>	<u>Situs Address</u>	<u>Acreage</u>
PO Box 1293	W'LY PORT OF PARCEL C CORRECTION PLAT OF SURVEY FORMARIAN G. MALCOLM (PORT OF PARCELS A, C & D RESEARCH PARKINC & A PORT OF THE SW1/4 NE1/4 SEC 26 T10N R4E)	Albuquerque NM 87123	37.6637 acres
Albuquerque	TR 4 (E'LY PORT OF PARCEL C MARIAN G. MALCOLM) RESEARCHPARK INC EXCL PORT OUT TO R/W	16000 Central Ave SE Albuquerque NM 87123	61.7963 acres
NM 87103			99.46 acres total

www.cabq.gov

This letter authorizes the Public Service Company of New Mexico (PNM) to submit pre-application items and to apply for approval of a Site Plan – EPC for an Extraordinary Facility on Major Public Open Space located in the Route 66 / Tijeras Canyon Open Space.

Please contact me with any questions you may have.

Sincerely,

Jim Sattler  
Assistant Open Space Superintendent  
City of Albuquerque



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 05/2024)

**Project Title:** Lawrence - Four Hills Feeder Tie

Zone Atlas Page: L-23, L-24, M-23, M-24 DFT/DHO #: \_\_\_\_\_ BP #: \_\_\_\_\_

Development Street Address: 16000 Central Ave SE Albuquerque NM 87123

(If no City Address include a Vicinity Map with site highlighted and legible street names)

**Applicant:** Pubic Service Company of New Mexico (PNM) **Contact:** Russell Brito

Address: 2401 Aztec Rd NE Albuquerque NM 87107

Phone#: 505.241.2798 E-mail: Russell.Brito@pnm.com

### Development Information

Build out/Implementation Year: 2026

Existing Use: Electric Utility Facilities: Existing Distribution Feeder Power Lines (feeders) from the Lawrence and Four Hills Substations

Describe Proposed Development and Uses:

New feeder tie to link an existing feeder from the Lawrence Substation and existing feeder from the Four Hills Substation.

Days and Hours of Operation (if known): 24/7 - unmanned, no employees, no patrons to the electric utility facilities.

### Facility

Building Size (sq. ft.): n/a

Number of Residential Units: n/a

Number of Commercial Units: n/a

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\*n/a

Expected Number of Employees (if known):\*n/a

Expected Number of Delivery Trucks/Buses per Day (if known):\*n/a

Trip Generations during PM/AM Peak Hour and ITE # (if known):\*n/a

Driveway(s) Located on: Street NameNo driveways, but access via Central Avenue SE, Tijeras Canyon Front Rd SE, Highway 66 E, NM 333

Adjacent Roadway(s) Posted Speed: Street Name Central Avenue SE Speed 55 mph

Street Name Tijeras Canyon Front Rd SE, Highway 66 E, NM 333 Speed 55 mph

\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): **n/a**

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): **n/a**

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector): **Major Collector**

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): **NMDOT**

Adjacent Roadway(s):

Name: **NM 333 - AM Peak Hour** Traffic Volume: **166** Volume-to-Capacity Ratio (v/c): **0.246**

Name: **NM 333 - PM Peak Hour** Traffic Volume: **491** Volume-to-Capacity Ratio (v/c): **0.727**

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : **n/a** Nearest Transit Stop(s): **Wenonah@Tramway (Rtes. 66 & 777)**  
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: **No**

<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : **Bike Lanes**

Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: **n/a**

Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: [ccherne@cabq.gov](mailto:ccherne@cabq.gov). Email or call 505-924-3986 for information.

## **For City Personnel Use:**

### **TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

**Traffic Impact Study (TIS) Required: Yes [ ] No [ x ]**

Thresholds Met? Yes [ ] No [ x ]

Mitigating Reasons for Not Requiring TIS and/or Notes:

*Ernest Armijo*  
TRAFFIC ENGINEER

**9/22/2025**  
DATE



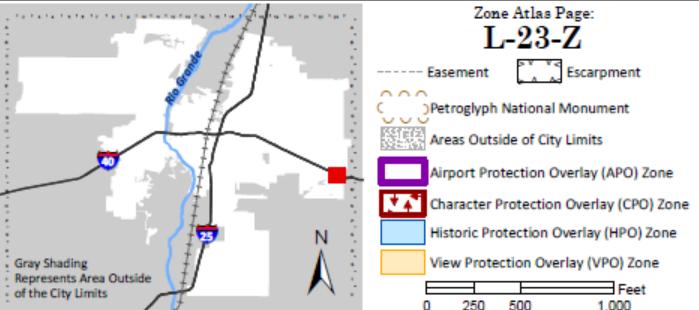
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).





For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

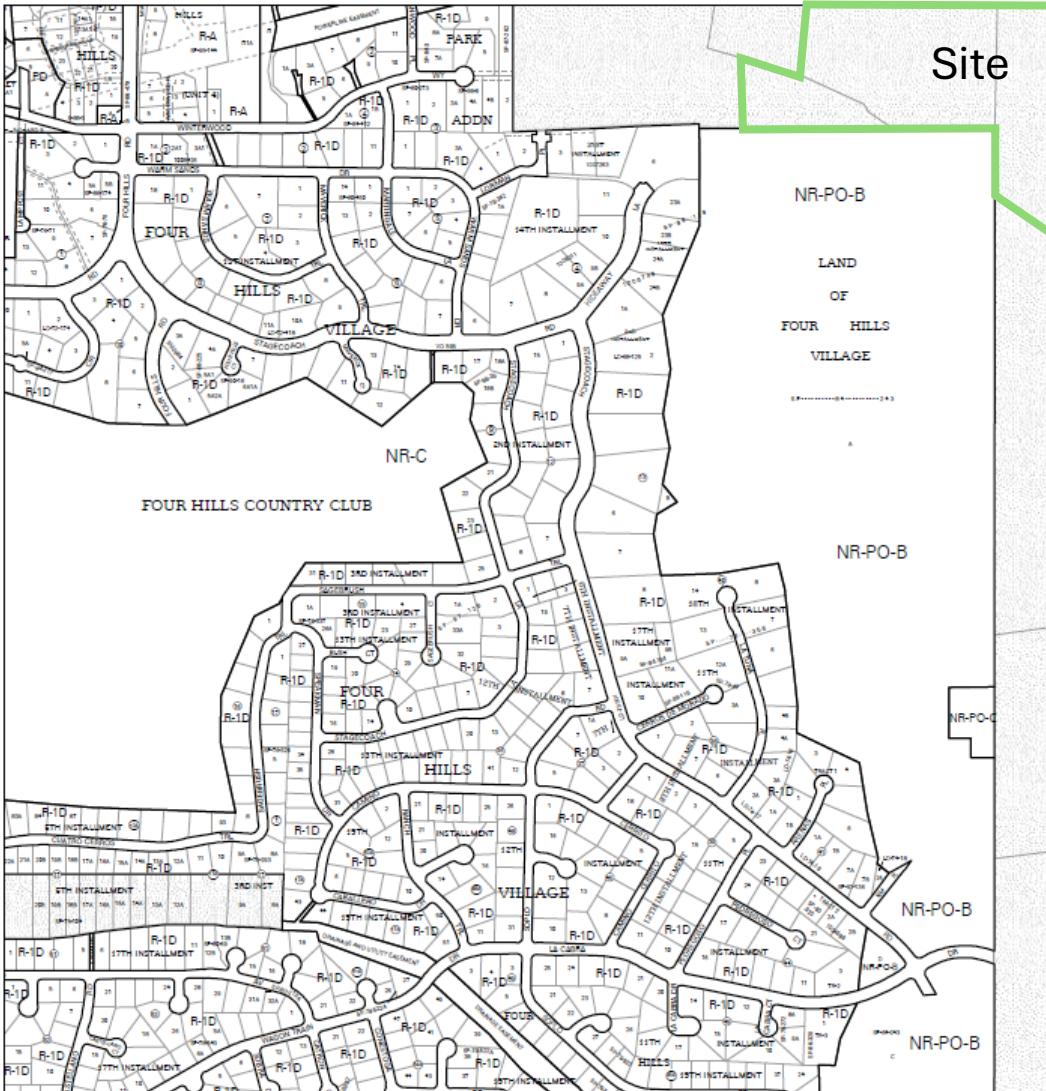
The Zone Districts and Overlay Zones  
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### Zone Atlas Page: L-24-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



For more details about the Integrated Development Ordinance visit: <http://www.cabg.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**M-23-Z**



## OPEN SPACE ADVISORY BOARD DRAFT MEETING MINUTES

July 22, 2025

1:30pm

Open Space Visitors Center

### **Members Present**

Michael Scisco, Barbara Taylor, Melissa Pritzl (zoom), Diane Souder, Anthony Fleg

### **Members Absent**

Robert "Bob" Cornish

### **Staff Members Present**

Amanda Romero (Sr. Admin Assistant, Open Space Division), Colleen Langan-McRoberts (Superintendent, Open Space Division), Stefany Olivas (Local Ag. Comm. Coord., Open Space Division)

### **Visitors Present**

Russell Brito (PNM), Deanna Woodring (COA), Frank McDonnell (COA), George Arms (PNM), Ken Maestas (PNM), Jeremy Tabet (PNM), Juan Cordova (PNM), Ana Peltz (Real Property), Aaron Fowler (Real Property)

#### **1. Call to Order and Introductions**

Vice Chair Michael Scisco called the meeting to order at **1:37 pm**.

#### **2. Action: Approval of Agenda**

Motion to approve agenda with removing item #7 by Diane Souder, second by Barbara Taylor

*Roll call: Michael Scisco, Diane Souder, Barbara Taylor, Melissa Pritzl*

#### **3. Action: Approval of the June 24, 2025 Meeting Minutes**

Motion to approve the June 24, 2025 minutes by Melissa Pritzl, second by Barbara Taylor.

*Roll Call: Michael Scisco, Barbara Taylor, Melissa Pritzl*

#### **4. Open Space Trust Fund Report**

Deanna Woodring and Frank McDonnell presented to the board an update on the Open Space Trust Fund. They will provide quarterly reports to Superintendent Langan-McRoberts to share with the board

#### **5. Public Comment**

n/a

#### **6. Announcements and Correspondence**

n/a

#### **7. Hispanic/Indigenous Farming in the Rio Grande Valley**

deferred to next meeting

#### **8. ACTION: Tijeras Arroyo – Lawrence 14 Feeder Rebuild and Connection to Four Hills Feeder**

Motion: Diane Souder recommends that the EPS approves the proposed project preferred route for the Tijeras Arroyo – Lawrence 14 Feeder Rebuild and Connection to the Four Hills Feeder, second by Barbara Taylor

*Roll call: Michael Scisco, Diane Souder, Barbara Taylor, Melissa Pritzl Anthony Fleg*

## BOARD & STAFF REVIEW

### **9. ACTION: Appoint new Chair**

Motion: Diane Souder self-nominated herself as Chair, second by Anthony Fleg

*Roll call: Michael Scisco, Diane Souder, Barbara Taylor, Melissa Pritzl Anthony Fleg*

### **10. Real Property Update**

Aaron Fowler and Ana Peltz with Real Property updated the board on the property in Farmington.

### **11. Staff Updates and Q & A**

Superintendent Colleen Langan-McRoberts updated the board on upcoming and ongoing projects within Open Space.

### **12. Adjournment**

Meeting adjourned at 3:32 pm

*Roll call: Michael Scisco, Diane Souder, Barbara Taylor, Melissa Pritzl Anthony Fleg*

#### **REMINDERS:**

- Open Space Trust Fund report to next meeting
- Action item – Vice Chair

#### **NOTES:**

- Removed CSPRING from zoom as they would not identify themselves (asked 3 times)



January 28, 2026

City of Albuquerque Environmental Planning Commission

Daniel Aragon, Chair	Eric Nelius
Renn Halstead, Vice-Chair	Jarrod Likar
Adrian Carver	Tim McEachen
Giovanni Coppola	Matthew Archuleta

c/o CABQ Planning Department via Electronic Mail

Subject: Extraordinary Facility in Major Public Open Space - Electric Distribution Feeder Tie in the Route 66 / Tijeras Canyon MPOS

Dear Chair Aragon and Planning Commissioners,

Safe and reliable electric service infrastructure is essential to protect the health, safety, and general welfare of residents, businesses, and institutions in the metro area. Electric service infrastructure is uniquely critical because it enables all other infrastructure.

The City of Albuquerque's (CABQ) acquisition of the Route 66 / Tijeras Canyon Major Public Open Space came with existing PNM easements for existing transmission lines and distribution lines that serve the residential and commercial customers in the surrounding areas. PNM proposes to interconnect two existing distribution feeder lines from two substations that serve nearby neighborhoods to improve the grid's resilience and redundancy.

### **The Project**

The Lawrence Substation, located to the northwest across Interstate 40 in the Supper Rock neighborhood, has a distribution feeder line ("feeder") just north of the MPOS on the south side of Interstate 40 along the Tijeras Canyon Frontage Road (LAWR14). The Four Hills Substation, located in the Four Hills neighborhood to the west of the MPOS, has a feeder that traverses a portion of the central area of the MPOS in an existing easement (FOHI13). PNM desires to interconnect these two existing distribution feeder lines from two separate substations with a "feeder tie" and a feeder switch.

Interconnecting the existing LAWR14 and FOHI13 feeders with a feeder tie enables these two feeders and their two substations to support each in the event of an outage or during periods of high electric load demand. This is a best practice in the electric service industry to improve the resilience and sustainability of the electric grid system in the area.

The Project is part of PNM's overall system improvements in the area maintain resilient and reliable electric service for customers in the vicinity of the MPOS. The proposed feeder tie

connection of these two existing feeders requires new easements, new poles, pole-mounted equipment, and new conductor wire, making it an Extraordinary Facility on MPOS.

### **Open Space Advisory Board**

As the first step in this review process, PNM requested and then received a unanimous recommendation of approval from the Open Space Advisory Board (OSAB) to the environmental Planning Commission (EPC) on July 22, 2025, per its duties, responsibilities, and powers. As part of their review, the OSAB asked PNM to explore a route for the feeder tie closer to the western edge of the MPOS area and PNM was able to satisfactorily demonstrate that the proposed route is the least impactful to the Tijeras Arroyo Bio-Zone. Please see PNM's Sensitive Lands Site Analysis that is informed by the analysis of the OSAB alternate route.

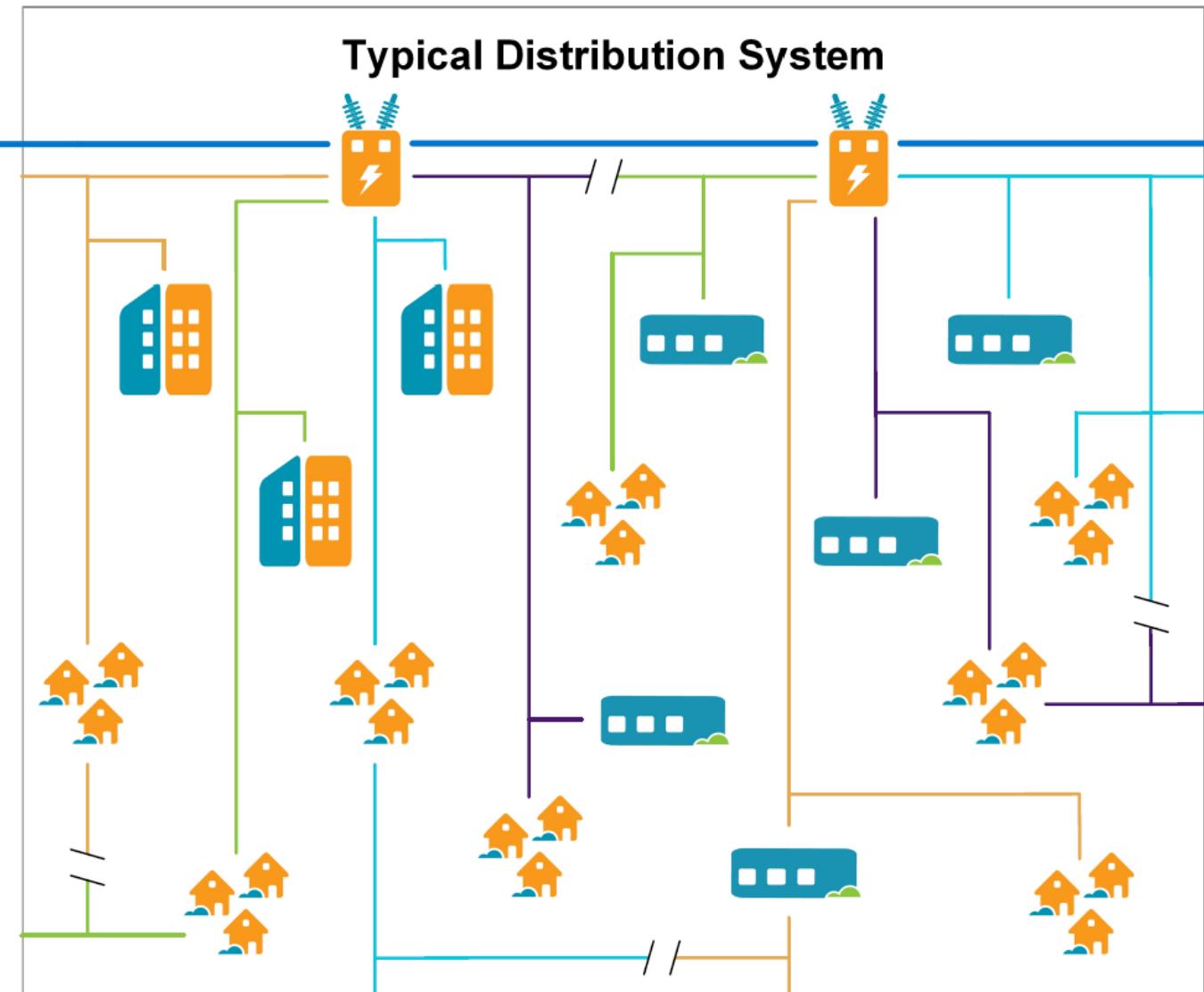
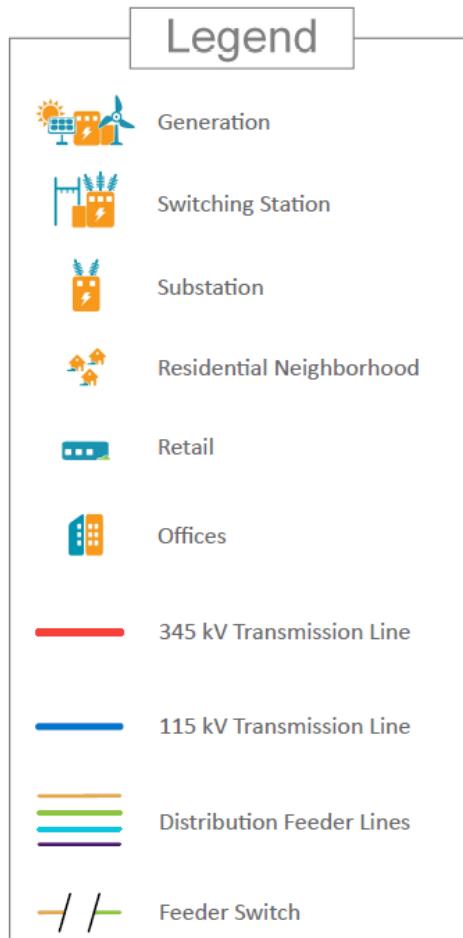
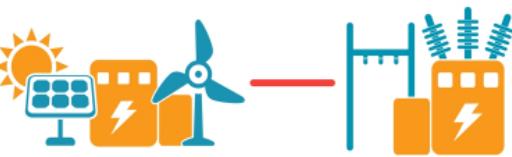
### **Site Location, Land Ownership, and Zoning**

The subject site is on the Route 66 / Tijeras Arroyo MPOS located in unincorporated Bernalillo County east of Tramway Blvd. The site is owned by the City and has Bernalillo County A-1 and C-1 zoning designations but no CABQ IDO zoning designation. PNM will continue to work with the City's Open Space Division and Real Property Division to obtain the necessary easement(s) for this feeder tie connection on land owned and managed by CABQ.

Below is a location map showing existing Bernalillo County zoning for the Project and the surrounding area from Bernalillo County Advanced Data Viewer:



Please see below an exhibit of a typical distribution system:



Proprietary statement: This document and all previous issues are the property of Public Service Company of New Mexico (PNM) and neither receipt nor possession thereof infers or transfers, any right in or license to use this document, the subject matter thereof, or any design or technical information shown thereon, or any right to reproduce this document, or any part thereof. Neither this document nor any information contained therein may be copied, reproduced, or otherwise used or disclosed to any other party without first obtaining the express written permission of PNM. This document is provided under the express condition that it will be held in confidence by the recipient, that it is subject to return upon demand, and that it will not be used in any way detrimental to PNM.



Distribution feeders from nearby substations are connected via feeder ties and switches where possible. In the event of an outage, feeder ties and switches provide an alternative route to deliver electric service from a nearby substation. This also allows de-energization of a feeder so PNM linemen can safely make repairs and restore normal electric service as soon as possible.

## **Area History**

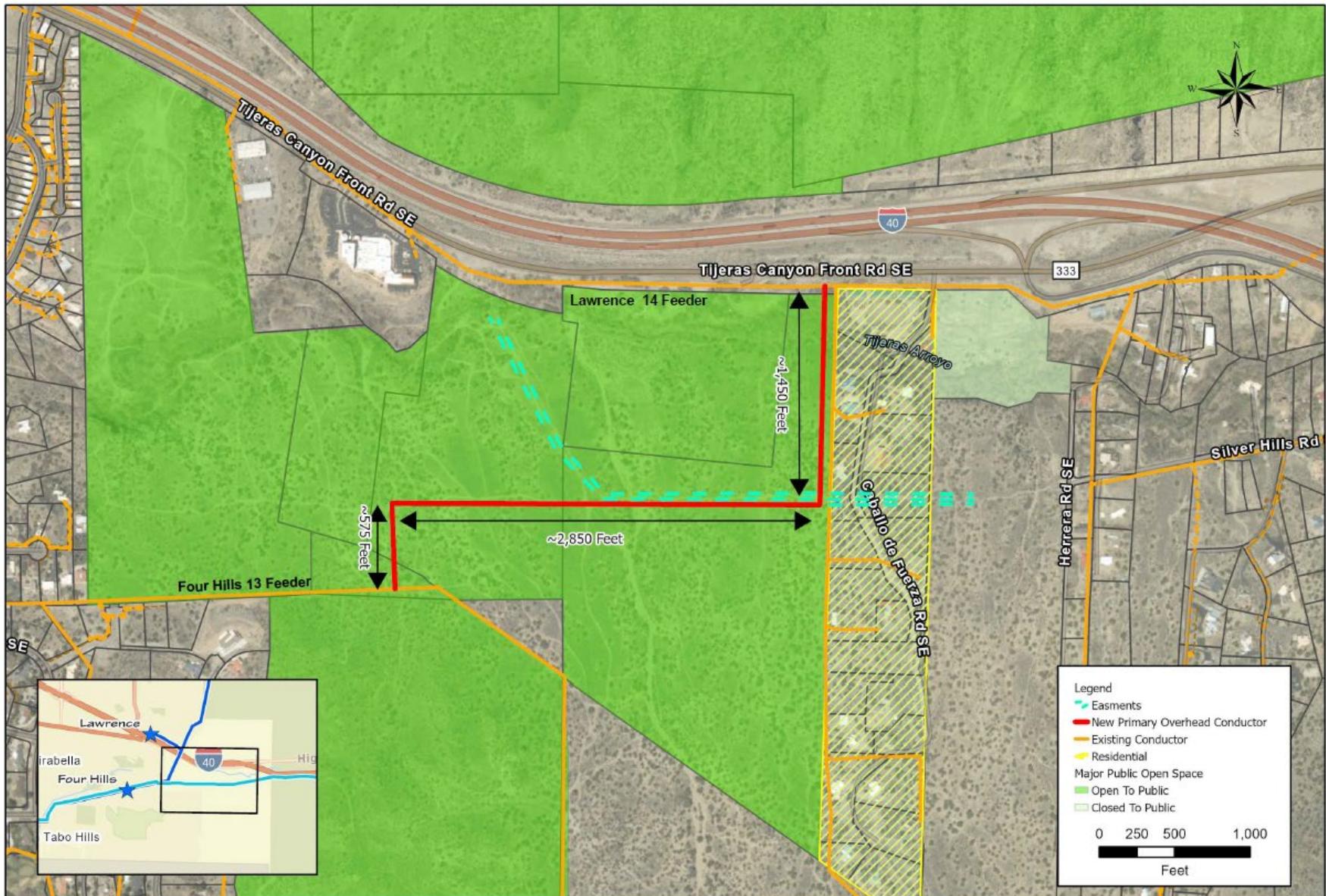
The City's GIS map identifies a nearby annexation to the west (Z-98-9/AX-98-1) and a subdivision to the east in the unincorporated County (DRB-92-152). The adoption of the Tijeras Arroyo Resource Management Plan appears to be identified on the GIS map as well (1009983).

## **Project Description**

The proposed feeder tie connection project to link distribution feeders from the Lawrence and Four Hills Substations:

- The Project is part of PNM's larger effort to improve the reliability of the grid system.
- All existing power lines in the area are overhead, including the two existing distribution feeders, LAWR14 and FOHI13, that will be left in place after interconnection via the feeder tie.
- The proposed feeder tie route includes some existing easements and an existing east-west trail corridor.
- The feeder tie within the easement entails a dozen 40-foot-tall (on-average) distribution poles embedded in augured, 18" to 20"-wide holes, approximately 250 feet apart.
- PNM's Land Services is working with CABQ Opens Space Division and Real Property Division to establish an easement for the feeder tie.
- PNM's Environmental Services worked with the City Archaeologist and CABQ Open Space Division for archaeological clearances for the easement corridor on MPOS.
- There are no changes to existing topography. The City Hydrologist waived the Grading and Drainage Plan requirement.
- The Project does not include any buildings, parking, walls, landscaping, or ground-mounted equipment.
- New equipment, such as feeder switches and any new transformers, will be installed overhead on the distribution poles.
- Full remediation/reclamation of any disturbance to the surface after installation to the satisfaction of the Open Space Division.
- Vegetation management and any necessary maintenance of existing distribution lines and poles will occur as part of the Project.
- The Open Space Advisory Board (OSAB) unanimously recommends approval of the Project to the EPC.
- Public notice emailed to Neighborhood Associations and mailed to property owners.
- Per the IDO, the EPC reviews an Extraordinary Facility on MPOS at a public hearing.

Below is the site plan for this Extraordinary Facility in MPOS:



## Four Hills and Lawrence

### Site Plan

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## **IDO Section 6-6(I)(3) Review and Decision Criteria**

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria.

- (a) The Site Plan is consistent with the ABC Com Plan, as amended.

### **ABC Comprehensive Plan**

Several applicable ABC Comprehensive Plan Goals and Policies are furthered by the Project, an extraordinary facility in MPOS.

#### Goal 10.3 Open Space

Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

Response: The integrity and quality of the area's natural features and environmental assets will be protected because the installation of the Project will minimize and remediate any disturbances to the MPOS. The Project will not interfere with any activities or uses of this existing MPOS property; opportunities for recreation and education activities will continue to be as accessible from the nearby built environment and from approved Open Space facilities.

Policy 10.3.2 Preservation: Identify and manage sensitive lands within the Open Space network to protect their ecological function.

Response: Management of the area's sensitive lands will not be affected because the installation of the feeder tie will result in no change to the topography and minimal surface disturbance. A sensitive lands analysis was conducted and because there are no buildings, parking, landscaping, or change to the topography will occur, the area's ecological function will be protected. Continued coordination between PNM and CABQ Open Space staff will further ensure the protection the sensitive lands' ecological function.

#### Goal 10.4 Coordination

Coordinate across disciplines, jurisdictions, and geographies to leverage limited resources, maximize efficiencies, and best serve the public's need for parks and recreation facilities.

Response: The public's need for parks and recreation facilities will continue to be served because PNM is coordinating with the CABQ Open Space Division, the Open Space Advisory Board, and the Real Property Division for this Project. CABQ Open Space oversight of and coordination with PNM during construction and remediation will also occur.

Policy 10.4.1 Public Priorities: Engage the public to determine priorities and ensure equitable public investment.

Response: Public priorities and the equitable public investment in the area are not adversely affect because PNM has coordinated with the CABQ Open Space Division and the Open Space Advisory Board for this Project. PNM has notified neighborhoods identified

by the Office of Neighborhood Coordination (ONC) and adjacent property owners. PNM has notified and coordinated with Tribal entities as part of the Extraordinary Facility on MPOS review and approval process.

Policy 10.4.2 System Planning: Coordinate among departments and across jurisdictional boundaries to plan interconnected networks, manage natural resources leverage public investment, eliminate gaps in service, and avoid duplication of effort.

Response: The planning and management of the Tijeras MPOS area will not be adversely affected because PNM is coordinating with the City of Albuquerque for this Project. The integrity of the area's interconnected networks of trails and open space lands and the public's access to them are protected because PNM is obtaining guidance and/or approvals for this Project from the Open Space Division, the Open Space Advisory Board, and Tribal entities.

#### Goal 11.3 Cultural Landscapes

Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

Response: The Project and its installation will protect significant cultural landscape within this MPOS because there will be no change to the topography and the minimal surface disturbance associated with construction will be fully remediated to the satisfaction of the Open Space Division.

Goal 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

Response: The Project will preserve the natural and cultural characteristics and features of the area because there will be minimal surface disturbance and no change to the topography within this distinct cultural landscape.

#### Goal 12.1 Infrastructure

Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

Response: The Project will support existing communities because it will enable two neighboring substations to support each other during an outage and/or peak periods of load demand. The Comp Plan's vision for future growth is furthered because resilient and reliable electric grid infrastructure supports appropriate growth in appropriate locations. The interconnection of two existing distribution feeder lines is an industry best practice that will efficiently improve the electric grid's resilience and reliability in an environmentally sound manner.

Policy 12.1.1 Infrastructure Design: Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhoods and communities and protects significant natural and cultural features.

Response: The design of this overhead feeder tie project will respect the character of the nearby neighborhoods because the existing overhead distribution feeder lines to be connected were in place prior to when the area was designated as MPOS. The overhead design of the feeder tie connection will also not harm significant natural and cultural features because all existing electric infrastructure facilities are overhead.

Policy 12.1.6 Energy Systems: Coordinate with energy providers to safeguard essential infrastructure to serve existing development and ensure a safe, adequate, and reliable supply to support growth.

Response: The area's essential infrastructure that serves existing development will be safeguarded because the Project will make it more resilient and reliable. A safe and adequate supply of electricity to support appropriate growth is ensured by the Project because of the City's coordination with PNM for the feeder tie.

## **Major Public Open Space Facility Plan**

The Project complies with the applicable Policies of the Major Public Open Space Facility Plan that provides policy guidance for the implementing Open Space Division:

### General Policies

#### Policy A.1.C

##### Policy A.1.C.

*This type of Major Public Open Space shall be protected from excessive public use and shall be conserved for its unique features, natural resources and overall visual significance. Trails can be paved or unpaved, however, alignments should be a part of a resource management plan, master development plan or site plan. Protection of these areas should include fencing, signage, natural barriers, controlled use, and patrol by rangers.*

Response: The Tijeras Arroyo MPOS area, comprised of hundreds of acres of land, includes the Tijeras Arroyo Bio-Zone and Education Center, pre-existing trail corridors, and nearby is the Route 66 trail head with parking. The Project will not interfere with these MPOS facilities nor adversely affect the surrounding sensitive areas. The existing power lines are all overhead, and the proposed feeder tie will also be overhead, designed for minimal impact on this MPOS's unique features and natural resources.

#### Policy B.1.D

Policy B.1.D. *Open Space Facilities. Open space facilities are intended to concentrate low impact recreational use of open space in areas that can accommodate heavy use, while protecting natural and cultural resources.*

- *Open space facilities should be located at the edges of MPOS areas in locations with access to urban streets.*
- *No new facilities shall be developed in areas with archeological sites or which are likely habitats for threatened or endangered plant or animal species. All new facilities, expansion of existing facilities and trails shall be designed to avoid these areas and to direct people away from these areas.*
- *Open space facilities may include a variety of low impact recreational opportunities. Facilities for organized recreation or turf game fields are not appropriate.*

Response: The Route 66 / Tijeras Arroyo MPOS facilities are located appropriately at the edges of the MPOS areas with access to the Central Ave/I-40 Frontage Road. The Project will not interfere with low impact recreational uses and will not have any adverse impacts on the area's natural and cultural resources.

#### Policy B.2.A

Policy B.2.A. *Facilities within Major Public Open Space shall be designed to minimize their impact on natural processes or natural, visual or cultural resources.*

Response: The Route 66 / Tijeras Arroyo MPOS has existing transmission and distribution lines and easements that existed prior to the City's acquisition and designation of the larger area as MPOS, including the two distribution feeders proposed to be connected. The Project will be installed on distribution poles that will be embedded in augured, approximately 18" to 20"-wide holes spaced 250 feet apart, on average, within existing and new easements to minimize impact on natural processes, such as drainage, and on the land's natural resources. For example, because the project will have no impact on the area's historic topography and drainage, the City Hydrologist waived the Grading and Drainage Plan requirement.

#### Policy B.2.B

Policy B.2.B. *Archaeological surveys and mitigation shall be conducted prior to facility development. Facilities shall not be located in a manner that will cover, undermine or otherwise damage archaeological or cultural sites. Sites should be preserved in place or avoided whenever possible. If appropriate, information about archaeological sites will be integrated into interpretive facilities.*

Response: The Archaeological survey of the distribution feeder tie corridor has resulted in a negative report (no archaeological resources) and the City Archaeologist has issued a Certificate of No Effect for this project. Regardless, PNM will continue to work closely with

the City Archaeologist and Open Space Division staff to ensure that all archaeological and cultural sites are avoided and not damaged.

### Sandia Foothills Policies

#### Policy B.1

*Policy B.1* *Lands in the Sandia Foothills shall be acquired and managed to promote the purposes of Major Public Open Space as stated in the Comprehensive Plan, with the following subgoals:*

- (a) Conserve natural resources and environmental features including wildlife habitat, and the mix and diversity of ecotones;*
- (b) Provide opportunities for outdoor education and recreation including trails for a variety of users; picnicking and environmental education;*
- (c) Shape urban form by providing an eastern edge to development and by providing a skyline free of development;*

Response: The Project will not interfere with the Open Space Division's continued management of the Route 66 / Tijeras Arroyo MPOS. The Project will not interfere with natural resources and environmental features, outdoor education, and recreation.

#### Policy C.1

*Policy C.1* *The conservation and protection of cultural and natural resources and protection of people from natural hazards related to development of steep slopes are the primary functions of the Sandia Foothills. Recreational use and trail corridors are secondary to these functions.*

Response: The Project is designed to conserve and protect cultural and natural resources and the safety of people in this area. The Project does not interfere with the secondary uses of recreational use and trail corridors.

## **Tijeras Arroyo Bio-Zone Resource Management Plan**

### **1.1. Overall Goals**

The main goals of this Bio-Zone Resource Management Plan (RMP) are to conserve remaining native vegetation and wildlife habitat, restore native vegetation and wildlife habitat to increase biodiversity where feasible within the study area, provide increased low-impact recreational opportunities to area residents, and protect cultural resources. Two other important aspects of this Plan are to help preserve the aquifer by allowing water to infiltrate and recharge the aquifer and minimizing, through bio-swale filtering, the amount of storm water pollutants entering the arroyo from adjacent developed areas.

Response: Even though this RMP is intended for internal use by the Open Space Division to guide their operations and management of the area, PNM's feeder tie project will have minimal impact on the area within its easements. The Project will not adversely affect native vegetation and wildlife habitat and may help conserve native vegetation via the removal of invasive species from existing and proposed easements per the guidance and direction of the Open Space Division for vegetation management.

The City Archaeologist's Certificate of No Effect reflects the project's location and design to conserve and protect cultural and natural resources. Because the project will have no impact on the area's historic topography and drainage, the City Hydrologist waived the Grading and Drainage Plan requirement. The project not adversely affect the infiltration of water into the aquifer because there will be no change to topography and drainage.

Any surface disturbance resulting from installation of the project within easements will be remediated to the satisfaction of the Open Space Division.

#### **6-6(l)(3) Review and Decision Criteria (continued)**

- (b) The site has no IDO Zone District designation and is not subject to any development agreements and/or regulations beyond applicable IDO and Open Space Division requirements, which are fully met by this application (see subsection (c) below).
- (c) The Site Plan complies with all applicable provisions of the IDO and the City's Open Space Division has provided authorization for PNM to request approval of the Project, an extraordinary facility in MPOS. PNM will continue to coordinate with the Open Space Division throughout the installation and any remediation processes. There is no grading and drainage plan because there will be no change to the topography or to historic drainage flows. Each distribution pole will require a maximum 2.8 square foot hole to embed it into the ground, which will minimize surface disturbances. There are no prior permits or approvals affecting the Project.
- (d) The Project will not impact nor affect the City's existing infrastructure and public improvements. The Project itself will make improvements to critical infrastructure that provides electric service to the larger area.
- (e) The Project, requiring minimal surface disturbance, mitigates any significant impacts on the project site and the surrounding area to the maximum extent practicable. Any disturbance to the surface after installation will be fully remediated/reclaimed in coordination with and to the satisfaction of the City's Open Space Division.
- (f) The Project site is not within a Master Development Plan. The Project will cross the boundaries of the approved Tijeras Arroyo Bio-Zone Resource Management Plan but will not interfere with or adversely affect the Open Space Division's operations and management of the area. The project also complies with and furthers applicable policies, intents, and standards of the Rank Two Major Public Open Space Facility Plan.
- (g) A cumulative impact analysis is not required as the Project site is not in the Railroad and Spur Small Area and will not create any material adverse impacts.

(h) The Project does not include any site lighting.

**Conclusion**

PNM respectfully requests EPC approval of this Extraordinary Facility in MPOS. The Project will involve the interconnection of two existing distribution feeder lines that serve the surrounding areas, making the local grid more reliable and resilient. The Project furthers all applicable ABC Comprehensive Plan and MPOS Facility Plan goals and policies and complies with the IDO's review and decision criteria for a Site Plan – EPC.

Sincerely,



Russell Brito  
Land Use and Permitting Administrator  
Public Service Company of New Mexico



January 7, 2026

City of Albuquerque Environmental Planning Commission

Daniel Aragon, Chair	Eric Nelius
Renn Halstead, Vice-Chair	Jarrod Likar
Adrian Carver	Tim McEachen
Giovanni Coppola	Matthew Archuleta

c/o CABQ Planning Department via Electronic Mail

Subject: Sensitive Lands Site Analysis for Extraordinary Facility in Major Public Open Space -  
Electric Distribution Feeder Tie in the Route 66 / Tijeras Canyon MPOS

Dear Chair Aragon and Planning Commissioners,

For your consideration, please see the below Sensitive Lands Analysis for the proposed Extraordinary Facility in the Route 66 / Tijeras Canyon MPOS:

### **The Project**

The Lawrence Substation, located to the northwest across Interstate 40 in the Supper Rock neighborhood, has a distribution feeder line ("feeder") just north of the MPOS on the south side of Interstate 40 along the Tijeras Canyon Frontage Road (LAWR14). The Four Hills Substation, located in the Four Hills neighborhood to the west of the MPOS, has a feeder that traverses a portion of the central area of the MPOS in an existing easement (FOHI13). PNM desires to interconnect these two existing distribution feeder lines from two separate substations with a "feeder tie" and a feeder switch.

The Project is proposed to be in Major Public Open Space and will cross but not disturb the Tijeras Arroyo in coordination with and under the supervision of the City's Open Space Division staff (IDO 5-2(C)(2)). The overhead distribution poles for the proposed feeder tie are the least invasive method to connect the two existing feeders because the only disturbances will be the 18" – 20"-wide areas where the poles are embedded in the ground.

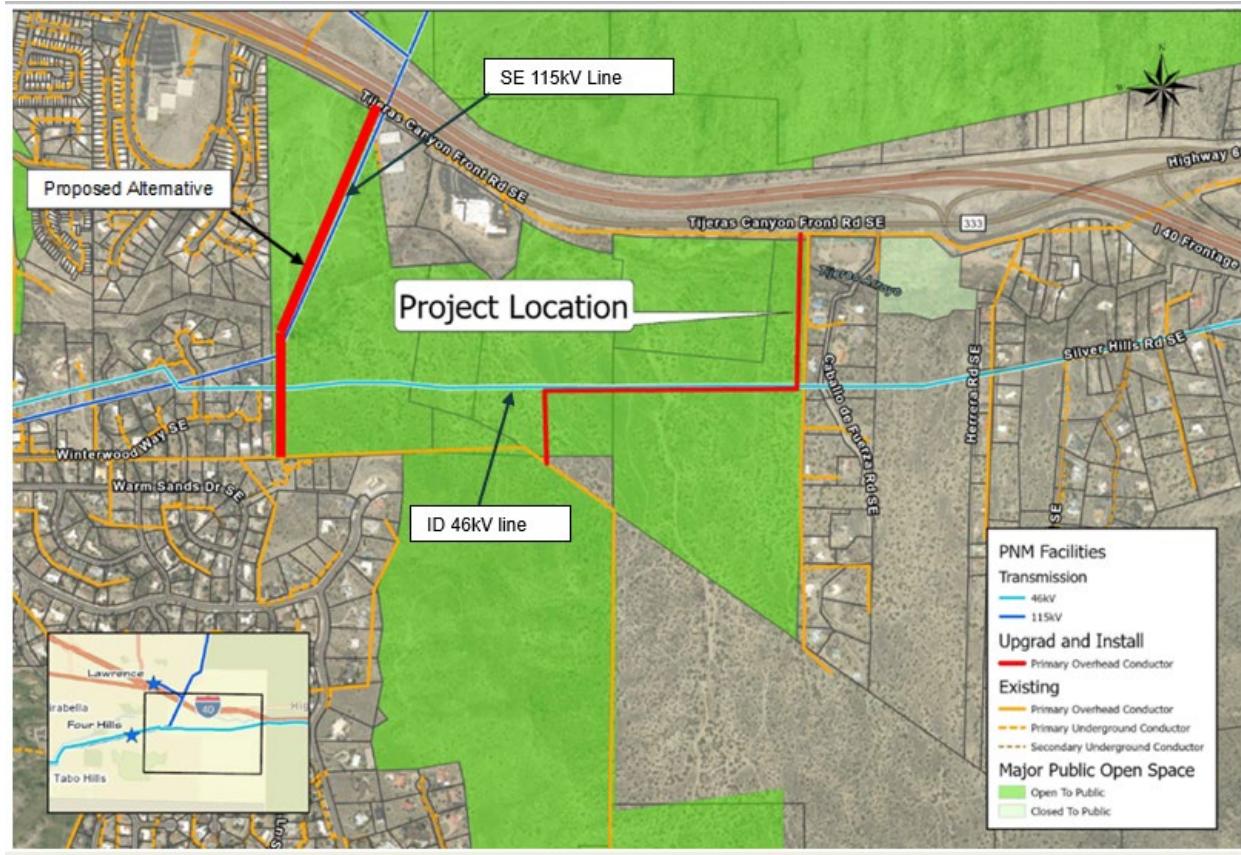
### **The Site and the Open Space Advisory Board**

As the first step in this review process, PNM requested and then received a unanimous recommendation of approval from the Open Space Advisory Board (OSAB) to the EPC. Prior to making their recommendation, the OSAB suggested PNM consider an alternative route along the western side of the MPOS. Below is the analysis of the suggested alternate route for the feeder tie connection.

## Overview

The Preferred Route is to follow along the existing easement of the ID 46 kV overhead transmission line, and reconduct a distribution line adjacent to private land along Caballo de Fuerza St. where it crosses the Tijeras Wash.

The OSAB Proposed Alternative suggests PNM consider use of the of the SE 115 kV transmission line corridor along the western edge of the Open Space area for a distribution under build. Please see the below exhibit for details:

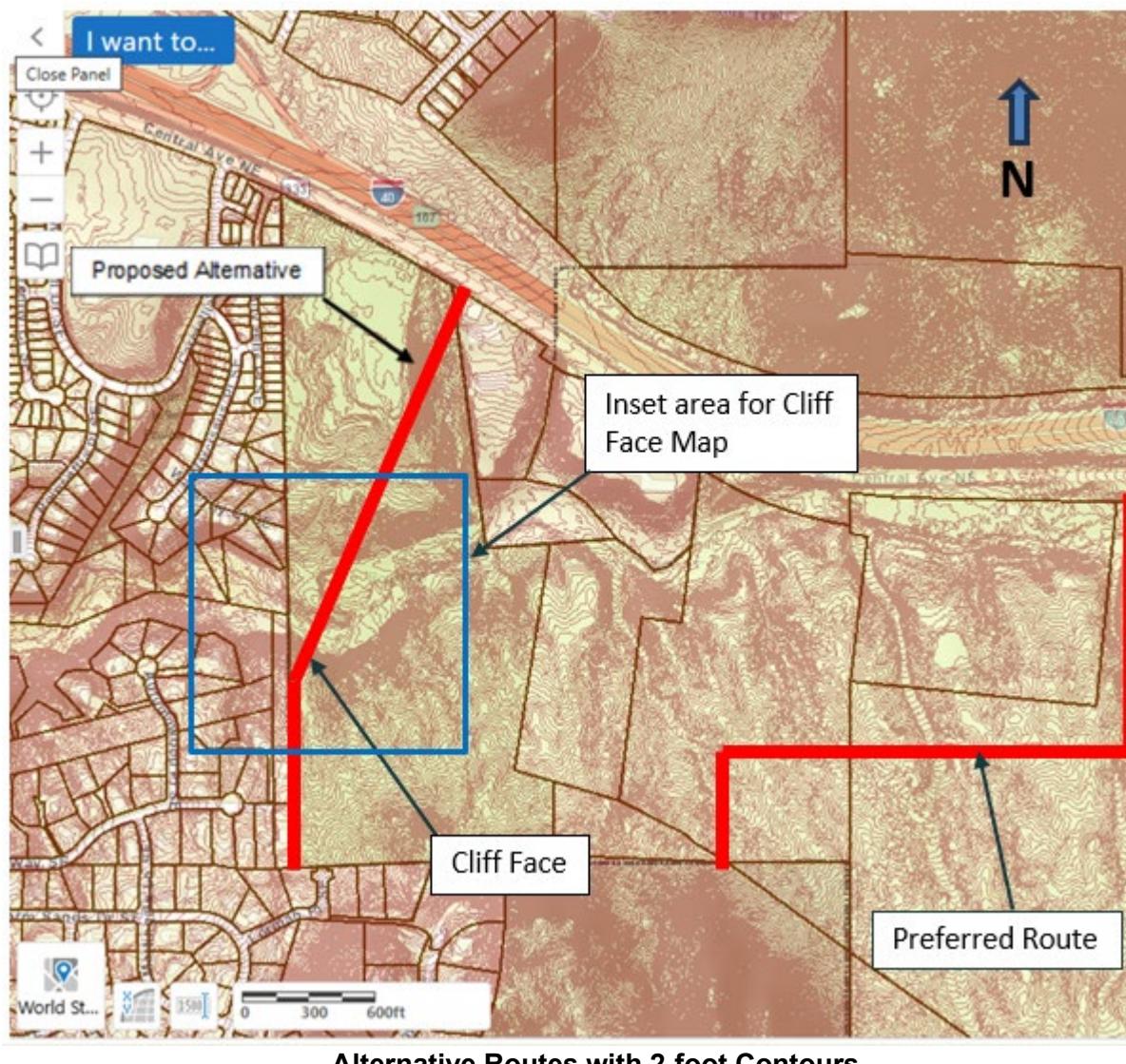


The alternative vs. preferred route analysis PNM performed for the OSAB helped to inform the Sensitive Lands Site Analysis and is detailed as follows:

## Biological Resource Effects Considerations

No raptor nests or nesting birds were observed during a recent investigation of the preferred distribution line corridor adjacent to Caballo de Fuerza. The SE 115kV t-line crossing over the Tijeras Wash and the steep cliff face is uninvestigated. The rock wall may possess bat, cliff swallow, reptile and amphibian habitat, as it is a major feature of the area's drainage.

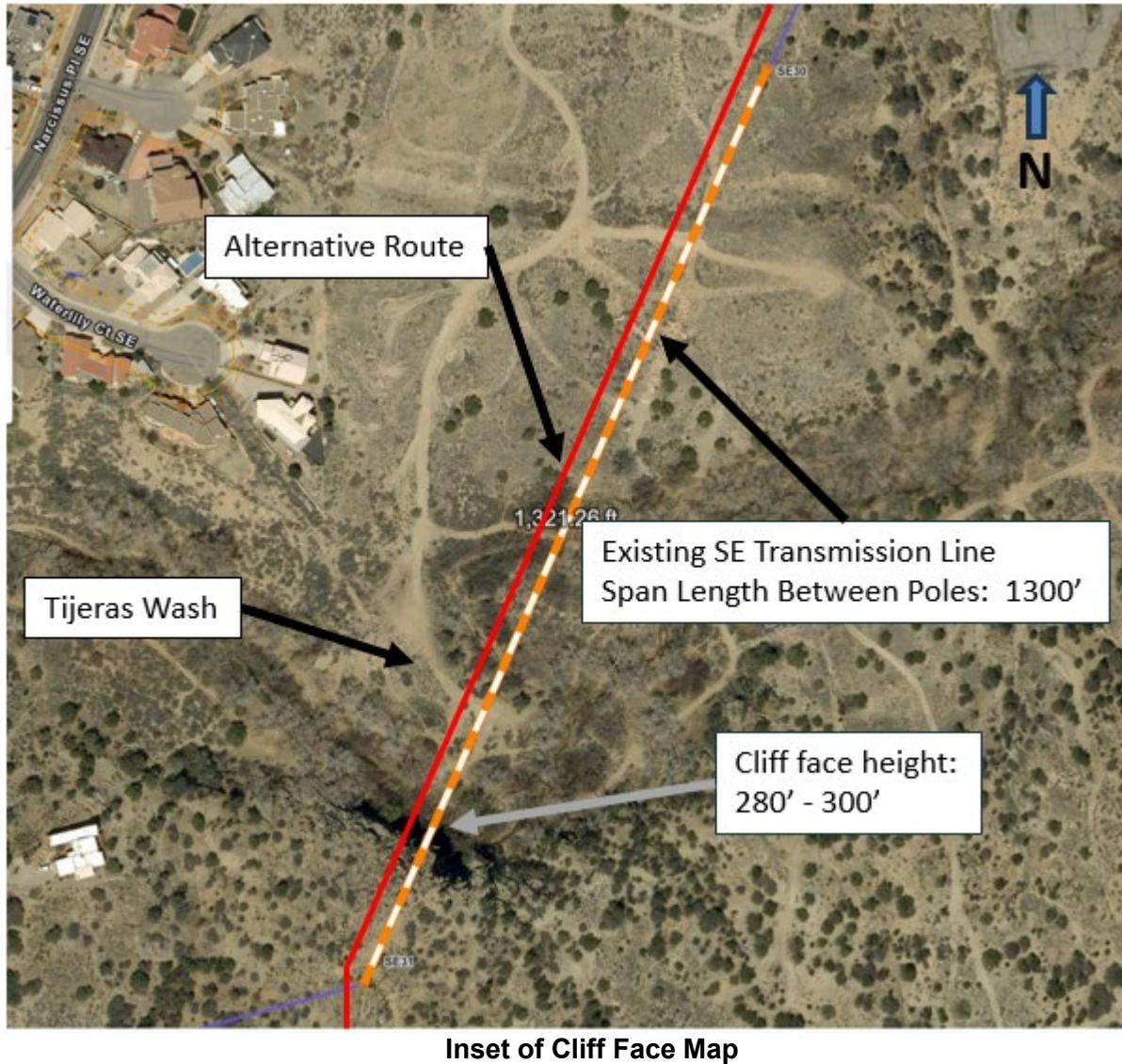
The existing SE Transmission line has spans lengths of 1300' between pole structures that allows it to cross the Tijeras Arroyo without disturbing it. It was designed and installed with no capacity for "underbuilding" a distribution line on the same transmission structures. The OSAB alternative included traversing a cliff face with a height of 280' – 300' that is technically unfeasible because the span length between distribution poles is only 250'. Please see the below exhibits that illustrate the situation:



The areas in the above contour map that are darker indicate steeper slopes while the lighter areas have relatively flatter slopes. The below map exhibit shows the above inset area of the

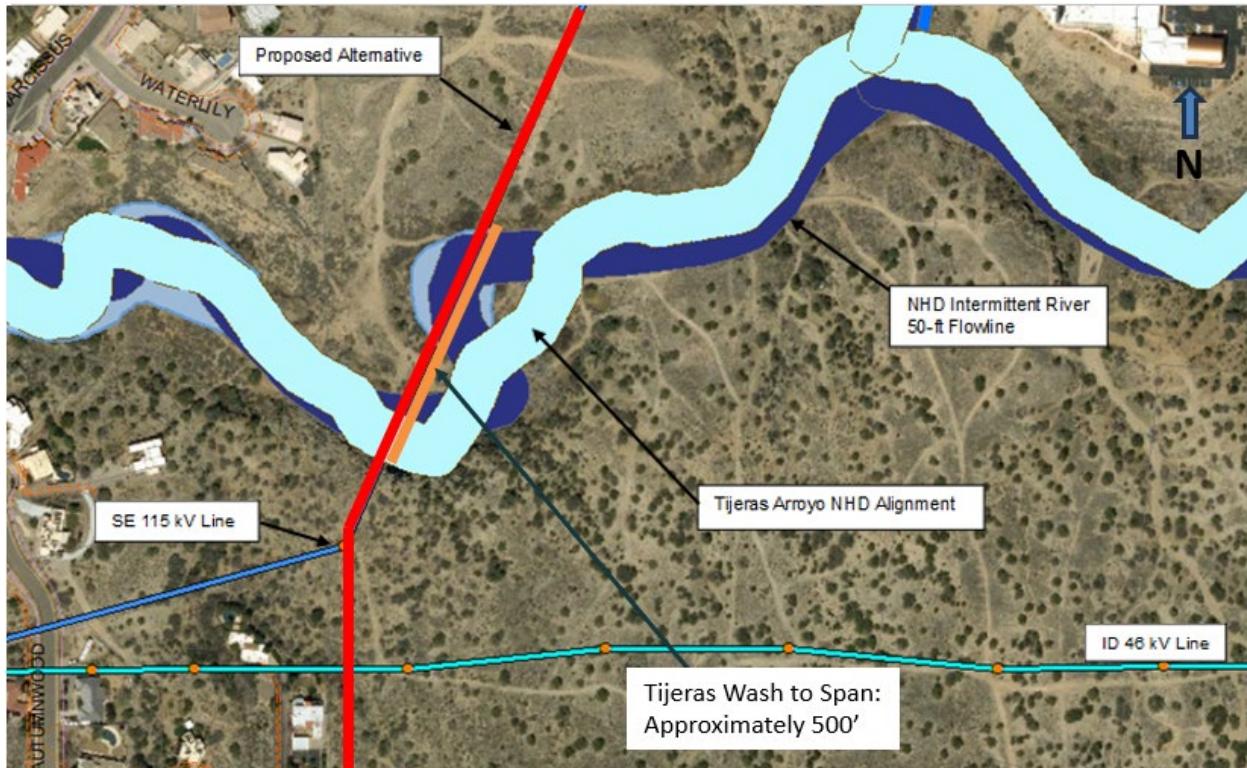
cliff face with the existing span of the SE Transmission line and the cliff face height that makes a distribution line unfeasible and potentially damaging to wildlife habitat.

The Tijeras Wash is visible as the “S”-shaped area at the base of the cliff extending northward caused by the meandering of the Tijeras Arroyo. The next section will explore the hydrology of the Tijeras Wash (Hydrographic Resources Effects Considerations).



## Hydrographic Resources Effects Considerations

The Preferred Route would require reconductoring at the distribution line adjacent to private land along Caballo de Fuerza St where it crosses Tijeras Wash and have no effect to the wash. The Proposed Alternative would require the installation of at least 2 distribution poles within a 500-foot wide stretch of the Tijeras Wash, and possible damage to a rock outcrop there. Additionally, the Proposed Alternative would require access improvements and creation, including disturbance within Tijeras Wash-a feature of the National Hydrographic Dataset (NHD). The Proposed Alternative may be averse to a water of the U.S (WOTUS) and must be evaluated as such.



Hydrographic Resource Definitions along Tijeras Wash.

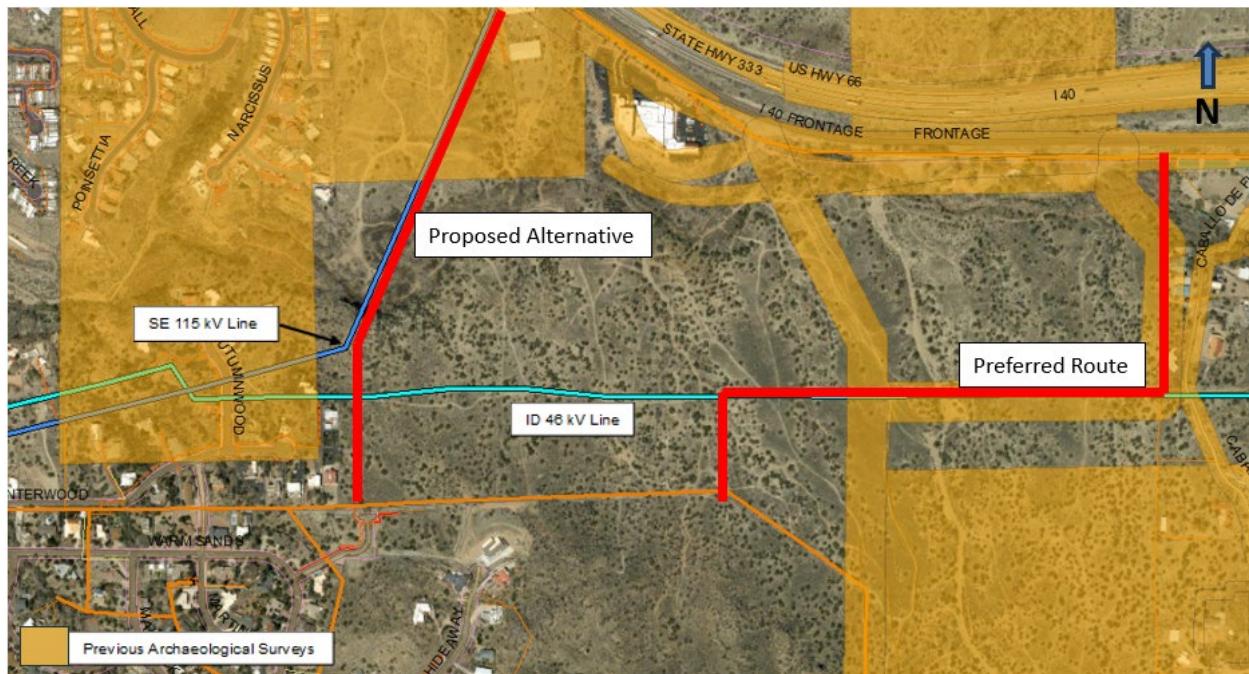
## Visual Effects Considerations

The Preferred Route and the Proposed Alternative both follow existing built infrastructure, and the visual effects are estimated to be similar. The Preferred Alternative would require reconductoring an existing distribution line adjacent to private land along Caballo de Fuerza St. where it crosses Tijeras Wash and have no contribution to the viewshed. The Proposed Alternative would add a distribution line crossing, and the effects to the rock wall below the SE 115kV line during construction could be substantial and alter the visual context there.



## Cultural Resources Effects Considerations

The Preferred Route is previously investigated for cultural resources—the archaeological sites (not depicted) are known and will be avoided. The proposed alternative is not completely investigated and in proximity to the Carnue site (a resource on the State and National register). The probability of affecting new sites is unknown, and not quantifiable compared to the Preferred Route.



The above, previous archaeological surveys (dark mustard areas), and PNM's archaeological surveys of the Preferred Route have been reviewed by the City Archaeologist, who issued a Certificate of No Effect per the Albuquerque Archaeological Ordinance (PR-2025-20135/AC-2025-00019).

### IDO 5-2(C) Site Design to Avoid Sensitive Lands

#### 5-2(C)(1)

There is no subdivision proposed for this feeder tie project. The City Hydrologist has waived the requirement for a grading and drainage plan because the project will not alter any existing topography or drainage flows. The Open Space Division of the Parks and Recreation Department has provided a letter of authorization to PNM to request approval of the project and has been coordinating with PNM for over a year. The City Archaeologist has issued a Certificate of No Effect for the project.

#### 5-2(C)(2)

This project in Major Public Open Space (MPOS) and will cross but not disturb the Tijeras Arroyo and will avoid riparian areas, rock outcroppings, significant archaeological sites, steep slopes, and wetlands to the maximum extent possible. This will be accomplished by utilizing existing power line easements, some limited new easements, and overhead power lines on poles that have minimal footprints where they are embedded in the ground (18" – 20").

**5-2(C)(3)**

The project does not include any streets.

**5-2(C)(4)**

This project will cross the Tijeras Arroyo in an existing easement and be in City-owned Major Public Open Space (MPOS). The project is an Extraordinary Facility in MPOS and cannot avoid sensitive lands. Hence, it is under review by the Environmental Planning Commission (EPC) as a Site Plan – EPC.

**5-2(C)(5)**

The project does not include any landscape except full restoration of any areas disturbed by installation of the feeder tie to the satisfaction of the Open Space Division.

**5-2(C)(6)**

There is no subdivision proposed for this feeder tie project.

**Conclusion**

The proposed feeder tie project, an Extraordinary Facility in MPOS, cannot avoid but will not adversely affect any types of sensitive lands listed in 5-2(C)(2). The City's Open Space Division has coordinated with PNM for over a year and provided a letter of authorization for this Site Plan – EPC application. The Open Space Advisory Board, charged with protecting City's Open Space lands and reviewing proposed projects, provided a unanimous recommendation of approval to the EPC.

Sincerely,



Russell Brito  
Land Use and Permitting Administrator  
Public Service Company of New Mexico

**C) STAFF INFORMATION**

## Project Memo

DATE: January 21, 2026

TO: Russell Brito, PNM

FROM: William Steele, Senior Planner

City of Albuquerque Planning Department

TEL: (505) 924-3349

RE: Plan# SP-2026-00004 Extraordinary Facility in MPOS\_Site Plan-EPC

---

I've completed an initial review of the proposed Site Plan – EPC. I would like to discuss the justification letter and project. I am available to answer questions about the process and requirements. Please provide the following:

- ⇒ Revised Site Plan Drawings
- ⇒ Revised Justification letter (electronic) by:

**5 PM on Tuesday, January 27, 2026**

Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you as soon as possible.
- B. This is what we have for the legal description/what will be posted for the legal ad: PNM requests a site plan for an extraordinary facility:
  - Southerly portion of Tract-A-4 summary plat showing Tracts A-1, A-2, A-3 & A-4 of the tract property addition located at 16000 Central Ave SE approximately 61.68 acres.
  - Westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (Portion of parcels A, C & D research park inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately, 37.66 acres.
  - Tract 4 (easterly portion of Parcel C Marian G. Malcolm) research park inc excluding portion out to r/w, approximately 3.52 acres;

located within the Tijeras Canyon MPOS totaling approximately 103 acres

- C. The EPC is reviewing this request because the proposed work qualifies as an Extraordinary Facility in Major Public Open Space pursuant to IDO Subsection §14-16-6-6(I) and the Albuquerque Code of Ordinances §14-13-3-2. Extraordinary facilities in open space are those other than trails, fencing, signs, incidental parking lots, and access roads.
- D. Please provide the OSAB minutes from July 22, 2025 or other evidence that the Board approved this request pursuant to IDO §14-16-6-6(I)(2)(a) "For Extraordinary Facilities in the NR-PO-B sub-zone, the Open Space Advisory Board shall review the application and make a recommendation to the EPC."

- E. Please include the correct project name on all site plan sheets.
- F. Please add the word “EXHIBIT” to the title block, and project name on PDF sheet 6 of 16. (PDF name ~~Proposed Site Plan 2026-01-07 Proposed Site Plan & Checklists\_v1~~)
- G. Please update the site plan sheet (Sheet 7 of 16) with appropriate project name and the word “EXHIBIT. ~~and include overall dimensions of the new lines~~”
  - This sheet notes and shows the upgrading of the existing Phase #2 ACSR OH line. Are these poles being replaced?

~~H. Can you please provide an email from the City Hydrology waiving the Grading and Drainage Plan?~~

- I. Please provide info that different size poles will be used based on the typography, etc.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is **February 19, 2026**. Final staff reports will be available one week prior, on **February, 12, 2026**.
- C. Staff will forward agency comments to the applicant by **February 4, 2026**.

3) Notification & Neighborhood Issues:

- It appears that you have correctly notified property owners within 100 feet of the subject site and the Neighborhood Associations.

4) Project Letter:

- A. The justification letter requires revisions for clarity and to strengthen your request in order for staff to make a recommendation.
  - i. Is there any site history for the subject site? – Staff
  - ii. Are the existing feeders shown on the drawings? If so, please identify them.

5) Site Plan – EPC – 6-6(I)(3) Review and Decision Criteria

You have chosen many goals and policies that are relevant with this project. Consider adding more information in your response to the applicable goals and policies to further your justification.

In justifying your request, choose applicable goals and policies from the Comprehensive Plan and demonstrate how the request is consistent with each goal and policy. Explanations should use “because” statements tailored to match the wording of each goal or policy.

Please be as detailed as possible in your responses:

Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:

- i. using conclusory statements such as “because\_\_\_\_\_”.
- ii. re-phrasing the requirement (policy or goal) itself in the response, and

iii. choosing an option when needed to respond to a requirement

Responses:

A. 6-6(I)(3)(a):

- a. Goal 10.1 – This request is not providing parks, open space and recreation facilities
- b. Policy 10.1.2 – How is this request planning, designing programs and maintaining open space?
- c. Policy 10.3.2 – Did you conduct a sensitive lands analysis? Maybe mention this.
- d. Policy 10.3.3 – This request is not providing low-impact recreation and education opportunities.
- e. Goal 11.3 – This request of installing electric poles doesn't protect, reuse or enhance significant cultural landscape?
- f. Goal 11.3.1 – This request to install is not preserving or enhancing natural and cultural features.

B. 6-6(I)(3)(f):

- Please respond to if the subject site is within a Master Development Plan.

6) Major Public Open Space Facility Plan

- Your selection of goals and policies from the Open Space Facility plan seem relevant.

7) Tijeras Arroyo Bio-Zone Resource Management Plan

- How is the installing electrical poles meeting the overall goals of this plan? Is there such a goal in the RMP? Please add a little more information.



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**INTER-OFFICE MEMORANDUM**

January 13, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton  
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez  
CABQ LEGAL – Andrew Coon  
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn  
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown,  
Valerie Hermanson, Debbie Bauman  
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca  
CABQ PARKS & RECREATION  
    CIP MANAGER – Cheryl Somerfeldt  
    CITY FORESTER – Sean O’Neil  
    PARK DESIGN – Hannah Aulick  
    OPEN SPACE PLANNING – James Lewis, Adryana Vialpando  
    TRAILS – Whitney Phelan  
    URBAN FORESTRY – Bonnie Strange  
CABQ PLANNING  
    ENGINEER – Shahab Bazar  
    HISTORIC PRESERVATION – Leslie Naji  
    HYDROLOGY – Tiequan Chen  
    LONG RANGE – Vicente Quevedo, Jordan James  
    TRANSPORTATION DEV. SERVICES – Ernest Armijo  
    ZONING – Angelo Metzgar, Jeffrey Palmer  
CABQ POLICE DEPARTMENT – Laura Kuehn  
CABQ SOLID WASTE – Adrian Marez  
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo  
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye,  
Aryam Hernandez, Monica Rodriguez, Heidi Hilland  
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgin Serrullo  
AMAFCA – Jared Romero, Kana Radius  
BERNALILLO COUNTY  
    PLANNING MANAGER – Elvira Lopez  
    LEAD PLANNER – Carrie Barkhurst  
    LEAD PLANNER – Karen Iverson  
    SENIOR PLANNER – Benjamin Savoca  
    SENIOR PLANNER – Karina Peggau  
    PLANNER – Peach Anderson-Tauzer  
    TRANSPORTATION – Julie Luna  
KIRTLAND AIR FORCE BASE – Eva Blaylock  
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill  
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Eric Zamora, Mapping  
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter  
Kubiak  
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman  
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks  
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **February 19, 2026**.

*The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.*

Please direct questions to the case planner noted below and available by email: [PlanningEPC@cabq.gov](mailto:PlanningEPC@cabq.gov)

**All agency comments are due February 2, 2026.**

**SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>**

(Please submit comments via the Agency Comment Portal link, not as email submittals.)

**Plan # [ZMA-2026-00001](#)**

Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for David Gonzales, requests a Zoning Map Amendment from R-A, MX-T or R-1C to MX-M for 3 separate county parcels legally described as all or a portion of 1) Tract 47 Map 32 located at 5626 Gene Ave NW containing approximately 1.2 acres 2) Map 32 Tract 68-A-2-C & ZAPF-VAN Addition No. 10 Lot 14 & Lot 15 excluding the west 80 ft & excluding the southerly portion out to the ROW located at 907 Montano Rd NW approximately 1.2 acres 3) Lot 13 (except southerly portion out to ROW Montano Rd) ZAPF Addition No. 10 located at 817 Montano Rd NW approximately 0.5 acres, between Montano Rd and Gene Ave.

(F-14)

Staff Planner: William Steele

**Plan # [ZMA-2026-00002](#)**

Zoning Map Amendment (Zone Change)

Dekker, agent for State of New Mexico Land Office (owner) and New Mexico School of the Blind and Visually Impaired (sublessee), requests a Zoning Map Amendment from M-XT to MX-L for all or a portion of Tract H-1-B Plat of TR H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park) located at 801 Stephen Moody St SE, between Stephen Moody St SE and Innovation Pkwy, approximately 3.8994 acres.

(L-21)

Staff Planner: Daniel Soriano

**Plan # [SP-2026-00004](#)**

Site Plan – EPC, Major Amendment

Russell Brito of PNM, agent for City of Albuquerque Open Space Division requests a Site Plan – EPC, Major Amendment for all or a portion of Tract 4 (easternly portion of Parcel C Marian G. Malcolm) Research Park, containing approx. 62 acres, the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A,

C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres, and the southerly portion of Tract A-4 summary plat showing tracts A-1, A-2, A-3 & A-4 of the Chant Property Addition, approximately 4 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE.

(L-23)(L-24)(M-23)(M-24)

Staff Planner: William Steele

**Plan # SP-2026-00005**

Site Plan – EPC, Major Amendment

Modulus Architects, Inc., agent for Louisiana Hotel Corporation requests a Site Plan - EPC, Major Amendment for all or a portion of Parcel 1-A summary replat comprising a replat of portions of parcels 1 & 2 Broad Acres Subdivision excluding a westerly portion out to ROW approximately 6 acres, and the east 50 ft of Lot 1 all of Lots 2 & 3 & the west 10 ft Lot 4 Block 1 Broad Acres excluding portions out to the ROW approximately 0.5 acres, located at 2600 Louisiana Blvd NE, between Phoenix Ave NE and Chama St NE.

(H-18)(H-19)

Staff Planner: Catherine Heyne

**Plan # SP-2026-00006**

Site Plan – EPC, Major Amendment

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Tract A Plat of Oxbow Subdivision located at 5301 St. Josephs Dr NW, between Coors Blvd and St. Josephs Dr, approximately 56.5232 acres.

(F-11)(G-11)

Staff Planner: Dustin Kiska



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**INTER-OFFICE MEMORANDUM**

TO:

**ALL PUEBLO COUNCIL OF  
GOVERNORS  
FORT SILL APACHE TRIBE  
JICARILLA APACHE NATION  
MESCALERO APACHE TRIBE  
NAVAJO NATION  
OHKAY OWINGEH  
PUEBLO OF ACOMA  
PUEBLO OF COCHITI  
PUEBLO OF ISLETA  
PUEBLO OF JEMEZ  
PUEBLO OF LAGUNA  
PUEBLO OF NAMBE  
PUEBLO OF PICURIS**

**PUEBLO OF POJOAQUE  
PUEBLO OF SAN FELIPE  
PUEBLO OF SAN ILDEFONSO  
PUEBLO OF SANDIA  
PUEBLO OF SANTA ANA  
PUEBLO OF SANTA CLARA  
PUEBLO OF SANTO DOMINGO  
PUEBLO OF TAOS  
PUEBLO OF TESUQUE  
PUEBLO OF ZIA  
PUEBLO OF ZUNI  
TO'HAJIILEE' NAVAJO CHAPTER  
YSLETA DEL SUR**

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

DATE: January 15, 2026

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

The City of Albuquerque respectfully requests agency comments for the development review case below, which is within an area that requires referral for tribal engagement pursuant to the Integrated Development Ordinance §14-16-6-4(I).

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **Thursday, February 19, 2026**.

Each case link will take you to the application materials in ABQ-PLAN. You can review the documents under the “Attachments” section.

Please direct questions to the case planners noted below and available by email: [PlanningEPC@cabq.gov](mailto:PlanningEPC@cabq.gov)

**All comments are due by February 2, 2026.**

**SUBMIT COMMENTS TO: <https://cabq.gov/epc-agency-comment>**

(Please submit comments via the above Agency Comment Portal link, not as email submittals.)

**Plan # SP-2026-00004**

Site Plan – EPC, Major Amendment

Russell Brito of PNM, agent for City of Albuquerque Open Space Division requests a Site Plan – EPC, Major Amendment for all or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park, containing approx. 62 acres, the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A, C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres, and the southerly portion of Tract A-4 summary plat showing tracts A-1, A-2, A-3 & A-4 of the Chant Property Addition, approximately 4 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE.

(L-23)(L-24)(M-23)(M-24)

Staff Planner: William Steele

**Plan # SP-2026-00006**

Site Plan – EPC, Major Amendment

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Tract A Plat of Oxbow Subdivision located at 5301 St. Josephs Dr NW, between Coors Blvd and St. Josephs Dr, approximately 56.5232 acres. (F-11)(G-11)

Staff Planner: Dustin Kiska



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing on Thursday, February 19, 2026 at 8:40 a.m.**, using Zoom (online).

Attend by Zoom

<https://cabq.zoom.us/j/5464729575>

Attend by Phone

(719) 359-4580

Meeting ID: 546 472 9575

Find your local number: <https://cabq.zoom.us/u/alDEsva2b>

Please contact City Planning staff via the information below for any of the following:

- To request details about the cases below.
- At least 72 hours prior to the hearing:
  - For individuals with disabilities to request special assistance to participate at the public hearing.
  - To request interpretation into other languages at the hearing.

Contact Information

- Email: [PlanningEPC@cabq.gov](mailto:PlanningEPC@cabq.gov)
- Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, February 4, 2026**.

- Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
- Online portal: <https://cabq.gov/epc-public-comment>

### **Plan # ZMA-2026-00001**

Zoning Map Amendment (Zone Change)

Tierra West, LLC, agent for David Gonzales, requests a Zoning Map Amendment from R-A, MX-T or R-1C to MX-M for 3 separate county parcels legally described as all or a portion of 1) Tract 47 Map 32 located at 5626 Gene Ave NW containing approximately 1.9 acres 2) Map 32 Tract 68-A-2-C & ZAPF-VAN Addition No. 10 Lot 14 & Lot 15 excluding the west 80 ft & excluding the southernly portion out to the ROW located at 907 Montano Rd NW approximately 1.2 acres 3) Lot 13 (except southernly portion out to ROW Montano Rd) ZAPF Addition No. 10 located at 817 Montano Rd NW approximately 0.5 acres, between Montano Rd and Gene Ave.

(F-14)

Staff Planner: William Steele

**Plan # ZMA-2026-00002**

Zoning Map Amendment (Zone Change)

Dekker, agent for State of New Mexico Land Office (owner) and New Mexico School of the Blind and Visually Impaired (sublessee), requests a Zoning Map Amendment from MX-T to MX-L for all or a portion of Tract H-1-B Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park) located at 801 Stephen Moody St. SE, approximately 3.9 acres & a Zoning Map Amendment from NR-BP to MX-L for an approximately 2.8 acre portion of Tract H-1-A Plat of Tract H-1-A & H-1-B Manzano Mesa (Being a replat of Tract H-1 Manzano Mesa & Tract L Sandia Science & Technology Park) located at 800 Eubank Blvd. SE, approximately 7.5 acres, located between Innovation Pkwy. SE and La Entrada SE., approximately 11.4 acres in total.

(L-21)

Staff Planner: Daniel Soriano

**Plan # SP-2026-00004**

Site Plan – EPC

Russell Brito of PNM, agent for City of Albuquerque Open Space Division requests a Site Plan – EPC for an Extraordinary Facility for Major Public Open Space, for all or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park Inc, containing approx. 62 acres; the westerly portion of Parcel C correction plat of survey for Marian G. Malcolm (portion of parcels A, C & D Research Park Inc & a portion of the SW1/4 NE1/4 Section 26 T10N R4E), approximately 38 acres; and the southerly portion of Tract A-4 summary plat showing tracts A-1, A-2, A-3 & A-4 of the Chant Property Addition, approximately 4 acres, located at 16000 Central Ave SE, between Carmella Dr SE and Caballo de Fuerza Rd SE.

(L-23)(L-24)(M-23)(M-24)

Staff Planner: William Steele

**Plan # SP-2026-00005**

Site Plan – EPC, Major Amendment

Modulus Architects, Inc., agent for Louisiana Hotel Corporation requests a Site Plan - EPC, Major Amendment for all or a portion of Parcel 1-A Summary Replat Comprising a Replat of Portions of Parcels 1 & 2, Broad Acres Subdivision, excluding a Westerly Portion out to the Right of Way and the Eastern 50 feet of Lot 1, all of Lots 2 & 3, and the Western 10 feet of Lot 4, Block 1, Broad Acres Subdivision, excluding Portions out to the Right of Way, approximately 7 acres, located at 2600

Louisiana Blvd NE, at the NE corner of Menaul Blvd NE and Louisiana Blvd NE.  
(H-18, H-19)  
Staff Planner: Catherine Heyne

**Plan # SP-2026-00006**  
Site Plan – EPC, Major Amendment

Consensus Planning, Inc. & Molzen Corbin, agent for SPX Real Estate Corp. requests a Site Plan – EPC, Major Amendment to all or a portion of Tract A Plat of Oxbow Subdivision located at 5301 St. Josephs Dr NW, between Coors Blvd and St. Josephs Dr, approximately 57 acres.  
(F-11)(G-11)  
Staff Planner: Dustin Kiska

Environmental Planning Commission (EPC)

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL FEBRUARY 2, 2026.**

APPROVED BY

Mikaela Renz-Whitmore  
Urban Design & Development Division  
City of Albuquerque Planning Department

**From:** Chen, Tiequan  
**To:** Brito, Russell  
**Cc:** Bazar, Shahab; Montoya, Anthony; Jones, Megan D.  
**Subject:** Re: [External] Re: Extraordinary Facility in MPOS  
**Date:** Monday, December 29, 2025 9:03:18 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[Outlook-2tcjvub.png](#)

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OK. Based on the information you have provided in your email and the attached site plan map, a grading & drainage plan is not required for installation of the overhead feeder lines. Please let me know if you have any questions.

Thanks!



**TIEQUAN CHEN, P.E.**  
principal engineer, hydrology  
development review services  
o 505.924.3695  
e [tchen@cabq.gov](mailto:tchen@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Brito, Russell <Russell.Brito@nm.gov>  
**Sent:** Monday, December 29, 2025 8:36 AM  
**To:** Chen, Tiequan <tchen@cabq.gov>  
**Cc:** Bazar, Shahab <sbazar@cabq.gov>; Montoya, Anthony <amontoya@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>  
**Subject:** RE: [External] Re: Extraordinary Facility in MPOS

Tiequan,

Because the land is City-owned Major Public Open Space, per the IDO and as established by previous requests, this site plan must go through the EPC review process even though it is in the unincorporated County area. I do not believe that Francesco Martinez at BernCo Public Works can review or waive the G&D Plan for a City site plan review process. Please see your attached email response that you provided for a similar Extraordinary Facility in MPOS application in 2024 for a site in the unincorporated County area (Elena Gallegos MPOS).

Thank you,

*Russell Brito*  
Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@nm.gov](mailto:Russell.Brito@nm.gov)  
505.241.2798  
The PNM logo, featuring a stylized orange and yellow sunburst design next to the letters "PNM".

---

**From:** Chen, Tiequan <tchen@cabq.gov>  
**Sent:** Wednesday, December 24, 2025 1:54 PM  
**To:** Brito, Russell <Russell.Brito@nm.gov>  
**Cc:** Bazar, Shahab <sbazar@cabq.gov>; Montoya, Anthony <amontoya@cabq.gov>; Jones, Megan D. <mdjones@cabq.gov>  
**Subject:** [External] Re: Extraordinary Facility in MPOS

\*\*\*\*\*  
Is this a phishing email? - Look again!

**CAUTION:** This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments

This email is from [tchen@cabq.gov](mailto:tchen@cabq.gov) - do you know them?

Look for discrepancies in email addresses. Does the displayed "**From**" email address match?

\*\*\*\*\*  
Hi Mr. Brito:

Based on the information you have provided below and the site map in the attachment, this overhead feeder lines are within the unincorporated areas. Please contact Bernalillo County Public Works Division ([PWDR@BernalilloCounty.gov](mailto:PWDR@BernalilloCounty.gov)) for further assistance. Let me know if you have any questions.

Thanks!



**TIEQUAN CHEN, P.E.**

principal engineer, hydrology  
development review services  
o 505.924.3695  
e [tchen@cabq.gov](mailto:tchen@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Brito, Russell <[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)>

**Sent:** Tuesday, December 23, 2025 11:58 AM

**To:** Chen, Tiequan <[tchen@cabq.gov](mailto:tchen@cabq.gov)>

**Subject:** Extraordinary Facility in MPOS

Tiequan,

I hope this email finds you and yours well.

Attached is a site plan that PNM will be submitting to the EPC for review and approval of an Extraordinary Facility in Major Public Open Space (MPOS). The project is an overhead feeder tie for two existing overhead distribution lines in the Route 66/Tijeras Arroyo MPOS. There is no proposed grading and no proposed change to any of the existing topography. The Open Space Advisory Board (OSAB) recommends approval to the EPC for this proposed project in MPOS.

Last year you waived the G&D Plan requirement for an Extraordinary Facility in MPOS site plan application that was submitted to and then approved by the EPC for a similar project in the Elena Gallegos MPOS (see attached email).

Would you be willing to waive the grading and drainage plan requirement for the attached site plan? Please contact me with any questions you may have and/or if you would like to meet or discuss this project.

Thank you,

*Russell Brito*

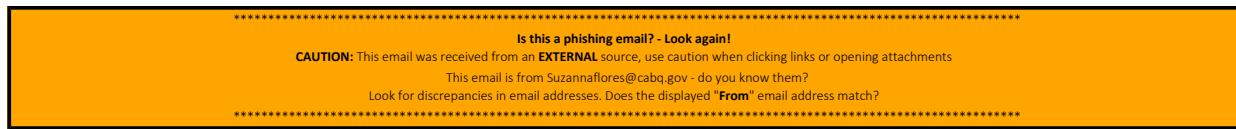
Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)

505.241.2798



D) PUBLIC NOTICE

**From:** Flores, Suzanna A.  
**To:** Brito, Russell  
**Subject:** [External] 16000 Central Ave SE - Public Notice Inquiry Sheet Submission  
**Date:** Thursday, December 18, 2025 11:01:13 AM  
**Attachments:** image001.jpg  
Zone Atlas Pages I-23, I-24, M-23, M-24.pdf



**PLEASE NOTE:**

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 9 East Gateway Coalition		Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312
District 9 East Gateway Coalition		Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	5053218595	5052996670
Four Hills Village Association	PresidentFHVA@gmail.com	Austin	Cummings	AustinC@commercialdoormfg.com	No Address	Albuquerque	NM	87123		5055060240
Four Hills Village Association	PresidentFHVA@gmail.com	Tim	Gallegos	presidentfhva@gmail.com	708 Lamp Post Cir SE	Albuquerque	NM	87123		5057978665

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Wednesday, December 17, 2025 4:15 PM  
**To:** Office of Neighborhood Coordination <russell.brito@pnm.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Russell Brito

Telephone Number

505-241-2798

Email Address

[russell.brito@pnm.com](mailto:russell.brito@pnm.com)

Company Name

PNM

Company Address

2401 Aztec Rd NE

City

Albuquerque

State

NM

ZIP

87107

Subject Site Information

Legal description of the subject site for this project:

WLY PORT OF PARCEL C CORRECTION PLAT OF SURVEY FORMARIAN G. MALCOLM (PORT OF PARCELS A, C & D RESEARCH PARKINC & A PORT OF THE SW1/4 NE1/4 SEC 26 T10N R4E) and TR 4 (E'LY PORT OF PARCEL C MARIAN G. MALCOLM) RESEARCHPARK INC EXCL PORT OUT TO R/W and S'LY PORT OF TR-A-4 SUMMARY PLAT SHOWING TRS A-1, A-2, A-3 &A-4 OF THE CHANT PROPERTY ADDITION

Physical address of subject site:

16000 Central Ave SE

Subject site cross streets:

between Caballo del Fuerza Rd and Carmella Drive

Other subject site identifiers:

Route 66 and Tijeras Arroyo Major Public Open Space

This site is located on the following zone atlas page:

L-23, L-24, M-23, M-24

[Link for map](#)

Captcha

**From:** [Brito, Russell](#)  
**To:** [eastgatewaycoalition@gmail.com](mailto:eastgatewaycoalition@gmail.com)  
**Subject:** Public Notice of a Proposed Project for Decision Requiring a Hearing  
**Date:** Wednesday, January 7, 2026 11:14:00 AM  
**Attachments:** [image001.png](#)  
[NAs Emailed-Notice-PublicHearing-Print&Fill.pdf](#)  
[Zone Atlas Pages L-23, L-24, M-23, M-24.pdf](#)  
[Proposed Site Plan - Feeder Tie - NAs.pdf](#)  
[\[External\] 16000 Central Ave SE Public Notice Inquiry Sheet Submission.pdf](#)

---

Dear Neighborhood Association Contact,

PNM is applying for an Extraordinary Facility in Major Public Open Space (MPOS) that will be submitted to the Environmental Planning Commission (EPC) as a Site Plan – EPC. The proposed project in the Route 66/Tijeras Arroyo MPOS is to connect two existing, overhead distribution feeder lines in the MPOS to each other via a feeder tie (new overhead distribution line) on distribution poles.

Please see the attached for more details about this project that does not include any buildings, vehicle access, parking areas, nor landscape. Feel free to contact me with any questions you may have.

Thank you,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798  
The PNM logo consists of the letters 'PNM' in a bold, blue, sans-serif font. To the left of 'PNM' is an orange square containing a stylized, circular sunburst or wave pattern.

**From:** [Brito, Russell](#)  
**To:** ["dreiukeja@comcast.net"](mailto:dreiukeja@comcast.net)  
**Subject:** Public Notice of a Proposed Project for Decision Requiring a Hearing  
**Date:** Wednesday, January 7, 2026 11:15:00 AM  
**Attachments:** [image001.png](#)  
[NAs Emailed-Notice-PublicHearing-Print&Fill.pdf](#)  
[Zone Atlas Pages L-23, L-24, M-23, M-24.pdf](#)  
[Proposed Site Plan - Feeder Tie - NAs.pdf](#)  
[\[External\] 16000 Central Ave SE Public Notice Inquiry Sheet Submission.pdf](#)

---

Dear Neighborhood Association Contact,

PNM is applying for an Extraordinary Facility in Major Public Open Space (MPOS) that will be submitted to the Environmental Planning Commission (EPC) as a Site Plan – EPC. The proposed project in the Route 66/Tijeras Arroyo MPOS is to connect two existing, overhead distribution feeder lines in the MPOS to each other via a feeder tie (new overhead distribution line) on distribution poles.

Please see the attached for more details about this project that does not include any buildings, vehicle access, parking areas, nor landscape. Feel free to contact me with any questions you may have.

Thank you,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798  
The PNM logo consists of the letters "PNM" in a bold, blue, sans-serif font. To the left of "PNM" is an orange square containing a stylized, circular sunburst or wave pattern.

**From:** [Brito, Russell](#)  
**To:** ["AustinC@commercialdoormfg.com"](mailto:AustinC@commercialdoormfg.com)  
**Subject:** Public Notice of a Proposed Project for Decision Requiring a Hearing  
**Date:** Wednesday, January 7, 2026 11:16:00 AM  
**Attachments:** [image001.png](#)  
[NAs Emailed-Notice-PublicHearing-Print&Fill.pdf](#)  
[Zone Atlas Pages L-23, L-24, M-23, M-24.pdf](#)  
[Proposed Site Plan - Feeder Tie - NAs.pdf](#)  
[\[External\] 16000 Central Ave SE Public Notice Inquiry Sheet Submission.pdf](#)

---

Dear Neighborhood Association Contact,

PNM is applying for an Extraordinary Facility in Major Public Open Space (MPOS) that will be submitted to the Environmental Planning Commission (EPC) as a Site Plan – EPC. The proposed project in the Route 66/Tijeras Arroyo MPOS is to connect two existing, overhead distribution feeder lines in the MPOS to each other via a feeder tie (new overhead distribution line) on distribution poles.

Please see the attached for more details about this project that does not include any buildings, vehicle access, parking areas, nor landscape. Feel free to contact me with any questions you may have.

Thank you,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798  
The PNM logo consists of the letters "PNM" in a bold, sans-serif font. To the left of the letters is a stylized orange graphic element resembling a sun or a series of concentric arcs.

**From:** [Brito, Russell](#)  
**To:** [PresidentFHVA@gmail.com](mailto:PresidentFHVA@gmail.com)  
**Subject:** Public Notice of a Proposed Project for Decision Requiring a Hearing  
**Date:** Wednesday, January 7, 2026 11:17:00 AM  
**Attachments:** [image001.png](#)  
[NAs Emailed-Notice-PublicHearing-Print&Fill.pdf](#)  
[Zone Atlas Pages L-23, L-24, M-23, M-24.pdf](#)  
[Proposed Site Plan - Feeder Tie - NAs.pdf](#)  
[\[External\] 16000 Central Ave SE Public Notice Inquiry Sheet Submission.pdf](#)

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Dear Neighborhood Association Contact,

PNM is applying for an Extraordinary Facility in Major Public Open Space (MPOS) that will be submitted to the Environmental Planning Commission (EPC) as a Site Plan – EPC. The proposed project in the Route 66/Tijeras Arroyo MPOS is to connect two existing, overhead distribution feeder lines in the MPOS to each other via a feeder tie (new overhead distribution line) on distribution poles.

Please see the attached for more details about this project that does not include any buildings, vehicle access, parking areas, nor landscape. Feel free to contact me with any questions you may have.

Thank you,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798  
The PNM logo consists of the letters "PNM" in a bold, sans-serif font. To the left of "PNM" is a stylized orange graphic element resembling a sun or a series of concentric arcs.

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 1/5/26

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(K) Public Notice**. This notice is being provided to (mark as relevant):

Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>

Property Owners within 100 feet of the Subject Property.

### Information Required by **IDO §14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 16000 Central Ave SE

Location Description \_\_\_\_\_

2. Property Owner\* City of Albuquerque

3. Agent/Applicant\* [if applicable] PNM

4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1

Site Plan – EPC

Subdivision \_\_\_\_\_ (Minor or Major or Bulk Land)

Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)

Variance – EPC

Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)

Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>:

Extraordinary Facility in Major Public Open Space (MPOS) - Overhead distribution feeder-tie

between to existing overhead distribution feeder lines in the Route 66/Tijeras Arroyo MPOS.

5. This application will be decided at a public meeting or hearing by\*:

Development Hearing Officer (DHO)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here:

<https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Hearing Date/Time\*: February 19, 2026 / 8:40 AM

Location<sup>4</sup>: https://cabq.zoom.us/j/5464729575

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: Russell Brito

Email: Russell.Brito@pnm.com

Phone: 505.241.2792



Attachments:



Neighborhood Association Representative Contact List from the City's Office of

Neighborhood Coordination\*



Others: \_\_\_\_\_



Online website or project page: \_\_\_\_\_

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>5</sup> L-23, L-24, M-23, M-24

2. Project Illustrations, as relevant<sup>6</sup>



Architectural drawings



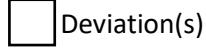
Elevations of the proposed building(s)



Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation\*:

\_\_\_\_\_  
\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (\*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

---

---

---

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\* No buildings or landscape
- b. Access and circulation for vehicles and pedestrians.\* No vehicular access
- c. Maximum height of any proposed structures, with building elevations.\*
- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***: No buildings
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:** Unincorporated County: No IDO Zone District or Overlay Zone

1. Area of Property [typically in acres] 103.1346

Unincorporated County: No IDO Zone District or Overlay Zone    2. IDO Zone District NR-PO (B)    Unincorporated County: No IDO Zone District or Overlay Zone

3. Overlay Zone(s) [if applicable] APO

4. Center or Corridor Area [if applicable] \_\_\_\_\_

Current Land Use(s) [vacant, if none] Major Public Open Space located in unincorporated Bernalillo County - no IDO Zone District or Overlay Zone.

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

#### Useful Links

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# 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.

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。

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 cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

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

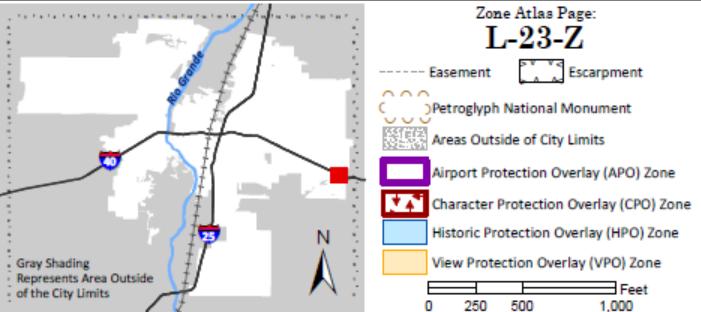


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).





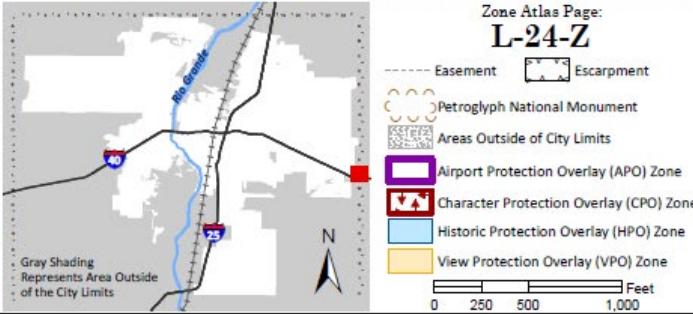
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

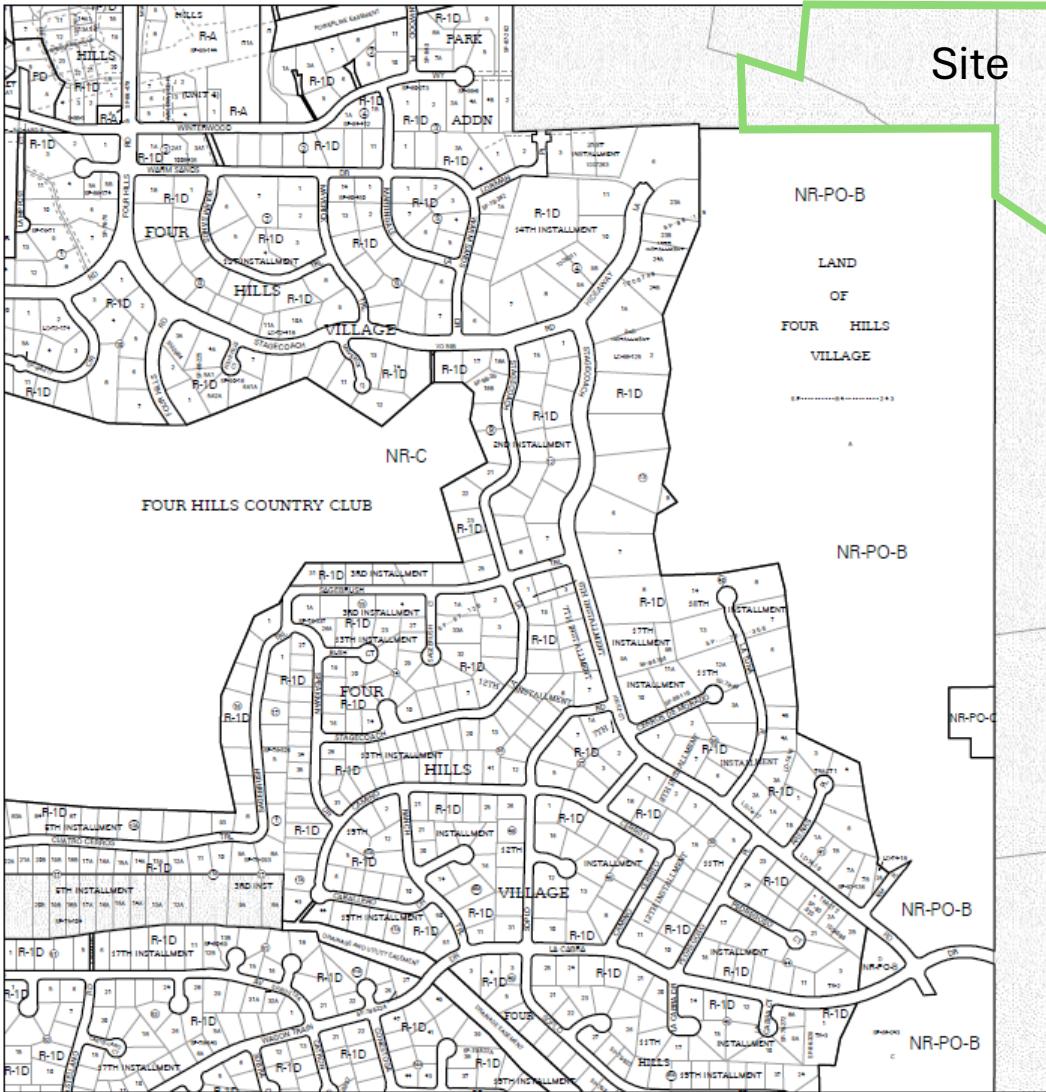
## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).





For more details about the Integrated Development Ordinance visit: <http://www.cabg.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

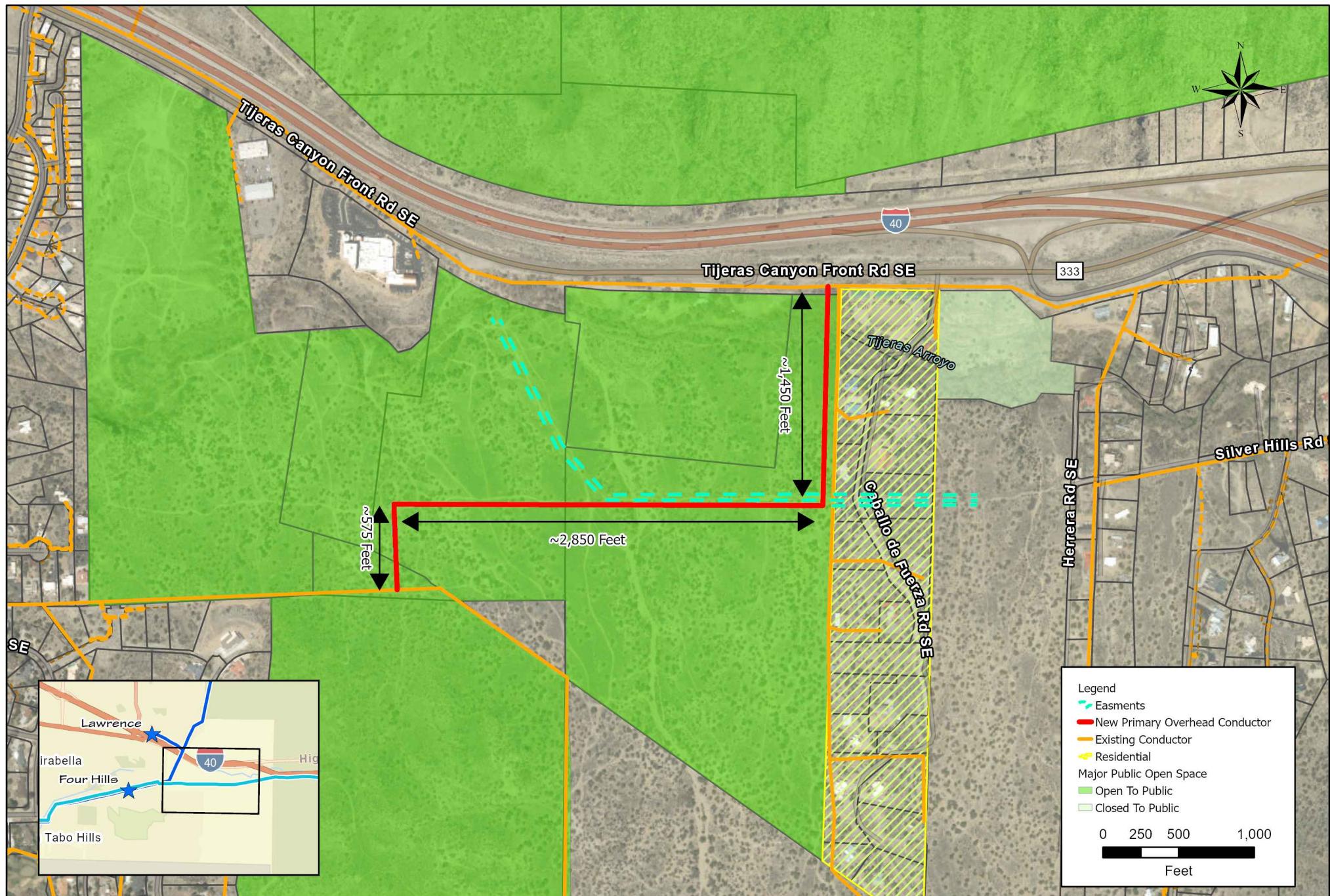
Zone Atlas Page:  
**M-23-Z**

The legend includes the following items:

- Easement: A line with a circle at each end.
- Escarpment: A line with a square at each end.
- Petroglyph National Monument: A sun icon inside a square.
- Areas Outside of City Limits: A house icon inside a square.
- Airport Protection Overlay (APO) Zone: A purple square.
- Character Protection Overlay (CPO) Zone: A red square with a white outline.
- Historic Protection Overlay (HPO) Zone: A blue square.
- View Protection Overlay (VPO) Zone: An orange square.

Below the legend are two horizontal scale bars: one from 0 to 1,000 feet and another from 0 to 1,000 meters.



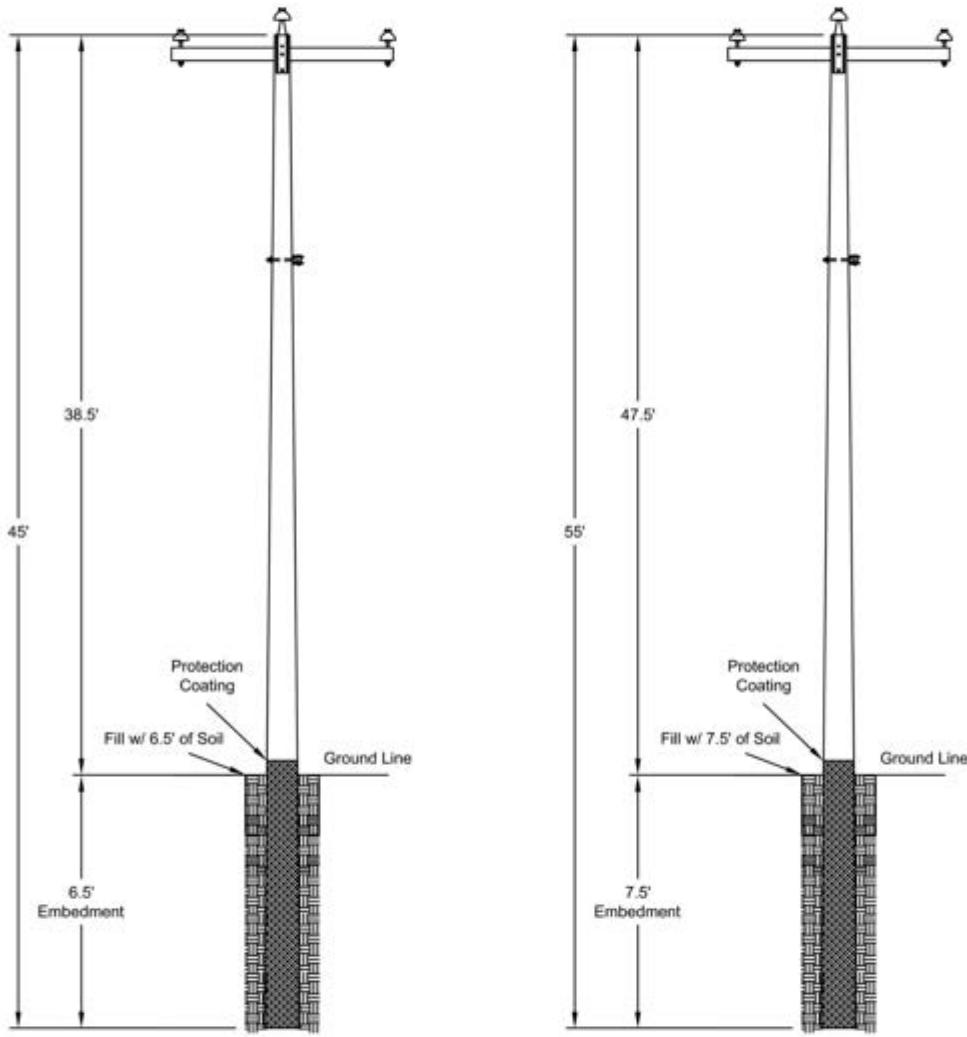


## Four Hills and Lawrence

### Site Plan

**Proprietary statement:** This document and all previous issues are the property of Public Service Company of New Mexico (PNM) and neither receipt nor possession thereof infers or transfers: any right in or license to use this document, the subject matter thereof, or any design or technical information shown thereon, or any right to reproduce this document, or any part thereof. Neither this document nor any information contained therein may be copied, reproduced, or otherwise used or disclosed to any other party without first obtaining the express written permission of PNM. This document is provided under the express condition that it will be held in confidence by the recipient, that it is subject to return upon demand, and that it will not be used in any way detrimental to PNM.





45' Class 4 Wood and  
45' Class 2 Wood

12" Diameter (Class 4) or  
13" Diameter (Class 2)  
at Ground Line

55' Class 1  
Wood

15" Diameter (Class 1)  
at Ground Line

## **Tribal Notification**

## New Mexico Tribes & Leaders List 2025

There are twenty-three Tribes in the State of New Mexico, including Pueblo Ysleta Del Sur in El Paso, Texas, an APCG member. U.S. Department of Interior Tribal Entities as recognized directory: [Tribal Leaders Directory | Indian Affairs \(bia.gov\)](https://www.bia.gov/Tribal-Leaders-Directory)

NM Pueblos directory: [New Mexico Pueblos | NM Indian Affairs Department \(state.nm.us\)](https://www.state.nm.us/Indian-Affairs/Pueblos)

### NAVAJO NATION

#### Navajo Nation

President Buu Nygren  
P.O. Box 7440  
Window Rock, AZ 86515  
Email: [presidentnygren@navajo-nsn.gov](mailto:presidentnygren@navajo-nsn.gov)  
[President.BuuNygren@navajo-nsn.gov](mailto:President.BuuNygren@navajo-nsn.gov)  
Direct: [\(928\) 871-7915](tel:(928)871-7915)  
Phone: [\(928\) 871-7000](tel:(928)871-7000)  
Fax: (928) 871-4025  
Vice President Richelle Montoya  
President's Executive Assistant, Gary Lewis  
Email: [Gary.Lewis@navajo-nsn.gov](mailto:Gary.Lewis@navajo-nsn.gov)

#### Navajo Nation Council

Crystalyne Curley, Office of the Speaker  
P.O. Box 3390  
Window Rock, AZ 86515   
Phone: [\(928\) 871-7160](tel:(928)871-7160)  
Fax: (928) 871-7255

#### To'Hajiilee' Navajo Chapter

President, Ronnie Hurley  
P.O. Box 3398  
To'Hajiilee, NM 87026  
Physical address: 117 Tribal Rd N7071  
Email: Primary - [tohajiilee@navajochapters.org](mailto:tohajiilee@navajochapters.org)  
Phone: [\(505\) 908-2732](tel:(505)908-2732) or [\(505\) 908-2730](tel:(505)908-2730)  
Vice President, Nora J. Morris  
Email: [nmorris@naataanii.org](mailto:nmorris@naataanii.org)  
Secretary/Treasurer, Jordan Etcitty

## New Mexico Tribes & Leaders List 2025

### PUEBLOS

#### Pueblo of Acoma

Governor Charles Riley  
P.O. Box 309  
Acoma, NM 87034  
Email: [Governor@poamail.org](mailto:Governor@poamail.org)  
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Fax: (505) 552-7204  
1st Lt. Gov. Loren Aragon  
2nd Lt. Gov. Ted Ortiz  
Tribal Secretary, Ardell Concho  
Executive Assistant Alishia Lorenzo  
Email: [Allorenzo@poamail.org](mailto:Allorenzo@poamail.org)  
Executive Assistant Tony Chino  
Email: [TBChino@poamail.org](mailto:TBChino@poamail.org)

#### Pueblo of Cochiti

Governor Joseph B. Herrera  
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Cochiti Pueblo, NM 87072  
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Fax: (505) 465-1135  
Lt. Gov. Jeff Suina  
Executive Secretary Karen Herrera-Ward  
Email: [Tribal\\_Secretary@cochiti.org](mailto:Tribal_Secretary@cochiti.org)

#### Pueblo of Isleta

Governor Eugene Jiron  
P.O. Box 1270  
Isleta Pueblo, NM 87022  
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Fax: (505) 869-7596  
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1st Lt. Gov. Charles Jojola  
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2nd Lt. Gov. M. Rodney Jones  
Email: [Rodney.Jones@Isletapueblo.com](mailto:Rodney.Jones@Isletapueblo.com)  
Executive Secretary Elaine Montoya  
Email: [elaine.montoya@Isletapueblo.com](mailto:elaine.montoya@Isletapueblo.com)

## New Mexico Tribes & Leaders List 2025

### Pueblo of Jemez

Governor George Shendo, Jr.  
P.O. Box 100  
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Email: [George.Shendo@jemezpueblo.org](mailto:George.Shendo@jemezpueblo.org)  
Executive Assistant Lynn Toledo  
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Vincent Toya, Tribal Administrator  
[Vince.A.Toya@jemezpueblo.org](mailto:Vince.A.Toya@jemezpueblo.org)  
Executive Assistant, Jaime Loretto  
Email: [Jaime.Loretto@jemezpueblo.org](mailto:Jaime.Loretto@jemezpueblo.org)  
Phone: [\(575\) 834-7359](tel:(575) 834-7359)  
Fax: (575) 834-7331  
1st Lt. Gov. Carnell Chosa  
Email: [Carnell.Chosa@jemezpueblo.org](mailto:Carnell.Chosa@jemezpueblo.org)  
2nd Lt. Gov. Mathew Gachupin, Jr.  
Email: [Matthew.Gachupin@jemezpueblo.org](mailto:Matthew.Gachupin@jemezpueblo.org)

### Pueblo of Laguna

Governor Harry Antonio, Jr.  
P.O. Box 194  
Laguna Pueblo, NM 87026  
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Executive Assistant Antonette Silva-Jose  
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Fax: (505) 552-6941  
1st Lt. Gov. Ronald Sarracino, Sr.  
Email: [rsarracino@pol-nsn.gov](mailto:rsarracino@pol-nsn.gov)  
2nd Lt. Gov. Wilfred Herrera, Jr.  
Email: [wherrerajr@pol-nsn.gov](mailto:wherrerajr@pol-nsn.gov)  
Government Affairs Office  
GAO Email: [gao@pol-nsn.gov](mailto:gao@pol-nsn.gov)  
Tribal Historic Preservation Office, Director Rick Smith  
Email: [rsmith@pol-nsn.gov](mailto:rsmith@pol-nsn.gov)

### Pueblo of Nambe

Governor Nathaniel Porter  
15A NP102 West  
Santa Fe, NM 87506  
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Governor's Office: [\(505\) 455-4410](tel:(505) 455-4410)  
Phone: [\(505\) 455-2036](tel:(505) 455-2036)  
Executive Assistant, Anni Martinez

## New Mexico Tribes & Leaders List 2025

Email: [Dmartinez@Nambepueblo.org](mailto:Dmartinez@Nambepueblo.org)

Fax: (505) 455-2038

Lt. Gov. Natividad "Nat" Herrera

### Ohkay Owingeh

Governor Benny J. Lujan.

P.O. Box 1099

San Juan Pueblo, NM 87566

Email: [governor@ohkay.org](mailto:governor@ohkay.org)

Executive Assistant Lisa Lopez

Email: [executiveassistant@ohkay.org](mailto:executiveassistant@ohkay.org)

Phone: [\(505\) 852-4400](tel:(505)852-4400)

Fax: (505) 852-4820

1st Lt. Gov. Mathew Martinez

2<sup>nd</sup> Lt. Gov. Frank Aguino

### Pueblo of Picuris

Governor Wayne Yiazza

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Penasco, NM 87553

Email: [governor@picurispueblo.org](mailto:governor@picurispueblo.org)

Tribal Secretary Ashley Pyne

Email: [tribalsecretary@picurispueblo.org](mailto:tribalsecretary@picurispueblo.org)

Phone: [\(575\) 587-2519](tel:(575)587-2519)

Fax: (575) 587-1071

Lt. Gov. Craig Quanchello

### Pueblo of Pojoaque

Governor Jenelle Roybal

Pueblo of Pojoaque

78 Cities of Gold Road

Santa Fe, NM 87506

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Executive Assistant Lois Edwards

Email: [Ledwards@pojoaque.org](mailto:Ledwards@pojoaque.org)

Governor's Office: [\(505\) 455-5052](tel:(505)455-5052)

Phone: [\(505\) 455-4500](tel:(505)455-4500)

Fax: (505) 455-0174

Lt. Gov. Jamie Viarrial

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Tribal Secretary, Annette Hooper

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## New Mexico Tribes & Leaders List 2025

### Pueblo of San Felipe

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Fax: (505) 867-3383  
Lt. Gov. James Tenorio  
Tribal Historic Preservation Officer, Rick Ortiz  
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Pinu'u Stout  
Email: [pstout@sfpueblo.com](mailto:pstout@sfpueblo.com)

### Pueblo of San Ildefonso

Governor Christopher Moquino  
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Email: [governorsassistant@Sanlpueblo.org](mailto:governorsassistant@Sanlpueblo.org)  
Tribal Phone: [\(505\) 455-2273](tel:(505)455-2273)  
Fax: (505) 455-7351  
Lt. Gov. Raymond Martinez

### Pueblo of Sandia

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Phone: [\(505\) 867-3317](tel:(505)867-3317)  
Fax: (505) 867-9235  
Lt. Gov. Tristan Paisano

### Pueblo of Santa Ana

Governor Myron Armijo  
Yearly Election  
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Santa Ana Pueblo, NM 87004  
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Phone: [\(505\) 771-6700](tel:(505)771-6700)  
Executive Assistant Joe Pena

## New Mexico Tribes & Leaders List 2025

Fax: (505) 771-6783  
Lt. Gov. Kevin Montoya  
Email: [Ltgov@Santaana-nsn.gov](mailto:Ltgov@Santaana-nsn.gov)

### **Pueblo of Santa Clara**

Governor James Naranjo  
P.O. Box 580  
Espanola, NM 87532  
Email: [Governor@Santaclarapueblo.org](mailto:Governor@Santaclarapueblo.org)  
Executive Secretary Jessica Naranjo  
Email: [Govsecretary@Santaclarapueblo.org](mailto:Govsecretary@Santaclarapueblo.org)  
Phone: [\(505\) 753-7330](tel:(505) 753-7330)  
Fax: (505) 753-8988  
Lt. Gov. Charles Suazo

### **Pueblo of Santo Domingo**

Governor Thomas Moquino, Jr.  
P.O. Box 99  
Santo Domingo Pueblo, NM 87052  
Email: [Governor@Kewa-nsn.us](mailto:Governor@Kewa-nsn.us)  
Executive Assistant, Beverly Garcia  
Email: [beverly.garcia@kewa-nsn.us](mailto:beverly.garcia@kewa-nsn.us)  
Phone: [\(505\) 465-2214 / 2215](tel:(505) 465-2214 / 2215)  
Fax: (505) 465-2688  
Lt. Gov. Orlando Crespin  
Email: [Lt.governor@kewa-nsn.us](mailto:Lt.governor@kewa-nsn.us)

### **Pueblo of Taos**

Governor Edwin Concha  
P.O. Box 1846  
Taos, NM 87571  
Email: [Governor@taospueblo.com](mailto:Governor@taospueblo.com)  
Executive Secretary, Tina Romero  
Email: [Tromero@taospueblo.com](mailto:Tromero@taospueblo.com)  
Phone: [\(575\) 758-9593](tel:(575) 758-9593)  
Fax: (575) 758-4604  
Lt. Gov. Robert Espinosa  
Tribal Secretary, Jeremy S. Lujan

### **Pueblo of Tesuque**

Governor Earl Samuel  
20 TP828  
Santa Fe, NM 87506  
Email: [governor@pueblooftesuque.org](mailto:governor@pueblooftesuque.org)  
Executive Secretary, Audra Platero

## New Mexico Tribes & Leaders List 2025

Email: [audrap@pueblooftesuque.org](mailto:audrap@pueblooftesuque.org)

Phone: [\(505\) 983-2667](tel:(505)983-2667)

Fax: (505) 820-7783

Lt. Gov. Daniel Hena

### **Pueblo of Zia**

Governor Lambert Pino

135 Capitol Square Dr.

Zia Pueblo, NM 87053

Email: [Governor@Ziapueblo.org](mailto:Governor@Ziapueblo.org)

Executive Secretary, Ursula Toribio

Email: [Ursula.Toribio@Ziapueblo.org](mailto:Ursula.Toribio@Ziapueblo.org)

Phone: [\(505\) 867-3304](tel:(505)867-3304)

Fax: (505) 867-3308

Lt. Gov. Byron Shije

Email: [Ltgovernor@Ziapueblo.org](mailto:Ltgovernor@Ziapueblo.org)

### **Pueblo of Zuni**

Governor Arden Kucate

P.O. Box 339

Zuni, NM 87327

Email: [Arden.Kucate@ashiwi.org](mailto:Arden.Kucate@ashiwi.org)

Executive Secretary Vanessa Ukestine

Email: [Vanessa.Ukestine@ashiwi.org](mailto:Vanessa.Ukestine@ashiwi.org)

Phone: [\(505\) 782-7000](tel:(505)782-7000)

Fax: (505) 782-7202

Lt. Gov. Cordelia Hooee

### **Ysleta Del Sur (APCG Member)**

Governor E. Michael Silvas

117 S. Old Pueblo Road, P.O. Box 17579

El Paso, TX 79907

Email: [Michael.Silvas@ydsp-nsn.gov](mailto:Michael.Silvas@ydsp-nsn.gov)

Lt. Gov. Adam Torres

Email: [atorres@ydsp-nsn.gov](mailto:atorres@ydsp-nsn.gov)

Executive Assistant Lory Granillo

Email: [Lgranillo@ydsp-nsn.gov](mailto:Lgranillo@ydsp-nsn.gov)

Phone: [\(915\) 859-8053](tel:(915)859-8053)

Fax: (915) 859-4252

## New Mexico Tribes & Leaders List 2025

### PUEBLO ORGANIZATIONS

#### All Pueblo Council of Governors

Chairman, James Mountain  
Vice-Chairman, Dominic Gachupin  
Secretary, Arden Kucate  
2401 12th Street, NW  
Albuquerque, NM 87104  
Email: [James.Mountain@exec.nm.gov](mailto:James.Mountain@exec.nm.gov)  
Executive Director, Jordyn Atencio  
Email: [jatencio@indianpueblo.org](mailto:jatencio@indianpueblo.org)  
Phone: [\(505\) 212-7041](tel:(505)212-7041)  
Fax: (505) 883-7682

#### 19 Pueblos District

District Manager, Alicia Montoya  
2401 12th Street NW, Suite 201 B  
Albuquerque, NM 87104  
Email if needed: [districtmgr@19pueblosdistrict.org](mailto:districtmgr@19pueblosdistrict.org)  
Email: [Administration@19PueblosDistrict.org](mailto:Administration@19PueblosDistrict.org)  
Office: [\(505\) 724-3558](tel:(505)724-3558)  
Phone if needed: Alicia Montoya: (505) 212-7028  
Executive Assistant, Kyle Chicharello

### APACHE TRIBES

#### Jicarilla Apache Nation

President Adrian Notsinneh  
P.O. Box 507  
Dulce, NM 87528  
Email: [Adrian.notsinneh@janadmin.com](mailto:Adrian.notsinneh@janadmin.com)  
Phone: [\(575\) 759-3242](tel:(575)759-3242)  
Fax: (575) 759-3005  
Vice President Jimmy Garcia  
Email: [jimmy.garcia@jan-nsn.gov](mailto:jimmy.garcia@jan-nsn.gov)  
Executive Assistant Ouida Notsinneh  
Email: [onotsinneh@janadmin.com](mailto:onotsinneh@janadmin.com)

#### Mescalero Apache Tribe

President Thora Welsh Padilla  
P.O. Box 227  
Mescalero, NM 88340  
Email: [Tpadilla@mescaleroapachetribe.com](mailto:Tpadilla@mescaleroapachetribe.com)

## New Mexico Tribes & Leaders List 2025

Phone: [\(575\) 464-4494](tel:(575)464-4494)

Fax: (575) 464-9191

Vice President Duane Duffy

Executive Assistant Tazalynn Cochise

Email: [Tcochise@mescaleroapache.com](mailto:Tcochise@mescaleroapache.com)

### Fort Sill Apache Tribe

Chairwoman Jennifer M. Heminokeky

Rt. 2, Box 121

Apache, OK 73006

Tribe Email: [fsat@fortsillapache-nsn.gov](mailto:fsat@fortsillapache-nsn.gov)

Phone: [\(580\) 588-2298](tel:(580)588-2298)

Fax: (580) 588-3133

Vice-Chairman Zane Regan

PNM  
2401 Aztec Rd NW  
Albuquerque, NM 87107

PNM.com



16 October 2025

# Typcial Letter and Attachments

RE: Notification of Pre-Submittal Tribal Meeting Offer

Dear Honorable President Nygren,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque's Environmental Planning Commission (EPC) for an Extraordinary Facility in the City's Route 66/Tijeras Arroyo Major Public Open Space (MPOS). The project property is not on tribal land, but within 660 feet of Major Public Open Space. The City of Albuquerque requires PNM to offer a pre-submittal tribal meeting per Integrated Development Ordinance (IDO) Section 14-16-6-4(B), included for your review.

Details about the project include:

- The project will connect an existing overhead distribution feeder line from the Lawrence Substation to an existing overhead distribution feeder line from the Four Hills Substation via a new overhead feeder tie distribution line ("feeder tie").
- There are no buildings or structures except for electric distribution poles.
- There is no proposed parking and no proposed landscape.
- Much of the linear route for the feeder tie is along a pre-existing social trail.
- PNM will compensate the City of Albuquerque Open Space Division for new easements to accommodate the feeder tie.
- PNM will conduct archaeological reviews and surveys along the feeder tie corridor.
- PNM will document and avoid cultural resources along the feeder tie corridor.
- PNM will fully remediate any areas disturbed by construction activities.

Please also see the attached zone atlas pages and the site plan that will be submitted to the City of Albuquerque.

Per the City of Albuquerque's requirements, can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you for your review. I am available to answer any questions the tribe may have regarding this letter.

Respectfully,

A handwritten signature in black ink, appearing to read "Russell Brito".

Russell Brito

Land Use & Permitting Administrator

[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)

505.241.2798

Cc: Cathy Newby, Director of Tribal Government & Customer Engagement

## City of Albuquerque – Integrated Development Ordinance

### 6-4(B) PRE-SUBMITTAL TRIBAL MEETING

6-4(B)(1) For applications meeting all of the following criteria, the applicant shall offer at least 1 meeting to Indian Nations, Tribes, and Pueblos no more than 1 calendar year before filing the application. In such cases, project applications will not be accepted until a pre-submittal tribal meeting has been held, or the requirements for a reasonable attempt in Subsection (3) below have been met.

6-4(B)(1)(a) Table 6-1-1 requires a pre-submittal tribal meeting to be offered for that type of application.

6-4(B)(1)(b) The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or tribal land.

6-4(B)(1)(c) A pre-submittal tribal meeting was not offered for the same subject property at a prior stage in the development process for the same proposed project.

6-4(B)(2) A meeting request shall be sent via email, if one is listed in the contacts maintained by the Tribal Liaison with the City's Office of Native American Affairs, or by Certified Mail, return receipt requested if no email is listed, to both of the following:

6-4(B)(2)(a) Indian Nations, Tribes, or Pueblos.

6-4(B)(2)(b) Tribal Representatives.

Either method constitutes a reasonable attempt to notify recipients of a meeting request. The requirements of Subsection 14-16-6-4(J)(7) (Documentation of Good Faith Effort Required) also apply.

6-4(B)(3) If any recipient of the request chooses to meet, he/she must respond within 15 calendar days of the request (email or Certified Mail) being sent. The meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the recipient accepts the meeting request, unless an earlier date is agreed upon. If no recipient responds within 15 calendar days of the request, the applicant may proceed pursuant to Subsection (9) below.

6-4(B)(4) The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.



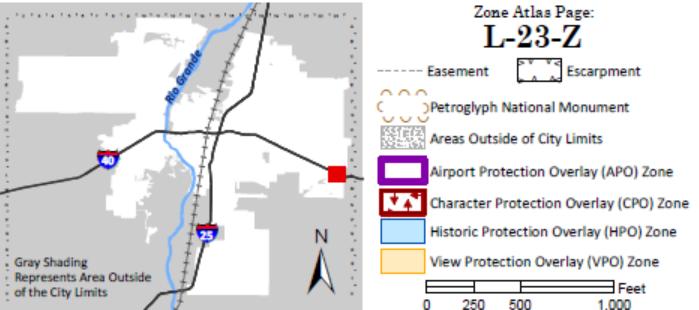
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

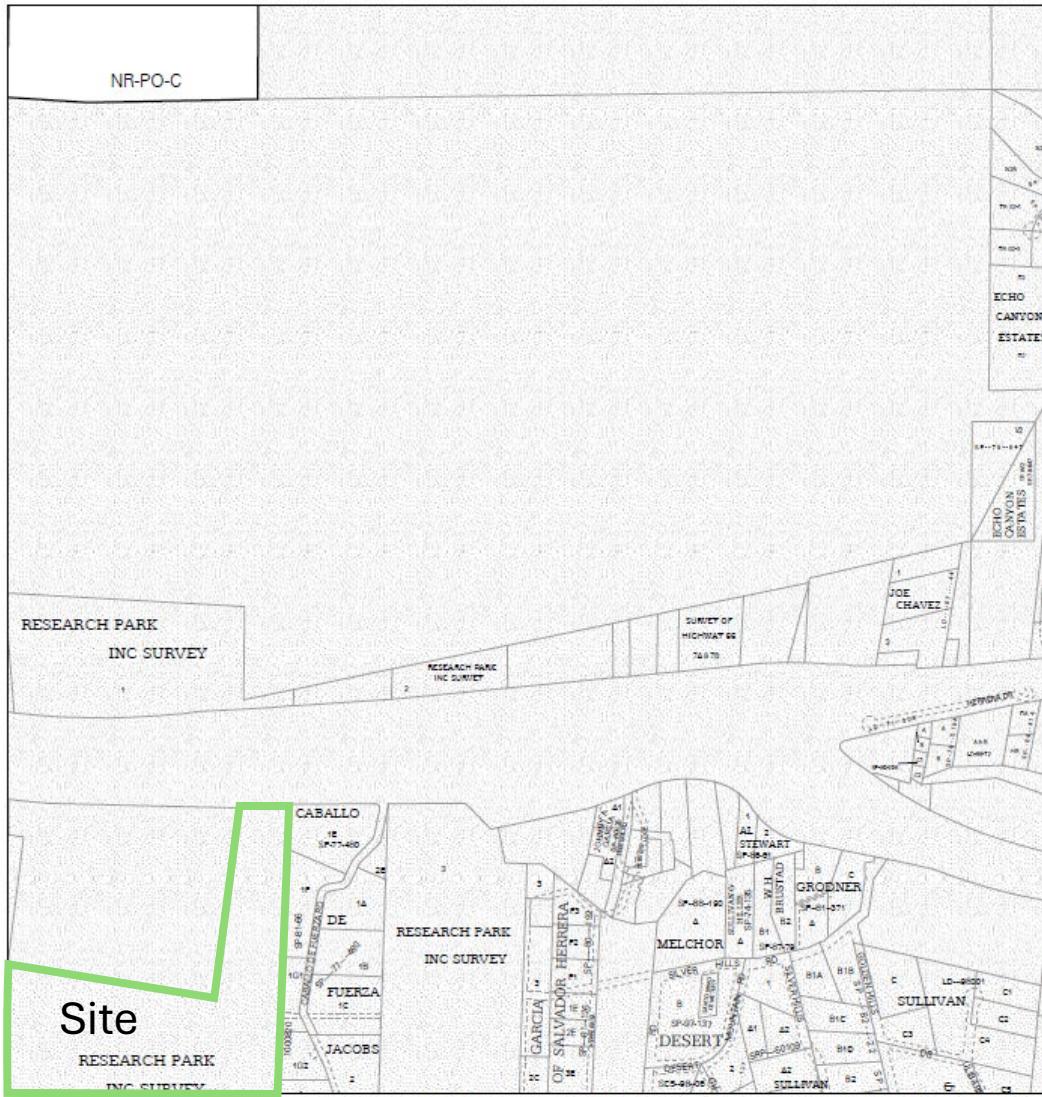
## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).





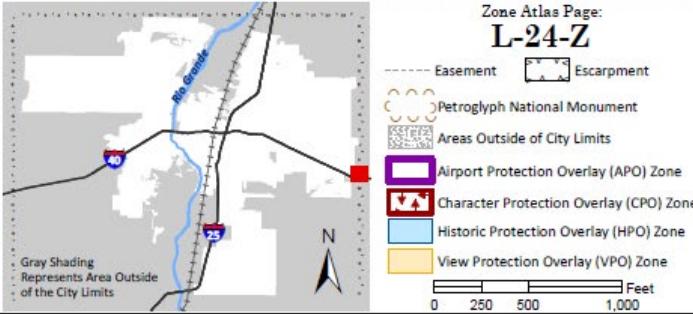
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

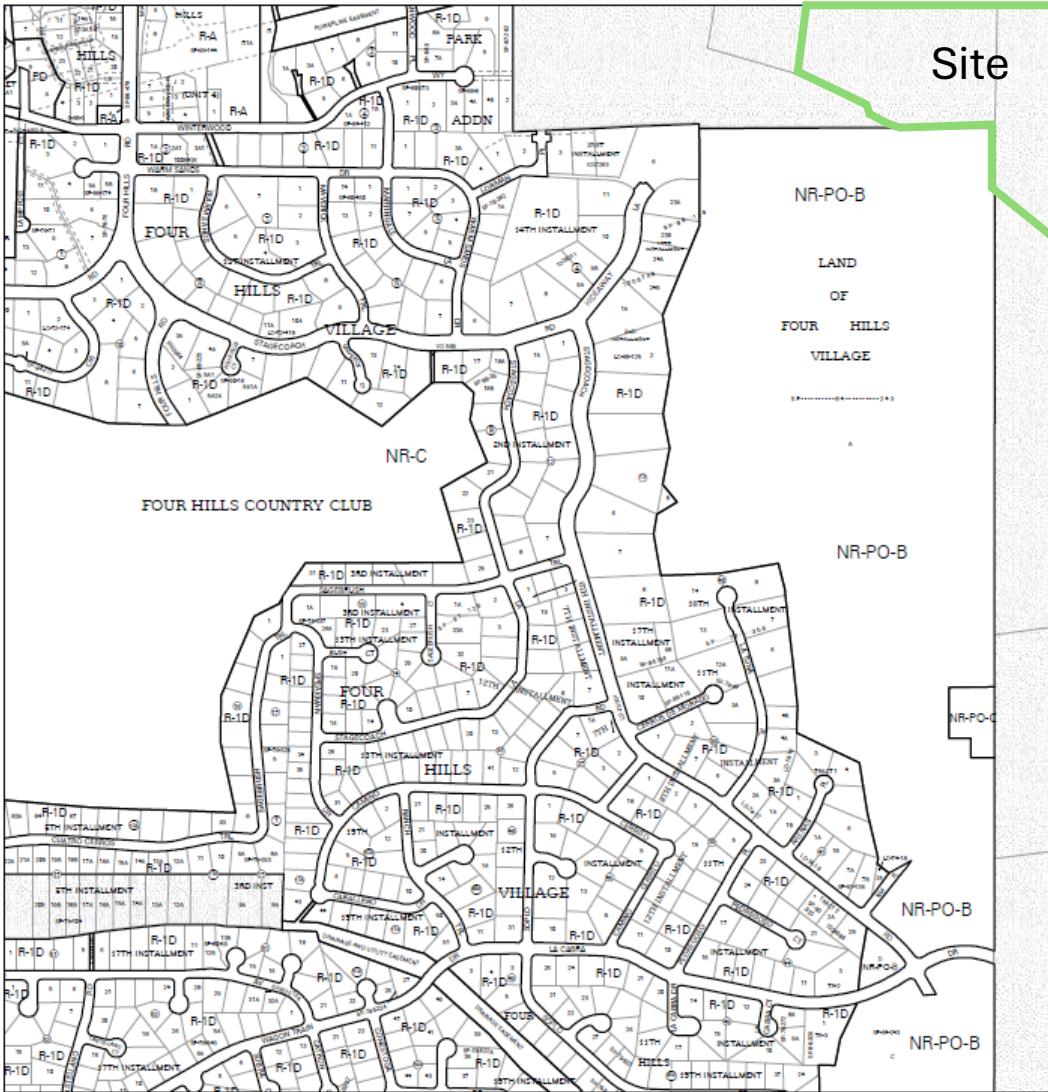
IDO Zone Atlas  
May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).





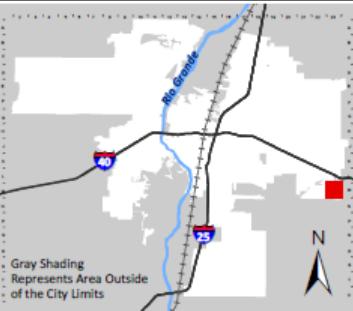
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



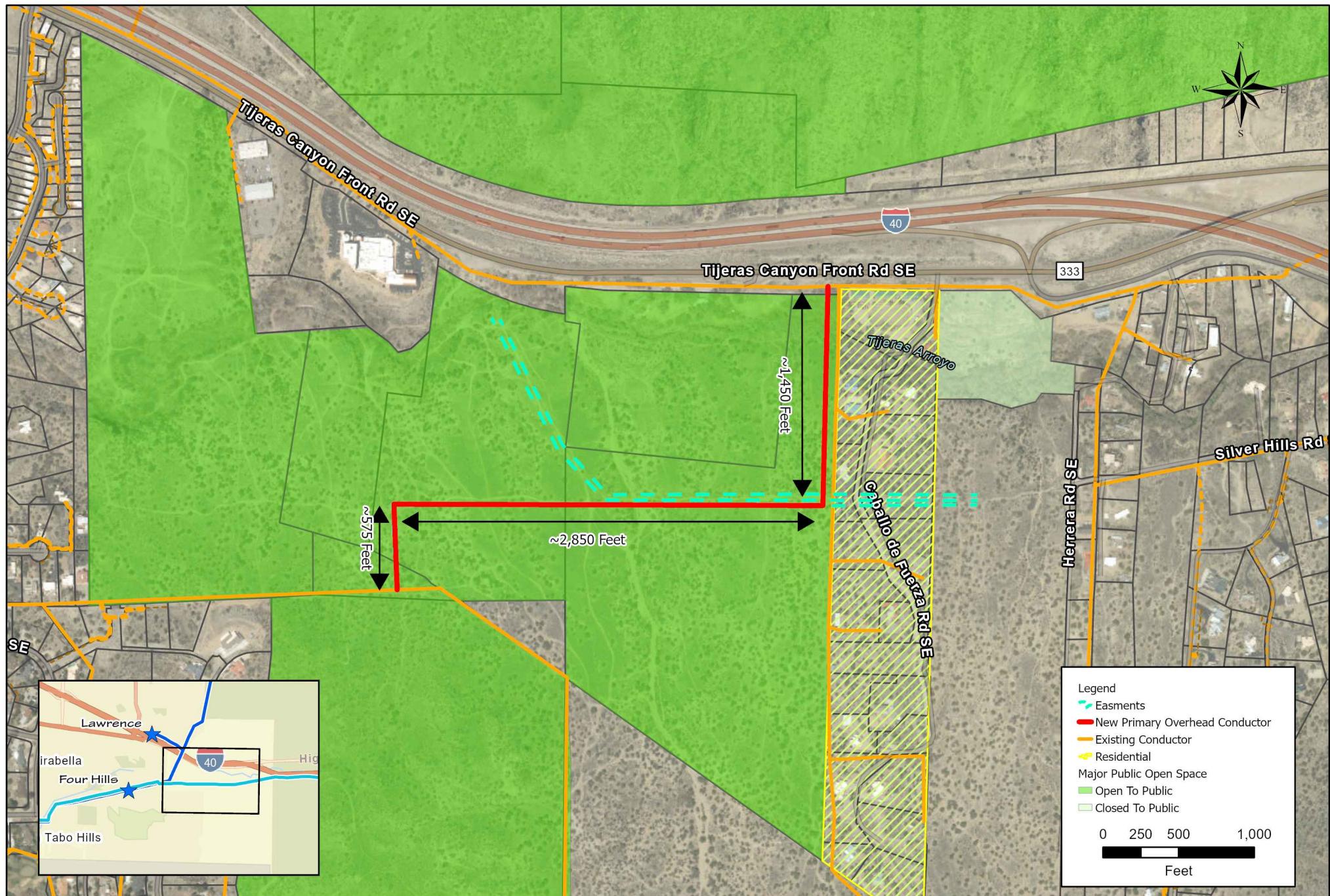
### Zone Atlas Page: M-23-Z

- Easement
- ████████ Escarpment
- Petroglyph National Monument
- ████████ Areas Outside of City Limits
- ████████ Airport Protection Overlay (APO) Zone
- ████████ Character Protection Overlay (CPO) Zone
- ████████ Historic Protection Overlay (HPO) Zone
- ████████ View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet





## Four Hills and Lawrence

### Site Plan

**Proprietary statement:** This document and all previous issues are the property of Public Service Company of New Mexico (PNM) and neither receipt nor possession thereof infers or transfers: any right in or license to use this document, the subject matter thereof, or any design or technical information shown thereon, or any right to reproduce this document, or any part thereof. Neither this document nor any information contained therein may be copied, reproduced, or otherwise used or disclosed to any other party without first obtaining the express written permission of PNM. This document is provided under the express condition that it will be held in confidence by the recipient, that it is subject to return upon demand, and that it will not be used in any way detrimental to PNM.



**From:** [Brito, Russell](#)  
**To:** [presidentnygren@navajo-nsn.gov](#); [President.BuuNygren@navajo-nsn.gov](#)  
**Cc:** [Gary.Lewis@navajo-nsn.gov](#)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:15:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - President Nygren - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable President Nygren,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [crystalyne.curley@navajo-nsn.gov](mailto:crystalyne.curley@navajo-nsn.gov)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:20:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Speaker Curley - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Speaker Curley,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)

505.241.2798



**From:** [Brito, Russell](#)  
**To:** [tohajilee@navajochapters.org](mailto:tohajilee@navajochapters.org)  
**Cc:** [nmorris@naataanii.org](mailto:nmorris@naataanii.org)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:24:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - President Hurley - Packet.pdf](#)  
[image001.png](#)

---

Dear Honorable President Hurley,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Governor@poamail.org](#)  
**Cc:** [Alorenzo@poamail.org](#); [TBChino@poamail.org](#)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:26:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Riley - Packet.pdf](#)  
[image001.png](#)

---

Dear Honorable Governor Riley,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Governor@cochiti.org](mailto:Governor@cochiti.org)  
**Cc:** [Tribal\\_Secretary@cochiti.org](mailto:Tribal_Secretary@cochiti.org)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:29:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Herrera - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Herrera,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Eugene.Jiron@Isletapueblo.com](mailto:Eugene.Jiron@Isletapueblo.com)  
**Cc:** [Charles.Jojola@Isletapueblo.com](mailto:Charles.Jojola@Isletapueblo.com); [Rodney.Jones@Isletapueblo.com](mailto:Rodney.Jones@Isletapueblo.com); [Elaine.Montoya@Isletapueblo.com](mailto:Elaine.Montoya@Isletapueblo.com)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:32:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Jiron - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Jiron,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)

505.241.2798



**From:** [Brito, Russell](#)  
**To:** [George.Shendo@jemezpueblo.org](#)  
**Cc:** [Ltoledo@jemezpueblo.org](#); [Vince.A.Toya@jemezpueblo.org](#); [Jaime.Loretto@jemezpueblo.org](#); [Carnell.Chosa@jemezpueblo.org](#); [Matthew.Gachupin@jemezpueblo.org](#)  
**Subject:** RE: Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:42:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Shendo - Packet.pdf](#)  
[image001.png](#)

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My sincere apologies. I misspelled Matthew Gachupin's last name in the email address.

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](#)

505.241.2798



---

**From:** Brito, Russell  
**Sent:** Thursday, October 16, 2025 4:38 PM  
**To:** George.Shendo@jemezpueblo.org  
**Cc:** Ltoledo@jemezpueblo.org; Vince.A.Toya@jemezpueblo.org; Jaime.Loretto@jemezpueblo.org; Carnell.Chosa@jemezpueblo.org; Matthew.Gachipin@jemezpueblo.org  
**Subject:** Pre-Submittal Tribal Meeting Offer

Dear Honorable Governor Shendo,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](#)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Harry Antonio, Jr.](#)  
**Cc:** [asilva-jose@pol-nsn.gov](#); [rsarracino@pol-nsn.gov](#); [wherrerajr@pol-nsn.gov](#); [gao@pol-nsn.gov](#); [rsmith@pol-nsn.gov](#)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:44:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Antonio - Packet.pdf](#)  
[image001.png](#)

---

Dear Honorable Governor Antonio,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)

505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Governor@Nambepueblo.org](mailto:Governor@Nambepueblo.org)  
**Cc:** [Dmartinez@Nambepueblo.org](mailto:Dmartinez@Nambepueblo.org)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:47:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Porter - Packet.pdf](#)  
[image001.png](#)

---

Dear Honorable Governor Porter,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [governor@ohkay.org](mailto:governor@ohkay.org)  
**Cc:** [executiveassistant@ohkay.org](mailto:executiveassistant@ohkay.org)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:49:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Lujan - Packet.pdf](#)  
[image001.png](#)

---

Dear Honorable Governor Lujan,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [governor@picurispueblo.org](mailto:governor@picurispueblo.org)  
**Cc:** [tribalsecretary@picurispueblo.org](mailto:tribalsecretary@picurispueblo.org)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:51:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Yazza - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Yazza,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [JCroybal@pojoaque.org](#)  
**Cc:** [Ledwards@pojoaque.org](#); [javiarrial@pojoaque.org](#); [ahooper@pojoaque.org](#)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:54:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Roybal - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Roybal,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Gov.AOrtiz@sfpueblo.com](#)  
**Cc:** [idrywater@sfpueblo.com](#); [ROrtiz@sfpueblo.com](#); [pstout@sfpueblo.com](#)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:56:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Ortiz - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Ortiz,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Governor@SanIpueblo.org](mailto:Governor@SanIpueblo.org)  
**Cc:** [governorsassistant@SanIpueblo.org](mailto:governorsassistant@SanIpueblo.org)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 4:59:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills - Governor Moquino - San Ildefonso - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Moquino,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798  


**From:** [Brito, Russell](#)  
**To:** [snmontoya@sandia pueblo.nsn.us](mailto:snmontoya@sandia pueblo.nsn.us)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:04:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Chaves - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Chaves,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)

505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Governor@Santaana-nsn.gov](mailto:Governor@Santaana-nsn.gov)  
**Cc:** [ltgov@Santaana-nsn.gov](mailto:ltgov@Santaana-nsn.gov)  
**Subject:** Pre-Application Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:06:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Armijo - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Armijo,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Governor@Santaclarapueblo.org](#)  
**Cc:** [Govsecretary@Santaclarapueblo.org](#)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:08:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Naranjo - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Naranjo,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Governor@Kewa-nsn.us](mailto:Governor@Kewa-nsn.us)  
**Cc:** [beverly.garcia@kewa-nsn.us](mailto:beverly.garcia@kewa-nsn.us); [Lt.governor@kewa-nsn.us](mailto:Lt.governor@kewa-nsn.us)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:10:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills - Governor Moquino - Santo Domingo - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Moquino,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Governor@taospueblo.com](mailto:Governor@taospueblo.com)  
**Cc:** [Tromero@taospueblo.com](mailto:Tromero@taospueblo.com)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:12:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Concha - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Concha,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [governor@pueblooftesuque.org](mailto:governor@pueblooftesuque.org)  
**Cc:** [audrap@pueblooftesuque.org](mailto:audrap@pueblooftesuque.org)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:14:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Samuel - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Samuel,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Governor@Ziapueblo.org](mailto:Governor@Ziapueblo.org)  
**Cc:** [Ursula.Toribio@Ziapueblo.org](mailto:Ursula.Toribio@Ziapueblo.org); [Ltgovernor@Ziapueblo.org](mailto:Ltgovernor@Ziapueblo.org)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:17:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Pino - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Pino,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)

505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Arden.Kucate@ashiwi.org](mailto:Arden.Kucate@ashiwi.org)  
**Cc:** [Vanessa.Ukestine@ashiwi.org](mailto:Vanessa.Ukestine@ashiwi.org)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:19:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Kucate - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Kucate,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Michael.Silvas@ydsp-nsn.gov](mailto:Michael.Silvas@ydsp-nsn.gov)  
**Cc:** [Lgranillo@ydsp-nsn.gov](mailto:Lgranillo@ydsp-nsn.gov)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:23:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Governor Silvas - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Governor Silvas,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [jatencio@indianpueblo.org](mailto:jatencio@indianpueblo.org)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:31:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Chairman Gachupin - Packet.pdf](#)  
[image001.png](#)

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Dear Director Atencio,

Please forward this email to Chairman Gachupin. The City of Albuquerque was not able to provide an email address for him.

With Gratitude,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)

505.241.2798



---

Dear Honorable Chairman Gachupin,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)

505.241.2798





**From:** [Brito, Russell](#)  
**To:** [districtmgr@19pueblosdistrict.org](mailto:districtmgr@19pueblosdistrict.org)  
**Cc:** [Administration@19pueblosdistrict.org](mailto:Administration@19pueblosdistrict.org)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:34:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - District Manager Montoya - Packet.pdf](#)  
[image001.png](#)

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Dear District Manager Montoya,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Adrian.notsinneh@janadmin.com](mailto:Adrian.notsinneh@janadmin.com)  
**Cc:** [jimmy.garcia@jan-nsn.gov](mailto:jimmy.garcia@jan-nsn.gov); [onotsinneh@janadmin.com](mailto:onotsinneh@janadmin.com)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:37:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - President Notsinneh - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable President Notsinneh,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [Tpadilla@mescaleroapachetribe.com](mailto:Tpadilla@mescaleroapachetribe.com)  
**Cc:** [Tcochise@mescaleroapachetribe.com](mailto:Tcochise@mescaleroapachetribe.com)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:42:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - President Walsh-Padilla - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable President Walsh-Padilla,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*

Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798



**From:** [Brito, Russell](#)  
**To:** [fsat@fortsillapache-nsn.gov](mailto:fsat@fortsillapache-nsn.gov)  
**Subject:** Pre-Submittal Tribal Meeting Offer  
**Date:** Thursday, October 16, 2025 5:44:00 PM  
**Attachments:** [Pre-submittal Tribal Meeting Letter - Lawrence-Four Hills Feeder Tie - Chairwoman Heminokeky - Packet.pdf](#)  
[image001.png](#)

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Dear Honorable Chairwoman Heminokeky,

The Public Service Company of New Mexico (PNM) plans to submit a site plan to the City of Albuquerque for an Extraordinary Facility in Major Public Open Space. This requires PNM to offer a pre-submittal tribal meeting per their Integrated Development Ordinance (IDO).

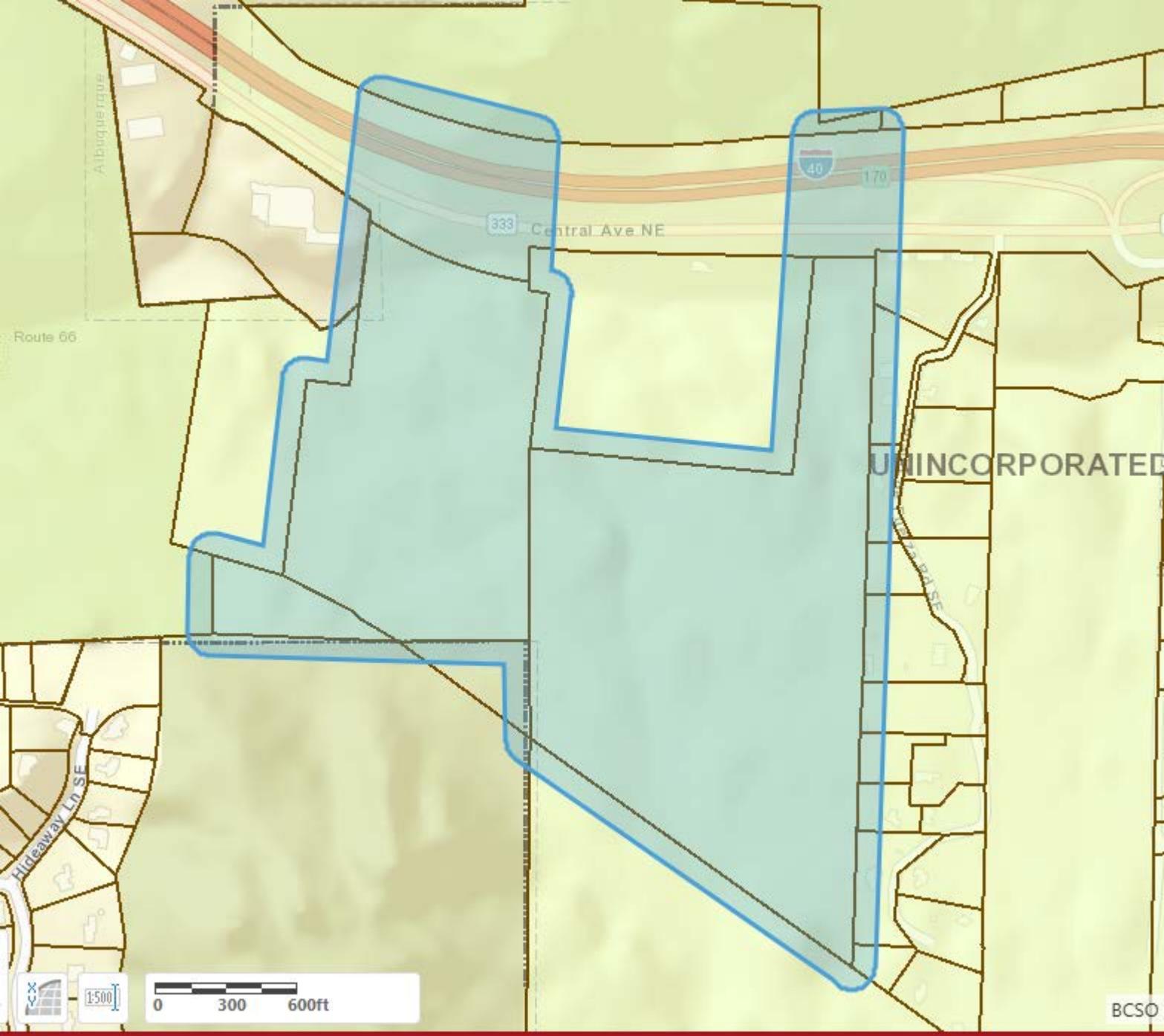
Please review the attached letter that has specific details about the project and feel free to contact me with any questions you or your staff may have.

Can you please inform PNM, within 15 calendar days of receiving this notification, if you would like a pre-submittal tribal meeting for this site plan application? Thank you.

Respectfully,

*Russell Brito*  
Land Use & Permitting Administrator  
Environmental Services & Land Use Permitting  
[Russell.Brito@pnm.com](mailto:Russell.Brito@pnm.com)  
505.241.2798  


## **Public Notice to Property Owners**



Owner	Owner Address	Owner Address 2
AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS	15000 CENTRAL AVE SE	ALBUQUERQUE NM 87123-3917
MCCORKLE SHERMAN & CATHY	14 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123-9720
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-1293
POLK RICHARD S & BARBARA J	PO BOX 50728	ALBUQUERQUE NM 87181
ULLRICH JAMES E TRUSTEE ULLRICH RVT	PO BOX 1356	TIJERAS NM 87059-1356
KLENNERT LINDSAY A & WADE L	62 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123-9727
KERSI DOMINIC & REBECCA	619 PROSPECT AVE NW	ALBUQUERQUE NM 87102-1077
N M STATE HIGHWAY COMM	PO BOX 1641	SANTA FE NM 87504
REGENTS OF UNM REAL ESTATE DEPT	MSC06-3595-1 UNIVERSITY OF NM	ALBUQUERQUE NM 87131-0001
DEAN CHRISTINE	68 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123-9727
FALKENTHAL ELEANOR M TRUSTEE FALKENTHAL RVLT	20 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123-9720
SUNDERLAND W GEORGE & LORETTA V	2431 SAN PEDRO DR NE	ALBUQUERQUE NM 87110-4101
ABQ CENTRAL AVE OPERATING ASSOC LP C/O BGK PROPERTIES INC NANCY FAIRCHILD	330 GARFIELD ST	SANTA FE NM 87501
DENNING DEAN & SABRINA	38 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123-9720

AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS	1500 CENTRAL	Owner Address 2	6694 28	9589 0730 5270 2583 6694 28	1/7/2020 S.M.S.
MCCORKLE SKILLER HERRMAN & CATHY	14 CABALLO DE ALBUQUERQUE NM	6694 35	9589 0730 5270 2583 6694 35	1/7/2020 S.M.S.	
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM	6694 42	9589 0730 5270 2583 6694 42	1/7/2020 S.M.S.
POK RICHARD S & BARBARA J.	PO BOX 50728	ALBUQUERQUE NM	8798 24	9589 0730 5270 3200 8798 24	1/7/2020 S.M.S.
ULLRICH JAMES E TRUSTEE	PO BOX 356	TIJERAS NM 87059-	8798 31	9589 0730 5270 3200 8798 31	1/7/2020 S.M.S.
KELNERT LINDSAY A & WADELL	62 CABALLO DE ALBUQUERQUE NM	8798 48	9589 0730 5270 3200 8798 48	1/7/2020 S.M.S.	
KERI DOMINIC & REBECCA	619 PROSPECT	AVW NW	87102-1077	9589 0730 5270 3200 8798 55	1/7/2020 S.M.S.
COMM N STATE HIGHWAY	PO BOX 1641	SANTA FE NM	8798 62	9589 0730 5270 3200 8798 62	1/7/2020 S.M.S.
REGENTS OF UNM REAL ESTATE DEPT	MSC06-3595-1	UNIVERSITY OF NM	8798 79	9589 0730 5270 3200 8798 79	1/7/2020 S.M.S.
DEAN CHRISTINE	68 CABALLO DE ALBUQUERQUE NM	8798 86	9589 0730 5270 3200 8798 86	1/7/2020 S.M.S.	
FALKENTHAL ELEANOR M	20 CABALLO DE ALBUQUERQUE NM	8799 47	9589 0730 5270 3200 8799 47	1/7/2020 S.M.S.	
TRUSTEE FALKENTHAL RVL	87123-9720	FUERZA RD SE	8799 47	9589 0730 5270 3200 8799 47	1/7/2020 S.M.S.
SUNDERLAND W GEORGE & LORETTA V	2431 SAN PEDRO	DR NE	87110-4101	9589 0730 5270 3200 8799 09	1/7/2020 S.M.S.
ABQ CENTRAL AVE	330 GARFIELD ST	SANTA FE NM	8799 23	9589 0730 5270 3200 8799 23	1/7/2020 S.M.S.
OPERATING ASSOC LP/C/O	38 CABALLO DE ALBUQUERQUE NM	8799 30	9589 0730 5270 3200 8799 30	1/7/2020 S.M.S.	
DBG PROPERTIES INC NANCY FARCHILD	87123-9720	FUERZA RD SE	8799 30	9589 0730 5270 3200 8799 30	1/7/2020 S.M.S.
DENNING DEAN & SABRINA	38 CABALLO DE ALBUQUERQUE NM	8799 30	9589 0730 5270 3200 8799 30	1/7/2020 S.M.S.	

PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

ABQ CENTRAL AVE OPERATING ASSOC LP

C/O BGK PROPERTIES INC

NANCY FAIRCHILD  
330 GARFIELD ST  
SANTA FE NM 87501

PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

W GEORGE & LORETTA V SUNDERLAND

2431 SAN PEDRO DR NE  
ALBUQUERQUE NM 87110-4101



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Eleanor M FALKENTHAL, Trustee  
FALKENTHAL RUL  
20 Caballo De Fuerza Rd SE  
Albuquerque NM  
87123-9720*

9590 9402 9616 5121 9415 35

2. Article Number (Transfer from service label)



PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

 Agent AddresseeB. Received by (Printed Name)  C. Date of DeliveryD. Is delivery address different from item 1?  Yes No

If YES, enter delivery address below:

 No Yes No**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Regents of UNM Real Estate  
Dept.  
MSC 04 - 3595 - 1 University of NM  
Albuquerque NM 87131-0401*

9590 9402 9616 5121 9415 28

2. Article Number (Transfer from service label)

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

 Agent AddresseeB. Received by (Printed Name)  C. Date of DeliveryD. Is delivery address different from item 1?  Yes No Yes No**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

 Agent AddresseeB. Received by (Printed Name)  C. Date of DeliveryD. Is delivery address different from item 1?  Yes No Yes No**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

 Agent AddresseeB. Received by (Printed Name)  C. Date of DeliveryD. Is delivery address different from item 1?  Yes No Yes No**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

 Agent AddresseeB. Received by (Printed Name)  C. Date of DeliveryD. Is delivery address different from item 1?  Yes No Yes No

PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

ELEANOR M FALKENTHAL, TRUSTEE  
FALKENTHAL RVLT  
20 CABALLO DE FUERZA RD SE  
ALBUQUERQUE NM 87123-9720

PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

CHRISTINE DEAN  
68 CABALLO DE FUERZA RD SE  
ALBUQUERQUE NM 87123-9727

PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

N M STATE HIGHWAY COMM  
PO BOX 1641  
SANTA FE NM 87504

PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

REGENTS OF UNM REAL ESTATE DEPT  
MSC06-3595-1 UNIVERSITY OF NM  
ALBUQUERQUE NM 87131-0001



PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-1293

PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

RICHARD S & BARBARA J POLK  
PO BOX 50728  
ALBUQUERQUE NM 87181

PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

LINDSAY A & WADE L KLENNERT  
62 CABALLO DE FUERZA RD SE  
ALBUQUERQUE NM 87123-9727

PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

JAMES E ULLRICH, TRUSTEE  
ULLRICH RVT  
PO BOX 1356  
TIJERAS NM 87059-1356



PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

SHERMAN & CATHY MCCORKLE  
14 CABALLO DE FUERZA RD SE  
ALBUQUERQUE NM 87123-9720

PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

AMERICAN SOCIETY OF RADIOLOGIC  
TECHNOLOGISTS  
15000 CENTRAL AVE SE  
ALBUQUERQUE NM 87123-3917

PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

DOMINIC & REBECCA KERSI  
619 PROSPECT AVE NW  
ALBUQUERQUE NM 87102-1077

PNM RESOURCES  
2401 AZTEC RD NE  
ALBUQUERQUE, NM 87107

DEAN & SABRINA DENNING  
38 CABALLO DE FUERZA RD SE  
ALBUQUERQUE NM 87123-9720

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Hold queue time

Up to 10 days

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**Domestic Mail Only**

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Albuquerque, NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

Postage	\$ 1.07
Total Postage and Fees	\$ 1.07

Sent To  
Dean & Sabrina Denning  
33 Caballito De Fuerza Rd SE  
Albuquerque NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com).

Albuquerque, NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

Postage	\$ 1.07
Total Postage and Fees	\$ 1.07

Sent To  
George & Loretta Sunderland  
2431 San Pedro Dr. NE  
Albuquerque NM 87110-4101

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
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Albuquerque, NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

Postage	\$ 1.07
Total Postage and Fees	\$ 1.07

Sent To  
Christine Dean  
Street and Apt. No. or PO Box No.  
33 Caballito De Fuerza Rd SE  
Albuquerque NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

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Albuquerque, NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

Postage	\$ 1.07
Total Postage and Fees	\$ 1.07

Sent To  
Regents of UNM Real Estate Dept  
Street and Apt. No. or PO Box No.  
115 Caballito De Fuerza Rd SE  
Albuquerque NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

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Albuquerque, NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

Postage	\$ 1.07
Total Postage and Fees	\$ 1.07

Sent To  
Lindsay A and Wade L Klemmert  
Street and Apt. No. or PO Box No.  
41 Caballito De Fuerza Rd SE  
Albuquerque NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

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Albuquerque, NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

Postage	\$ 1.07
Total Postage and Fees	\$ 1.07

Sent To  
Dominic and Rebecca Kersi  
Street and Apt. No. or PO Box No.  
1520 Central Ave NW  
Albuquerque NM 87102-1077

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

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PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

Postage	\$ 1.07
Total Postage and Fees	\$ 1.07

Sent To  
American Society of Radiologic Technologists  
Street and Apt. No. or PO Box No.  
1520 Central Ave SE  
Albuquerque NM 87123-3917

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

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Albuquerque, NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

Postage	\$ 1.07
Total Postage and Fees	\$ 1.07

Sent To  
Richard S and Barbara J Polk  
Street and Apt. No. or PO Box No.  
PO Box 50728  
Albuquerque NM 87181

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

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Albuquerque, NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

Postage	\$ 1.07
Total Postage and Fees	\$ 1.07

Sent To  
Glenor M Finkenthal, Trustee Finkenthal RVT  
Street and Apt. No. or PO Box No.  
20 Caballito De Fuerza Rd SE  
Albuquerque NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

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Albuquerque, NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

Postage	\$ 1.07
Total Postage and Fees	\$ 1.07

Sent To  
City of Albuquerque  
PO Box 1293  
Albuquerque NM 87103-1293

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

U.S. Postal Service™  
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Albuquerque, NM 87123-9720

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

Postage	\$ 1.07
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Sent To  
City of Albuquerque  
PO Box 1293  
Albuquerque NM 87103-1293

PS Form 3800, January 2023 PSN 7589-02-000-9047 See Reverse for Instructions

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice\*: 1/6/26

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(K) Public Notice**. This notice is being provided to (mark as relevant):

Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>

Property Owners within 100 feet of the Subject Property.

### Information Required by **IDO §14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 16000 Central Ave SE

Location Description \_\_\_\_\_

2. Property Owner\* City of Albuquerque

3. Agent/Applicant\* [if applicable] PNM

4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1

Site Plan – EPC

Subdivision \_\_\_\_\_ (Minor or Major or Bulk Land)

Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)

Variance – EPC

Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)

Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>:

Extraordinary Facility in Major Public Open Space (MPOS) - Overhead distribution feeder-tie

between to existing overhead distribution feeder lines in the Route 66/Tijeras Arroyo MPOS.

5. This application will be decided at a public meeting or hearing by\*:

Development Hearing Officer (DHO)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here:

<https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Hearing Date/Time\*: February 19, 2026 / 8:40 AM

Location<sup>4</sup>: https://cabq.zoom.us/j/5464729575

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found\*:

Preferred project contact information:

Name: Russell Brito

Email: Russell.Brito@pnm.com

Phone: 505.241.2792



Attachments:



Neighborhood Association Representative Contact List from the City's Office of

Neighborhood Coordination\*



Others: \_\_\_\_\_



Online website or project page: \_\_\_\_\_

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>5</sup> L-23, L-24, M-23, M-24

2. Project Illustrations, as relevant<sup>6</sup>



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation\*:

\_\_\_\_\_  
\_\_\_\_\_

<sup>4</sup> Physical address or Zoom link

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (\*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

---

---

---

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\* No buildings or landscape
- b. Access and circulation for vehicles and pedestrians.\* No vehicular access
- c. Maximum height of any proposed structures, with building elevations.\*
- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***: No buildings
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:** Unincorporated County: No IDO Zone District or Overlay Zone

1. Area of Property [typically in acres] 103.1346

Unincorporated County: No IDO Zone District or Overlay Zone    2. IDO Zone District NR-PO (B)    Unincorporated County: No IDO Zone District or Overlay Zone  
3. Overlay Zone(s) [if applicable] APO

4. Center or Corridor Area [if applicable] \_\_\_\_\_

Current Land Use(s) [vacant, if none] Major Public Open Space located in unincorporated Bernalillo County - no IDO Zone District or Overlay Zone.

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

#### Useful Links

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# 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.

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。

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 cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

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

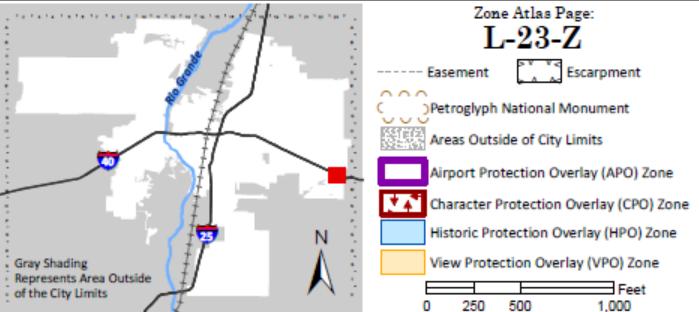


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).





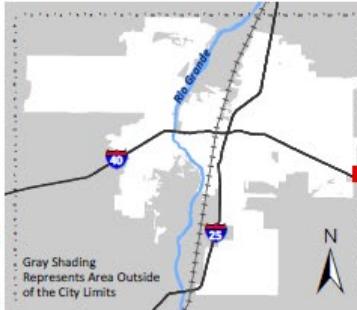
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

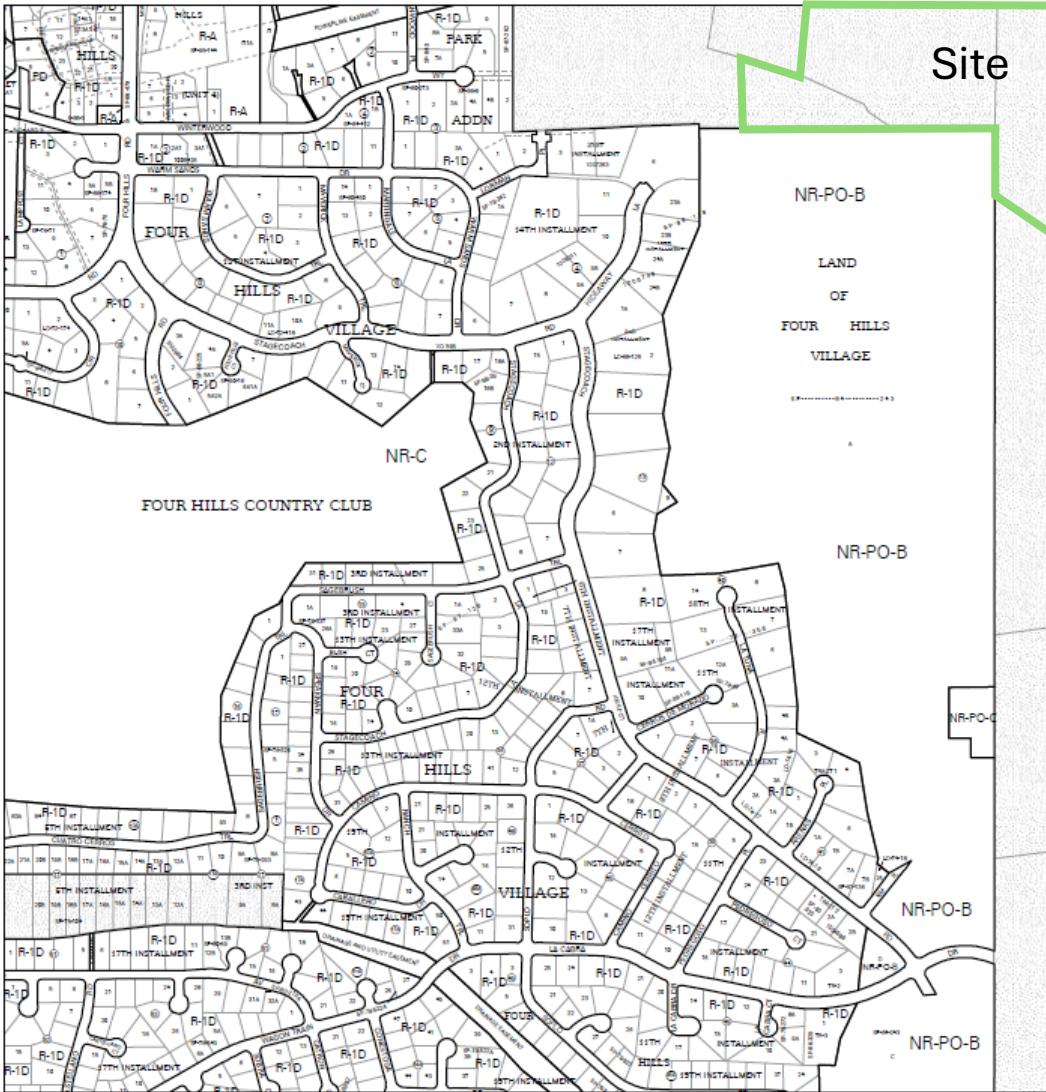
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



### Zone Atlas Page: L-24-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



For more details about the Integrated Development Ordinance visit: <http://www.cabg.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**M-23-Z**

A legend containing the following items:

- Easement (represented by a blue line)
- Escarpment (represented by a yellow polygon)
- Petroglyph National Monument (represented by a green polygon)
- Areas Outside of City Limits (represented by a grey polygon)
- Airport Protection Overlay (APO) Zone (represented by a purple polygon)
- Character Protection Overlay (CPO) Zone (represented by a red polygon)
- Historic Protection Overlay (HPO) Zone (represented by a blue polygon)
- View Protection Overlay (VPO) Zone (represented by an orange polygon)

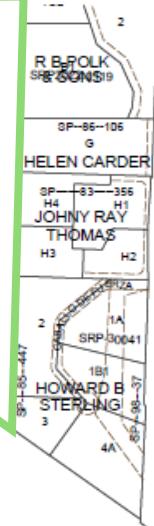
Below the legend is a scale bar with markings at 0, 250, 500, and 1,000 feet.

INC SURVEY

Site

SCS-95-1

A-1



A-1  
RESEARCH  
PARK-INC

CANON DE  
CARNUEL  
GRANT

1

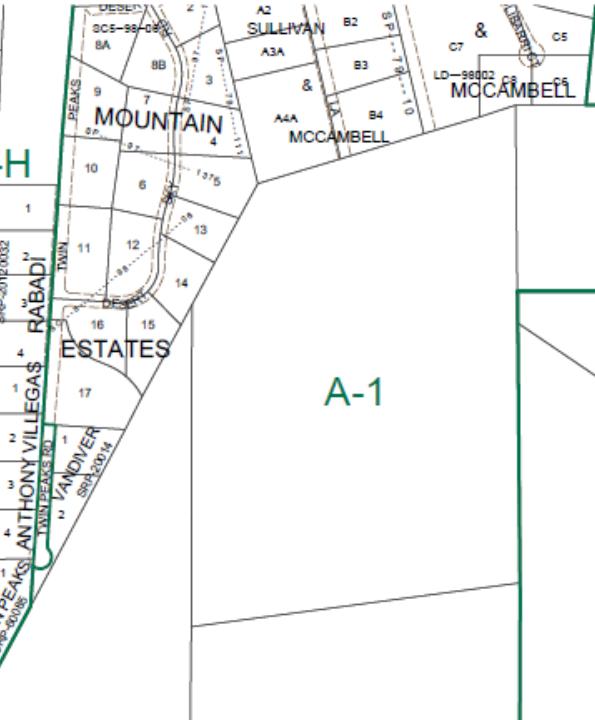
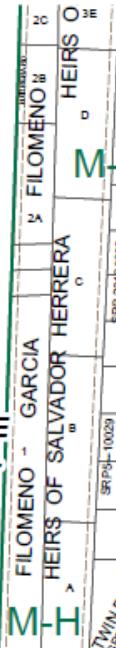
FOUR SP 2022 PARTNERS

2

A-1

A-1  
UNINCORPORATED

A-1



A-1



LEGAL DESCRIPTION

T10N

R4E

SEC 36

UNIFORM PROPERTY CODE

1-024-055



250 0 250 500 750 1,000  
Feet

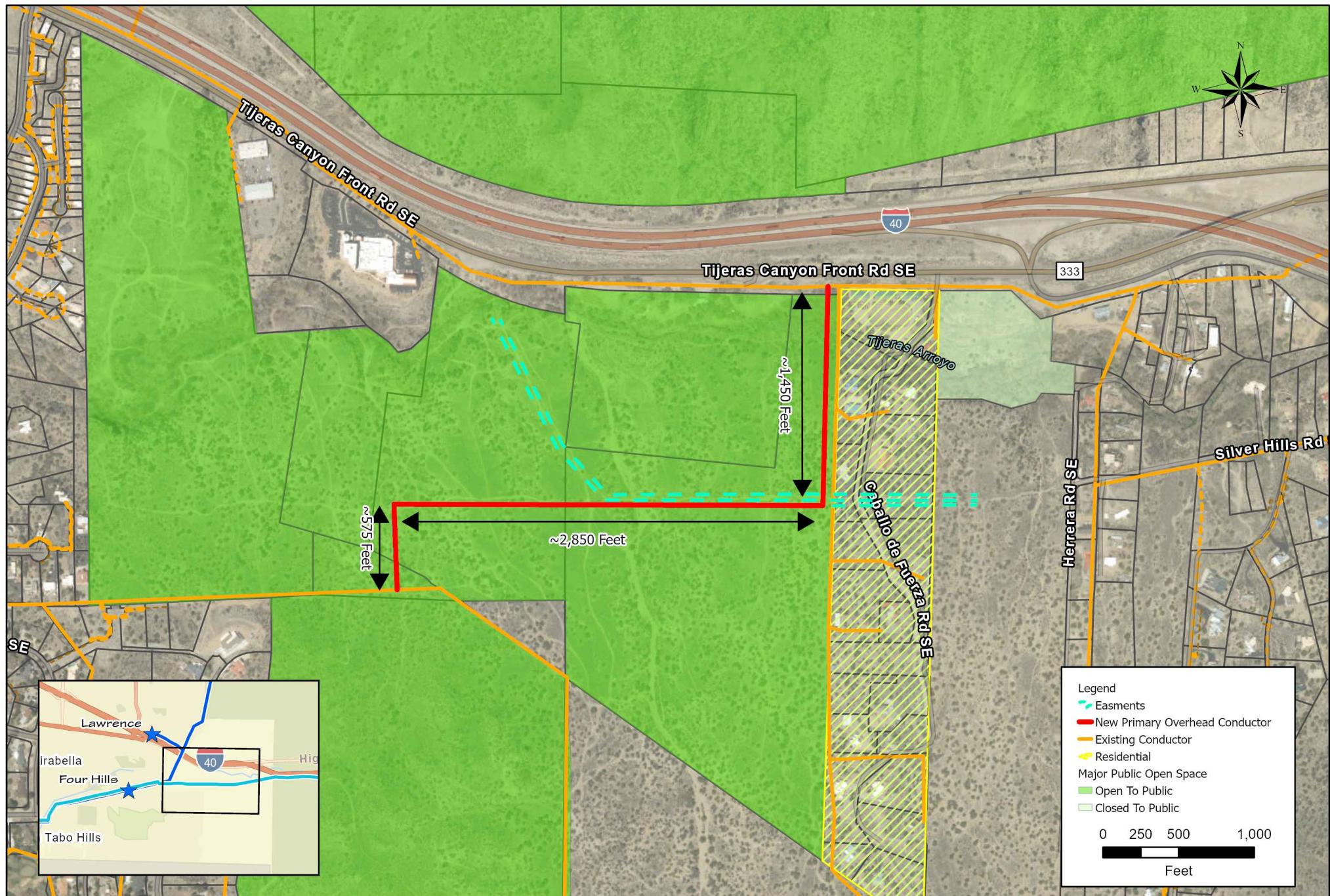
Map amended through Spring 2025

**BERN**  
**CO** | Bernalillo County

PLANNING & DEVELOPMENT SERVICES  
GIS TECHNOLOGY SECTION

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data from Bernalillo County and the City of Albuquerque. For current information visit <https://www.bernco.gov/planning/download-zone-atlas.aspx>.

**M-24-Z**

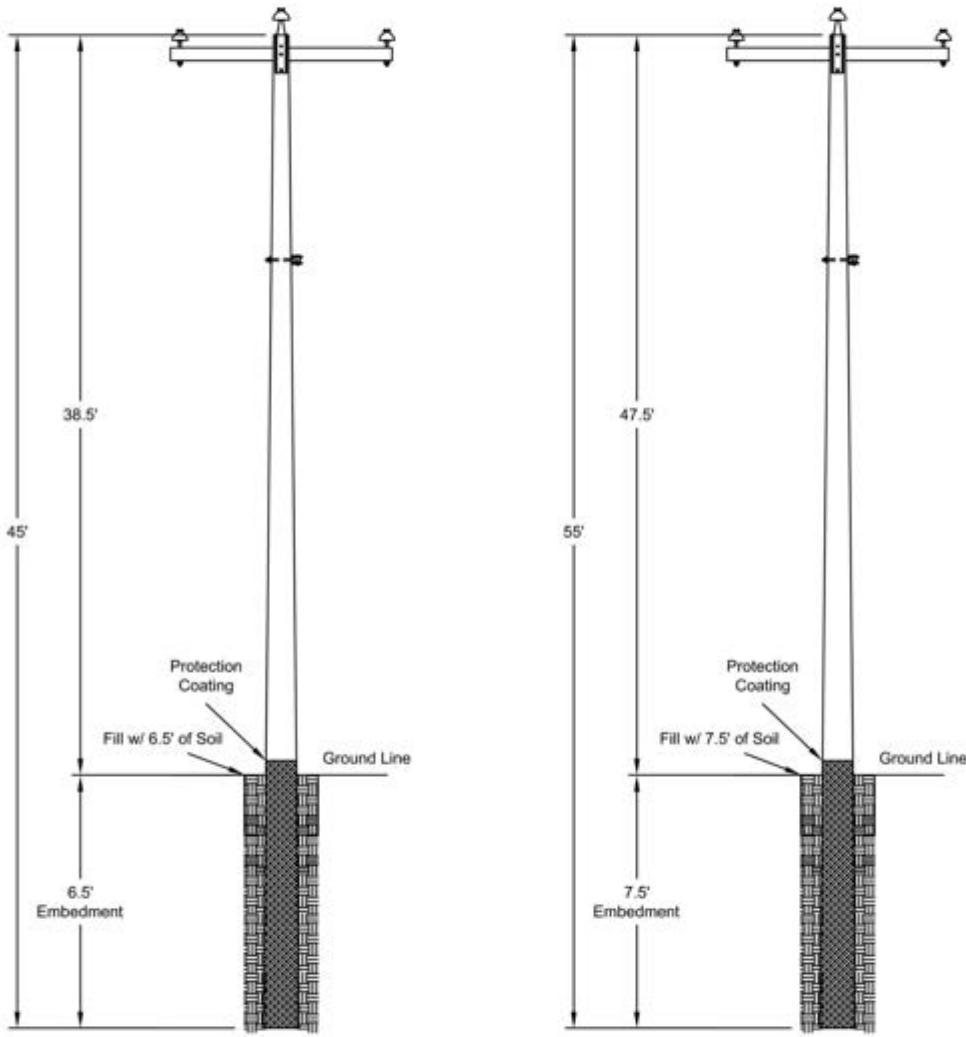


## Four Hills and Lawrence

### Site Plan

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45' Class 4 Wood and  
45' Class 2 Wood

12" Diameter (Class 4) or  
13" Diameter (Class 2)  
at Ground Line

55' Class 1  
Wood

15" Diameter (Class 1)  
at Ground Line

**From:** Flores, Suzanna A.  
**To:** Brito, Russell  
**Subject:** [External] 16000 Central Ave SE - Public Notice Inquiry Sheet Submission  
**Date:** Thursday, December 18, 2025 11:01:13 AM  
**Attachments:** image001.jpg  
Zone Atlas Pages I-23, I-24, M-23, M-24.pdf



**PLEASE NOTE:**

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 9 East Gateway Coalition		Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312
District 9 East Gateway Coalition		Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	5053218595	5052996670
Four Hills Village Association	PresidentFHVA@gmail.com	Austin	Cummings	AustinC@commercialdoormfg.com	No Address	Albuquerque	NM	87123		5055060240
Four Hills Village Association	PresidentFHVA@gmail.com	Tim	Gallegos	presidentfhva@gmail.com	708 Lamp Post Cir SE	Albuquerque	NM	87123		5057978665

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Wednesday, December 17, 2025 4:15 PM  
**To:** Office of Neighborhood Coordination <russell.brito@pnm.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Russell Brito

Telephone Number

505-241-2798

Email Address

[russell.brito@pnm.com](mailto:russell.brito@pnm.com)

Company Name

PNM

Company Address

2401 Aztec Rd NE

City

Albuquerque

State

NM

ZIP

87107

Subject Site Information

Legal description of the subject site for this project:

WLY PORT OF PARCEL C CORRECTION PLAT OF SURVEY FORMARIAN G. MALCOLM (PORT OF PARCELS A, C & D RESEARCH PARKINC & A PORT OF THE SW1/4 NE1/4 SEC 26 T10N R4E) and TR 4 (E'LY PORT OF PARCEL C MARIAN G. MALCOLM) RESEARCHPARK INC EXCL PORT OUT TO R/W and S'LY PORT OF TR-A-4 SUMMARY PLAT SHOWING TRS A-1, A-2, A-3 &A-4 OF THE CHANT PROPERTY ADDITION

Physical address of subject site:

16000 Central Ave SE

Subject site cross streets:

between Caballo del Fuerza Rd and Carmella Drive

Other subject site identifiers:

Route 66 and Tijeras Arroyo Major Public Open Space

This site is located on the following zone atlas page:

L-23, L-24, M-23, M-24

[Link for map](#)

Captcha

# **SIGN POSTING AGREEMENT**

## **Environmental Planning Commission**

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1.**

### **1. LOCATION**

- A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

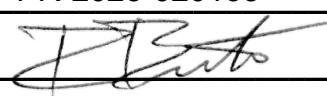
### **2. NUMBER**

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

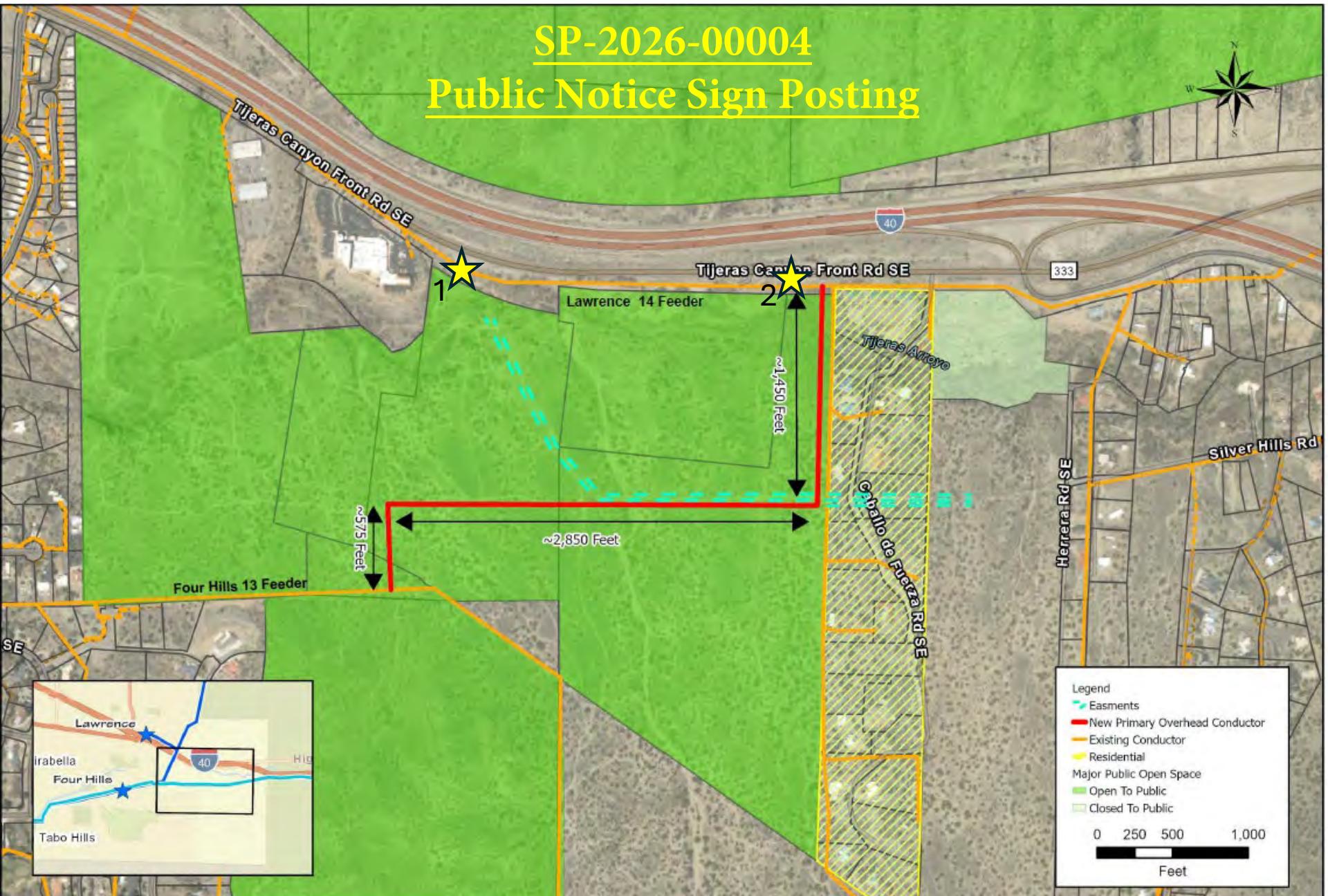
### **3. PHYSICAL POSTING**

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

**Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.**

**Project Number & Address:** PR-2025-020135 16000 Central Ave SE  
**Applicant/Agent Signature**  **Date:** 07 Jan 2026

**SP-2026-00004**  
**Public Notice Sign Posting**



## REQUEST

### SITE PLAN - EPC

Extraordinary Facility in Major Public  
Open Space: A "feeder tie" of two  
existing electric distribution lines.

The City of Albuquerque Environmental Planning Commission will hold a public hearing [ZOOM link](https://cabq.zoom.us/j/15464229575) or [public hearing](https://cabq.zoom.us/j/15464229575) on 19 February, 2026 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from 04 February 2026 to 06 March 2026  
by Public Service Company of New Mexico 505.241.2798  
applicant/agent phone

REFER TO FILE# SP-2026-00004

It is illegal for an unauthorized person to remove or tamper with this sign

Sign 1

## REQUEST

Site Plan - EPC  
Extraordinary Facility in Major  
Public Open Space: A "Feeder tie" of  
+ two existing electric distribution lines.

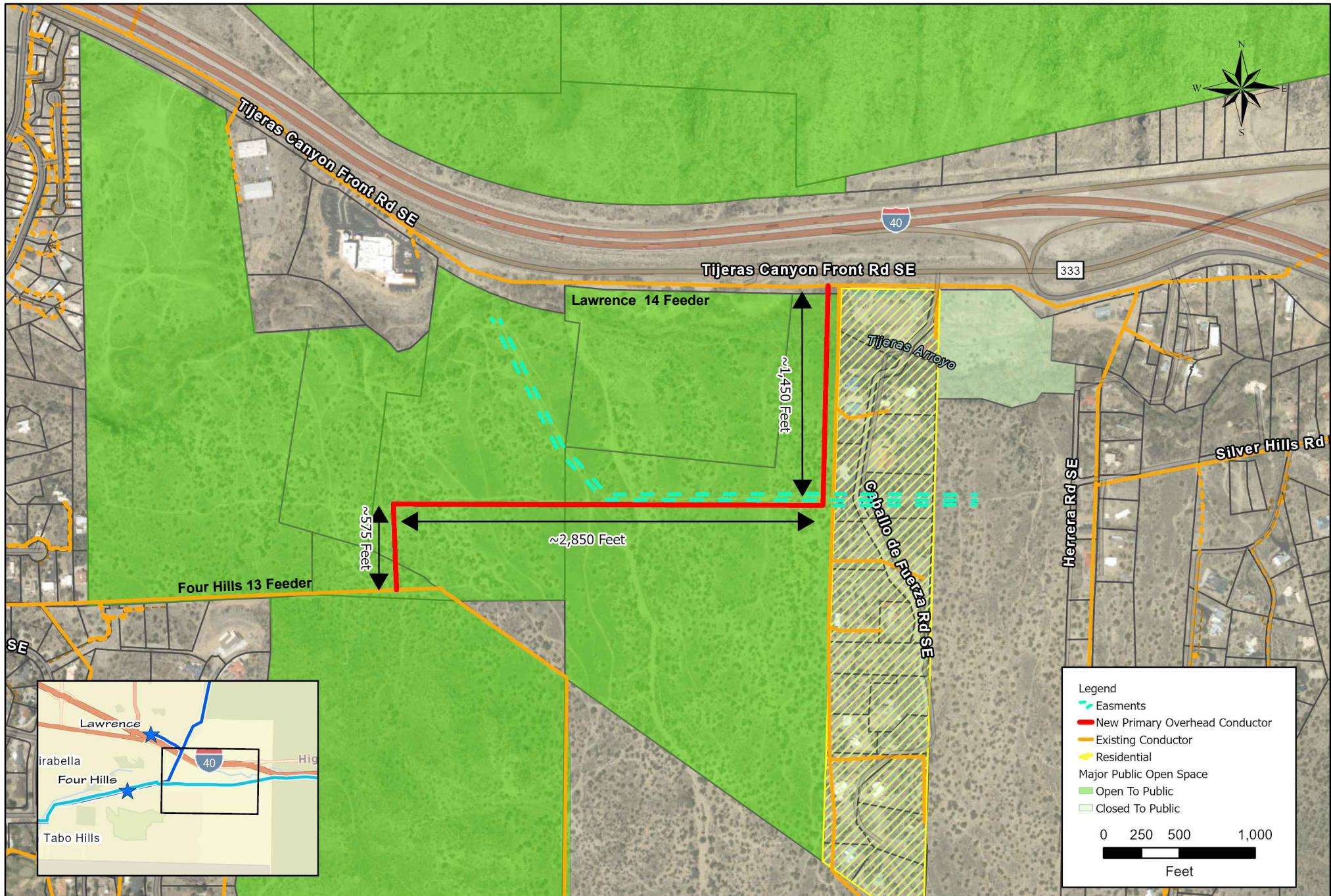
The City of Albuquerque Environmental Planning Commission will hold a  
public hearing 2026 at 8:30 AM. All Persons  
Meeting 19 February 2026 at 8:30 AM. All Persons  
have a right to appear at such a hearing. For information on this case or  
other instructions on filing written comments, call the Planning  
Department at (505) 924-3860 or contact the applicant.  
Required to be posted from 04 February 2026 to 06 March 2026  
by Public Service Company of New Mexico 505.241.2798  
applicant/agent phone

REFER TO FILE# SP-2026-00004

It is illegal for an unauthorized person to remove or tamper with this sign

Sign 2

**E) SITE PLAN EXHIBITS**



## Four Hills and Lawrence

### Site Plan

**Proprietary statement:** This document and all previous issues are the property of Public Service Company of New Mexico (PNM) and neither receipt nor possession thereof infers or transfers: any right in or license to use this document, the subject matter thereof, or any design or technical information shown thereon, or any right to reproduce this document, or any part thereof. Neither this document nor any information contained therein may be copied, reproduced, or otherwise used or disclosed to any other party without first obtaining the express written permission of PNM. This document is provided under the express condition that it will be held in confidence by the recipient, that it is subject to return upon demand, and that it will not be used in any way detrimental to PNM.



# Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES  
 ○ FOUND AND USED MONUMENT AS DESIGNATED  
 ♦ CONTROL POINT  
 SET THIS SURVEY  
 △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED  
 ● UTILITY POLE  
 ↗ GUY WIRE  
 —U— OVERHEAD UTILITY LINE  
 —G— GAS LINE

RECORDING STAMP

# EXHIBIT "A"

PNM  
 Lawrence  
 Four Hills  
 Feeder  
 Tie

## Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	998.88'	248.80'	248.16'	S 61°54'18" E	14°16'16"

## Line Table

LINE	BEARING	DISTANCE
L1	S 10°02'46" E	208.92'
L2	S 84°06'35" E	503.19'
L3	S 05°50'13" W	651.52'
L4	S 84°08'54" E	1140.00'
L5	N 06°02'48" E	959.54'
L6	N 89°05'27" E	261.84'
L7	S 02°01'31" W	2065.60'
L13	N 54°20'36" W	1150.61'
L14	N 74°44'29" W	138.55'
L15	N 07°06'37" E	845.98'
L16	S 82°49'59" E	185.98'
L17	N 07°05'03" E	753.93'
L18	N 00°09'05" E	1249.27'

LINES 8-12 INTENTIONALLY OMITTED

**PRECISION SURVEYS, INC.**

OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113

505.856.5700 PHONE  
 505.856.7900 FAX

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION			PROJECT INFORMATION		INDEXING INFORMATION		PNM PROJECT NO.	
STATE PLANE ZONE: NM-C	GRID	GEODID: 18	LAND GRANT CANON DE CARNUEL GRANT			CREW/TECH: MC	DATE OF SURVEY 01/23/2023	PROPERTY OWNER CITY OF ALBUQUERQUE		MT #: P12981	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION 25 & 26 TOWNSHIP 10 NORTH RANGE 4 EAST MERIDIAN NMPM			DRAWN BY: JK	CHECKED BY: LM	SUBDIVISION NAME LAND OF MARIAN G. MALCOLM		PNM APPROVAL	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM			BASE POINT N = 0 E = 0			PSI JOB NO. 228344	SHEET NUMBER 1 OF 2	UPC 102405607909030127 102305647607340140			
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003682550			DISTANCE ANNOTATION: GROUND			CITY N/A		COUNTY BERNALILLO STATE NM			
GROUND TO GRID: 0.9996318805			BEARING ANNOTATION: GRID								

## Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT FOR EASEMENT SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF (EASEMENT) SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



LARRY W. MEDRANO  
N.M.P.S. No. 11993

02/16/2023  
DATE



## Acknowledgment

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF February, 2023 BY LARRY W. MEDRANO, PRESIDENT, PRECISION SURVEYS, INC.

  
BY \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12/13/2026

State of New Mexico  
 Notary Public  
 Nicholas Jackson Pressnall  
 Commission Number 1139327  
 Expiration Date 12/13/2026



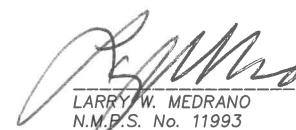
# EXHIBIT "A"

RECORDING STAMP

PNM  
Lawrence  
Four Hills  
Feeder  
Tie

## Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT FOR EASEMENT SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF (EASEMENT) SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 02/16/2023  
LARRY W. MEDRANO  
N.M.P.S. No. 11993



## Acknowledgment

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF February, 2023 BY LARRY W. MEDRANO, PRESIDENT, PRECISION SURVEYS, INC.

 MY COMMISSION EXPIRES: 12/13/2026  
NOTARY PUBLIC

**PRECISION**  
SURVEYS, INC.

OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113

505.856.5700 PHONE  
505.856.7900 FAX

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				PROJECT INFORMATION		INDEXING INFORMATION		PNM PROJECT NO.	
STATE PLANE ZONE:	GRID	GRID/GROUND COORDINATES: GEOD18	GEOID:	GEOD18	LAND GRANT	CANON DE CARNUEL GRANT				CREW/TECH: MC	DATE OF SURVEY: 01/23/2023	PROPERTY OWNER: ABQ CENTRAL AVE OPERATING ASSOC LP C/O BGK
HORIZONTAL DATUM:	NAD83	VERTICAL DATUM:	NAVD88	ROTATION ANGLE: 0° 00' 00.00"	BASE POINT: N = 0	SECTION: 25 & 26	TOWNSHIP: 10 NORTH	RANGE: 4 EAST	MERIDIAN: NMPM	DRAWN BY: JK	CHECKED BY: LM	PROPERTIES INC NANCY FAIRCHILD
CONTROL USED:	ALBUQUERQUE GEODETIC REFERENCE SYSTEM		COMBINED SCALE FACTOR:	GRID	DISTANCE ANNOTATION: GROUND	E = 0	CITY: N/A	COUNTY: BERNALILLO	STATE: NM	PSI JOB NO.: 228344_S_TR_4A	SHEET NUMBER: 1 OF 2	SUBDIVISION NAME: N/A
GRID TO GROUND: 1.0003682550	GROUND	BEARING ANNOTATION: GRID	GROUND TO GRID: 0.9996318805	GRID						UPC: 102305639903040132		PNM APPROVAL

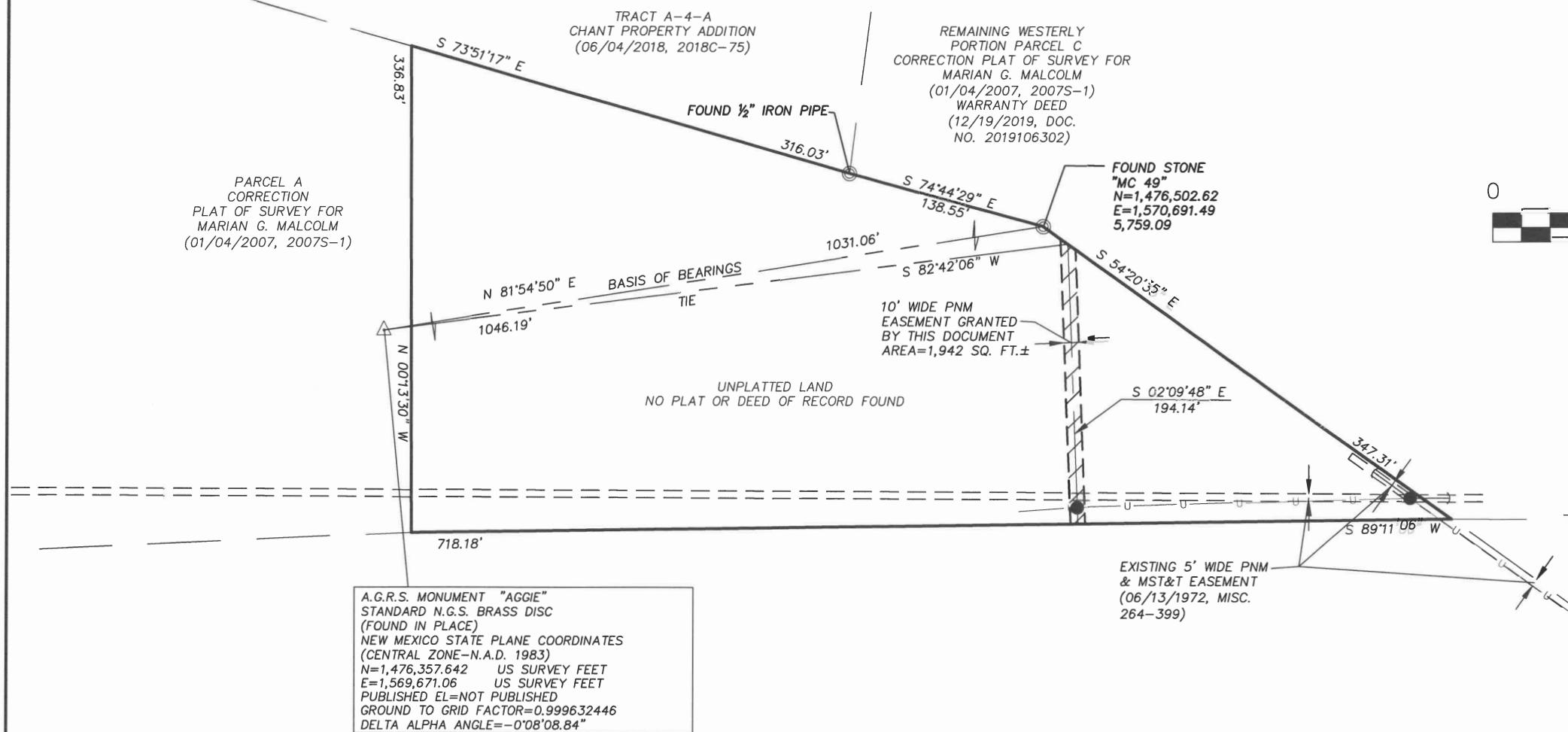
State of New Mexico  
Notary Public  
Nicholas Jackson Pressnall  
Commission Number 1139327  
Expiration Date 12/13/2026

# Legend

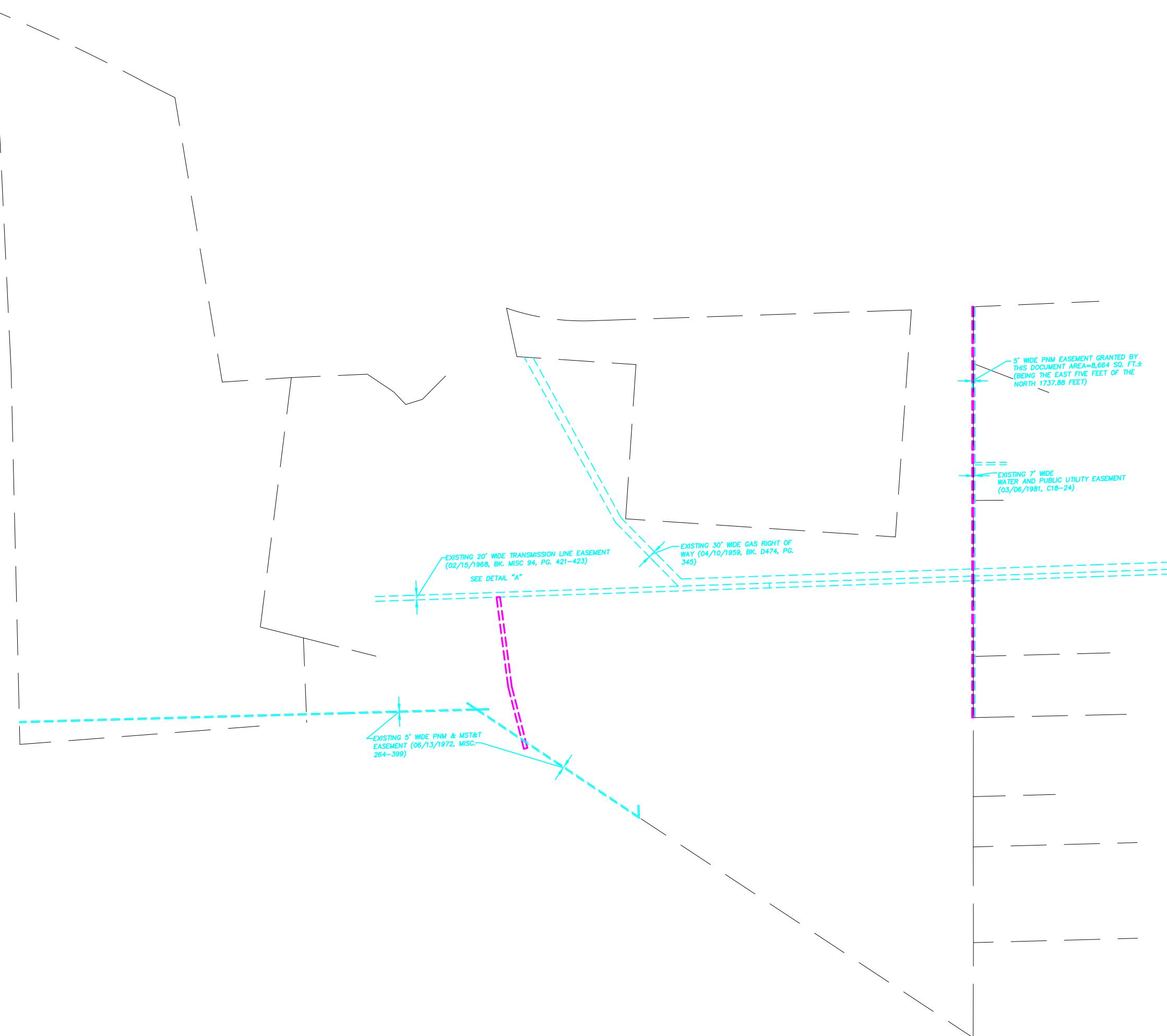
# EXHIBIT "A"

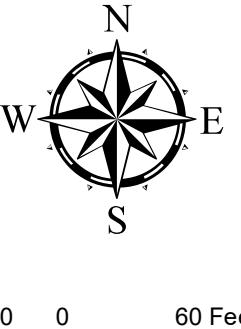
N 90°00'00" E MEASURED BEARING AND DISTANCES

- FOUND AND USED MONUMENT AS DESIGNATED
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- UTILITY POLE
- U— OVERHEAD UTILITY LINE



**EXHIBIT  
PNM  
Lawrence  
Four Hills  
Feeder  
Tie**





Project: Four Hills and Lawrence Feeder Tie  
 Maximo: 184703  
 Eng: Jeremy Tabet  
 Feeder: Four Hills 13  
 Blue Book: J18B  
 TRS: 10N 4E 26D  
 Permits: Required  
 Access: Truck Accessible  
 Hot Zone: Not in a Hot Zone  
 Hot Wing: In a Hot Wing

Install 45' Class 2  
 Three Phase  
 Corner Buck Pole  
 per DS-2-11.0  
 Install Ground  
 Assembly  
 per DS-18-20.0  
 Install Guy Assembly  
 per DS-5-3.1 and  
 per DS-5-3.3  
 Install Anchor Assembly  
 per DS-5-5.1

Install 40' Class 4  
 3 Phase Tangent Pole  
 per DS-2-4.0

Install 40' Class 4  
 3 Phase Tangent Pole  
 per DS-2-4.0

Install 40' Class 4  
 3 Phase Tangent Pole  
 per DS-2-4.0

Install 40' Class 4  
 3 Phase Tangent Pole  
 per DS-2-4.0

Install 40' Class 4  
 3 Phase Tangent Pole  
 per DS-2-4.0

Install 40' Class 4  
 3 Phase Tangent Pole  
 per DS-2-4.0

Install 40' Class 4  
 3 Phase double Deadend  
 and Install Scada Mate  
 Repeater: Face Antenna towards XXXXXXXX  
 Signal Strength: XXXX  
 Normal Open  
 Midpoint Switch  
 Feeder 1 – Four Hills 13  
 Feeder 2 – Lawrence 14  
 Install 2 pole grounds

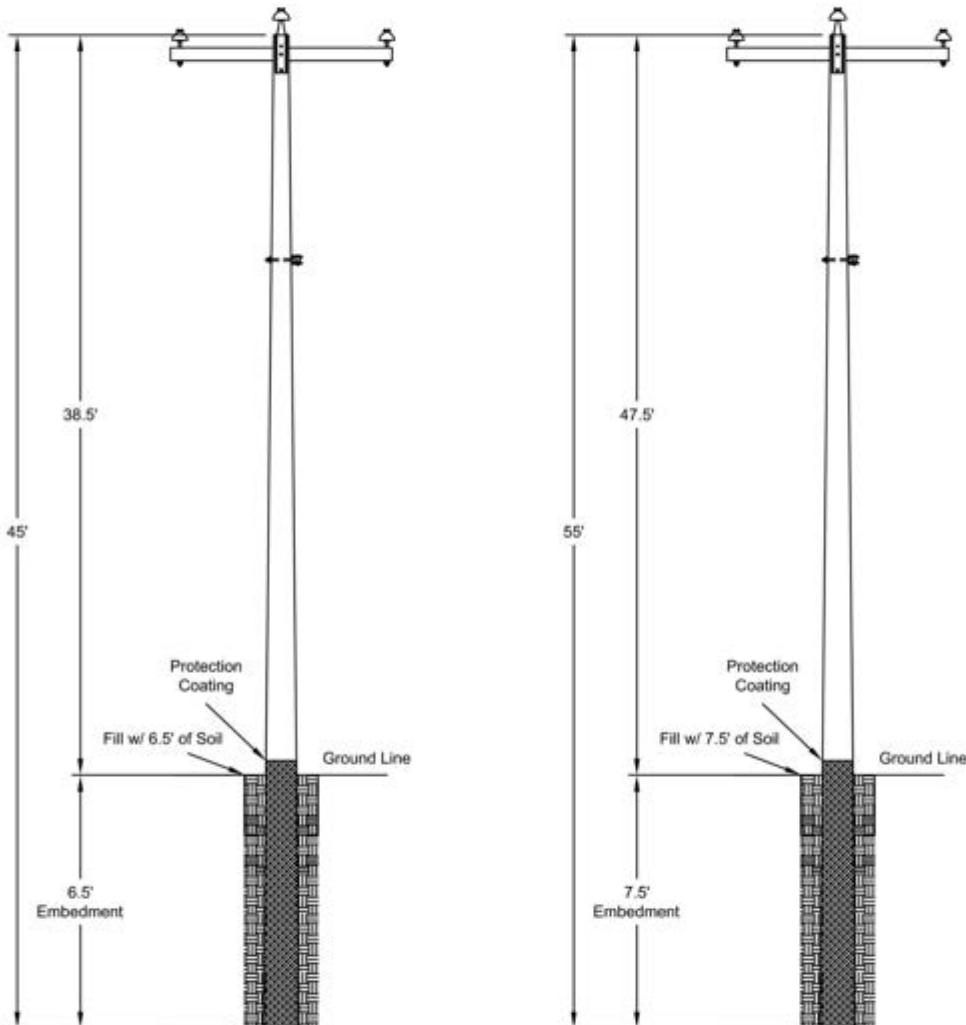
Upgrade existing  
 Single Phase #2 ACSR OH  
 Line to Three Phase  
 397 AAC OH Line  
 and 2/0 Neutral

Note: As part of this feeder tie project, existing poles and lines will be  
 inspected and will be replaced and/or upgraded as needed to ensure  
 system reliability.

**EXHIBIT**  
 PNM  
 Lawrence  
 Four Hills  
 Feeder Tie  
 Project



DR: JTABET	FOR:
W/O DATE:	DATE: 1/30/2025
INSTALLED:	SCALE: 1" = 91'
REF:	RD-
FEEDER:	
BLUE BOOK: J18B.J17D	



Note: Pole heights will vary based on topography to meet technical and safety clearance standards.

PNM  
Lawrence  
Four Hills  
Feeder  
Tie



## APPLICATION REQUIREMENTS FOR SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

**City of Albuquerque  
Planning Department**

The complete application and materials, including all required items on this checklist and/or in the Integrated Development Ordinance (IDO), must be submitted through ABQ-PLAN.

Please refer to the EPC hearing schedule for hearing dates and deadlines.

Please be prepared to submit all documents prior to starting the application. You may save your progress in the system, but the system will not save any attachments until you submit.

- A Letter of authorization from the property owner if the application is submitted by an agent
- For Sites 5+ acres: Archaeological Certificate in accordance with IDO §14-16-6-5(A)
- Signed Traffic Impact Study (TIS) Form
- Justification letter describing, explaining, and justifying the request pursuant to IDO §14-16-6-6(F)(3) or §14-16-6-6(I)(3), as applicable
- Explanation of requested deviations, if any, in accordance with IDO §14-16-6-4(N)
- Proof of Tribal Meeting per IDO §14-16-6-4(B), as applicable
- Sign Posting Agreement
- Proof of Required Public Notice pursuant to IDO §14-16-6-4(J)
  - Office of Neighborhood Coordination inquiry response
  - Notice and attachments (e.g., letter and site plan sheets) sent to Neighborhood Association representatives
  - Proof of email and/or first-class mailing to Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way)
  - Notice and attachments (e.g., letter and site plan sheets) sent to property owners
  - Proof of first-class mailing to property owners
- Completed Site Plan Checklist
- Site Plan or Master Development Plan and related drawings  
*Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.*
- Sensitive Lands Site Analysis for new site design in accordance with IDO §14-16-5-2(C), as applicable
- Landfill disclosure statement per IDO §14-16-5-2(G) if site is within a designated landfill buffer zone

**AMENDMENTS – All of the above, and in addition:**

- A copy of the original approved Site Plan or Master Development Plan, and any amendments
- The original Notice of Decision, and any subsequent

**VARIANCE – EPC – All of the requirements for Site Plan – EPC, and in addition:**

- Please describe, explain, and justify the variance per the criteria in IDO §14-16-6-6(N)(3).

*Note: Any variance request from IDO Standards in §14-16-5-3 (Access and Connectivity), §14-16-5-4 (Subdivision of Land), §14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DHO per IDO §14-16-6-6(L).*

# SITE PLAN CHECKLIST

Project #: PR-2025-020135 Application #: \_\_\_\_\_

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

***I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.***



07 Jan 2026

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

***The electronic format must be organized in the above manner.***

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

**NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.**

**NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.**

## SHEET #1 - SITE PLAN

### A. General Information

X 1. Date of drawing and/or last revision

X 2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100'