



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 2, 2007

2. Project # 1005493

07DRB-00455 Major- Variance for an overhead electric distribution line – Segment One

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT ONE**, located on WESTERN TRAILS NW between UNSER BLVD NW and ATRISCO NW. (F-10/F-11)

07DRB-00454 Major- Variance for an overhead electric distribution line – Segment Two

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT TWO**, located on WESTERN TRAILS NW between ATRISCO NW and COORS NW. (F-10/F-11)

At the May 2, 2007 public hearing, the Development Review Board (DRB) denied the Public Service Company of New Mexico's (PNM) request for a variance to the undergrounding requirements of Section 14-14-4-8(B) Electrical and Communication Line Locations of the City Subdivision Ordinance.

PNM requested the variance to allow them to place new electrical three phase distribution lines above ground along the south side of Western Trails, NW between Coors Boulevard, NW and Unser Boulevard, NW.

FINDINGS:

1. The southern portion of the Western Trails right-of-way between Unser and Atrisco was dedicated for the widening of the roadway when the adjacent properties were subdivided under the City Subdivision Ordinance. Therefore, Section 14-14-4-8 of the City's subdivision regulations applies to this variance request.
2. Section 14-14-4-8(B) of the Subdivision Ordinance states: "The Development Review Board may grant a variance...if it is determined that no significant public purpose would be served by requiring the new lines be placed underground and that one or more of the following conditions exists: (1) the immediate or adjacent area is presently served by overhead lines; or (2) subsurface conditions make underground lines economically unreasonable."
3. The variance request is subject to the policies of the Coors Corridor Plan, the West Side Strategic Plan and the Albuquerque/Bernalillo County Comprehensive Plan.



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4. A significant public purpose is served by requiring the placement of the new lines underground as articulated in the following policies and plans:
 - a. Issue 2 and Policy 11 of the Coors Corridor Plan state that public officials have the responsibility to protect environmental considerations related to placing power distribution lines underground in accordance with existing regulations.
 - b. Policy 4.6 of the West Side Strategic Plan states that the Overhead Utilities Section of that Plan became policy upon plan adoption. The Overhead Utilities Section states that electrical distribution lines should be placed underground consistent with the City's Subdivision Ordinance.
 - c. Policy 8b of the Albuquerque/Bernalillo County Comprehensive Plan states that utilities shall be designed to realize opportunities for City beautification.
 - d. Policy 8c of the Comprehensive Plan states that incidental structures such as wires and poles shall be designed for minimal visual intrusion.
 - e. There is a significant amount of land immediately adjacent to Western Trails on the north and south sides presently unserved by PNM. To allow the placement of overhead lines along Western Trails could set a precedent to justify the remaining undeveloped land, some of which fronts Coors Boulevard, to be served by overhead lines, in violation of the existing Coors Corridor Plan, Westside Strategic Plan and Comprehensive Plan policies.
5. There is a significant public purpose in placing the lines underground because overhead lines create potential safety hazards to children and balloonists and are aesthetically displeasing because they obstruct and, therefore, detract from the natural landscape.
6. The majority of the immediate or adjacent area is not presently served by overhead lines, particularly south of Atrisco Boulevard.
 - a. There are some existing aboveground power lines along Atrisco, within the Quaker Heights Subdivision north of Western Trails and built prior to the underground placement requirement of the Subdivision Ordinance, serving the portable buildings at Chaparral Elementary School, and along the last 400 feet on the north side of Western Trails at Coors.



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- b. In the immediate area, the recently constructed Rancho Encantado del Norte, Rinconado Trails and Western Trails Estates Subdivisions are served by underground lines as is The Garage, a commercial development at the northeast corner of Unser and Western Trails and the permanent building of Chaparral Elementary School.
7. Subsurface conditions along the north side of Western Trails do not make underground lines economically unreasonable due to the following:
 - a. In August 2006, Albuquerque Public Schools (APS) granted PNM an underground utility easement within its property boundaries along the south side of the western end of Western Trails. Therefore, no additional property acquisition costs are required for underground installation.
 - b. PNM did not present any evidence to substantiate that installing underground lines is economically unreasonable.

If you wish to appeal this decision, you must do so by May 17, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Sheran Matson, AICP, DRB Chair

Cc: Laurie Moyer, Public Participation & Regulatory Relations, System Engineering,
Alvarado Square MS 0600, 87158
Kevin Winner, PNM, 414 Silver Ave SE, 87102
Larry Barnsdale, 5939 Los Riscos Rd NW, 87120
Virginia Kinney, 6001 Western Trail NW, 87120
Jack Clifford, 12528 Royal Winslow Pl NE, 87111

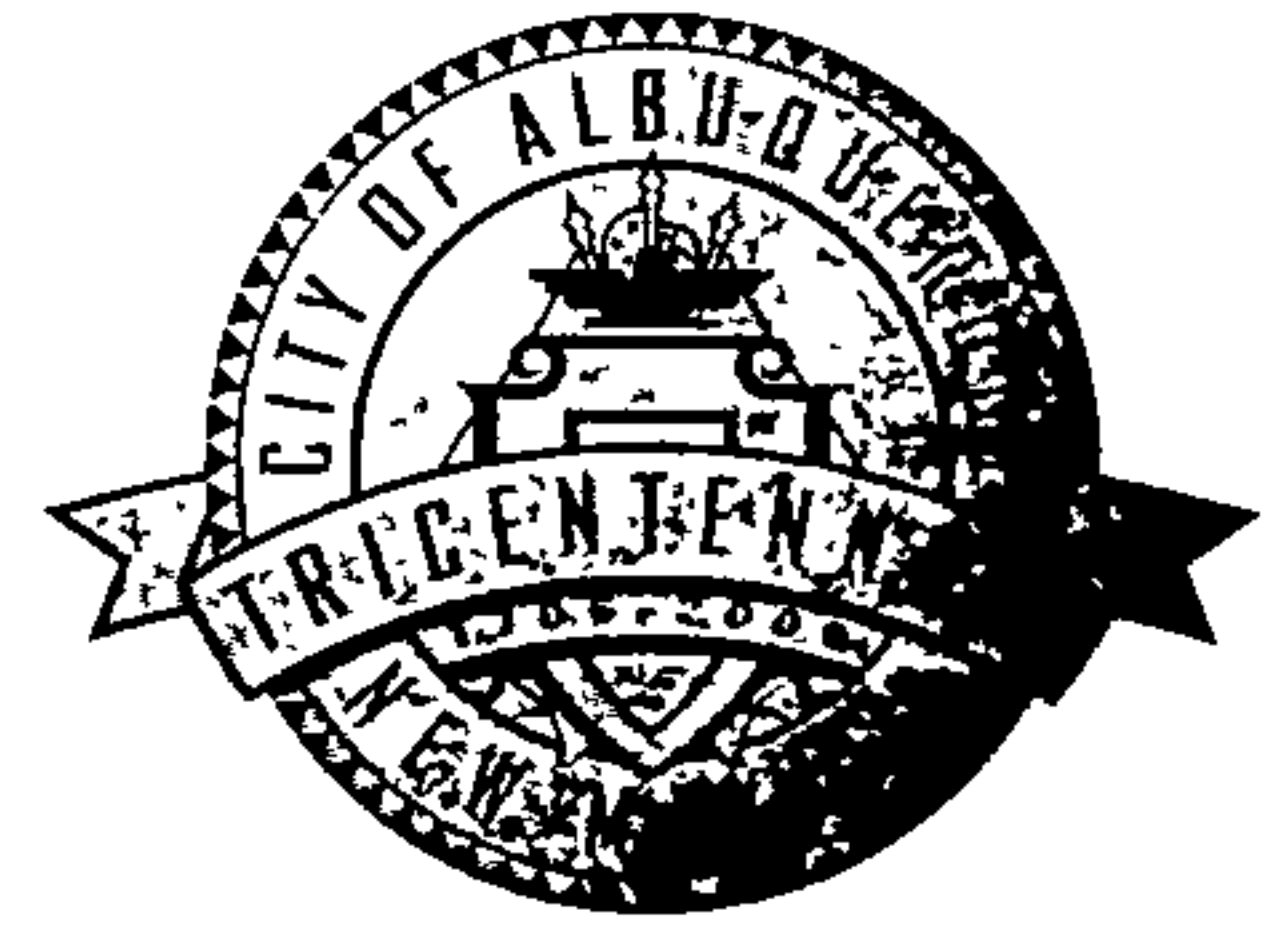


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Paul & Maria Sacido, 5905 Los Riscos Rd NW, 87120
John & Bonnie Husler, 5901 Los Riscos Rd NW, 87120
Dawn Hamilan & Kate Helean, 5920 Mesa Sumbra NW, 87120
Sara Hoey, Canyon Gate Real Estate Services, PO Box 93488, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005493

AGENDA ITEM NO: 2

SUBJECT:

Variance for an overhead electric distribution line – Segment One
Variance for an overhead electric distribution line – Segment Two

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

P.O. Box 1293

Applicant has not shown evidence of subsurface conditions making underground lines economically unreasonable or that all adjacent areas are already served by overhead distribution facilities or other reasons to grant a variance to the subdivision ordinance.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED **X**; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 2, 2007

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 25, 2007

Project # 1005493

07DRB-00455 Major- Variance for an overhead electric distribution line – Segment One

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT ONE**, located on WESTERN TRAILS NW between UNSER BLVD NW and ATRISCO NW. (F-10/F-11)

07DRB-00454 Major- Variance for an overhead electric distribution line – Segment Two

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT TWO**, located on WESTERN TRAILS NW between ATRISCO NW and COORS NW. (F-10/F-11)

AMAFCA	No adverse comments.
COG	No comments received.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	

Letters sent to Taylor Ranch NA (R) and Quaker Heights NA (R).

APS PNM is requesting a variance for an overhead electric distribution line in the Western Trail ROW between Unser Blvd. and Atrisco Dr. NW, abutting the northern property lines of APS Tracts A, B and C-1, Chaparral Elementary School (Segment One).

In August 2006, PNM requested and **APS granted to PNM an underground easement** in the north 10' of Tracts A, B and C-1, Chaparral Elementary School (the 3 easements were recorded with the County Clerk on Sept. 22, 2006). PNM later requested that APS grant new easements at the same location to allow Overhead power lines, but APS rejected this request because **APS did not and does not feel that overhead power lines are appropriate** at this location. Rather than use the underground easement rights it obtained, PNM apparently decided to construct its facilities in the Road ROW adjacent to Chaparral Elementary School, but has now determined that it requires a variance. APS **objects to this variance** for the following reasons:

Utilities Development

- | | |
|-------------|---|
| Segment One | With the information provided and on-site observations, it seems that underground location is more appropriate. |
| Segment Two | With the information provided and on-site observations, it seems that underground location is more appropriate. |

Planning Department

PNM poles were placed within Segments One and Two on the south side of Western Trail earlier this year. The poles do not yet have lines. However, because the Subdivision Ordinance requires underground placement of these lines unless a variance is granted by DRB, PNM had to discontinue construction of the project and either place the lines in underground easements or apply for the variance.

Section 14-14-4-8 of the Subdivision Ordinance allows DRB to grant a variance if no significant public purpose is served by requiring the new construction to be placed underground. In this instance, all of the residential & commercial development in the immediate area is served by underground lines with the exception of Quaker Heights, a subdivision approved in 1962, and Sloan's Acres, the subdivision directly to the south of Chapparel Elementary School, approved in 1955.

Atrisco has existing overhead lines as well as about 400 feet of Western Trails on the south side of Western Trails Estates close to Coors. Western Trails Estates is served through underground lines. The public purpose is clearly served by requiring this new service to be placed underground.

All adjacent areas are not already served by overhead distribution facilities. Subsurface conditions do not make underground line placement economically unreasonable. These are the other provisions of Section 14-14-4-8 which allow the overhead placement of lines.

The placement of overhead lines in Unser Boulevard is allowed because the right of way was not created through subdivision platting. Therefore, these new lines do not fall under Section 14-14-4-8 of the Subdivision Ordinance.

Planning cannot support the approval of the requested variances for Segments One and Two.

Impact Fee Administrator

No comment on proposed Variance for an overhead electric distribution line, for either Segment One or Segment Two.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: Laurie Moye, Public Participation & Regulatory Relations, System Engineering,
Alvarado Square MS 0600, 87158

Comment FROM

23 April, 2007

COG

#2

MEMORANDUM TO: Claire Senova,
City of Albuquerque
Planning
Department

FROM: Eric Webster,
Transportation Planner

SUBJECT: Review of City Zoning and Development
Proposals Scheduled for the May 2, 2007
Hearing

The following staff comments relate to transportation systems planning within the Albuquerque Urban Area. Principal guidance comes from the Metropolitan Transportation Plan and the Future Albuquerque Area Bikeway and Streets (FAABS) document adopted by the Metropolitan Transportation Board.

Project #1005643, 07-00455; 07-00454. 4/23/7 for 5/2/7 DRB

Western Trail is designated a minor arterial on the Long Range Roadway System Map with an established right-of-way of 86 feet. In addition, Western Trail is designated as having proposed on-street bicycle lanes on the Long Range Bikeway System Map. Coordination with DMD to insure project conformity with these adopted policies. The MTB is recommended.

LATE
COMMENT

#2

Those AGAINST The PUM VARIANCE

1-MAY-07

LARRY BARNSDALE	5939	Los Riscos Rd NW
Sharon Barnsdale	"	"
PAUL SACIDO	5905	Los Riscos Rd NW
MARIA SACIDO	"	"
John Husler	5901	Los Riscos Rd NW
Bonnie Husler	"	"
Dawn HAMILAN	5920	Mesa Sombra
Kate HELEAN	"	"

498-0334
307-1593

Jerry Bardsley

i You replied on 5/1/2007 3:59 PM.

Barnsdale, Larry

From: Sarah Hoey [SHoey@cgres.com] **Sent:** Tue 5/1/2007 2:40 PM
To: Barnsdale, Larry
Cc:
Subject: FW: PNM Variance
Attachments:

Input from concerned homeowners regarding PNM variance

Sincerely,
 Sarah Hoey
 Community Manager
 Canyon Gate Real Estate Services
 An Associa(r) Member Company
 P.O. Box 93488
 Albuquerque, NM 87199
 (505) 342-2797 ext 121 office
 (505) 342-2508 Fax
 shoey@cgres.com

Associa(r)- The Nations Leader in Community Association Management

-----Original Message-----

From: jhusler@unm.edu [mailto:jhusler@unm.edu]
Sent: Tuesday, May 01, 2007 2:21 PM
To: mmatson@cabq.com
Cc: jhusler@unm.edu; Melanie Holland
Subject: PNM Variance

Dear Ms. Matson,
 We live in the relatively new Rancho Encantado subdivision. Recently there were signs posted along Western Trail between Unser and Coors concerning a request for variance for an overhead distribution line. These signs have been down for over a week, either taken down or blown down, prior to the public hearing which is scheduled for tomorrow, May 2, 2007. It is disturbing that PNM would install unsightly poles along the north wall of our subdivision before a variance is approved. The overhead lines will affect the view of the Sandias as well as present a hazard to hot air balloonists who frequently fly over our houses at low altitudes. If the variance is denied, which we hope is the case, PNM has squandered a lot of money which could have gone toward the proper underground wiring. We are (small) PNM stock holders beccasolismsn.com, but we don't approve of this action or the way in which it proceeded.
 Sincerely,
 John & Bonnie Husler

5901 Los Riscos Rd. NW
Albuquerque, NM 87120

PNM Distribution Line variance meeting May 2, 2007

My name is Larry Barnsdale, and I reside at 5939 Los Riscos Rd. NW, in the Rancho Encantado (North) subdivision. My home backs up to Western Trail, five homes east of Atrisco. I am an active member of the Rancho Encantado homeowners association.


My wife and I moved to Albuquerque in 2004. We sought-out, and paid a premium for a home in a subdivision that incorporated underground utilities. We have lived in similar subdivisions, and the lack of overhead lines is the only way to go. Underground utility installation is a plus for both homeowners and the utility company. We have enjoyed the view that is unencumbered from overhead power lines.

We were appalled to see the power poles being installed behind our home along Western trail without notification. We were only notified of PNM's intent after the poles were installed. Now there is an effort to obtain a variance for these electrical distribution lines, after the fact. This effort can be compared to a builder completing the foundation, walls, and roof, of a new home and them apply for a building permit.

Obviously PNM went forward without full approval of the appropriate agencies, thus a variance is being sought. I am against granting this variance.

I regret that PNM has an investment in the power poles, but they are not wanted. I request that the application for variance be denied, and that an alternate plan be incorporated.

Please deny the variance being applied for by PNM under project #1005493, referred to as 07DRB-00455 and 07DRB-00454.

Best regards,

Larry Barnsdale
5939 Los Riscos Road NW
Albuquerque, NM 87120

(505) 263-0410

larrybarnsdale@comcast.net

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1005493 AGENDA# 2 DATE: 5/2/07

BARNSDALE

RISCONS

- ✓ 1. Name: Larry Barnsdale Address: 5939 Los Riscos Rd NW Zip: 87120
- ✓ 2. Name: Kevin Winner^{PNM} Address: 414 Silver Ave SE Zip: 87102
- ✓ 3. Name: Laurie Moyer^{agent} Address: PNM Zip: 87158
- ✓ 4. Name: Ryan Paulk^{PNM} Address: PNM Zip: 87107
- ✓ 5. Name: Elizabeth Culpepper Address: PNM Zip: 87109
- ✓ 6. Name: Virginia Kinsey Address: 6001 Western Tr NW Zip: 87120
- ✓ 7. Name: Jack Clifford Address: 12528 Royal Windsor Pl^{NW} Zip: 87111
- ✓ 8. Name: Juanita Garcia Address: 1000 2nd St NW^{Suite 300} Zip: 87102
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

Page 1. From: jhusler@unm.edu on 5/1/2007 3:06 PM -0600

From: jhusler@unm.edu
To: smatson@cabq.com
cc: jhusler@unm.edu
Subject: PNM Variance
Date-Sent: Tuesday, May 01, 2007 3:06 PM -0600

Dear Ms. Matson,
We live in the relatively new Rancho Encantado subdivision. Recently there were signs posted along Western Trail between Unser and Coors concerning a request for variance for an overhead distribution line. These signs have been down for over a week, either taken down or blown down, prior to the public hearing which is scheduled for tomorrow, May 2, 2007. It is disturbing that PNM would install unsightly poles along the north wall of our subdivision before a variance is approved. The overhead lines will affect the view of the Sandias as well as present a hazard to hot air balloonists who frequently fly over our houses at low altitudes. If the variance is denied, which we hope is the case, PNM has squandered a lot of money which could have gone toward the proper underground wiring. We are (small) PNM stock holders beccasolismsn.com, but we don't approve of this action or the way in which it proceeded.
Sincerely,
John & Bonnie Husler
5901 Los Riscos Rd. NW
Albuquerque, NM 87120

*Called -
Chet Crandall
Anita Naranjo } Quaker Hts - oppose*

Matson, Sheran A.

From: Henry Richard [Henry_Richard979@msn.com]

Sent: Tuesday, May 01, 2007 6:37 PM

To: Matson, Sheran A.

Subject: Project # 1005493 - PNM requests for VARIANCES FOR OVERHEAD ELECTRICAL DISTRIBUTION LINES located on Western Trails NW between Unser Blvd NW and Coors NW

This is to inform you that I strongly oppose the requests by PNM for variances for overhead electrical lines at the locations stated. Overhead electrical lines in modern residential areas should be kept a thing of the past. In addition to being just plain ugly, this type of installation will create an eyesore and will be a potential safety hazard. I am also concerned that it will create a possible health hazard for the children attending nearby Chaparral Elementary School.

I believe underground utility lines is a more sensible solution for this project.

Respectively,

Henry Richard
5947 Mesa Viento Road NW
Albuquerque, NM 87120

5/2/2007



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 2, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1005493


07DRB-00455 Major- Variance for an overhead electric distribution line – Segment One

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT ONE**, located on WESTERN TRAILS NW between UNSER BLVD NW and ATRISCO NW. (F-10/F-11)

07DRB-00454 Major- Variance for an overhead electric distribution line – Segment Two

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT TWO**, located on WESTERN TRAILS NW between ATRISCO NW and COORS NW. (F-10/F-11)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 16, 2007.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: May 2, 2007
Z one Atlas Page: F-10, F-11
Notification Radius: 100 Ft.

Project# 1005493
App#07DRB-00454
07DRB-00455

Cross Reference and Location: WESTERN TRAILS BETWEEN UNSER NW
AND COORS BLVD NW

Applicant: LAURIE MOYE
PUBLIC PARTICIPATION AND REGULATORY RELATIONS
SYSTEM ENGINEERING
ALVARADO SQUARE MS 0600
ALBUQUERQUE, NM 87158

Agent:

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: APRIL 13, 2007
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: PNM PHONE: 241-2792
 ADDRESS: Alvarado Square FAX: 241-2386
 CITY: Albq STATE NM ZIP 87155 E-MAIL: Lmoye@pnm.com

Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): Laurie Moxe PHONE: 241-2792
 ADDRESS: PNM Alvarado Sq. FAX: 241-2386
 CITY: Albq STATE NM ZIP 87158 E-MAIL: Lmoxe@pnm.com

DESCRIPTION OF REQUEST: Variance request of 14-14-4-8(S) overhead electric lines segment only

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv. / Addn.: Road Right of Way
 Current Zoning: _____ Proposed zoning: _____
 Zone Atlas page(s): 10 & 11 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Western Trails NW
 Between: Unser NW and Coors NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: _____

SIGNATURE Laurie W. Moxe DATE 4-6-06
 (Print) Laurie W. Moxe Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #'s are assigned
- AGIS copy has been sent
- Case history #'s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>07DRB-00455</u>	<u>Elec Dist Line</u>		<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>0</u>

Hearing date May 2, 2007

Andrew Garcia 4/6/07
Planner-signature / date

Project # 1005493

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 24 copies of the plat are required. The Variance and subdivision should be applied for simultaneously.
- ___ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ___ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- ___ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 24 copies
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

ELECTRICAL DISTRIBUTION LINE

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM) (PUBLIC HEARING)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)

Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the deferral or extension
- ___ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT

- ___ The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies
- ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the vacation
- ___ Letter of authorization from the grantors and the beneficiaries
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF RECORDED PLAT

- ___ 6 copies of the recorded plat to be vacated.
- ___ 6 copies of documents justifying the vacation.
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- ___ Letter describing, explaining, and justifying the vacation
- ___ Any original and/or related file numbers are listed on the cover application
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Laurie W. Mays
Applicant name (print)
Laurie W. Mays
Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
OTDRB - 00455

Chadwick 4/6/07
Planner signature / date
Project # 1005493

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: PNM PHONE: 241-2792
 ADDRESS: Alvarado Square FAX: 241-2386
 CITY: Albq. STATE NM ZIP 87158 E-MAIL: Lmoye@pnm.com

Proprietary Interest in site: _____ List all owners: _____
 AGENT (if any): Laurie Moxe PHONE: 241-2792
 ADDRESS: PNM Alvarado Sq. FAX: 241-2386
 CITY: Albq. STATE NM ZIP 87158 E-MAIL: Lmoye@pnm.com

DESCRIPTION OF REQUEST: Variance request of 14-14-4-8(S) over head electric lines - segment TWO

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv. / Addn. Road Right of Way
 Current Zoning: _____ Proposed zoning: _____
 Zone Atlas page(s): 10 & 11 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Western Trails NW
 Between: Vases NW and COORS NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: _____

SIGNATURE: Laurie W. Moxe DATE: 4-6-06
 (Print) Laurie W. Moxe Applicant Agent

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>ADR B - 00454</u>	<u>Elec Dist Lic</u>		<u>\$ 0</u>
<input type="checkbox"/> All fees have been collected		<u>CMP</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned		<u>Adv</u>		<u>\$ 5.00</u>
<input type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>May 2, 2007</u>			Total <u>\$ 95.00</u>

Andrew Garcia 4/6/07 Project # 1005493
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 24 copies of the plat are required. The Variance and subdivision should be applied for simultaneously.
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

ELECTRICAL DISTRIBUTION LINE

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM) (PUBLIC HEARING)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER *location of the*

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") *24* copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)

Any original and/or related file numbers are listed on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

~~Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)~~
~~Letter briefly describing, explaining, and justifying the deferral or extension~~
~~Any original and/or related file numbers are listed on the cover application~~
~~**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**~~

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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Laurie W. Moye
 Applicant name (print)
Laurie W. Moye 4/6/07
 Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

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Application case numbers
 07DRB - 100454

Chickens Inc 4/6/07
 Planner signature / date
 Project # 1005493

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	O W N E R S T A T E	O W N E R Z I P C O D E	P R O P E R T Y C L A S S	T A X D I S T R I C T	LEGAL
1	101106 112814 131224	LOPEZ VICENTE R & MA RNIE K LOPEZ-DERDEN	5915 LOS R ISCOS RD N W	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 35 PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO RS VILLAGE CONT .1447 AC
2	101106 112214 131225	BULLOCK WILLIAM M	5919 LOS R ISCOS RD N W	ALBU QUE RQU E	N M	871 09	R	A1 A	LT 36 PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO RS VILLAGE CONT .1350 AC
3	101106 111714 031226	DYE TERRY & JAXINE A	5923 LOS R ISCOS RD N W	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 37 PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO RS VILLAGE CONT .1447 AC
4	101106 111114 131227	LOPEZ DARREN J	5927 LOS R ISCOS RD N W	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 38 PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO RS VILLAGE CONT .1350 AC
5	101106 106914 431234	RANCHO ENCANTADO H OMEOWNERS ASSN INC	4400 ALAM EDA BLVD N E SUITE B	ALBU QUE RQU E	N M	871 13	V	A1 A	TR I PLAT OF RANCHO ENCANTADO DE L NORTE A REPLAT OF TRACT 1 COOR S VILLAGE CONT .0126 AC
6	101106 110514 131228	MCKNIGHT ROBERT W & ANGELA K	5931 LOS R ISCOS RD N W	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 39 PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO RS VILLAGE CONT 1446 AC
7	101106 109914 131229	MEDINA DAVID A & ANGE LIQUE D	5935 LOS R ISCOS RD N W	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 40 PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO RS VILLAGE CONT .1350 AC
8	101106 109314 131230	BARNSDALE LARRY G & SHARON M TRUSTEES B ARNSDALE TRUST	5939 LOS R ISCOS RD N W	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 41 PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO RS VILLAGE CONT .1446 AC
9	101106 108714 131231	SONGCAYAUON ANTHO NY C & ELLEN C VILLAVE R	5943 LOS R ISCOS RD N W	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 42 PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO RS VILLAGE CONT .1350 AC
10	101106 107514 131233	RANDOLPH JAMES F SR & SATURNINA H	5951 LOS R ISCOS RD N W	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 44 PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO RS VILLAGE CONT .1723 AC
11	101106 108214 131232	RODRIGUEZ ISAAC & AD ENA	5947 LOS R IOS RD NE	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 43 PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO RS VILLAGE CONT .1350 AC
12	101106 116609 131202	GIL VIRGIL	6506 CALLE REDONDO NW	ALBU QUE RQU E	N M	871 20	V	A1 A	TRACT 2 PLAT OF TRACTS 1 THRU 4 C OORS VILLAGE BEING A REPLAT OF TR ACT A-1- A UNIVERSITY OF ALBUQUERQUE URB AN CENTER CONT 5.0689 AC
13	101106 110614 731235	RANCHO ENCANTADO H OMEOWNERS ASSN INC	4400 ALAM EDA BLVD N E SUITE B	ALBU QUE RQU E	N M	871 13	V	A1 A	TR J PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO RS VILLAGE CONT .2069 AC
14	101106 114412 831219	WOODCOCK RANDALL E & JACQUELINE M	4512 LAS C RESTAS DR NW	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 31 PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO RS VILLAGE CONT .1503 AC
15	101106 106413	HINDI STEVE D & HEATH ER C	4519 LOS V ALLES DR N	ALBU QUE	N M	871 20	R	A1 A	LT 3 PLAT OF RANCHO ENCANTADO D EL NORTE A REPLAT OF TRACT 1 COO

	131238		W	RQUE						RS VILLAGE CONT .1444 AC
16	101106 114913 331220	RANCHO ENCANTADO HOMEOWNERS ASSN INC	4400 ALAMEDA BLVD N E SUITE B	ALBUQUE RQUE	N M	871 13	V	A1 A		TR H PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .0142 AC
17	101106 106313 631237	KINNEY LINDA & JOHN	4523 LOS VALLES DR NW	ALBUQUE RQUE	N M	871 20	R	A1 A		LT 2 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1348 AC
18	101106 114514 131221	HUSLER JOHN W & BONNIE	5901 LOS RISCOS RD NW	ALBUQUE RQUE	N M	871 20	R	A1 A		LT 32 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1407 AC
19	101106 114014 131222	SALCIDO PAUL G & MARIA C	5905 LOS RISCOS RD NW	ALBUQUE RQUE	N M	871 20	R	A1 A		LT 33 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1447 AC
20	101106 106214 231236	D R HORTON INC	4400 ALAMEDA BLVD N E B	ALBUQUE RQUE	N M	871 13	R	A1 A		LT 1 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1444 AC
21	101106 113414 131223	DIORENZO CHARLES V & KATHLEEN	5000 SAND PIPER CT NW	ALBUQUE RQUE	N M	871 20	R	A1 A		LT 34 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1350 AC
22	101106 113815 930505	FRANKLIN SHARYN	5817 WESTERN TRL NW	ALBUQUE RQUE	N M	871 20 1 701	R	A1 A		* 044 QUAKER HEIGHTS ADDN
23	101106 105615 930801	KINNEY JOHN W & VIRGINIA ROSE	7110 CONSTITUTION N E	ALBUQUE RQUE	N M	871 10	R	A1 A		* 001 QUAKER HEIGHTS ADDN
24	101106 116415 730507	LEYBA ERNEST E & CATHERINE U	4601 QUAKER HEIGHTS NW	ALBUQUE RQUE	N M	871 05	R	A1 A		* 042 QUAKER HEIGHTS ADDN
25	101106 108215 830518	BROWN EDWARD E SR E TUX	217 NATALIE NW	ALBUQUE RQUE	N M	871 07	V	A1 A		*48-B REPLAT OF LOT 48 QUAKER HEIGHTS ADD CONT 0.261 AC
26	101106 109115 830502	LUJAN WILLIAM R	5913 WESTERN TRL NW	ALBUQUE RQUE	N M	871 20	R	A1 A		*47-A OF QUAKER HEIGHTS ADDITION REPLAT OF LOTS 47 & 50
27	101106 109915 830517	ONTIVEROS JOE	7509 AUTUMN BREEZE	ALBUQUE RQUE	N M	871 21	R	A1 A		*47-B OF QUAKER HEIGHTS ADDITION REPLAT OF LOTS 47 & 50
28	101106 110815 730503	NARANJO JOSEPH L & ANITA M	5901 WESTERN TRAIL NW	ALBUQUE RQUE	N M	871 20	R	A1 A		* 046 QUAKER HEIGHTS ADDN
29	101106 112115 730504	CRANDALL CHET & JEANETTE	5825 WESTERN TRAILS NW	ALBUQUE RQUE	N M	871 20	R	A1 A		LOT 45A PLAT OF LOTS 45-A & 45-B QUAKER HEIGHTS CONT 0.2596 AC M/L
30	101106 112915 730519	CRANDALL CHET C & JEANETTE	5825 WESTERN TRL NW	ALBUQUE RQUE	N M	871 20 1 701	V	A1 A		LOT 45-B PLAT OF LOTS 45-A & 45-B QUAKER HEIGHTS CONT 0.2596 AC M/L
31	101106 107515 830501	BILZ LAWRENCE C & CONGER PENNY S	5921 WESTERN TRL NW	ALBUQUE RQUE	N M	871 20 1 703	R	A1 A		* 48A REPLAT OF LOT 48 QUAKER HEIGHTS ADD CONT 0 258 AC

3 2	101106 115016 130506	JOHNSON JEFFREY C & ELIZABETH A PIERCE - JOHNSON	5809 WEST ERN TRL NW	ALBU QUE RQU E	N M	871 20	R	A1 A	* 043 QUAKER HEIGHTS ADDN
3 3	101106 102510 031106	BOARD OF EDUCATION	PO BOX 257 04	ALBU QUE RQU E	N M	871 25 0 704	V	A1 A	TR C- 1 LANDS OF ALBUQUERQUE PUBLIC S CHOOLS TRS A-1, A-2, A-3 , B-1, C-1, C- 2 & D- 1 BEING A REPL OF APS TRS A, B, C & D CO NT 11.6270 AC M/L

R e c	UPC COD E	OWNER	OWNER ADDRES S	OW NE R CIT Y	OW NE R STA TE	OW NE R ZI PC ODE	PR OP ER TY CL AS S	T A X DI ST RICT	LEGAL
1	1011 0610 0415 2323 01	CHAVEZ RAYMOND & K ATHLEEN	6228 CH ENOA RD NW	ALB UQ UE RQ UE	N M	87 12 0	V	A1 A	LT 52 CORRECTION PLAT OF RINCONADA TRAILS B EING A REPLAT OF LANDS OF COLLATZ INC TRACT A CONT .1012 AC
2	1011 0610 0815 3323 02	TRUJILLO ARTHUR JOH N	6224 CH ENOA N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 53 CORRECTION PLAT OF RINCONADA TRAILS B EING A REPLAT OF LANDS OF COLLATZ INC TRACT A CONT .1023 AC
3	1011 0611 0614 7312 35	RANCHO ENCANTADO HOMEOWNERS ASSN I NC	4400 AL AMEDA B LVD NE SUITE B	ALB UQ UE RQ UE	N M	87 11 3	V	A1 A	TR J PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .2069 AC
4	1011 0610 7406 9317 06	RANCHO ENCANTADO HOMEOWNERS ASSN I NC	4400 AL AMEDA B LVD NE SUITE B	ALB UQ UE RQ UE	N M	87 11 3	V	A1 A	TR D PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .0120 AC
5	1011 0610 7309 3317 02	JOHNSON ANDREW V & CONSTANCE B	4415 LO S VALLE S DR NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 8 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1331 AC
6	1011 0610 7209 7317 01	RANCHO ENCANTADO HOMEOWNERS ASSN I NC	4400 AL AMEDA B LVD NE SUITE B	ALB UQ UE RQ UE	N M	87 11 3	V	A1 A	TR C PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .0340 AC
7	1011 0610 7010 4312 43	RANCHO ENCANTADO HOMEOWNERS ASSN I NC	4400 AL AMEDA B LVD NE SUITE B	ALB UQ UE RQ UE	N M	87 11 3	V	A1 A	TR B PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .0340 AC
8	1011 0610 6910 8312 42	BERENGUEL BERNADE TTE L	4501 LO S VALLE S DR NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 7 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1352 AC
9	1011 0610 6811 4312 41	NGUYEN THO T & TRAN HUONG M	4505 LO S VALLE S DR NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 6 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1348 AC
10	1011 0610 6711 9312 40	GMYTRASIEWICZ AND REW L	4509 LO S VALLE S DR NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 5 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1444 AC
11	1011 0610 6612 5312 39	HARVEY ANGELA K	4515 LO S VALLE S DR NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 4 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1348 AC
12	1011 0610 6413	HINDI STEVE D & HEAT HER C	4519 LO S VALLE S DR NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 3 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT 1444 AC

	1312 38			RQ UE					
1 3	1011 0610 6313 6312 37	KINNEY LINDA & JOHN	4523 LO S VALLE S DR NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 2 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1348 AC
1 4	1011 0610 6214 2312 36	D R HORTON INC	4400 AL AMEDA B LVD NE B	ALB UQ UE RQ UE	N M	87 11 3	R	A1 A	LT 1 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1444 AC
1 5	1011 0610 7706 2317 07	ESPARSEN ANTHONY D & JOY L	5944 LA S CADEN AS RD N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 12 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1419 AC
1 6	1011 0610 8306 3317 08	GONZALES JERRY E S R & CAROL ROMERO	5940 LA S CADEN AS RD N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 13 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1363 AC
1 7	1011 0610 7707 5317 05	NGUYEN DUC & HELEN	4401 LO S VALLE S DR NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 11 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1600 AC
1 8	1011 0610 7508 1317 04	GUAY RICHARD F & AR WEN R WEST GUAY	4405 LO S VALLE S DR NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 10 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT .1444 AC
1 9	1011 0610 7408 7317 03	KINDEL JOSEPH M & C AROLYN M	4409 LO S VALLE S DR NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 9 PLAT OF RANCHO ENCANTADO DEL NORTE A REPLAT OF TRACT 1 COORS VILLAGE CONT 1444 AC
2 0	1010 0613 4602 6408 01	GOLDEN MICHAEL & C HAUVIN ANITA M	6700 BU TTE VOL CANO N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 96- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1117 AC
2 1	1011 0610 3803 5303 11	BOGUE DAVID C & JEA NNE	4300 ES TANCIA DR NW	ALB UQ UE RQ UE	N M	87 12 0 1 6 1 4	R	A1 A	*11- B 1 SUMMARY PLAT OF LOTS 11 & 12 BLOCK 1 SLOA NS ACRES SU BD
2 2	1011 0610 3902 9303 14	CHAVEZ B A	7513 FO RSYTHE SW	ALB UQ UE RQ UE	N M	87 12 1	V	A1 A	*11- C 1 SUMMARY PLAT OF LOTS 11 & 12 BLOCK 1 SLOA NS ACRES SU BD
2 3	1010 0613 4205 1411 02	ALLEN STEVEN W & AM Y C	6704 BL ACK VOL CANO R D NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 110- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
2 4	1010 0613 4605 1411 01	CHINO JULIAN P & DEN ECA C	6700 BL ACK VOL CANO R D NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 111- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1117 AC
2 5	1010 0613 6303 2404 10	GARDUNO SALLY R	4319 66 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 10 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN

26	1010 0613 5802 5404 42	YATES KAREN A & EVA C MADRID	4324 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 67- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
27	1010 0614 7802 6401 22	GUAJARDO RUBEN A & ENEDELIA C/O RUBEN A GUAJARDO	14405 E NCANTA DA NE	ALB UQ UE RQ UE	N M	87 12 3	V	A1 A	LT 10-A BLK 5 CORRECTED PLAT OF LTS 9-A, 10- A & 10- B BLK 5 SLOANS ACRES CONT 0.2234 AC M/L OR 9,7 31 SF M/L
28	1010 0613 7702 8404 14	SEDILLO JASON A	4314 66 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 14 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
29	1011 0610 5615 9308 01	KINNEY JOHN W & VIR GINIA ROSE	7110 CO NSTITUTI ON NE	ALB UQ UE RQ UE	N M	87 11 0	R	A1 A	* 001 QUAKER HEIGHTS ADDN
30	1010 0613 8508 7406 50	BOARD OF EDUCATION	PO BOX 25704	ALB UQ UE RQ UE	N M	87 12 50 70 4	V	A1 A	TRACT A PLAT OF TRACTS A AND B CHAPARRAL EL EMENTARY SCHOOL CONT 14.6741 AC
31	1010 0613 8702 7404 21	WHITAKER MONICA A	4315 65 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 21 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
32	1010 0613 6302 7404 09	DAVIS FABIOLA	4315 66 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 9 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KA THERINE NIC HOLE ADDN
33	1010 0613 5802 1404 41	RODRIGUEZ MICHAEL R & KHRISTY LYNN	4320 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 68- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
34	1010 0613 5907 8404 53	MONTOYA ANTHONY R & LINDA M	4516 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 56- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1172 AC
35	1010 0613 4207 6410 09	ARMIJO RAMONA L	6704 UP PER CAN YON CT NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 41- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
36	1010 0613 4607 6410 10	VICKERMAN STEVEN S	6700 UP PER CAN YON CT NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 40- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1117 AC
37	1010 0613 5905 5404 48	MAES STEVEN D & BYI NGTON- MAES KRISTEE A	4416 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 61- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT 1033 AC
38	1010 0613 5711 2406 06	QUINTANA DAVID M & NOREEN Y	4540 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 50- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1937 AC
39	1010 0613	UNITED STATES OF AM ERICA % SW LAND RES	PO BOX 728	SAN TA	N M	87 50	V	A1 A	TR D- 1 LANDS OF ALBUQUERQUE PUBLIC SCHOOLS TRS

	6014 3402 27	OURCES PROG CNTR		FE		40 72 8			A-1, A-2, A-3, B-1, C-1, C-2 & D-1 BEING A REPL OF APS TRS A, B, C & D CO NT 0.05 90 AC M/L OR 2,570 SF M/L
4 0	1010 0613 4206 6410 12	GALLEGOS ANNABELL	6705 BL ACK VOL CANO R D NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 38- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
4 1	1010 0613 4606 6410 11	ARMIJO ANTHONY R & ARMIJO MAYA R	6701 BL ACK VOL CANO R D NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 39- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1117 AC
4 2	1010 0613 5906 9404 51	CESARIO JAMES C & F RANCES B TRUSTEES CESARIO REVOCABLE TRUST	4508 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 58- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
4 3	1010 0613 8516 2402 61	UNITED STATE OF AME RICA C/O PETROGLYP H NATL MONUMENT	6001 UN SER BLV D NW	ALB UQ UE RQ UE	N M	87 12 0	V	A1 A	TR WITHIN GOVT LT 24 BEING THE LARGER PARCEL WITHIN THE SE/4 SE/4 SE/4 NW/4 SE/4 SEC 34 T11N R2E EXC PORTS TO R/W FOR UN SER BLVD (AKA T R 103- 44 OF THE PETROGLYPH NATL MONU) CONT 1.
4 4	1010 0613 5804 5404 46	WERLEY BRIAN E & MI CHELLE A	4408 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 63- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1662 AC
4 5	1010 0613 4204 1411 14	PEREA JOHNNIE	6705 BU TTE VOL CANO N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 98- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
4 6	1010 0613 4604 1411 15	URIOSTE RICARDO R	6701 BU TTE VOL CANO N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 97- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1117 AC
4 7	1010 0615 0616 1407 12	CITY OF ALBUQUERQU E	PO BOX 1293	ALB UQ UE RQ UE	N M	87 10 31 29 3	V	A1 A	TR C BULK PLAT FOR TRACTS A, B, C & D LAVA TRAI LS SUBDIVISION CONT .8246 AC
4 8	1010 0613 5909 3406 02	SANCHEZ DANIEL & RE BECCA	4524 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 54- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
4 9	1010 0613 7702 3404 15	TEERTSTRA ANGELA	4310 66 TH ST N W	ALB UQ UE RQ UE	N M	87 12 01 65 7	R	A1 A	* 15 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
5 0	1010 0613 5910 7406 05	SALAZAR BARBARA G	4536 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 51- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1457 AC
5 1	1010 0613 4109 0410 03	LUJAN KAREN R & BER NIE P	6705 UP PER CAN YON CT NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 47- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1401 AC
5 2	1010 0613 4214 2402	UNITED STATES OF AM ERICA C/O PETROGLYP H NATL MONUMENT	6001 UN SER BLV D NW	ALB UQ UE RQ	N M	87 12 0	V	A1 A	TRACT OF LAND IN SW SE NW SE T11N R2E SEC 34 EXCEPT THE SELY PORTION OUT TO RW FOR UNS ER (AKA PORTION OF TR 103- 48 PETR OGLYPH NATL MONUMENT) CONT 0.8845 A

	50			UE					C M/L OR 38,530 SQ FT M/L
53	1010 0614 9603 4401 17	GUTIERREZ JOE K ETUX	5612 MI LNE NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 014 005SLOANS ACRES
54	1010 0615 0603 4401 16	NUNEZ ANTHONY & CO RRINE	1304 SO NYA SW	ALB UQ UE RQ UE	N M	87 12 1	R	A1 A	* 015 005SLOANS ACRES
55	1011 0610 0603 8302 11	OSELIO MICHAEL A & J EANNE L	6304 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 016 005SLOANS ACRES SUBD
56	1011 0610 1603 7302 10	TRUJILLO HUMBERTO B JR ETUX	6300 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 0.1 69 0	R	A1 A	* 017 005SLOANS ACRES SUBD
57	1010 0613 7803 3404 13	RODRIGUEZ YVETTE M	4318 66 TH ST N W	ALB UQ UE RQ UE	N M	87 12 3	R	A1 A	* 13 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
58	1010 0613 5703 4404 44	GOMEZ RODOLFO M & POTTER VIRGINIA	4400 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 65A-P1 PLAT OF LOTS 65A-P1 AND 66A- P1 RINCONADA MESA CONT .1098 AC
59	1011 0610 6003 0303 09	OUR SAVIOR EVANGEL ICAL LUTHERAN CHUR CH	4301 AT RISCO D R NW	ALB UQ UE RQ UE	N M	87 12 0.1 66 2	V	A1 A	TRACT "A" BLOCK 1 OF REP OF LOTS 10-A & 10- B TRACT "Y" BLK 1 SLOANS ACRES NOW BEING TR "A" CONT 1.5621 AC
60	1011 0610 3604 2303 10	PADILLA BRANDON M & ALICIA R	4304 ES TANCIA DR NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	*11- A 1 SUMMARY PLAT OF LOTS 11 & 12 BLOCK 1 SLOA NS ACRES SU BD
61	1010 0614 7803 6401 21	GUAJARDO RUBEN A & ENEDELIA C/O RUBEN A GUAJARDO	6328 MI LNE NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 10-B BLK 5 CORRECTED PLAT OF LTS 9-A, 10- A & 10- B BLK 5 SLOANS ACRES CONT 0.2234 AC M/L OR 9,7 31 SF M/L
62	1010 0614 6603 3401 20	FELICE COLELLA ETUX	1621 CH ELWOOD PARK BL V	ALB UQ UE RQ UE	N M	87 11 2	V	A1 A	* 011 005SLOANS ACRES
63	1010 0614 7603 3401 19	CHAVEZ ERNEST C & A GNES S	5620 MI LNE NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 012 005SLOANS ACRES
64	1010 0614 8603 4401 18	BACA BERNARD C JR & BACA ALICE F BARELA	5616 MI LINE RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 013 005SLOANS ACRES
65	1010 0613 5905 1404 47	NAASE MARK B & JILL M	4412 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 62- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
6	1010	GUTIERREZ ALBERT H	4532 67	ALB	N	87	R	A1	LOT 52-

6	0613 5910 2406 04	& REGINA M BENAVIDE Z-GUTIERREZ	TH ST N W	UQ UE RQ UE	M	12 0		A	P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
6 7	1010 0614 9816 0407 11	CITY OF ALBUQUERQU E	PO BOX 1293	ALB UQ UE RQ UE	N M	87 10 31 29 3	V	A1 A	TR B BULK PLAT FOR TRACTS A, B, C & D LAVA TRAI LS SUBDIVISION CONT 1.6248 AC
6 8	1010 0614 7210 0406 60	BOARD OF EDUCATION	PO BOX 25704	ALB UQ UE RQ UE	N M	87 12 50 70 4	C	A1 A	TRACT B PLAT OF TRACTS A AND B CHAPARRAL EL EMENTARY SCHOOL CONT 15.2167 AC
6 9	1010 0613 4310 0410 01	CITY OF ALBUQUERQU E	PO BOX 1293	ALB UQ UE RQ UE	N M	87 10 6	V	A1 A	LOT 49- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .2458 AC
7 0	1011 0610 2510 0311 06	BOARD OF EDUCATION	PO BOX 25704	ALB UQ UE RQ UE	N M	87 12 50 70 4	V	A1 A	TR C- 1 LANDS OF ALBUQUERQUE PUBLIC SCHOOLS TRS A-1, A-2, A-3, B-1, C-1, C-2 & D- 1 BEING A REPL OF APS TRS A, B, C & D CO NT 11.6 270 AC M/L
7 1	1010 0612 8612 3402 43	USA % PETROGLYPH N ATL MONUMENT	6001 UN SER BLV D NW	ALB UQ UE RQ UE	N M	87 12 0	V	A1 A	NLY PORTIONS OF GOVT LOTS 26 & 27 AND A NWLY PORTION OF LOT 29 WITHIN THE NW SW SE SEC 34 T11N R2E EXCEPT PORTION OUT TO R/W FOR UNS ER BLVD (AKA TR 102- 16 PETROGLYPH NATL MONUMENT)
7 2	1010 0613 5909 7406 03	YARA RONALD CARL	6308 CA LLE TES ROR NW	ALB UQ UE RQ UE	N M	87 11 4	R	A1 A	LOT 53- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
7 3	1010 0613 4609 0410 02	MEYER DUANE D & RE NAY M	6701 UP PER CAN YON CT NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 48- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT 1117 AC
7 4	1010 0613 5908 8406 01	PACHECO VALERIE Y	4520 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 55- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1117 AC
7 5	1010 0614 1302 3405 09	GOBLE MARK C & DEB ORAH D	6438 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 01 66 7	R	A1 A	* 17 10 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KATHERINE N ICHOLE ADDN
7 6	1010 0614 1802 3405 10	POWELL CHESTER V	6434 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 01 66 7	R	A1 A	* 18 10 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KATHERINE N ICHOLE ADDN
7 7	1010 0614 2402 3405 11	GUTIERREZ RUBYANN E E & DUANE A	6430 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 19 10 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KATHERINE N ICHOLE ADDN
7 8	1010 0613 5906 0404 49	LABATO JULIAN DRYDE N TRUSTEE LABATO TR UST	9124 VIL LAGE AV E NE	ALB UQ UE RQ UE	N M	87 12 2	R	A1 A	LOT 60- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
7 9	1010 0614 2902	ARMSTRONG ELAINE B	6426 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 01	R	A1 A	* 20 10 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KATHERINE N ICHOLE ADDN

	3405 12			RQ UE		66 7			
8 0	1010 0614 3402 3405 13	MAESTAS SOFIE O	5625 W AYNE RD NW	ALB UQ UE RQ UE	N M	87 12 01 62 2	R	A1 A	* 21 10 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KATHERINE N ICHOLE ADDN
8 1	1010 0614 4002 3405 14	YAZZIE ANGELA R	6418 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 22 10 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KATHERINE N ICHOLE ADDN
8 2	1010 0614 4602 3405 15	CARRILLO DIANA	6414 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 23 10 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KATHERINE N ICHOLE ADDN
8 3	1010 0613 5803 9404 45	SANDOVAL TED J & GE RALDINE G	4404 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 64- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
8 4	1010 0613 5907 3404 52	GRIEGO DANIEL G	4512 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 57- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
8 5	1010 0613 5906 5404 50	JARAMILLO SYLVIA A	4504 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LOT 59- P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .1033 AC
8 6	1010 0613 5702 9404 43	FICKE PATRICK & CHA VEZ VERONICA	4328 67 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 66A-P1 PLAT OF LOTS 65A-P1 AND 66A- P1 RINCONADA MESA CONT .0968 AC
8 7	1010 0613 6404 0404 11	CITY OF ALBUQUERQU E	PO BOX 1293	ALB UQ UE RQ UE	N M	87 10 31 29 3	V	A1 A	*11 8 OF RESUBDIVISION OF BLKS 6, 7, 8, 9, & 10 OF KATHERINE NICHOLE ADDN
8 8	1010 0613 7604 1404 12	BACA ANDREW A & RE BECCA	4322 66 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 12 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
8 9	1010 0613 8804 0404 23	SEGURA ADELE	2001 SE LWAY PL NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 23 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
9 0	1010 0613 9704 0404 24	RODRIGUEZ HECTOR M & RODRIGUEZ MARY G	6447 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 24 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
9 1	1010 0614 0303 9404 25	DEMAR MICHELLE M	6443 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 25 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
9 2	1010 0614 0803 9404 26	ENRIQUEZ ELIZABETH V	6439 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 26 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN

93	1010 0614 1403 9404 27	HAGEMANN CHRISTEN & LEVAN JARRAD	6435 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 01 66 8	R	A1 A	* 27 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
94	1010 0614 1903 9404 28	HERRERA ROSINALDO B ETUX	6431 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 01 66 8	R	A1 A	* 28 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
95	1010 0614 2503 9404 29	BACA PEARL A & RAYM OND SAMUEL	6427 MI LNE NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 29 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
96	1010 0614 3103 9404 30	SANDERS YVONNE A	6423 MI LNE NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 30 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
97	1010 0614 3103 9404 31	CARREON PATRICIO & PATRICIA	6419 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 31 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
98	1010 0614 4203 9404 32	MONTOYA GREGORY	6415 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 01 66 6	R	A1 A	* 32 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
99	1010 0614 4904 0404 33	ALEXANDER MITCHELL & DAISY K	6409 MI LNE NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	*33A 8 REPL LTS 33, 34, 35 OF BLK 8 OF RESUBDIVIS ION OF BLKS 6, 7, 8, 9, 10 & A VACATED PORT OF MI LNE RD OF KATHERINE NI CHOLE ADDN TO LTS 33A , 34A, 35A OF BLK 8 CONT 0.1720 AC
100	1010 0614 5504 0404 34	CHAVEZ MICHAEL	6405 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	*34A 8 REPL LTS 33, 34, 35 OF BLK 8 OF RESUBDIVIS ION OF BLKS 6, 7, 8, 9, 10 & A VACATED PORT OF MI LNE RD OF KATHERINE NI CHOLE ADDN TO LTS 33A , 34A, 35A OF BLK 8 CONT 0.1720 AC
101	1010 0614 6204 0404 35	LUCERO TED W & ORTI Z RUTH E	6401 MI LNE NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	*35A 8 REPL LTS 33, 34, 35 OF BLK 8 OF RESUBDIVIS ION OF BLKS 6, 7, 8, 9, 10 & A VACATED PORT OF MI LNE RD OF KATHERINE NI CHOLE ADDN TO LTS 33A , 34A, 35A OF BLK 8 CONT 0.2115 AC
102	1010 0613 8603 24404 22	HOWELL WAYNE	4319 65 TH ST N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 22 8 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF K ATHERINE NI CHOLE ADDN
103	1010 0614 0102 3405 07	BLEA GABRIEL T & DEB ORAH L	6446 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	* 15 10 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KATHERINE N ICHOLE ADDN
104	1010 0614 0702 3405 08	LUJAN ZELMA & FILIBE RTO	6442 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 01 66 7	R	A1 A	* 16 10 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KATHERINE N ICHOLE ADDN
105	1010 0614 5202 3405 16	PATTON TODD M & AP RIL	6408 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 01 66 5	R	A1 A	* 24 10 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KATHERINE N ICHOLE ADDN
100	1010 0614	MONTE DE OCA ROBE RT	6404 MI LNE RD	ALB UQ	N M	87 12	R	A1 A	* 25 10 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KATHERINE N ICHOLE ADDN

6	5802 3405 17		NW	UE RQ UE		0			
1 0 7	1010 0614 6402 3405 18	CHAVEZ LEONIDES ET UX	6400 MI LNE RD NW	ALB UQ UE RQ UE	N M	87 12 01 66 5	R	A1 A	* 26 10 OF RESUBDIVISION OF BLKS 6 7 8 9 & 10 OF KATHERINE N ICHOLE ADDN
1 0 8	1011 0610 8004 4310 06	DEVARASETTY KRISHN A & SANDHYA	PO BOX 9092	ALB UQ UE RQ UE	N M	87 11 9	R	A1 A	LT 14 PLAT OF RANCHO ENCANTADO DEL SUR A RE PLAT OF TRACT 4 COORS VILLAGE CONT .1451 AC
1 0 9	1011 0610 8604 6310 05	RICHARD HENRY D	5947 ME SA VIENT O RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 13 PLAT OF RANCHO ENCANTADO DEL SUR A RE PLAT OF TRACT 4 COORS VILLAGE CONT 1362 AC
1 0	1010 0615 2614 6407 20	WATSON BARRY K & A NDREA C	6232 CH ENOA N W	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 51 CORRECTION PLAT OF RINCONADA TRAILS B EING A REPLAT OF LANDS OF COLLATZ INC TRACT A CONT .1142 AC
1 1 1	1011 0610 1215 4323 03	RABITS SUSAN	6220 CH ENOA RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 54 CORRECTION PLAT OF RINCONADA TRAILS B EING A REPLAT OF LANDS OF COLLATZ INC TRACT A CONT .1148 AC
1 1 2	1011 0610 1615 5323 04	BIRGE JOANNE S	6216 CH ENOA RD NW	ALB UQ UE RQ UE	N M	87 12 0	V	A1 A	LT 55 CORRECTION PLAT OF RINCONADA TRAILS B EING A REPLAT OF LANDS OF COLLATZ INC TRACT A CONT .1244 AC
1 1 3	1010 0614 8114 9407 10	C3D LLC & CLIFFORD C APITAL FUND INC & LE E D R & D F & SPRING F L & KENNEDY P J	PO BOX 35640	ALB UQ UE RQ UE	N M	87 17 6	V	A1 A	TR A-2 PLAT FOR TRACTS A-1 & A- 2 LAVA TRAILS SUBDIVISION CONT 5.0236 AC
1 1 4	1011 0610 2915 6321 01	PLUEMER HERBERT	6208 CH ENOA RD NW	ALB UQ UE RQ UE	N M	87 12 0	R	A1 A	LT 1 CORRECTION PLAT OF RINCONADA TRAILS BEI NG A REPLAT OF LANDS OF COLLATZ INC TRACT A CONT .1318 AC
1 1 5	1011 0610 3415 8321 02	DAVID BENEDICT A & S HERRY RITA ALLISON	6204 CH ENOA RD NW	ALB UQ UE RQ UE	N M	87 12 0	V	A1 A	LT 2 CORRECTION PLAT OF RINCONADA TRAILS BEI NG A REPLAT OF LANDS OF COLLATZ INC TRACT A CONT .1076 AC
1 1 6	1011 0610 3915 9321 03	RINCONES ROBERT & J ENILYN R	6200 CH ENOA RD NW	ALB UQ UE RQ UE	N M	87 12 0	V	A1 A	LT 3 CORRECTION PLAT OF RINCONADA TRAILS BEI NG A REPLAT OF LANDS OF COLLATZ INC TRACT A CONT .1691 AC

Or Current Resident
ALEXANDER MITCHELL & DAISY K
6409 MILNE NW
ALBUQUERQUE, NM 87120

Or Current Resident
ALLEN STEVEN W & AMY C
6704 BLACK VOLCANO RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
ARMIJO ANTHONY R & ARMIJO
MAYA R
6701 BLACK VOLCANO RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
ARMIJO RAMONA L
6704 UPPER CANYON CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
ARMSTRONG ELAINE B
6426 MILNE RD NW
ALBUQUERQUE, NM 87120 1667

Or Current Resident
BACA ANDREW A & REBECCA
4322 66TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
BACA BERNARD C JR & BACA ALICE
F BARELA
5616 MILNE RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
BACA PEARL A & RAYMOND
SAMUEL
6427 MILNE NW
ALBUQUERQUE, NM 87120

Or Current Resident
BERENGUEL BERNADETTE L
4501 LOS VALLES DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
BIRGE JOANNE S
6216 CHENOA RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
BLEA GABRIEL T & DEBORAH L
6446 MILNE RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125 0704

Or Current Resident
BOGUE DAVID C & JEANNE
4300 ESTANCIA DR NW
ALBUQUERQUE, NM 87120 1614

Or Current Resident
C3D LLC & CLIFFORD CAPITAL
FUND INC & LEE D R & D F & SPRING
F L & KENNEDY P J
PO BOX 35640
ALBUQUERQUE, NM 87176

Or Current Resident
CARREON PATRICIO & PATRICIA
6419 MILNE RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
CARRILLO DIANA
6414 MILNE RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
CESARIO JAMES C & FRANCES B
TRUSTEES CESARIO REVOCABLE
TRUST
4508 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
CHAVEZ B A
7513 FORSYTHE SW
ALBUQUERQUE, NM 87121

Or Current Resident
CHAVEZ ERNEST C & AGNES S
5620 MILNE NW
ALBUQUERQUE, NM 87120

Or Current Resident
CHAVEZ LEONIDES ETUX
6400 MILNE RD NW
ALBUQUERQUE, NM 87120 1665

Or Current Resident
CHAVEZ MICHAEL
6405 MILNE RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
CHAVEZ RAYMOND & KATHLEEN
6228 CHENOA RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
CHINO JULIAN P & DENECA C
6700 BLACK VOLCANO RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
D R HORTON INC
4400 ALAMEDA BLVD NE B
ALBUQUERQUE, NM 87113

Or Current Resident
DAVID BENEDICT A & SHERRY RITA
ALLISON
6204 CHENOA RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
DAVIS FABIOLA
4315 66TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
DEMAR MICHELLE M
6443 MILNE RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
DEVARASETTY KRISHNA &
SANDHYA
PO BOX 9092
ALBUQUERQUE, NM 87119

Or Current Resident
ENRIQUEZ ELIZABETH V
6439 MILNE RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
ESPARSEN ANTHONY D & JOY L
5944 LAS CADENAS RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
FELICE COLELLA ETUX
1621 CHELWOOD PARK BLV
ALBUQUERQUE, NM 87112

Or Current Resident
FICKE PATRICK & CHAVEZ
VERONICA
4328 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
GALLEGOS ANNABELL
6705 BLACK VOLCANO RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
GARDUNO SALLY R
4319 66TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
GMYTRASIEWICZ ANDREW L
4509 LOS VALLES DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
GOBLE MARK C & DEBORAH D
6438 MILNE RD NW
ALBUQUERQUE, NM 87120 1667

Or Current Resident
GOLDEN MICHAEL & CHAUVIN
ANITA M
6700 BUTTE VOLCANO NW
ALBUQUERQUE, NM 87120

Or Current Resident
GOMEZ RODOLFO M & POTTER
VIRGINIA
4400 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
GONZALES JERRY E SR & CAROL
ROMERO
5940 LAS CADENAS RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
GRIEGO DANIEL G
4512 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
GUAJARDO RUBEN A & ENEDELIA
C/O RUBEN A GUAJARDO
14405 ENCANTADA NE
ALBUQUERQUE, NM 87123

Or Current Resident
GUAJARDO RUBEN A & ENEDELIA
C/O RUBEN A GUAJARDO
6328 MILNE NW
ALBUQUERQUE, NM 87120

Or Current Resident
GUAY RICHARD F & ARWEN R WEST
GUAY
4405 LOS VALLES DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
GUTIERREZ ALBERT H & REGINA M
BENAVIDEZ-GUTIERREZ
4532 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
GUTIERREZ JOE K ETUX
5612 MILNE NW
ALBUQUERQUE, NM 87120

Or Current Resident
GUTIERREZ RUBYANNE E & DUANE
A
6430 MILNE RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
HAGEMANN CHRISTEN & LEVAN
JARRAD
6435 MILNE RD NW
ALBUQUERQUE, NM 87120 1668

Or Current Resident
HARVEY ANGELA K
4515 LOS VALLES DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
HERRERA ROSINALDO B ETUX
6431 MILNE RD NW
ALBUQUERQUE, NM 87120 1668

Or Current Resident
HINDI STEVE D & HEATHER C
4519 LOS VALLES DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
HOWELL WAYNE
4319 65TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
JARAMILLO SYLVIA A
4504 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
JOHNSON ANDREW V & CONSTANCE
B
4415 LOS VALLES DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
KINDEL JOSEPH M & CAROLYN M
4409 LOS VALLES DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
KINNEY JOHN W & VIRGINIA ROSE
7110 CONSTITUTION NE
ALBUQUERQUE, NM 87110

Or Current Resident
KINNEY LINDA & JOHN
4523 LOS VALLES DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
LABATO JULIAN DRYDEN TRUSTEE
LABATO TRUST
9124 VILLAGE AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
LUCERO TED W & ORTIZ RUTH E
6401 MILNE NW
ALBUQUERQUE, NM 87120

Or Current Resident
LUJAN KAREN R & BERNIE P
6705 UPPER CANYON CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
LUJAN ZELMA & FILIBERTO
6442 MILNE RD NW
ALBUQUERQUE, NM 87120 1667

Or Current Resident
MAES STEVEN D & BYINGTON-MAES
KRISTEE A
4416 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
MAESTAS SOFIE O
5625 WAYNE RD NW
ALBUQUERQUE, NM 87120 1622

Or Current Resident
MEYER DUANE D & RENAY M
6701 UPPER CANYON CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
MONTE DE OCA ROBERT
6404 MILNE RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
MONTOYA ANTHONY R & LINDA M
4516 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
MONTOYA GREGORY
6415 MILNE RD NW
ALBUQUERQUE, NM 87120 1666

Or Current Resident
NAASE MARK B & JILL M
4412 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
NGUYEN DUC & HELEN
4401 LOS VALLES DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
NGUYEN THO T & TRAN HUONG M
4505 LOS VALLES DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
NUNEZ ANTHONY & CORRINE
1304 SONYA SW
ALBUQUERQUE, NM 87121

Or Current Resident
OSELIO MICHAEL A & JEANNE L
6304 MILNE RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
OUR SAVIOR EVANGELICAL
LUTHERAN CHURCH
4301 ATRISCO DR NW
ALBUQUERQUE, NM 87120 1662

Or Current Resident
PACHECO VALERIE Y
4520 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
PADILLA BRANDON M & ALICIA R
4304 ESTANCIA DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
PATTON TODD M & APRIL
6408 MILNE RD NW
ALBUQUERQUE, NM 87120 1665

Or Current Resident
PEREA JOHNNIE
6705 BUTTE VOLCANO NW
ALBUQUERQUE, NM 87120

Or Current Resident
PLUEMER HERBERT
6208 CHENOA RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
POWELL CHESTER V
6434 MILNE RD NW
ALBUQUERQUE, NM 87120 1667

Or Current Resident
QUINTANA DAVID M & NOREEN Y
4540 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
RABITS SUSAN
6220 CHENOA RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
RANCHO ENCANTADO
HOMEOWNERS ASSN INC
4400 ALAMEDA BLVD NE SUITE B
ALBUQUERQUE, NM 87113

Or Current Resident
RICHARD HENRY D
5947 MESA VIENTO RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
RINCONES ROBERT & JENILYN R
6200 CHENOA RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
RODRIGUEZ HECTOR M &
RODRIGUEZ MARY G
6447 MILNE RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
RODRIGUEZ MICHAEL R & KHRISTY
LYNN
4320 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
RODRIGUEZ YVETTE M
4318 66TH ST NW
ALBUQUERQUE, NM 87123

Or Current Resident
SALAZAR BARBARA G
4536 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
SANCHEZ DANIEL & REBECCA
4524 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
SANDERS YVONNE A
6423 MILNE NW
ALBUQUERQUE, NM 87120

Or Current Resident
SANDOVAL TED J & GERALDINE G
4404 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
BARNSDALE LARRY G & SHARON M
TRUSTEES BARNSDALE TRUST
5939 LOS RISCOS RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
BILZ LAWRENCE C & CONGER
PENNY S
5921 WESTERN TRL NW
ALBUQUERQUE, NM 87120 1703

Or Current Resident
BROWN EDWARD E SR ETUX
217 NATALIE NW
ALBUQUERQUE, NM 87107

Or Current Resident
BULLOCK WILLIAM M
5919 LOS RISCOS RD NW
ALBUQUERQUE, NM 87109

Or Current Resident
CRANDALL CHET & JEANETTE
5825 WESTERN TRAILS NW
ALBUQUERQUE, NM 87120

Or Current Resident
DILORENZO CHARLES V &
KATHLEEN
5000 SANDPIPER CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
DYE TERRY & JAXINE A
5923 LOS RISCOS RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
FRANKLIN SHARYN
5817 WESTERN TRL NW
ALBUQUERQUE, NM 87120 1701

Or Current Resident
GIL VIRGIL
6506 CALLE REDONDO NW
ALBUQUERQUE, NM 87120

Or Current Resident
HUSLER JOHN W & BONNIE
5901 LOS RISCOS RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
JOHNSON JEFFREY C & ELIZABETH
A PIERCE -JOHNSON
5809 WESTERN TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
LEYBA ERNEST E & CATHERINE U
4601 QUAKER HEIGHTS NW
ALBUQUERQUE, NM 87105

Or Current Resident
LOPEZ DARREN J
5927 LOS RISCOS RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
LOPEZ VICENTE R & MARNIE K
LOPEZ-DERDEN
5915 LOS RISCOS RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
LUJAN WILLIAM R
5913 WESTERN TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
MCKNIGHT ROBERT W & ANGELA K
5931 LOS RISCOS RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
MEDINA DAVID A & ANGELIQUE D
5935 LOS RISCOS RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
NARANJO JOSEPH L & ANITA M
5901 WESTERN TRAIL NW
ALBUQUERQUE, NM 87120

Or Current Resident
ONTIVEROS JOE
7509 AUTUMN BREEZE
ALBUQUERQUE, NM 87121

Or Current Resident
RANDOLPH JAMES F SR &
SATURNINA H
5951 LOS RISCOS RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
RODRIGUEZ ISAAC & ADENA
5947 LOS RIOS RD NE
ALBUQUERQUE, NM 87120

Or Current Resident
SALCIDO PAUL G & MARIA C
5905 LOS RISCOS RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
SONGCAYAUON ANTHONY C &
ELLEN C VILLAVER
5943 LOS RISCOS RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
WOODCOCK RANDALL E &
JACQUELINE M
4512 LAS CRESTAS DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
SEDILLO JASON A
4314 66TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
SEGURA ADELE
2001 SELWAY PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
TEERTSTRA ANGELA
4310 66TH ST NW
ALBUQUERQUE, NM 87120 1657

Or Current Resident
TRUJILLO ARTHUR JOHN
6224 CHENOA NW
ALBUQUERQUE, NM 87120

Or Current Resident
TRUJILLO HUMBERTO B JR ETUX
6300 MILNE RD NW
ALBUQUERQUE, NM 87120 1690

Or Current Resident
UNITED STATE OF AMERICA C/O
PETROGLYPH NATL MONUMENT
6001 UNSER BLVD NW
ALBUQUERQUE, NM 87120

Or Current Resident
UNITED STATES OF AMERICA % SW
LAND RESOURCES PROG CNTR
PO BOX 728
SANTA FE, NM 87504 0728

Or Current Resident
UNITED STATES OF AMERICA C/O
PETROGLYPH NATL MONUMENT
6001 UNSER BLVD NW
ALBUQUERQUE, NM 87120

Or Current Resident
URIOSTE RICARDO R
6701 BUTTE VOLCANO NW
ALBUQUERQUE, NM 87120

Or Current Resident
USA % PETROGLYPH NATL
MONUMENT
6001 UNSER BLVD NW
ALBUQUERQUE, NM 87120

Or Current Resident
VICKERMAN STEVEN S
6700 UPPER CANYON CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
WATSON BARRY K & ANDREA C
6232 CHENOA NW
ALBUQUERQUE, NM 87120

Or Current Resident
WERLEY BRIAN E & MICHELLE A
4408 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
WHITAKER MONICA A
4315 65TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
YARA RONALD CARL
6308 CALLE TESROR NW
ALBUQUERQUE, NM 87114

Or Current Resident
YATES KAREN A & EVA C MADRID
4324 67TH ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
YAZZIE ANGELA R
6418 MILNE RD NW
ALBUQUERQUE, NM 87120


Project 1005493
LAURIE W. MOYE
Public Participation and Regulatory
Relations System Engineering
ALVARADO SQUARE MS 0600
ALBUQUERQUE, NM 87158

Project# 1005493
JOLENE WOLFLEY
Taylor Ranch N.A.
6804 STAG HORN DR NW
ALBUQUERQUE, NM 87120

Project# 1005493
RENE HORVATH
Taylor Ranch N.A.
5515 PALOMINO DR NW
ALBUQUERQUE, NM 87120

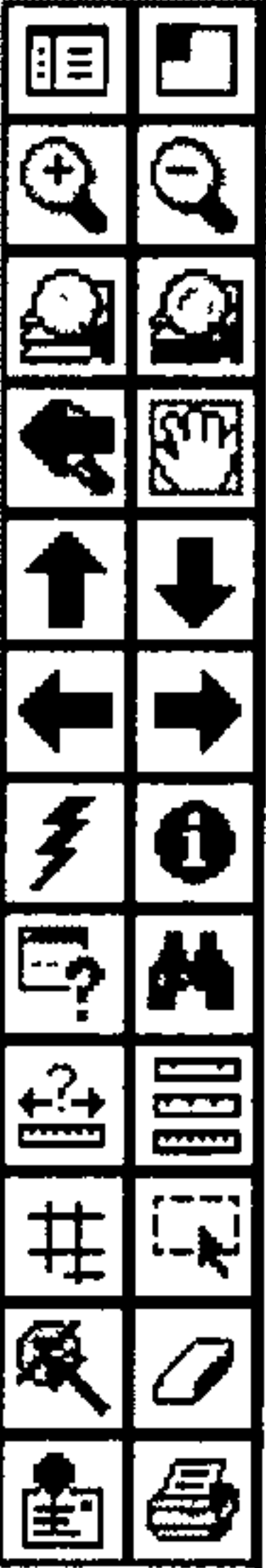
Project# 1005493
PITA HOPKINS
Quaker Heights N.A.
5117 NORTHERN TRAIL NW
ALBUQUERQUE, NM 87120


Project# 1005493
MATTHEW BACA
Quaker Heights N.A.
5125 NORTHERN TRAIL NW
ALBUQUERQUE, NM 87120



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE










LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh


Help:

-  Closed group, click to open.
-  Open group, click to close.
-  Map layer.
-  Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
-  Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP		
Rec	UPC CODE	OWNER
1	101106112814131224	LOPEZ VICENTE R & MARNIE K LOPEZ-DERDEN
2	101106112214131225	BULLOCK WILLIAM M
3	101106111714021226	DYE, TERRY, & JAVINE, A.

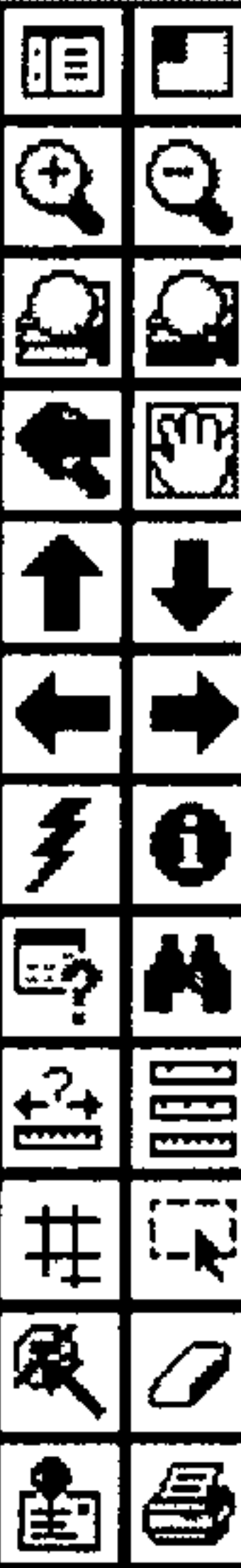
Pan
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[HELP](#)
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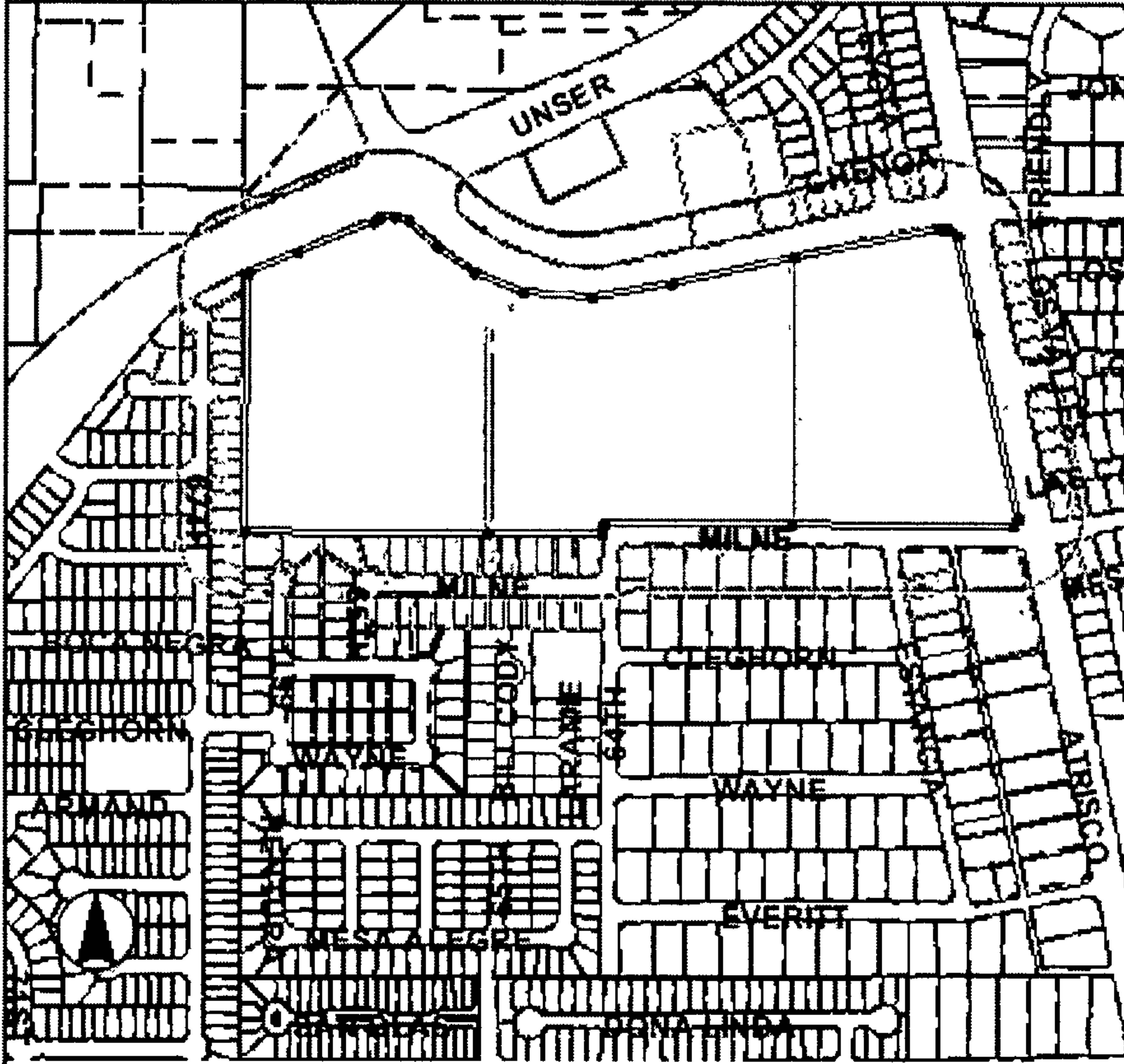
[CONTACT](#)



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LAYERS

- STREETS
- BASEMAP
- PARCELS
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- ADDRESS POINTS
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- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
- 2006 AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

Refresh Map

Auto Refresh

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- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER	
1	101106100415232301	CHAVEZ RAYMOND & KATHLEEN	6228 C
2	101106100815332302	TRUJILLO ARTHUR JOHN	6224 C
3	101106110614721225	RANCHO ENCHANTADO HOMEOWNERS ASSN INC	4400 A

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[CONTACT](#)



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 19, 2007

Laurie W. Moyer
Public Participation and Regulatory Relations
System Engineering
Alvarado Square MS 0600
Albuquerque, NM 87158
Phone: (505) 241-2792/Fax: (505) 241-2363
E-mail: Laurie.Moyer@pnmresources.com

'LEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Laurie:

Thank you for your inquiry of **March 19, 2007** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PNM PROJECT LOCATED ON WESTERN TRAILS NW AND UNSER BOULEVARD NW** zone map **F-10-11**.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

TAYLOR RANCH N.A. (TRN) "R"

Jolene Wolfley
6804 Stag Horn Dr. NW/87120 890-9414 (h)
Rene Horvath
5515 Palomino Dr. NW/87120 898-2114 (h)

QUAKER HEIGHTS N.A. (QHT) "R"

***Matthew Baca**
5125 Northern Trail NW/87120 730-1692 (h)
Pita Hopkins
5117 Northern Trail NW/87120 839-4316 (h) 720-4316 (c)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

Heights residential subdivision, the north side of Western Trails from just east of Quaker Height Road to Coors and along Coors Blvd.

PNM typically locates its facilities within road right of way or private easement. PNM has the ability to move the poles into the Quaker Heights subdivision along the north side of the street without a variance request.

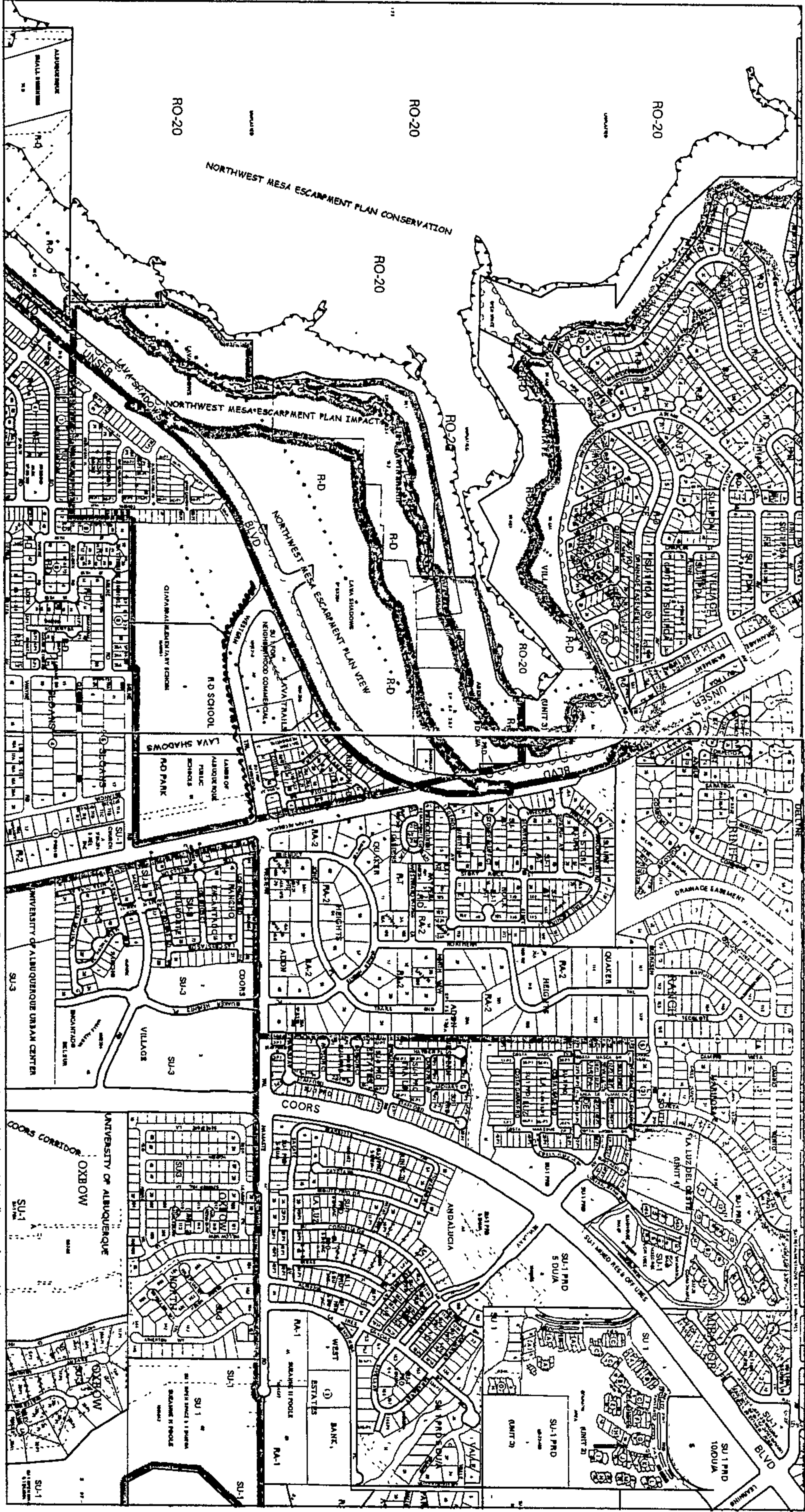
PNM is seeking approval from the Development Review Board on May 2, 2007 for the variance request. PNM is very willing to meet with your association or representatives of your association to discuss the whole project. Please contact me at 241-2792 with any questions or concerns or to schedule a meeting. I look forward to talking with you.

Sincerely,



Laurie W. Moyer

Coordinator, Regulatory Project & Public Participation



For more current information and more details visit <http://www.cabq.gov/gis>

For more current information and more details visit <http://www.cabq.gov/gis>

Zone Atlas Page:
F-10-Z

Selected Symbols

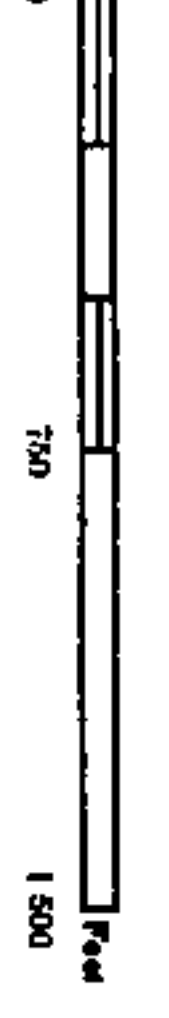
- SECTOR PLANS
- Escarpment
- Damage Overlay Zones
- 3 Mile Airport
- City Historic Zones
- Airport Noise C
- H-1 Buffer Zone
- Wall Overlay Z
- Topographic Map



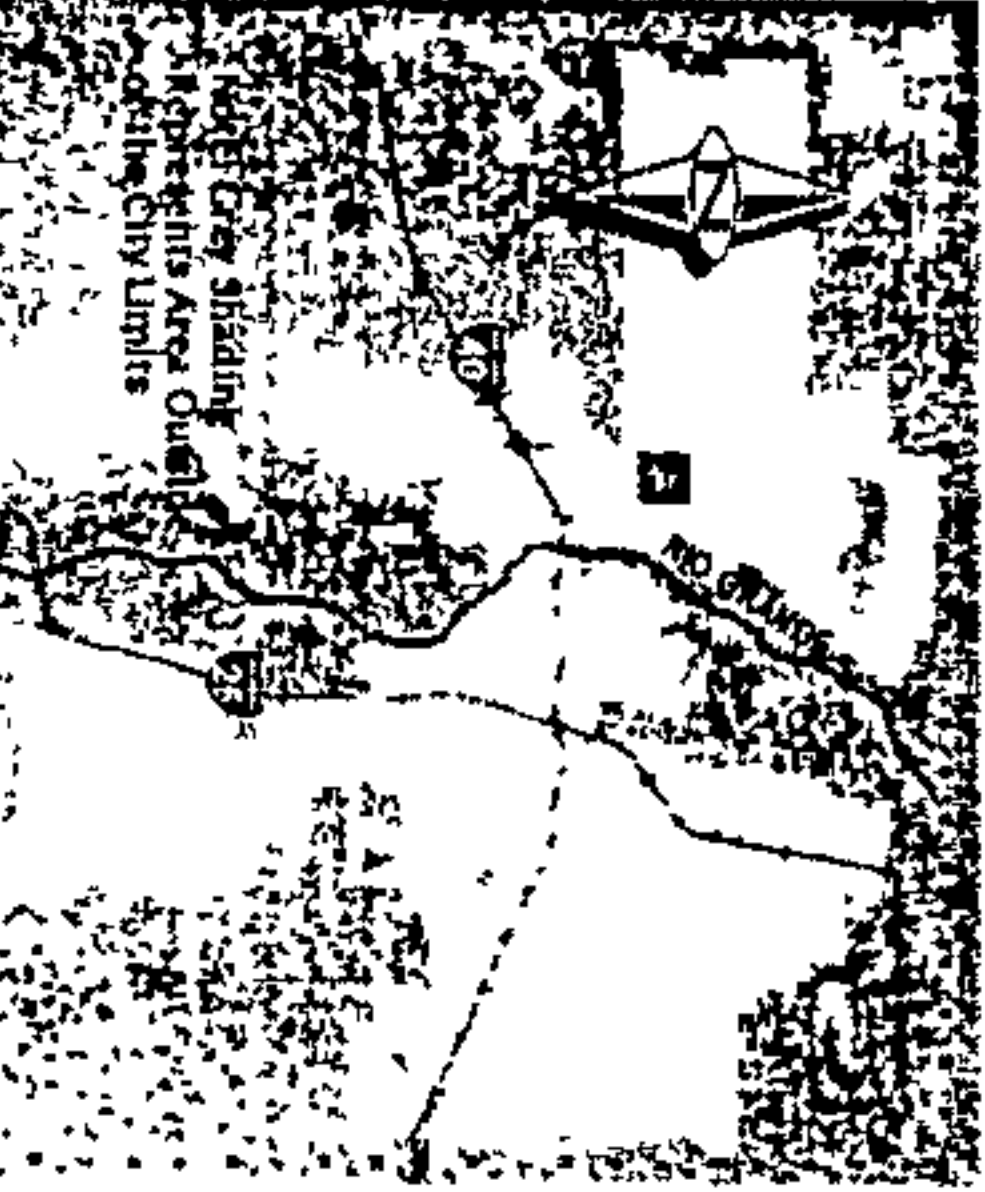
Zone Atlas Page:
F-11-Z

Selected Symbols

- SECTOR PLANS
- Escarpment
- Damage Overlay Zones
- 3 Mile Airport Zone
- City Historic Zones
- Airport Noise Contours
- H-1 Buffer Zone
- Wall Overlay Zones
- Topographic Map



Map amended through 2/18/2007



Map amended through 2/18/2007



Segment ONE

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**

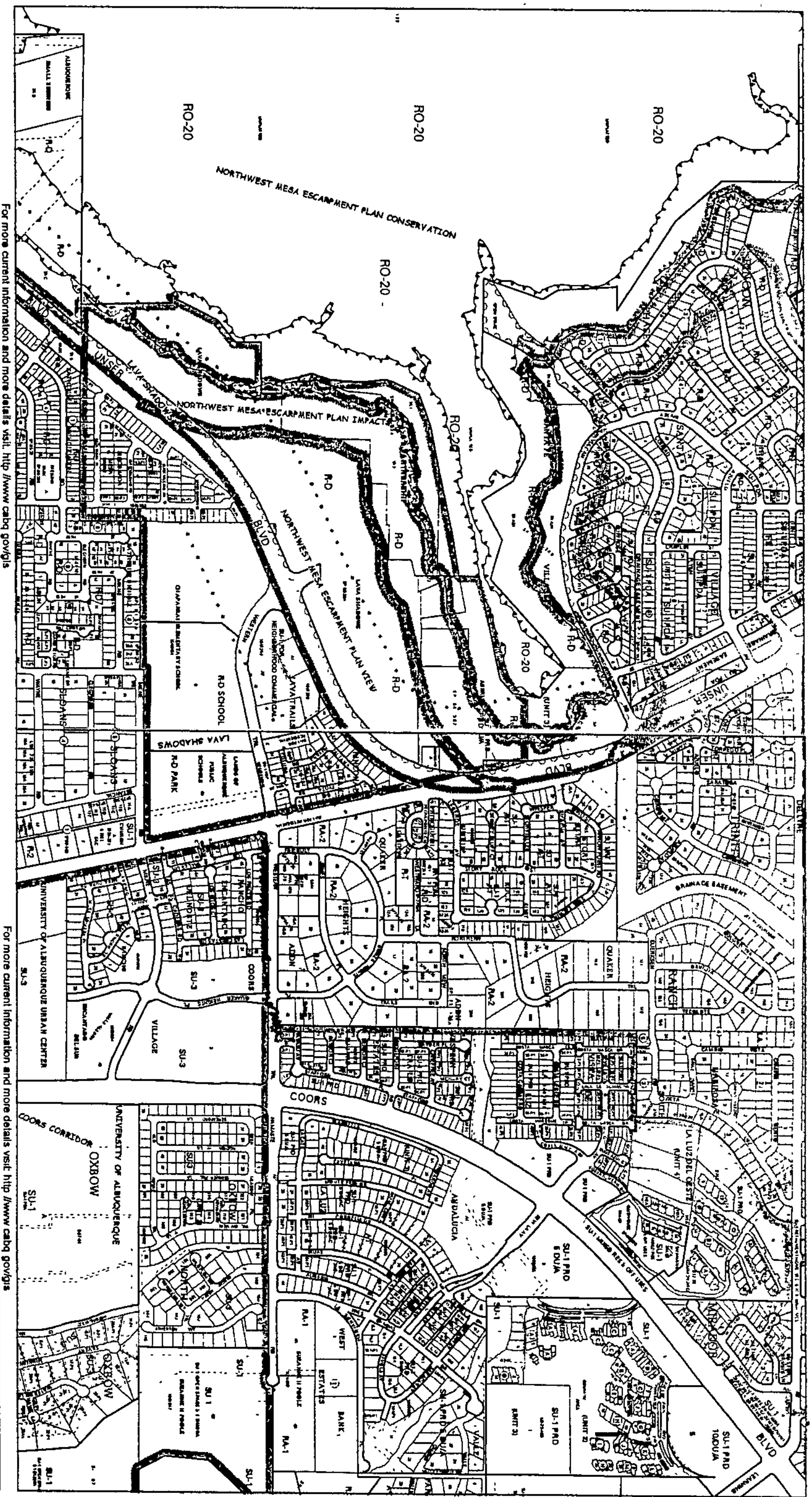
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

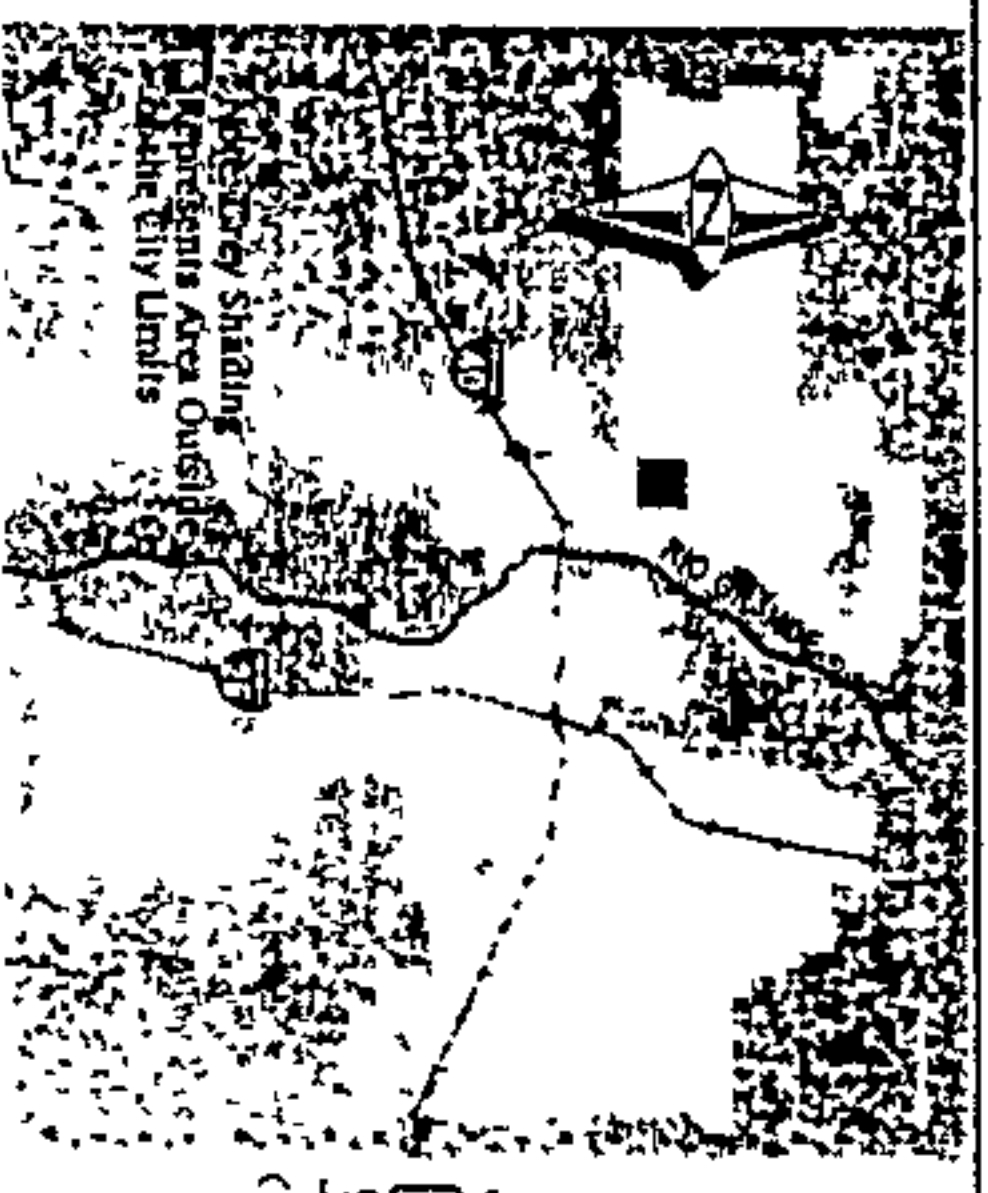
Date of Inquiry: **03/19/07** Time Entered: **10:20 a.m.** ONC Rep. Initials: **SW**



For more current information and more details visit <http://www.ciabq.gov/jis>

For more current information and more details visit <http://www.ciabq.gov/jis>

AGIS
 Albuquerque Geographic Information System
 Map amended through 2/18/2007



Zone Atlas Page F-10-Z

Selected Symbols

SECTOR PLANS

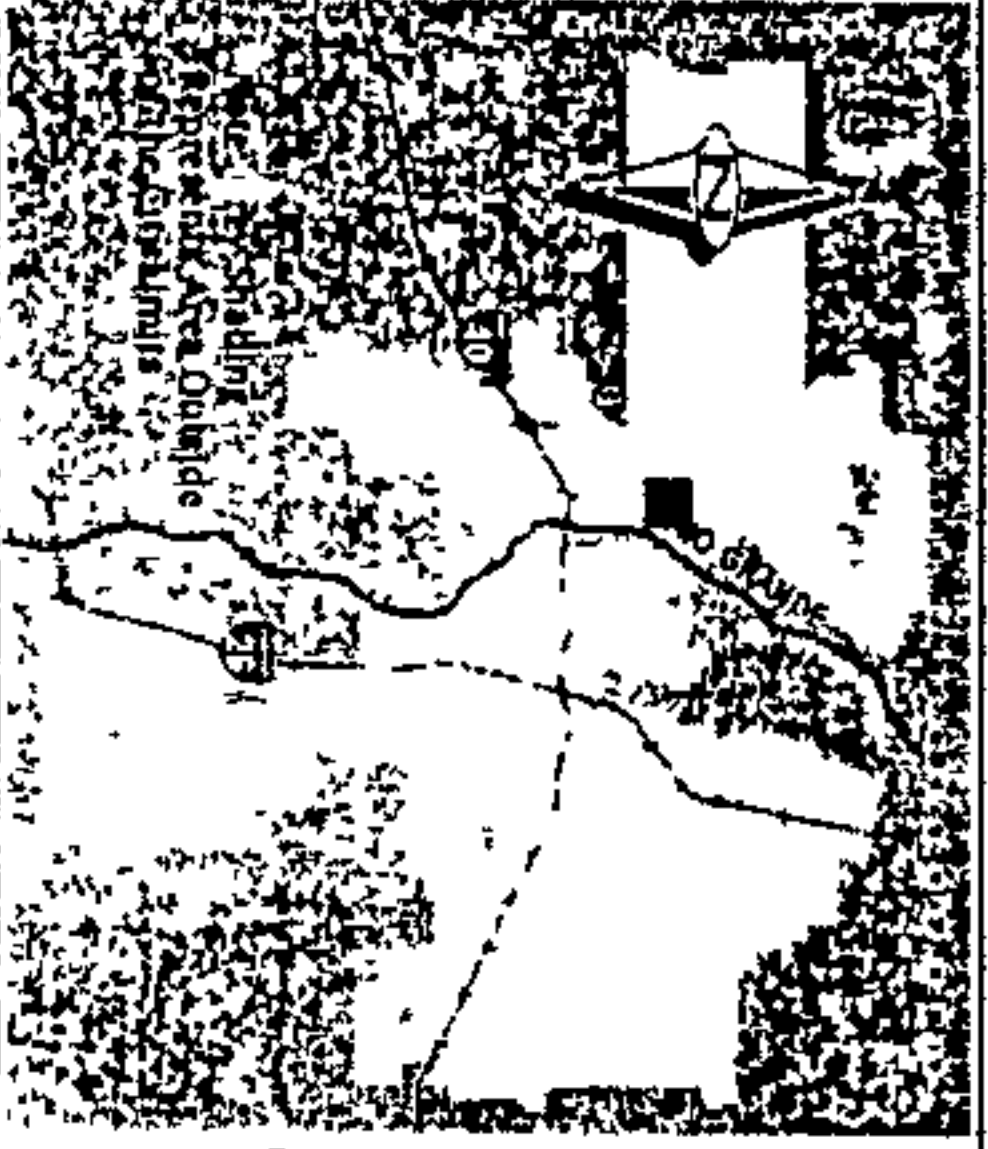
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroleum Men

SECTOR PLANS

- Escarpment
- 3 Mile Airport Zone
- Airport Noise C
- Wall Overlay Z

Scale: 0 1 2 Miles
 0 1 2 Miles

AGIS
 Albuquerque Geographic Information System
 Map amended through 2/18/2007



Zone Atlas Page F-11-Z

Selected Symbols

SECTOR PLANS

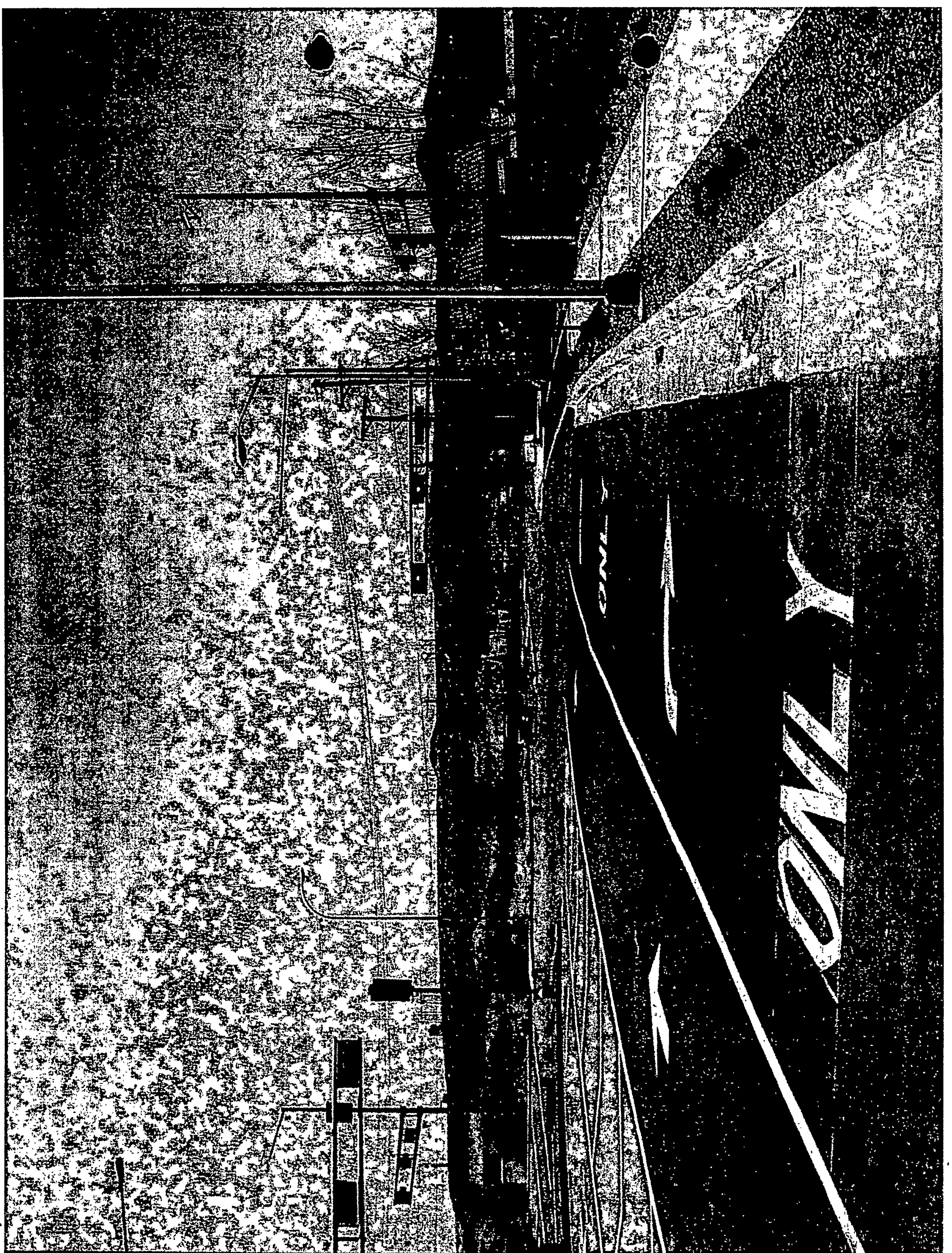
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- City Historic Zones
- H-1 Buffer Zone
- Petroleum Men

SECTOR PLANS

- Escarpment
- 3 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zones

Scale: 0 1 2 Miles
 0 1 2 Miles

Segment TWJ2





FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 23, 2007

TO: Jolene Wolfley and Rene Horvath, Taylor Ranch Neighborhood Association
Matthew Baca and Pita Hopkins, Quaker Heights Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: *Major Variance for an overhead electric distribution line for Segment One (00455) and Segment Two (00454).*

Proposed by: Laurie Moye, PNM at 505-241-2792

Agent for: Public Service Company of New Mexico (PNM)

For property located: On or near Western Trail NW between Unser Boulevard NW and Atrisco Drive NW.

P.O. Box 1293

The case number(s) assigned is: 07DRB-00455 and 00454, **Project #1005493.**

Albuquerque

City Planning accepted application for this request on **April 6, 2007.**

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, May 2, 2007** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

PNM
Alvarado Square
Albuquerque, NM 87158-0600
505 241-2700
Fax 505 241-2363
www.pnm.com

April 6, 2007

Ms Sharon Matson
City of Albuquerque
Development Review Board Chairman
201 2nd Street
Albuquerque, NM 87102



*A personal commitment
to New Mexico*

RE: PNM requests a variance from §14-14-4-8 Electrical and Communication Line Location for Segment One Unser Feeder 12

Dear Ms. Matson,

PNM submits to the Development Review Board (DRB) this application for a variance request according to §14-14-4-8 Electric and Communication Line Location (B) electrical three-phase distribution lines. This request is for the first of two segments of the line (Figure 1).

Purpose and Need for the Project

The Westside of Albuquerque in recent years has experienced a number of electrical outages. To address these outages, PNM has undertaken a number of actions. One such action is the building of a new electric substation, "Unser Substation" at Unser and Vista Alegre St. NW. In order to balance both the electric load and the voltages in the area for more reliable service, there must be connections between this substation and surrounding substations. Three-phase lines, called feeder ties, provide those connections. The building of Unser Substation feeders will allow PNM to remove the emergency mobile substation at St. Joseph Substation, making it available for other potential emergency needs.

The Project Segment One

PNM began the construction of Unser Feeder 12 to provide connections to surrounding substations in January 2007. The pole placement of approximately 1680 feet is complete for the Unser 12 segment one route, which is from the east side of Unser Blvd. NW along the south side of Western Trails to Atrisco NW. This overhead project is in an area, which is served by overhead lines as referenced in the attached map. There are existing overhead lines along Unser, Atrisco, within the Quaker Heights residential subdivision, the north side of Western Trails from Quaker Height Road to Coors Blvd. and along Coors Blvd.

PNM typically locates its facilities with road right-of-way or private easement. As seen in the attached photos (Photos , B, and C), the pole placement is more appropriate for the

south side of the street and would serve no public purpose to require placement of underground lines. There are no underground electric utilities in the road right of way where PNM has placed the poles.

Since the poles are in place, PNM's Unser feeder team is unaware of any calls from the public regarding the current placement of the electric poles.

§14-14-4-8(B) Electric and Communication Line Location

"New electrical three phase distribution lines carrying above 12 kilovolts (kV), but less than 40 kilovolts (kV) shall be installed underground with subdivisions which have underground distribution lines, unless a variance is granted. The Development Review Board may grant a variance if it is determined that no significant public purpose would be served by requiring that the new lines be placed underground and that one or more of the following conditions exists:

- (1) The immediate or adjacent areas is presently served by overhead lines; or
- (2) Subsurface conditions make underground lines economically unreasonable. "

In closing, as per §14-14-4-8 (B) (1) the immediate and adjacent area is presently served by overhead lines and that no significant public purpose would be served by the DRB to require the lines to go underground when there are immediate and adjacent overhead lines serving the immediate or adjacent area (See Figure 2). After several City staff meetings regarding this project, I hope that this application meets all the requests expressed in those meetings.

If the variance request is denied by the DRB, PNM will seek cost recovery via the PRC Revised Rate Number 22.

I may be reached at 241-2792, if there are further questions or a need for more information.

Sincerely,



Laurie W. Moyer
Coordinator Regulatory Project and Public Participation
PNM

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: PNM PHONE: 241-2792
 ADDRESS: Alvarado Square FAX: 241-2386
 CITY: Albq. STATE NM ZIP 87158 E-MAIL: LMoye@pnm.com

Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): Laurie Moye PHONE: 241-2792
 ADDRESS: PNM Alvarado Sq. FAX: 241-2386
 CITY: Albq. STATE NM ZIP 87158 E-MAIL: LMoye@pnm.com

DESCRIPTION OF REQUEST: Variance request of 14-14-4-8(C) overhead electric lines segment one

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv. / Addn. Road Right of Way
 Current Zoning: _____ Proposed zoning: _____
 Zone Atlas page(s): 10 & 11 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Western Trails NW
 Between: Vases NW and Coors NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): San ATRISCO

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team? Date of review: _____

SIGNATURE Laurie W. Moye DATE 4-6-07
 (Print) Laurie W. Moye Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #'s are assigned
- AGIS copy has been sent
- Case history #'s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
071DRB -00455

Action	S.F.	Fees
<u>Elec. Dist. Line</u>		\$ <u>0</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ <u>0</u>

Hearing date May 2, 2007

Andrew Garcia 4/6/07
 Planner-signature / date

Project # 1005493

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 24 copies of the plat are required. The Variance and subdivision should be applied for simultaneously.
- Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 24 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

~~ELECTRICAL DISTRIBUTION LINE~~

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM) (PUBLIC HEARING)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER *location of the*

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") *24* copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

~~Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.~~

~~DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.~~

- ~~Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)~~
- ~~Letter briefly describing, explaining, and justifying the deferral or extension~~
- ~~Any original and/or related file numbers are listed on the cover application~~

~~DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.~~

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF RECORDED PLAT

- 6 copies of the recorded plat to be vacated.
- 6 copies of documents justifying the vacation.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter describing, explaining, and justifying the vacation
- Any original and/or related file numbers are listed on the cover application
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Laurie W. Meye
Applicant name (print)
Laurie W. Meye
Applicant signature / date

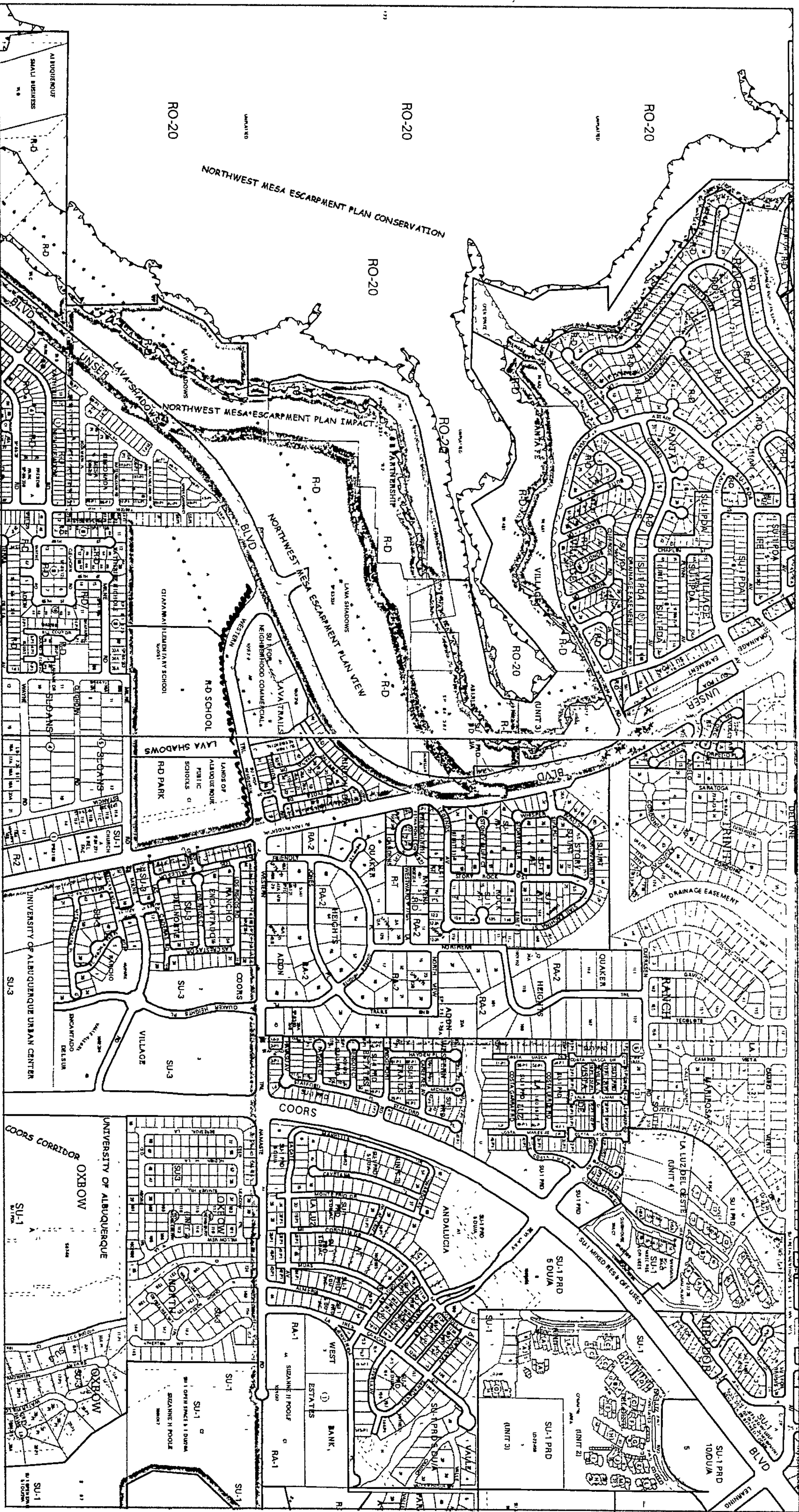


Form revised 4/03, 10/03 and APRIL 2006

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 07DRB-00455

Andrew Jan. 4/6/07
 Planner signature / date
 Project # 1005493

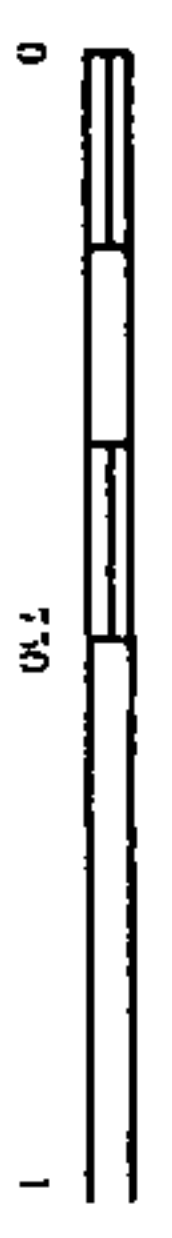


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Zone Atlas Page:
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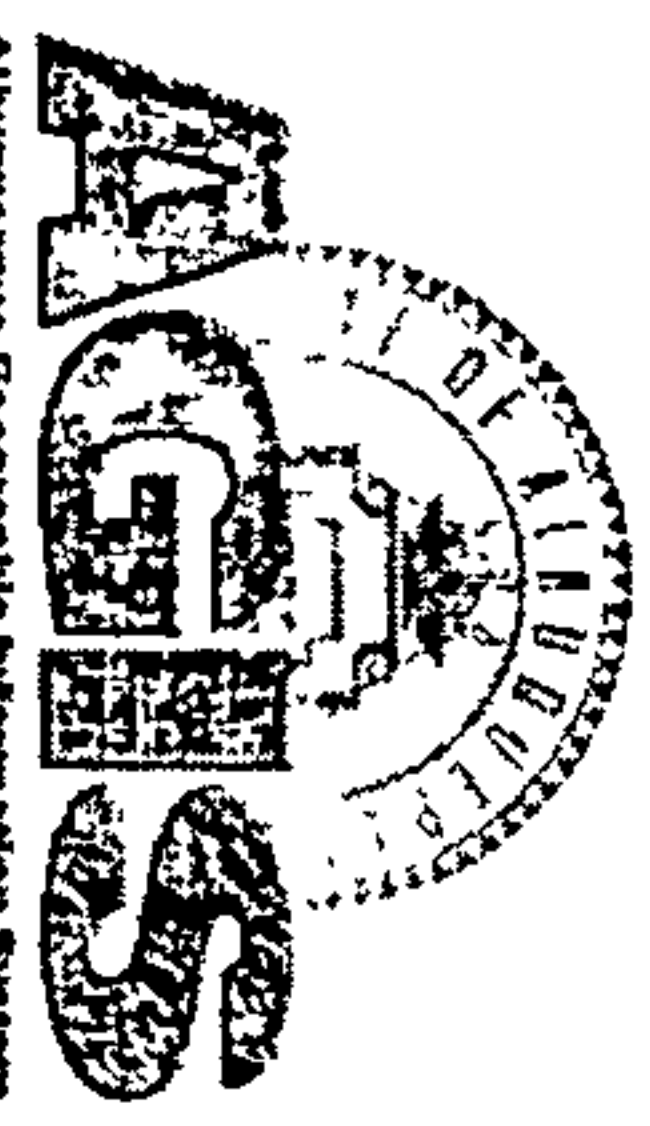
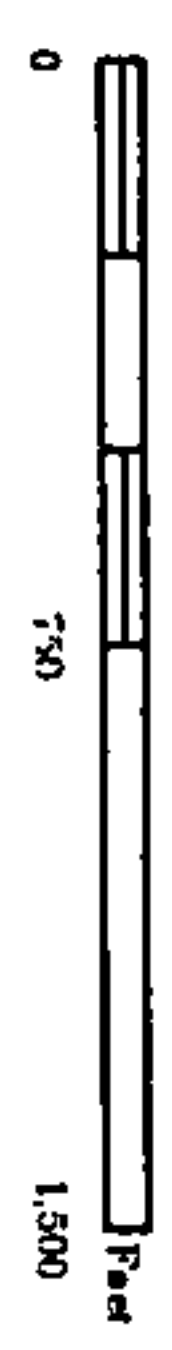
- Selected Symbols**
- SECTOR PLANS
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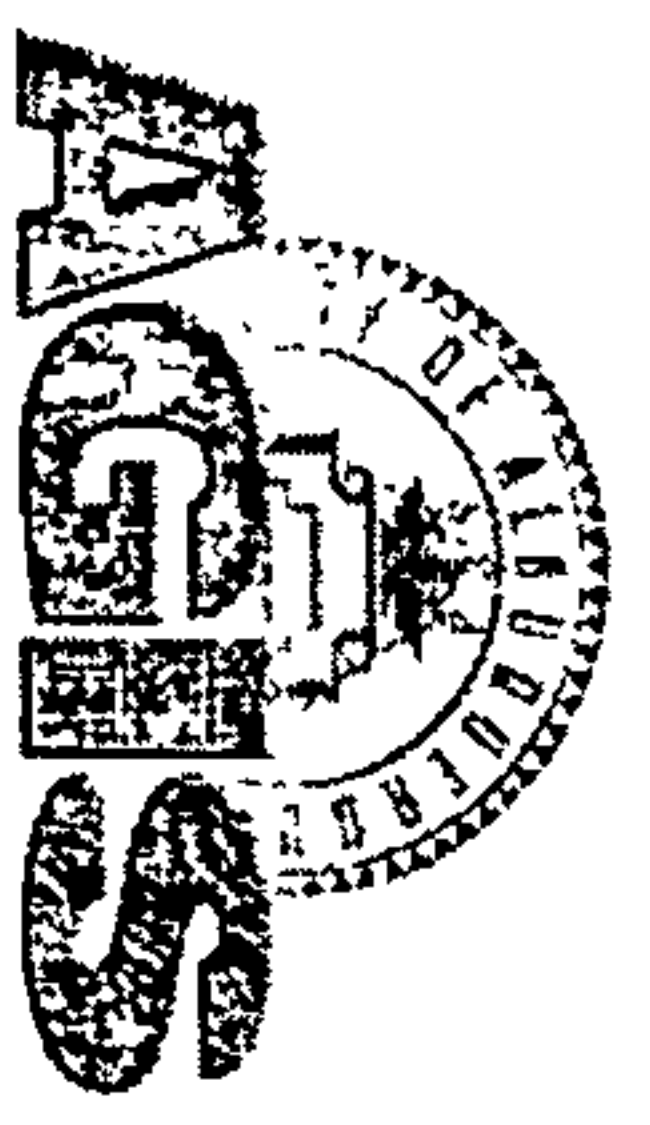
Map amended through 2/18/2007

Zone Atlas Page:
F-11-Z

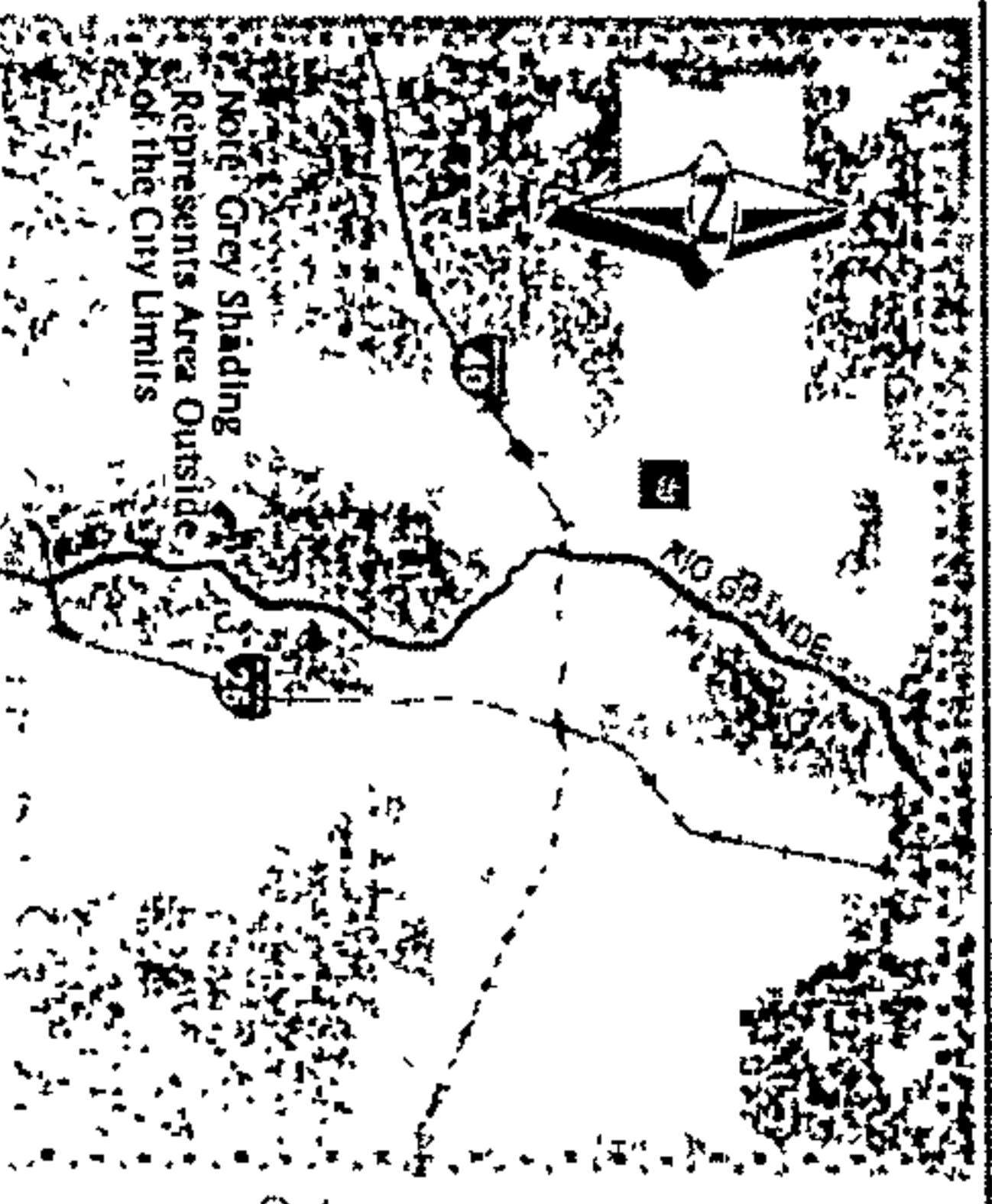
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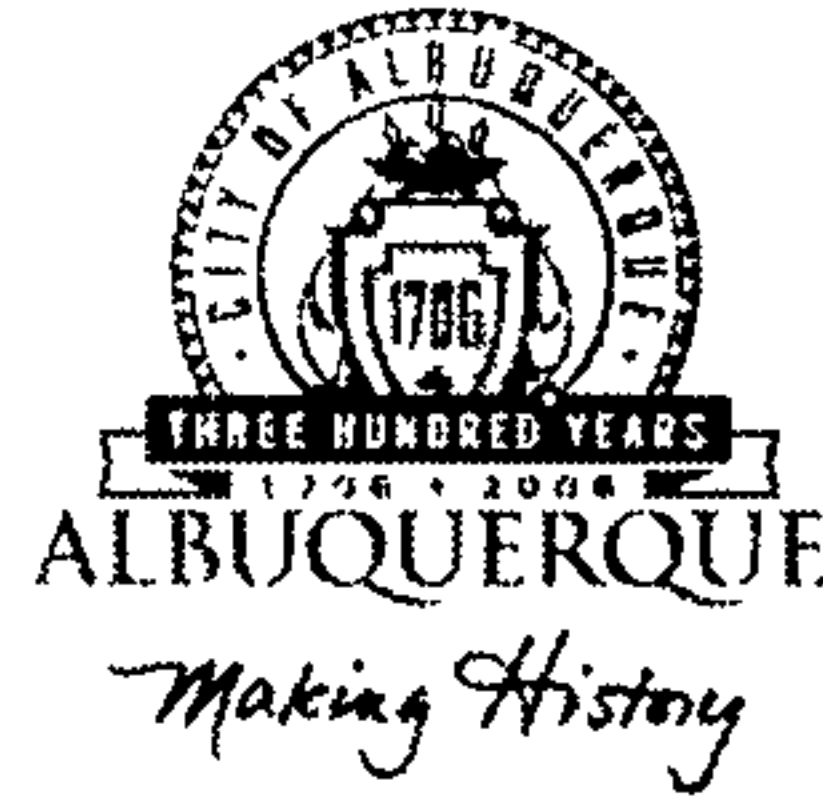
Map amended through 2/18/2007



Map amended through 2/18/2007



Segment ONE



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 19, 2007

Laurie W. Moye
Public Participation and Regulatory Relations
System Engineering
Alvarado Square MS 0600
Albuquerque, NM 87158
Phone: (505) 241-2792/Fax: (505) 241-2363
E-mail: Laurie.Moye@pnmresources.com

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Laurie:

Thank you for your inquiry of **March 19, 2007** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PNM PROJECT LOCATED ON WESTERN TRAILS NW AND UNSER BOULEVARD NW zone map F-10-11.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

TAYLOR RANCH N.A. (TRN) "R"

Jolene Wolfley
6804 Stag Horn Dr. NW/87120 890-9414 (h)
Rene Horvath
5515 Palomino Dr. NW/87120 898-2114 (h)

QUAKER HEIGHTS N.A. (QHT) "R"

*Matthew Baca
5125 Northern Trail NW/87120 730-1692 (h)
Pita Hopkins
5117 Northern Trail NW/87120 839-4316 (h) 720-4316 (c)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS



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WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
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4. A complete description of the actions requested of the EPC:
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 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

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- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.**
- Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **03/19/07** Time Entered: **10:20 a.m.** ONC Rep. Initials: **SW**

PNM
Alvarado Square
Albuquerque, NM 87158-0600
505 241-2700
Fax 505 241-2363
www.pnm.com

April 6, 2007



*A personal commitment
to New Mexico*

Ms. Jolene Wolfley
Taylor Ranch N.A.
6804 Stage Horn Dr. NW
Albuquerque, NM 87120

Ms. Rene Horvath
Taylor Ranch N.A.
5515 Palomino Dr. NW
Albuquerque, NM 87120

Mr. Matthew Baca
Quaker Heights N.A.
5125 Northern Trail NW
Albuquerque, NM 87120

Ms. Pita Hopkins
Quaker Heights N.A.
5117 Northern Trail NW
Albuquerque, NM 87120

Dear Neighborhood Association Representatives:

PNM is submitting to the Development Review Board (DRB) an application for a variance request according to §14-14-4-8 (B) Electric and Communication Line Location for electrical three-phase distribution lines. This variance request is in two segments, this letter will cover both segments.

Purpose and Need for the Project

The Westside of Albuquerque in recent years has experienced a number of electrical outages. To address these outages, PNM has undertaken a number of actions. One such action is the building of a new electric substation, "Unser Substation" at Unser and Vista Alegre St NW. In order to balance both the electric load and the voltages in the area for more reliable service, there must be connections between this substation and surrounding substations. Three phase lines, called feeder ties, provide those connections. The building of Unser Substation feeders will allow PNM to remove the emergency mobile substation at St Joseph Substation, making it available for other potential emergency needs.

The Project Segment One

PNM began the construction of Unser Feeder 12 to provide connections to surrounding substations in January 2007. The pole placement of approximately 1680 feet is complete for the Unser 12 route, which is from the east side of Unser Blvd. NW along the south side of Western Trails to Atrisco NW. This overhead project is in an area, which provides electric service to the immediate or adjacent area by overhead lines as referenced in the attached map. There are existing overhead lines along Unser, Atrisco, within the Quaker Heights residential subdivision, the north side of Western Trails from Quaker Height Road to Coors and along Coors Blvd.

The Project – Segment Two

PNM began the construction of Unser Feeder 12 to provide connections to surrounding substations in January 2007. The pole placement of approximately 1685 feet is complete for the Unser 12 route, which is along the south side of Western trails from Atrisco to just east of Quaker Heights Road. This overhead project is in an area, which provides electric service by overhead lines. There are existing overhead lines along Unser, Atrisco, within the Quaker

Heights residential subdivision, the north side of Western Trails from just east of Quaker Height Road to Coors and along Coors Blvd.

PNM typically locates its facilities within road right of way or private easement. PNM has the ability to move the poles into the Quaker Heights subdivision along the north side of the street without a variance request.

PNM is seeking approval from the Development Review Board on May 2, 2007 for the variance request. PNM is very willing to meet with your association or representatives of your association to discuss the whole project. Please contact me at 241-2792 with any questions or concerns or to schedule a meeting. I look forward to talking with you.

Sincerely,



Laurie W. Moyer

Coordinator, Regulatory Project & Public Participation

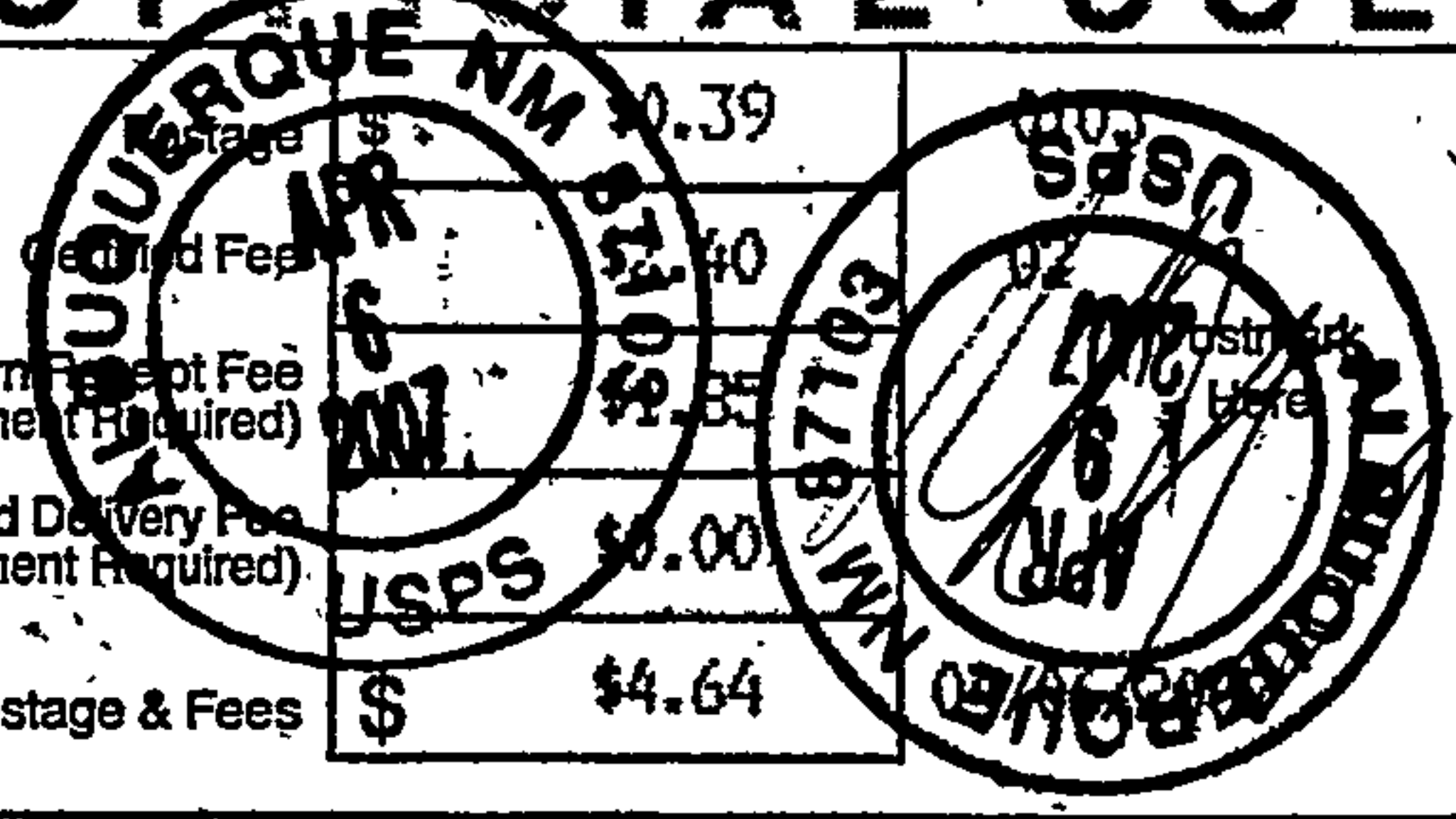
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Return Receipt Fee (Endorsement Required)		\$1.85
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$4.64



Sent To Ms. Johene Wolfley
 Street, Apt. No.;
 or PO Box No. 6804 Stage Horn Dr. NW
 City, State, ZIP+4 Albuq., NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

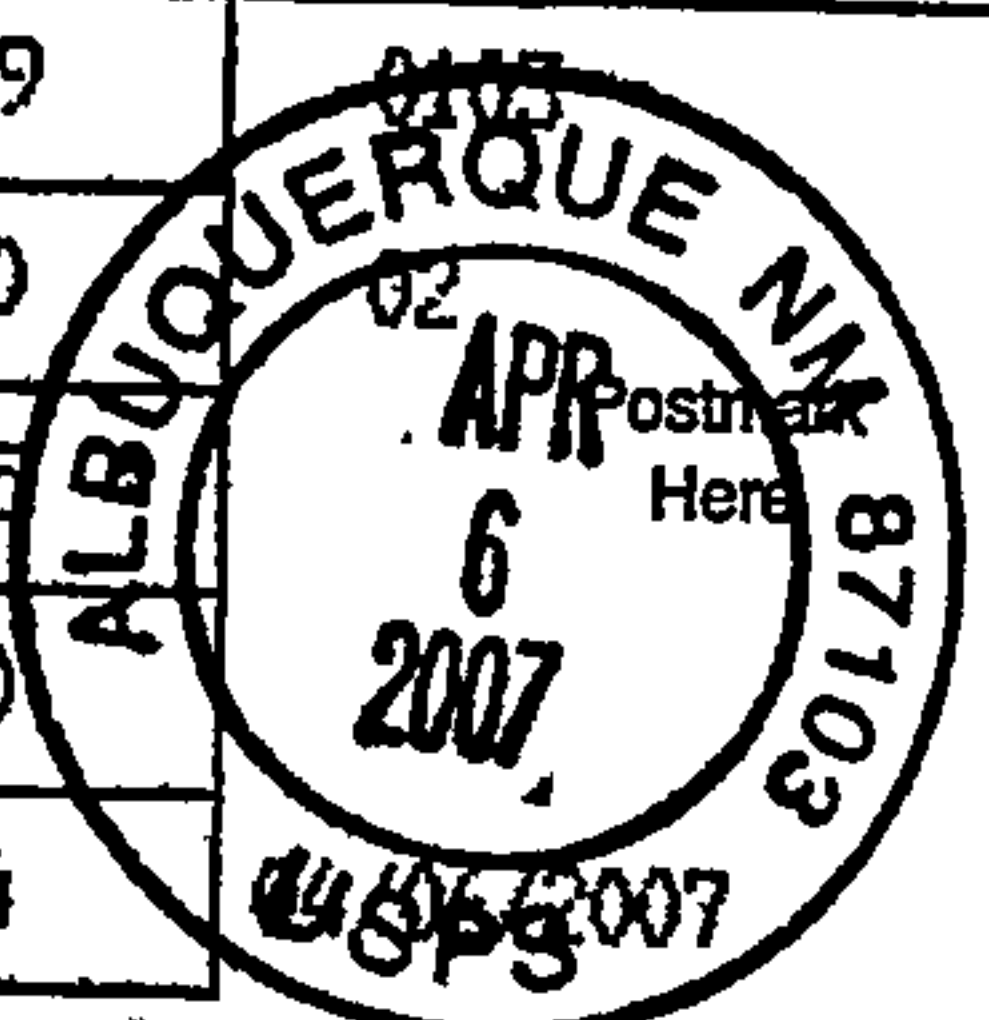
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Sent To Ms. Pita Hopkins
 Street, Apt. No.;
 or PO Box No. 5117 Northern Trail NW
 City, State, ZIP+4 Albuq., NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

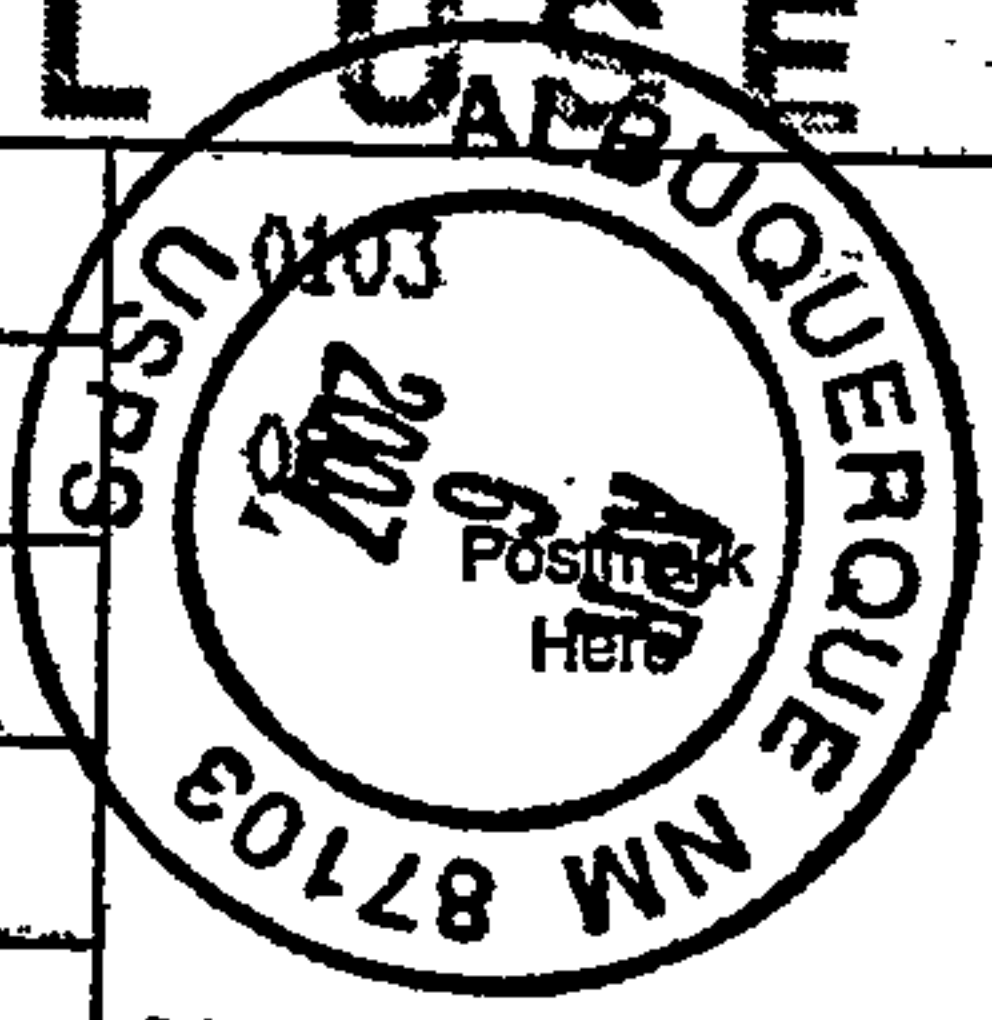
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Sent To Mr. Matthew Baca
 Street, Apt. No.;
 or PO Box No. 5125 Northern Trail NW
 City, State, ZIP+4 Albuq., NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

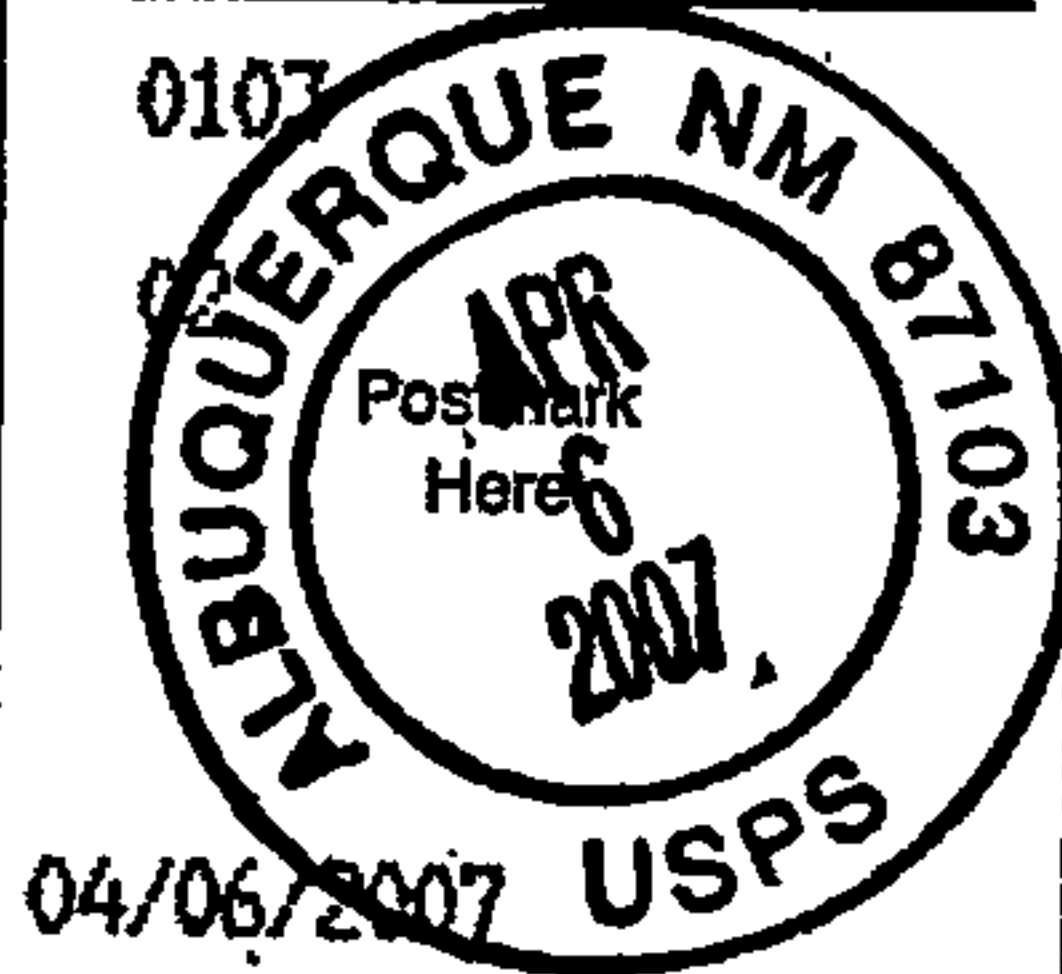
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Sent To Ms. Rene Horvath
 Street, Apt. No.;
 or PO Box No. 5515 Palomino Dr. NW
 City, State, ZIP+4 Albuq., NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME PNM
AGENT Laurie Moye
ADDRESS PNM Alvarado Square
PROJECT & APP # 1005493/07DRB-00454
PROJECT NAME PNM

\$ 20.00 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 75.00 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 95.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

4/6/2007 12:22PM
RECEIPT# 00073770 WSH 008 TRAN# 0040
Account 441032 Fund 0110
Activity 3424000
Trans Amt \$95.00
J24 Misc
CHANGE
HC
\$75.00
\$95.00
\$0.00

City of Albuquerque
Treasury Division

City of Albuquerque
Treasury Division

4/6/2007 12:22PM LOC: ANNY
RECEIPT# 00073769 WSH 008 TRANS# 0040
Account 441032 Fund 0110
Activity 3424000 TREL 15
Trans Amt \$95.00
J24 Misc \$75.00

Thank You

Counterreceipt.doc 6/21/04

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME PNM
AGENT Laurie Moya
ADDRESS PNM Alvarado Square
PROJECT & APP # 1005493/07DRB-00454
PROJECT NAME PNM

\$ 20.00 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
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() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
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***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

4/6/2007 12:22PM OC: ANNX
RECEIPT# 00073770 WSH 008 TRANS# 0040
ACCOUNT 441032 FUND 0110
ACTIVITY 3424000
TRANS AMT \$95.00
J24 Misc
CHARGE
Counterreceipt.doc 6/21/04
\$75.00
\$55.00
+0.00

CITY OF ALBUQUERQUE
TREASURY DIVISION

City Of Albuquerque
Treasury Division

4/6/2007 12:22PM LOC: ANNX
RECEIPT# 00073769 WSH 008 TRANS# 0040
Account 441032 Fund 0110
Activity 3424000 TRSLUS
Trans Amt \$95.00
J24 Misc \$75.00

Thank you

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- 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 are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from April 17, 2007 To May 2, 2007

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Signature) Laurie W. Mays 4.6.07
(Applicant or Agent) (Date)

I issued 4 signs for this application, 4/6/07 Andrew J. ...
(Date) (Staff Member)

DRB PROJECT NUMBER: 1005493

Alvarado Square
Albuquerque, NM 87158-0810
P 505 241-2700
F 505 241-2386
PNM.com

MAYOR'S OFFICE
10 FEB 11 10:10 AM '08

February 10, 2010

Mr. David Campbell
Chief Administrative Officer
Office of the Mayor
P.O. Box 1293
Albuquerque, New Mexico 87102



*A personal commitment
to New Mexico*

**RE: Cost estimates, route selections and construction schedules for PNM's
Black Ranch Feeder 12 underground distribution project**

Dear Mr. Campbell:

The City of Albuquerque ("City") Subdivision Ordinance No. 14-14-4-9 (B) requires the underground installation, within certain subdivisions, of all new electrical three-phase distribution lines operating above 12 kilovolts but less than 40 kilovolts unless a variance is granted. PNM plans to construct a new distribution project ("Black Ranch") in the City in 2010 that the Ordinance requires to be placed underground. Pursuant to PNM's First Revised Electric Rate No. 22 – Underground System Special Services ("Rate 22") on file with the New Mexico Public Regulation Commission ("NMPRC"), PNM intends to apply to the NMPRC for recovery from City electric customers of the "excess costs" associated with the underground installation of the Black Ranch distribution project.

In accordance with the Stipulation, NMPRC Case No. 07-00463-UT, that PNM and the City entered into on August 29, 2008, which was approved by the NMPRC on December 11, 2008, PNM applied to the City on December 4, 2009 for a variance from the City's underground electric line installation requirement with respect to the Black Ranch distribution project. Consistent with the Stipulation, and pursuant to Rate 22, PNM is hereby providing the City with a 60-day notice of PNM's intent to seek excess cost recovery through an underground rate rider at the NMPRC while the City is still considering the variance request. The City of Albuquerque Development Review Board denied the variance request on January 6, 2010, and PNM's appeal of the variance denial is still pending. If the Albuquerque City Council grants the variance prior to the NMPRC's decision on the rate rider application, PNM will construct the Black Ranch distribution project overhead.

Enclosed please find cost estimates and a route map for the construction of the new Black Ranch electric distribution line. The estimated cost to build the distribution project overhead is \$1,167,002.38. The estimated cost to build the distribution project underground is \$1,638,364.73. The resulting estimated excess cost is \$471,362.35.

Jack

Please include
this in the ANM
underground variance
request.

Thanks

Call with ^{Kevin} questions 924-3995

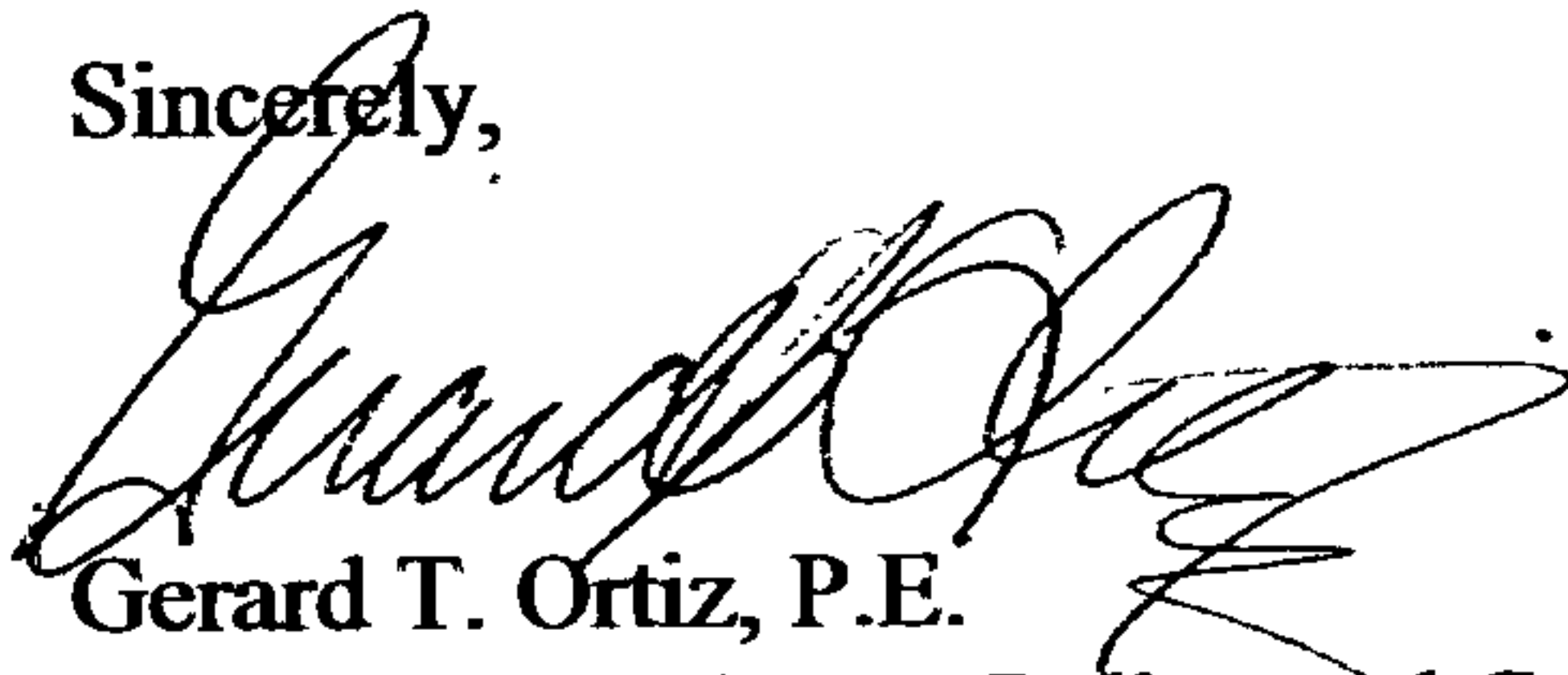
These estimates, routes and the schedule are being provided for the City's review and comment pursuant to Rate 22. A copy of Rate 22 is also enclosed for your reference. This tariff allows for recovery of excess costs associated with the underground installation of distribution lines from either the local government directly or from local customers through a rate rider. In the event that the City decides to pay these costs directly, a sample contract is enclosed for your review. The City has up to 60 days under the tariff to review the estimates and make a decision on the method of cost recovery, or until April 11, 2010.

If the City elects not to pay the excess costs directly, or does not notify PNM of a decision by the end of the 60-day review period, PNM will file an application for a rate rider with the NMPRC to recover the excess costs of installing this project underground from City electric customers, as provided by Rate 22. ~~The proposed rider will increase the electric bills of City residents by approximately \$0.08 per month,~~ assuming a one-year recovery period.

With respect to the proposed schedule, PNM anticipates that construction of the Black Ranch project will begin after approval of the underground rider by the NMPRC. The project will take approximately 12 weeks to construct. In the event that the City elects to pay the excess costs directly, PNM would begin construction after the execution of the contract.

If you have any questions, or you feel you need additional information about the Black Ranch project, please feel free to contact me at 241-2561.

Sincerely,

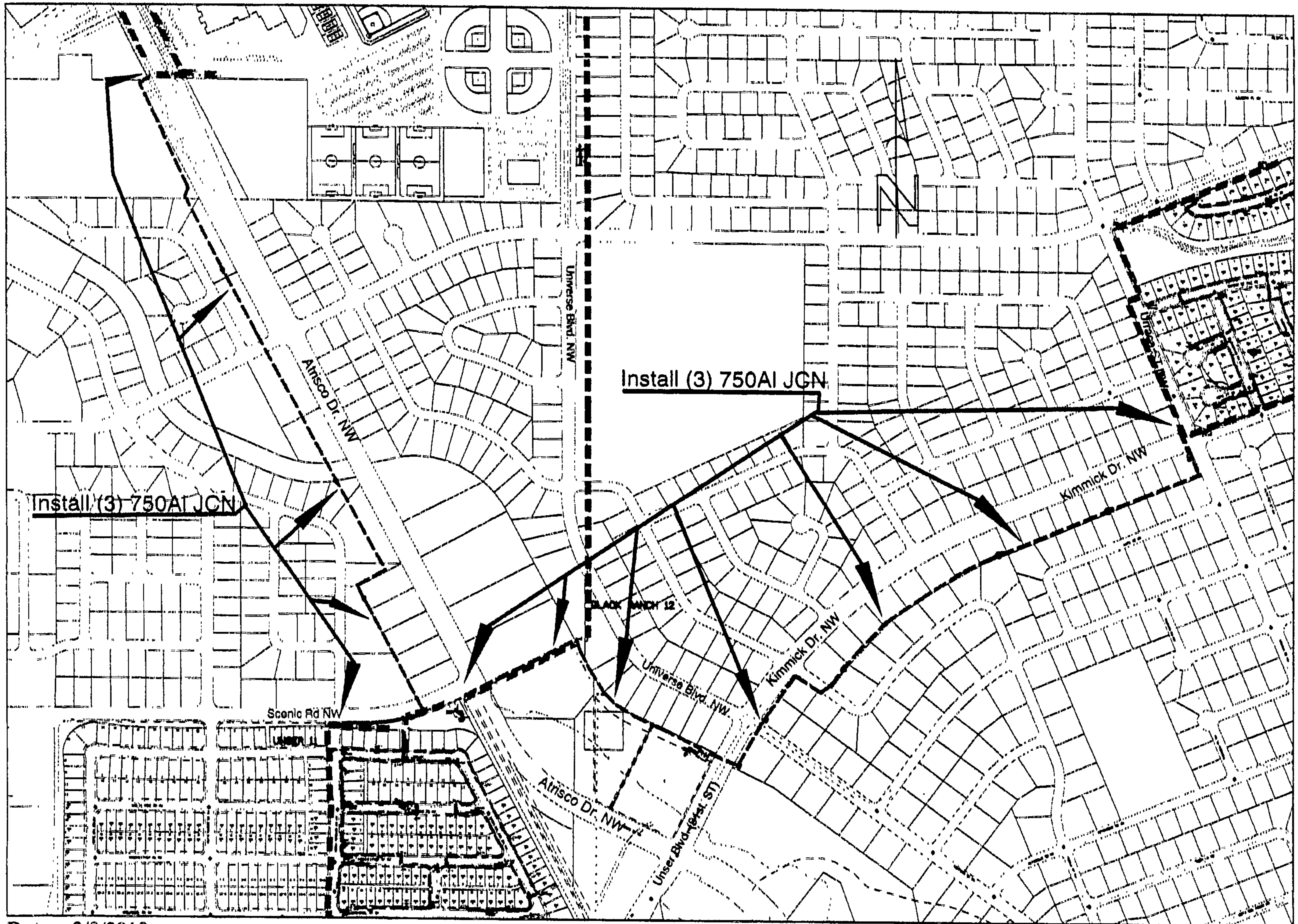


Gerard T. Ortiz, P.E.
Director, Regulatory Policy and Case Management

Enclosures

cc: Mr. Deborah Stover, Planning Department Director
Ms. Jack Cloud, Development Review Board Chair
Kevin Curran, Esq.

cc (w/o enclosures):
Robert Clark
Ken Maestas
Laurie Moye



Date: 2/9/2010

User: agurule1

Field View Check Print

Scale: 1 In = 655.8 Ft

Packet: BR12 Gerard



Public Service Company Of New Mexico Cost Statement

Customer Name:
 Address:
 Resp Person: AGURULE1
 Description: BLACK RANCH 12 FEEDER TIE OH WORK ORDER

WO/Task: 02284761/01
 PowerPlant: 22847610077

Labor		\$152,694.29
Material		\$639,263.62
Meters		\$0.00
Services		\$0.00
Transportation		\$34,392.53
Vegetation Management		\$0.00
Contract Work		\$0.00
CONTRACTOR WORK (HIGHEST BID)		\$218,199.32
CRANE RENTAL		\$10,040.00
E&S RAISE OF 2%		\$21,094.79
ENVIRONMENTAL		\$31,454.32
EXCAVATION PERMIT STREET ROW		\$251.00
PNM ROW & SURVEY		\$59,612.50
812 Q - Custmr Trench Allow & Row		\$0.00
	Total Cost of Work	\$1,167,002.38
Customer Credit		\$0.00
Lot Credit		\$0.00
Salvage Credit		\$0.00
Sys Improvement Credit		\$0.00
Transformer Credit		\$0.00
Profit Margin	0.000%	\$0.00
	Subtotal	\$1,167,002.38
Tax	0.000%	\$0.00
	Subtotal	\$1,167,002.38
Less Trench Allow & Row Pmt		\$0.00
	Billable Amount	\$0.00



**Public Service Company Of New Mexico
Cost Statement**

Customer Name:
Address:
Resp Person: AGURULE1
Description: BLACK RANCH 12 FEEDER TIE UG WORK ORDER

WO/Task: 02284263/01
PowerPlant: 22842630077

Labor		\$112,010.16
Material		\$772,206.84
Meters		\$0.00
Services		\$0.00
Transportation		\$25,228.93
Vegetation Management		\$0.00
Contract Work		\$0.00
CONTRACT WORK (HIGHEST BID)		\$395,899.54
E&S RAISE 2% AND 10% WO ADJUST (ROCK)		\$209,401.77
ENVIRONMENTAL COST		\$62,750.00
LEO ARCHULETA PLAT INFO		\$1,255.00
ROW COST		\$59,612.50
812 Q - Custmr Trench Allow & Row		\$0.00
	Total Cost of Work	\$1,638,364.73
Customer Credit		\$0.00
Lot Credit		\$0.00
Salvage Credit		\$0.00
Sys Improvement Credit		\$0.00
Transformer Credit		\$0.00
Profit Margin	0.000%	\$0.00
	Subtotal	\$1,638,364.73
Tax	0.000%	\$0.00
	Subtotal	\$1,638,364.73
Less Trench Allow & Row Pmt		\$0.00
	Billable Amount	\$0.00

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

**1ST REVISED RATE NO. 22
CANCELING ORIGINAL RATE NO. 22**

**EFFECTIVE FOR SERVICE ON
FEBRUARY 10, 2004**

UNDERGROUND SYSTEM SPECIAL SERVICES

Page 1 of 7

APPLICABILITY: This Schedule shall be applicable to any Local Government, acting through its governing body in accordance with lawful procedures, that requires the installation of an Underground System instead of a new Overhead System or conversion of an existing Overhead System to an Underground System and to the Local Customers of Public Service Company of New Mexico ("the Company") located within the jurisdiction of such a Local Government. This Schedule describes the cost responsibilities for any Underground System required by a Local Government and provides a mechanism for the Company to collect Excess Costs as defined herein from such a Local Government under a special agreement and/or from the Local Customers.

Any services hereunder will be furnished subject to the Company's Rules and Regulations and any subsequent revisions. These Rules and Regulations are available at the Company's office and are on file with the New Mexico Public Regulation Commission ("NMPRC"). These Rules and Regulations are a part of this Schedule as if fully written herein.

LIMITATION OF RATE: This Schedule is not applicable to line extensions governed by the Company's Rule 15: Electric Line Extension Policy. This Schedule is also not applicable to lines where voltage level is greater than or equal to 115 kV; PNM may petition the NMPRC for exceptions to this standard. Any Underground System constructed by the Company shall be technically and operationally equivalent to the Overhead System that the Company otherwise would construct.

In the event that recovery of Excess Costs is to take place under an NMPRC-approved rate rider the company's current billing system must be able to include this charge on the local customers' bills.

TERRITORY: All territory in New Mexico in which the Company owns and operates power line facilities.

DEFINITIONS: The following definitions apply to the terms discussed within this Schedule:

Actual Total Costs mean the installed costs of an Underground System, including but not limited to costs related to a) feasibility studies; b) engineering design; c) acquisition of any necessary rights-of-way and easements; d) removal of existing facilities net of salvage value; e) any incremental costs of administrative, regulatory, clerical and legal services and any tax impacts; and f) construction costs including inspections and supervision. The above costs include costs for labor, materials and supplies, transportation, and taxes.

**PUBLIC SERVICE COMPANY OF NEW MEXICO
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UNDERGROUND SYSTEM SPECIAL SERVICES

Page 2 of 7

Baseline Costs mean the estimated costs of an Overhead System, including but not limited to costs related to a) feasibility studies, b) engineering design, and c) acquisition of any necessary rights-of-way and easements, d) removal of existing facilities net of salvage value, e) any incremental costs of administrative, regulatory, clerical and legal services and any tax impacts, and f) construction costs including inspections and supervision, constructed in accordance with the Company's normal practices and zoning, subdivision, and building code regulations of a Local Government, including siting, setbacks, screening, and landscaping requirements of general application that:

1. are imposed on land uses other than those related to utility facility uses; and
2. do not impair the ability of the Company to provide service to its customers in a safe, reliable, adequate, and efficient manner.

The above costs include costs for labor, materials and supplies, transportation, and taxes.

Excess Costs mean the difference between Actual Total Costs and Baseline Costs for new facilities. Excess Costs for conversion of existing facilities mean the difference between Baseline Costs and (Actual Total Costs + Net Book Value + Net Removal).

Local Customer means any customer of the Company that receives electric service from the Company at a location within the jurisdictional boundaries of a Local Government that has required the installation of an Underground System instead of a new Overhead System or the conversion of an existing Overhead System to an Underground System. For purposes of this Schedule, Local Customers within counties shall not include customers located within the jurisdictional boundaries of municipalities or other political subdivisions.

Local Government means any county, municipality or other political subdivision of the State of New Mexico. If a facility is proposed to be located in more than one Local Government jurisdiction, "Local Government" may refer to one or more of the Local Governments in whose jurisdiction the facility is located.

Net Book Value represents the amount remaining on the Company's books at the time an existing facility which is being replaced by an underground system is terminated from service.

Net Removal means the difference between the removal costs and salvage value of an existing facility.

Overhead System means a system of overhead primary and/or secondary distribution and/or transmission conductors, transformers, and other facilities, or any portion thereof.

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

**1ST REVISED RATE NO. 22
CANCELING ORIGINAL RATE NO. 22**

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FEBRUARY 10, 2004**

UNDERGROUND SYSTEM SPECIAL SERVICES

Page 3 of 7

Preliminary Costs mean any incremental costs, including but not limited to, detailed engineering, design and feasibility studies relating to a specific Underground System project.

Project Report means a report that will be filed with the NMPRC and which will provide a description of the Underground System project pursuant to this Schedule, including a summary of any agreement entered into by a Local Government and the Company. The Project Report shall be substantially in the form attached to this Schedule and will include a copy of the NMPRC-approved rate rider, if applicable.

Underground System means a system of underground primary and/or secondary distribution and/or transmission cables which may have transformers, terminal boxes, switching devices and other facilities necessarily appurtenant to such a system mounted on the surface, or any portion thereof.

TERMS OF SERVICE: Service will be provided under this Schedule following execution of a written agreement between the Local Government and the Company for installation or conversion of an Overhead System and/or NMPRC approval of a rate rider for recovery of Excess Costs pursuant to the terms of this Schedule and if the following are provided for:

1. Payment of the estimated Excess Costs in advance or upon mutually agreeable terms, which may include the collection of some or all of the Excess Costs by the Company from Local Customers through a rate rider approved in accordance with the provisions of this Schedule;
2. Design of the Underground System by the Company in accordance with the Company's standards and specifications;
3. Easements and rights-of-way, if applicable, from property owners or the Local Government in a Company-approved format to reflect the appropriate record drawings showing the configuration and location of the Underground System;
4. A. Written agreements with all individual customers or property owners served or whose property is encumbered by an Overhead System to be converted wherein the individual customers and/or property owners agree to have any necessary changes to their property or made to the property beyond the point of delivery of electric service at no cost to PNM so that service may be furnished from the Underground System; or
B. Suitable Local Government legislation requiring that any necessary changes be made by individual customers and/or property owners; and

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

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**EFFECTIVE FOR SERVICE ON
FEBRUARY 10, 2004**

UNDERGROUND SYSTEM SPECIAL SERVICES

Page 4 of 7

5. Furnishment and installation by the Local Government of any required pads and vaults for transformers and associated equipment, conduits, ducts, boxes, any types of pole bases, and the performance of other work related to structures and substructures including breaking of pavement, trenching, backfilling, and repaving required in connection with the installation of the Underground System, all in accordance with the Company's specifications or, in lieu thereof, payment by the Local Government to the Company for furnishing and installation of such facilities and/or NMPRC approval of a rate rider for recovery of the actual costs of such facilities as Excess Costs. Transfer of ownership of such facilities, exclusive of transformer pads, in good condition, shall be made to the Company.

DESIGN AND CONSTRUCTION: Company will design and construct the Underground System in accordance with Company's standards and specifications. The Local Government will be given up to sixty (60) days to review and comment on Company's route selection, cost estimates and construction schedule.

ACCESSIBILITY: Equipment used to provide electric service must be physically accessible as agreed to by the Company. The meter socket must be installed in accordance with the Company's Rules and Regulations.

COST RESPONSIBILITY: Under this Schedule, the Excess Costs of the Underground System project will be the responsibility of the Local Government pursuant to the terms of the agreement between the Company and the Local Government or will be the responsibility of the Local Customers pursuant to the terms of a rate rider approved by the NMPRC as described in this Schedule. The Local Government may agree to bear responsibility for some portion of the Excess Costs, provided that the remainder of the Excess Costs are the responsibility of the Local Customers pursuant to the terms of a rate rider approved by the NMPRC as described in this Schedule.

The Excess Costs for new facilities under this Schedule will be calculated as follows:

$$\text{Actual Total Costs} - \text{Baseline Costs} = \text{Excess Costs}$$

The Excess Costs for a conversion of existing facilities under this Schedule will be calculated as follows:

$$(\text{Actual Total Costs} + \text{Net Book Value} + \text{Net Removal}) - \text{Baseline Costs} = \text{Excess Costs}$$

NET RATE PER MONTH: In the case of any Underground System project under this Schedule for which all or any portion of the Excess Costs are to be collected through a rate rider, the billings

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

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**EFFECTIVE FOR SERVICE ON
FEBRUARY 10, 2004**

UNDERGROUND SYSTEM SPECIAL SERVICES

Page 5 of 7

of the Local Customers shall include a fixed charge for the Excess Costs in accordance with the terms of the rate rider approved by the NMPRC.

SPECIAL TAX AND ASSESSMENT ADJUSTMENT: Billings under this Schedule may be increased by an amount equal to the sum of the taxes payable under the Gross Receipts and Compensating Tax Act and of all other taxes, fees, or charges (exclusive of ad valorem, state and federal income taxes) payable by the utility and levied or assessed by any governmental authority on the public utility service rendered, or on the right or privilege of rendering the service, or on any object or event incidental to the rendition of the service.

TERMS OF PAYMENT: PNM will not perform work that results in the incurrence of Preliminary Costs relating to any specific Underground System project unless there is agreement in writing regarding recovery of the costs of such work. An agreement between the Local Government and the Company may provide for Preliminary Costs to be recovered in the same manner as other Excess Costs after a final agreement for construction of the Underground System is reached and/or after the NMPRC approves a rate rider providing for recovery of the Excess Costs including such Preliminary Costs.

The Company will not procure materials or commence construction of an Underground System unless the Local Government agrees in writing to pay the Excess Costs of such project or the NMPRC approves a rate rider providing for the recovery of the Excess Costs from the Local Customers. Payment for Excess Costs shall be received by the Company in one of the following ways: 1) payment from the Local Government to the Company, either in advance or under payment terms mutually agreed to by the Local Government and the Company, including applicable carrying costs; 2) collection from the Local Customers through a rate rider as described below, including applicable carrying costs; or 3) a combination of 1) and 2).

In the event that the Company receives partial or full payment of the Excess Costs through a rate rider, a separate rate rider will be filed with the NMPRC for each project and will include but is not limited to the following provisions: the fixed rate to be charged for each class of customers and the methodology used for these allocations, the proposed reporting requirements with the NMPRC, and the method to be used for reconciliations on a project by project basis, including applicable carrying costs based on the Company's capital structure, cost of debt, and cost of preferred stock at the end of each year and the return on equity approved in the Company's last litigated rate case. The recovery period for each project will be up to seven years and will be set in accordance with the magnitude of the project relative to the number of Local Customers.

RECONCILIATIONS: Two separate reconciliations will take place under this Schedule. (1) The original filing of a rate rider with the NMPRC will include an estimated total of the Excess

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

**1ST REVISED RATE NO. 22
CANCELING ORIGINAL RATE NO. 22**

**EFFECTIVE FOR SERVICE ON
FEBRUARY 10, 2004**

UNDERGROUND SYSTEM SPECIAL SERVICES

Page 6 of 7

Costs, including applicable carrying costs, for a project. Collection of the Excess Costs will begin upon approval of the rate rider. At the time the actual total of the Excess Costs, including applicable carrying costs, becomes available upon completion of the project, the Company will provide an informational filing to the NMPRC which will include the revised rate rider charge for this project based upon the actual total of the Excess Costs less the amount previously collected under the rider. No approval will be required for the informational filings unless there is a twenty percent (20%) or more differential between total actual Excess Costs of the project and estimated total Excess Costs. If the actual total Excess Costs of the project vary by more than twenty percent (20%) of the estimated total Excess Costs, the Company will file a new rate rider for this project for approval by the NMPRC. (2) At the end of the recovery period, the amount of the actual total of the Excess Costs will be reconciled against the total amount collected under the rate rider. A final rate rider charge for the project will be calculated at this time and collected during the subsequent three-month period.

EXEMPTIONS AND VARIANCES: The NMPRC may grant an application of a Local Government for an exemption or variance from the requirements of this Schedule for a particular Underground System project if the Commission determines that:

1. The particular Underground System project is necessitated and required by the public health and safety and any aesthetic benefits are only incidental to the public health and safety.
2. The public interest would be better served if the Excess Costs of a particular Underground System project were considered a cost of service item for the Company.

Any application for an exemption or variance shall fully set out the facts and circumstances that would allow the NMPRC to determine whether it will docket a case to determine if an exemption or variance request should be considered.

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

**1ST REVISED RATE NO. 22
CANCELING ORIGINAL RATE NO. 22**

**EFFECTIVE FOR SERVICE ON
FEBRUARY 10, 2004**

UNDERGROUND SYSTEM SPECIAL SERVICES

Page 7 of 7

PROJECT REPORT FOR PAYMENT OF EXCESS COSTS

DATED: _____

Local Government Requiring Underground System:

Date of Agreement between Company and Local Government:

Customer Data:

Project Description:

For new facilities:

Estimated Total Costs – Baseline Costs = Estimated Excess Costs Due Under Agreement

Actual Total Costs – Baseline Costs = Actual Excess Costs Due Under Agreement

For conversion of existing facilities:

(Estimated Total Costs + Net Book Value + Net Removal) – Baseline Costs = Estimated Excess Costs Due Under Agreement

(Actual Total Costs + Net Book Value + Net Removal) – Baseline Costs = Actual Excess Costs Due Under Agreement

For both new facilities and conversion of existing facilities:

Methodology for Calculating Applicable Carrying Costs

True-up Mechanism between Estimated Total Costs and Actual Total Costs

Terms of Payment (length of agreement, etc.)

Non-payment penalties

PUBLIC SERVICE COMPANY OF NEW MEXICO

Agreement for Recovery of Excess Undergrounding Costs

THIS AGREEMENT, dated ____, 2010, by and between PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (“PNM” or “Company”) and THE CITY OF ALBUQUERQUE, a New Mexico municipal corporation (“Local Government”).

WHEREAS, the Company intends to construct electric distribution lines (“Projects”) within the jurisdictional boundaries of the Local Government, and has provided the Local Government estimates of the cost to build the distribution lines utilizing overhead and underground construction standards for the Projects; and

WHEREAS, the estimates, routes and schedules for the Projects were provided for the Local Government’s review and comment pursuant to PNM Electric Rate No. 22 – Underground System Special Services; and

WHEREAS, PNM Electric Rate No. 22 allows the recovery of Excess Costs of undergrounding, either from the Local Government directly or from local customers through a rate rider approved by the New Mexico Public Regulation Commission; and

WHEREAS, the Local Government, by action of its governing body, has made a decision to pay the Excess Costs of undergrounding for the Project to the Company pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement and the exchange of consideration by the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Projects consist of the construction of new underground distribution lines known as “Black Ranch Feeder 12”, located within the City of Albuquerque.

2. The Company has incurred certain Preliminary Costs, as that term is defined in PNM Electric Rate No. 22, which are included in Exhibit A attached to this Agreement.

3. The Excess Costs of constructing the Projects underground, as defined in PNM Electric Rate No. 22, are calculated as shown in Exhibit A.

4. The design of the Projects for construction as an Underground System is in accordance with the Company’s standards and specifications.

5. The Local Government shall be responsible for the provision of easements and rights-of-way for the Project, as applicable, which shall be provided to the Company in a Company-approved format to reflect the appropriate record drawings for the configuration and location of the Underground System.

6. The Company shall design and construct the Underground System in accordance with the Company's standards and specifications.

7. The Local Government shall pay the Company the Excess Costs of the Underground System as follows:

a. Payment in advance of construction
(to be made upon execution of this Agreement by both parties):
\$ 471,362.35

b. Payment at completion of construction: \$-0-

8. This Agreement shall be governed by the laws of the State of New Mexico.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

CITY OF ALBUQUERQUE, NEW MEXICO

PUBLIC SERVICE COMPANY OF
NEW MEXICO

By _____

By _____

Name _____

Name _____

Title _____

Title _____

Approved as to form:

City Attorney

Re: WO Number:
RO Number:
Request Number:

EXHIBIT A Customer Cost Summary Sheets

UNDERGROUND COSTS:	\$1,638,364.73
OVERHEAD COSTS:	<u>\$1,167,002.38</u>
EXCESS COSTS:	<u>\$ 471,362.35</u>

623 930 2592

52 rshort@glendaleaz.com

PNM
Alvarado Square
Albuquerque, NM 87158-0920
505 241-2700
Fax 505 241-2386
www.pnm.com

December 28, 2007

Mr. Ronald X. Montoya
New Mexico Public Regulation Commission
Marian Hall
224 East Palace Avenue
Santa Fe, New Mexico 87501-2013



*A personal commitment
to New Mexico*

Dear Mr. Montoya:

In accordance with the requirements set forth in New Mexico Public Regulation Commission ("Commission") 17.9.530.9 NMAC, Public Service Company of New Mexico ("PNM") hereby submits its Application requesting approval of the City of Albuquerque Unser 12 Underground Projects Rider, Original Rider No. 21. Included in this package are the original and 15 copies of the Application, supporting testimony, exhibits and the original plus five copies of Advice Notice No. 344. Also included is the filing fee of \$26.00.

We are submitting the following documents in support of the proposed City of Albuquerque Unser 12 Underground Projects Rider:

Application (including proposed Notice for Publication and Advice Notice)
Direct Testimony of Gerard T. Ortiz, with exhibits
Direct Testimony of John D. Olmsted, with exhibits

PNM submits the following Rider under Advice Notice No. 344, copies of which are attached to this letter.

<u>Rider No.</u>	<u>Title Rider</u>
Original Rider No. 21	City of Albuquerque Unser 12 Underground Project Rider

PNM proposes to make the new Rider effective 30 days from the date of this filing unless otherwise suspended by the Commission.

Official notice will be given to the public by PNM in accordance with the Rules of the Commission at such time as is appropriate. A form of notice to be published pursuant to 17.1.2.53.B(2)(a) NMAC is attached to the Application. Pleadings, documents or other communications should be sent to:

Robert H. Clark, Esq.
Miller Stratvert P.A.
P.O. Box 25687
Albuquerque, New Mexico 87125-0687

Ms. Rebecca Carter
Public Service Company of New Mexico
Alvarado Square, MS 0920
Albuquerque, New Mexico 87158

PNM is mailing a copy of this letter and the attached Advice Notice to the Attorney General, to all counsel of record and to pro se parties in Case 07-00077-UT, PNM's currently pending electric rate case and other potentially interested parties.

Please date stamp one copy of the referenced documents and return with our courier.

If you have any questions or require additional information regarding this filing, please contact me at (505) 241-4711.

Sincerely,



Rebecca Carter
Manager, Regulatory Projects

Attachments

cc: Certificate of Service

GCG #496711

BEFORE THE NEW MEXICO PUBLIC REGULATION COMMISSION

**IN THE MATTER OF THE APPLICATION)
OF PUBLIC SERVICE COMPANY OF NEW)
MEXICO FOR APPROVAL OF THE CITY OF)
ALBUQUERQUE UNSER 12 UNDERGROUND)
PROJECTS RIDER PURSUANT TO)
ADVICE NOTICE NO. 344,)
)
PUBLIC SERVICE COMPANY OF NEW)
MEXICO,)
)
)
Applicant.)**

Case No. 07-00__-UT

**APPLICATION FOR APPROVAL OF
THE CITY OF ALBUQUERQUE
UNSER 12 UNDERGROUND PROJECTS RIDER**

Public Service Company of New Mexico (“PNM” or “Company”) hereby applies to the New Mexico Public Regulation Commission (“NMPRC” or “Commission”) for all approvals, authorizations and variances necessary for PNM to implement the City of Albuquerque Unser 12 Underground Projects Rider, Rider No. 21 (“Rider 21”), and states in support of this Application:

1. PNM is a New Mexico corporation doing business in the State of New Mexico as a public utility and is subject to the jurisdiction of the Commission.
2. PNM provides electric and natural gas service within portions of the State of New Mexico.
3. As a public utility, PNM is required to furnish adequate, efficient and reasonable service at just and reasonable rates.
4. Pursuant to 17.1.2.53B(1) NMAC PNM is filing herewith and is proposing to implement Rider 21, contained in Advice Notice No. 344.
5. The rates contained in the City of Albuquerque Unser 12 Underground Projects Rider are based on PNM’s First Revised Rate 22 (“Rate 22”), Underground System Special

Services. Rate 22 is a tariff that allows PNM to recover the “excess” costs associated with installing distribution lines underground if these lines are installed underground to comply with a Local Government requirement. Rate 22 allows these excess costs to be collected from either the Local Government itself or from PNM customers located within the Local Government jurisdiction or from a combination of the two.

6. PNM is proposing Rider 21 under Rate 22 to recover excess costs associated with the underground installation of a new distribution project within the City of Albuquerque, New Mexico (the “City”).

7. PNM proposes to recover the excess costs for this project over a one-year period from electric customers located in the City.

8. The Rider 21 Excess Cost Charges will be paid in addition to the current charges that the customer is paying, and will be collected through a line item charge on the customer’s bill.

9. PNM is requesting the following variances:

- a. A variance from the minimum standard data requirements set out in Rule 17.9.530 NMAC. Compliance with such requirements is not required or appropriate in light of the limited and specialized character of the proposed Rider.
- b. A variance from the carrying cost language in Rate 22 that specifies 1) the Return on Equity used be from the Company’s last litigated rate case, and 2) the capital structure be from year-end. PNM’s last litigated electric rate case was over fifteen years ago and is not an appropriate reflection of current costs.

- c. A variance from the requirements of 17.1.2.53.B NMAC through 17.1.2.53C(2)(e) NMAC. A comparison with present rates is not included in the Proposed Form of Notice because Rider 21 is a new rate that does not currently exist.

10. PNM is filing concurrently with this Application Advice Notice No. 344 and the supporting testimonies and exhibits of Gerard T. Ortiz and John D. Olmsted, which are incorporated herein by this reference. PNM's exact legal name, address and telephone number are:

Public Service Company of New Mexico
Alvarado Square
Albuquerque, New Mexico 87158
Telephone: (505) 241-2700

11. The name of PNM's attorney is Robert H. Clark, Esq., Miller Stratvert, P.A., Post Office Box 25687, Albuquerque, NM 87125-0687 and his telephone number is (505) 842-1950.

12. PNM requests that all pleadings, correspondence and other documents served on PNM in this case be mailed to or delivered to its attorney and to Ms. Rebecca Carter at PNM's address provided above.

13. In addition, attached hereto as Exhibit A, is a Proposed Form of Notice to Customers, as required by 17.1.2.53.B(2)(a) NMAC. The Proposed Form of Notice does not contain a comparison with present rates because of the limited character and applicability of Rider 21, and because Rider 21 is a new rate that does not currently exist. To the extent required, PNM requests a variance from the requirements of 17.1.2.53.B NMAC through 17.1.2.53.C(2)(e) NMAC.

WHEREFORE, PNM requests that the Commission issue an order approving Original Rider 21, City of Albuquerque Unser 12 Underground Projects Rider, and grant any necessary approvals, authorizations and variances, together with such other and further relief as the Commission may deem necessary and appropriate.

Respectfully submitted,

PUBLIC SERVICE COMPANY OF NEW MEXICO

By: _____



Robert H. Clark
Miller Stratvert P.A.
P.O. Box 25687
Albuquerque, NM 87125-0687
Telephone (505) 842-1950

Attorney for Applicant Public Service
Company of New Mexico

BEFORE THE NEW MEXICO PUBLIC REGULATION COMMISSION

**IN THE MATTER OF THE APPLICATION)
OF PUBLIC SERVICE COMPANY OF NEW)
MEXICO FOR APPROVAL OF THE CITY OF)
ALBUQUERQUE UNSER 12 UNDERGROUND)
PROJECTS RIDER PURSUANT TO)
ADVICE NOTICE NO. 344,)
)
PUBLIC SERVICE COMPANY OF NEW)
MEXICO,)
)
)
Applicant.)**

Case No. 07-00 ___-UT

NOTICE

Notice is hereby given that:

On December 28, 2007, Public Service Company of New Mexico ("PNM") filed with the New Mexico Public Regulation Commission ("NMPRC" or "Commission") an Application and Advice-Notice requesting approvals, authorizations and variances necessary to implement the City of Albuquerque Unser 12 Underground Project Rider No. 21 ("Rider 21").

If approved by the Commission, proposed Rider 21 would apply to only those PNM customers taking electric service within the City of Albuquerque, New Mexico. Rider 21 would allow PNM to recover total Excess Costs associated with the underground installation of a new distribution project, the Unser 12 project, within the City of Albuquerque, New Mexico. PNM proposes to recover these Excess Costs over a one-year period. The total Excess Costs for this project are estimated at approximately \$115,459.31. The following Rider 21 charges will be paid in addition to the current charges that the customer is paying, and will be collected through a line item charge on the customer's bill.

<u>Rate Class</u>	<u>Tariff(s)</u>	<u>Excess Cost Fixed Charge</u>
Residential	Schedule 1A and 1B	\$ 0.02 Per Bill Per Month
Small Power	Schedule 2A and 2B	\$ 0.07 Per Bill Per Month
General Power	Schedule 3B	\$ 1.21 Per Bill Per Month
Large Power	Schedule 4B	\$ 12.33 Per Bill Per Month
Water & Sewage	Schedule 11B	\$ 1.49 Per Bill Per Month
Large Universities	Schedule 15B	\$188.65 Per Bill Per Month

The new charges stated above are for informational purposes only, and the final rate design may vary the rates ultimately charged to each class of customers.

PNM also is requesting related rulings including a variance from the Commission's Rule 17.9.530 NMAC, the minimum filing requirements for rate schedules proposed by investor-owned utilities; a variance from Rate 22, Underground System Special Services, the requirement to use the Return on Equity and capital structure from PNM's last litigated rate case; and the Commission's Rule 17.1.2.53.B NMAC, the requirement to provide a comparison with present rates.

Further information regarding this case may be obtained by contacting PNM or the Commission at the addresses and telephone numbers provided below. The Commission has assigned Case No. 07-00____-UT to this proceeding, and all inquiries or written comments concerning this matter should refer to that case number.

The present procedural schedule established by the Commission for this proceeding is as follows:

1. Any person who desires to intervene to become a party to this case must file a Motion for Leave to Intervene, pursuant to 17.1.2.26.A NMAC and 17.1.2.26.B NMAC, on or before

_____.

2. Staff of the Commission's Utility Division ("Staff") and Intervenors may file any direct testimony on or before _____.
3. Any rebuttal testimony shall be filed on or before _____.
4. A public hearing will be held beginning at _____ on _____, at the Commission's offices, Marian Hall, 224 East Palace Avenue, Santa Fe, New Mexico, for the purpose of hearing and receiving evidence, arguments and any other appropriate matters in order to determine whether PNM's proposed rate, if appropriate, should be approved by the Commission.

The Commission's Utility Division Procedures, 17.1.2 NMAC, *et seq.*, shall apply to this case except as modified by Order of the Commission or Hearing Examiner. A copy of such Rules may be obtained from the offices of the Commission.

Discovery matters and any discovery disputes shall be governed by the Commission's discovery rules, 17.1.2.28 NMAC. The parties are advised to raise any questions or concerns regarding discovery with the Hearing Examiner in a timely manner so that they may be considered well in advance of the hearing.

A Commission Order is not required for agreements between or among any of the participants regarding discovery matters. All other participants and the Hearing Examiner shall be notified of such agreements.

No motion regarding any discovery dispute shall be considered unless accompanied by a statement that the participants have made a good faith effort to resolve the dispute and were unable to do so.

The procedural dates and requirements provided herein are subject to further Order of the Commission or Hearing Examiner.

Interested persons should contact the Commission for confirmation of the hearing date, time and place, since hearings are occasionally rescheduled.

Any interested person may appear at the time and place of hearing and make written or oral comment pursuant to 17.1.2.26.F NMAC without becoming an intervenor. Interested persons may also send written comments, which shall reference NMPRC Case No. 07-00___-UT, to the Commission at the address set out above. All such comments will not be considered as evidence in this case.

Any interested person may examine PNM's filing in this case together with any exhibits and related papers that may be filed in this case at PNM's office, Alvarado Square, Albuquerque, New Mexico 87158, telephone: (505) 241-2700, or at the Commission's offices, Marian Hall, 224 East Palace Avenue, Santa Fe, New Mexico 87501-2013, telephone: (505) 827-6941.

Any person whose testimony has been pre-filed will attend the hearing and submit to examination under oath.

Any person with a disability requiring special assistance in order to participate in this proceeding should contact the offices of the Commission at least 24 hours prior to the commencement of the hearing.

Anyone filing pleadings, documents or testimony in this case shall serve a copy on all parties of record and Staff and, in addition to paper copies, shall deliver via e-mail all such filings to all other parties, Staff and the Hearing Examiner.

ISSUED at Santa Fe, New Mexico this ____, day of _____, 2007.

NEW MEXICO PUBLIC REGULATION
COMMISSION

Hearing Examiner

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

Advice Notice No. 344

December 28, 2007

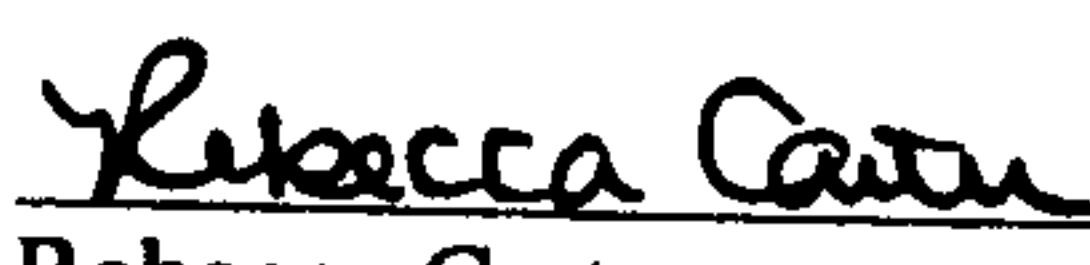
Page 1 of 1

NEW MEXICO PUBLIC REGULATION COMMISSION

Public Service Company of New Mexico hereby gives notice to the New Mexico Public Regulation Commission and to the public of the filing and publishing of the following revisions in its Rates that are attached hereto:

<u>RATE NUMBER</u>	<u>TITLE OF RATE</u>	<u>CANCELING RATE NUMBER</u>	<u>DATE EFFECTIVE</u>
Original Rider No. 21	Table of Contents	Advice Notice 344	January 28, 2008
	City of Albuquerque Unser 12 Underground Project Rider		January 28, 2008

Advice Notice No. 344


Rebecca Carter
Manager, Regulatory Projects


GCG #496662

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

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Title of Rate	Rate No.
Residential Service	14th Revised Rate No. 1A
Residential Service Time-of-Use Rate	14th Revised Rate No. 1B
Small Power Service	14th Revised Rate No. 2A
Small Power Service Time-of-Use Rate	14th Revised Rate No. 2B
General Power Service Time-of-Use Rate	14th Revised Rate No. 3B
Large Power Service Time-of-Use Rate	13th Revised Rate No. 4B
Large Service for Mining Customers ≥ 10,000 kW Minimum at 115kV, 69kV and 34.5kV	14th Revised Rate No. 5B
Private Area Lighting Service	7th Revised Rate No. 6
Irrigation Service	13th Revised Rate No. 10A
Irrigation Service Time-of-Use Rate	13th Revised Rate No. 10B
Water and Sewage Pumping Service Time-of-Use Rate	13th Revised Rate No. 11B
Cogeneration and Small Power Production	28th Revised Rate No. 12
Large Service for Mining Customers for Service ≥ 10,000 kW Minimum at 115 kV	3rd Revised Rate No. 14B
Large Service for Public Universities Greater than 8,000 kW Minimum with Customer-Owned Generation Facilities Served at 115 kV	3rd Revised Rate No. 15B
Special Charges	6th Revised Rate No. 16
Large Service for Manufacturing for Service ≥ 10,000 kW minimum at Primary Distribution Voltage	3rd Revised Rate No. 17B
Integrated System Streetlighting and Floodlighting Service	7th Revised Rate No. 19
Integrated System Streetlighting and Floodlighting Service New Installations	8th Revised Rate No. 20
Underground System Special Services	1 st Revised Rate No. 22
Special Contract Service for Large Customers	Original Rate No. 23
Small Photovoltaic Renewable Energy Certificate	Original Rate No. 24
Large Service for Manufacturing for Service ≥ 30,000 kW Minimum at Distribution Voltage	3rd Revised Rate No. 30B
Incremental Interruptible Power Applicable to Rate Nos. 3B and 4B	6th Revised Rider No. 8
Palo Verde Refinancing Credit Rider	Original Rider No. 10
Voluntary Renewable Energy	Original Rider No. 11
Rio Rancho 2003 Underground Projects	1 st Revised Rider No. 12
Rio Rancho 2005/Unser Widening Underground Projects	1st Revised Rider No. 13
Rio Rancho 2006 Underground Project	Original Rider No. 14
City of Santa Fe 2007 Underground Projects Rider	Original Rider No. 18
Synergy Savings Rider	Original Rider No. 20

Advice Notice No. 344



Rebecca Carter
Manager, Regulatory Projects


**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

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<u>Title of Rate</u>	<u>Rate No.</u>	
City of Albuquerque Unser 12 Underground Rider project Rider	Original Rider No. 21	x

Advice Notice No. 344



Rebecca Carter
Manager, Regulatory Projects

GCG #496661

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

ORIGINAL RIDER NO. 21

CITY OF ALBUQUERQUE UNSER 12 UNDERGROUND PROJECT RIDER

Page 1 of 2

EXPLANATION OF RIDER:

Pursuant to the terms of the Company's Rate 22, this Rider is established to provide a mechanism for the Company to recover Total Excess Costs incurred by PNM as a result of underground construction of a specific distribution project in the City of Albuquerque, New Mexico that would normally be installed overhead by PNM. The project that would normally have been installed overhead by PNM that is covered by this Rider is:

Unser 12

This Rider consists of a fixed monthly charge by rate class that is applied to all applicable customers located within the city limits of Albuquerque who do not reside within the jurisdictional boundaries of other political subdivisions.

APPLICABILITY:

This Rider shall be applicable to all PNM customers receiving electric service under rate schedules 1A, 1B, 2A, 2B, 3B, 4B, 11B, and 15B that are located within the city limits of Albuquerque.

RIDER EXCESS COST CHARGES:

The following fixed charges appear as a line item addition on monthly electric bills for customers located within the city limits of Albuquerque.


<u>Rate Class</u>	<u>Tariff(s)</u>	<u>Excess Cost Fixed Charge</u>
Residential	Schedule 1A and 1B	\$0.02 Per Bill Per Month
Small Power	Schedule 2A and 2B	\$0.07 Per Bill Per Month
General Power	Schedule 3B	\$1.21 Per Bill Per Month
Large Power	Schedule 4B	\$12.33 Per Bill Per Month
Water & Sewage	Schedule 11B	\$1.49 Per Bill Per Month
Large Universities	Schedule 15B	\$188.65 Per Bill Per Month

(The charges billed under this Rider are considered to be contributions in aid of construction as opposed to electric revenue, and are thus not subject to either Franchise fees or gross receipts taxes)

TERRITORY:

All territory served by PNM within the city limits of Albuquerque.

Advice Notice No. 344


Rebecca Carter
Regulatory Project Manager

GCG #496659

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

ORIGINAL RIDER NO. 21

CITY OF ALBUQUERQUE UNSER 12 UNDERGROUND PROJECT RIDER

Page 2 of 2

DURATION:

The Rider will be in effect for twelve (12) billing months from the effective date of this Rider.

ADJUSTMENTS:

There are up to two adjustments to the excess charges that can occur during the life of the Rider.

- 1) The Rider Excess Cost Charges that appear above are based upon construction estimates available at the time of this Rider's approval. Once actual construction costs for the project covered by this Rider are available, excess costs will be recalculated. If the recalculated excess costs differ by 20% or more from the approved excess costs, then the Rider Excess Cost Charges will be recalculated.
- 2) At the end of the twelve (12) month recovery period, the total of Rider Excess Cost Charges billed will be compared to the actual excess costs that the Rider was authorized to collect. The difference will be passed through to current customers located within the city limits of Albuquerque in the form of a fixed Excess Cost Adjustment Charge by rate class applied over a three billing month period.

Advice Notice No. 344



Rebecca Carter
Regulatory Project Manager

GCG #496659

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00 ___-UT**

1 **Q. PLEASE STATE YOUR NAME, TITLE, AND BUSINESS ADDRESS.**

2 **A.** My name is Gerard T. Ortiz. I am the Director of Market Services for Public Service
3 Company of New Mexico (“PNM” or “Company”). My business address is Public
4 Service Company of New Mexico, Alvarado Square – MS-0506, Albuquerque, NM
5 87158.

6
7 **Q. PLEASE SUMMARIZE YOUR EDUCATIONAL BACKGROUND AND**
8 **PROFESSIONAL QUALIFICATIONS.**

9 **A.** I graduated from New Mexico State University in 1981 with a Bachelor of Science
10 degree in Electrical Engineering. I obtained a Master of Business Administration degree,
11 with a concentration in Finance, from the Robert O. Anderson Graduate School of
12 Management at the University of New Mexico in 1988. I am a Registered Professional
13 Engineer in the State of New Mexico (Registration No. 9687). Since 1981 I have been
14 employed by PNM, and have held a variety of engineering, supervisory, and managerial
15 positions in Distribution Engineering, Electric Marketing and Business Planning, in
16 addition to my current assignment.

17
18 **Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY?**

19 **A.** My testimony will:

20 i. Describe the City of Albuquerque 2007 Underground Projects Rider 21 (“Rider”
21 or “Rider 21”) that PNM is filing under the Company’s First Revised Rate 22
22 (“Rate 22”) to recover excess costs associated with the underground installation
23 of a new distribution project in the City of Albuquerque, New Mexico (“City”);

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00 ___-UT**

- 1 ii. describe the project, explain the justification for the line, and present the excess
2 expenses;
- 3 iii. address certain safety and reliability issues related to the underground placement
4 of distribution lines within the City;
- 5 iv. explain the variances and approvals being requested in this case; and
- 6 v. introduce Mr. John Olmsted, who will discuss the Rider, the rate design, the cost
7 basis for the Rider, and tracking the revenue collected through the Rider.
- 8

9 **Q. HAVE YOU PREPARED ANY EXHIBITS?**

10 **A. Yes. PNM Exhibits GTO-1 through GTO-5 are attached to my testimony. These**
11 **exhibits are:**

12 PNM Exhibit GTO-1

13 Project Map

14 PNM Exhibit GTO-2

15 City of Albuquerque Underground Ordinance

16 PNM Exhibit GTO-3

17 Letter to the City of Albuquerque

18 PNM Exhibit GTO-4

19 Overhead and Underground Work Order Summary Sheets

20 PNM Exhibit GTO-5

21 Example of a recent bill insert informing customers of Rider charge.

22

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00__-UT**

1 **Q. HAVE YOU PREVIOUSLY TESTIFIED OR PRESENTED TESTIMONY**
2 **BEFORE THE NEW MEXICO PUBLIC REGULATION COMMISSION**
3 **(“NMPRC”) OR ITS PREDECESSOR AGENCY?**

4 **A. Yes. I have.**

5 NMPUC Case No. 2782 – City of Albuquerque Pilot/Load Aggregation
6 Program

7 NMPRC Case No. 3137 – Transition Plan

8 NMPRC Case No. 03-00101-UT – Voluntary Renewable Energy Tariff

9 NMPRC Case No. 03-00352-UT – Rio Rancho 2003 Underground Rider

10 NMPRC Case No. 05-00261-UT – Gas Energy Efficiency Program

11 NMPRC Case No. 05-00275-UT– Afton CCN Application

12 NMPRC Case No. 05-00418-UT – Rio Rancho 2005 Underground Project Rider

13 NMPRC Case No. 05-00443-UT – PNM’s Fiber Optic Pilot Program

14 NMPRC Case No. 06-00095-UT – Unser Road Widening Underground Rider

15 NMPRC Case No. 06-00302-UT – Rio Rancho 2006 Underground Project Rider

16 NMPRC Case No. 06-00354-UT – ML Tap Underground Project Rider

17 NMPRC Case No. 07-00053-UT – Electric Efficiency Program Application

18 NMPRC Case No. 07-00151-UT – NMPRC Investigation into the Continuation of the
19 PNM Gas Efficiency Programs

20 NMPRC Case No. 07-00170-UT – City of Santa Fe 2007 Underground Rider

21 NMPRC Case No. 07-00373-UT – County of Santa Fe 2007 Underground Rider.

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00___-UT**

I. BACKGROUND; APPLICATION OF RATE 22

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Q. PLEASE DESCRIBE THE UNDERGROUND RATE RIDER THAT PNM IS PROPOSING IN THIS CASE.

A. PNM is proposing Rider 21 under the Company's Rate 22 to recover excess costs associated with a new distribution project in the City, utilizing underground rather than overhead construction. PNM proposes to recover these excess costs over a one-year period from electric customers located in the City.

Q. PLEASE DESCRIBE RATE 22.

A. Rate 22 is a tariff that allows PNM to recover the "excess" costs associated with installing distribution lines underground if these lines are installed underground to comply with a Local Government requirement. Rate 22 allows these excess costs to be collected from either the Local Government itself or from residents of the Local Government or from a combination of the two.

Q. HAS THE NMPRC APPROVED ANY RATE RIDERS UNDER RATE 22?

A. Yes. The Commission has approved five other underground rider applications. The NMPRC Case Nos. are 03-00352-UT, 05-00418-UT, 06-00095-UT, 06-00302-UT and 07-00170-UT. The underground riders approved in these cases are recovering excess costs associated with the underground installation of eight separate distribution projects in the City of Rio Rancho and one project in the City of Santa Fe totaling \$1,787,887.48, excluding carrying costs.

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00 ___-UT**

1 **Q. IS PNM'S APPLICATION IN THIS CASE CONSISTENT WITH THE FINAL**
2 **ORDERS IN THOSE CASES?**

3 **A.** Yes. The only notable exception is the allocation methodology. While PNM is proposing
4 an allocation methodology similar to the one approved in the City of Santa Fe case (Case
5 No. 07-00170-UT), it is different than the methodology approved in the Rio Rancho
6 cases because of a significantly different customer composition in the City of
7 Albuquerque compared to the customer composition in the City of Rio Rancho. Mr.
8 Olmsted will discuss the proposed allocation methodology more fully.

9

10 **II. PROJECT DESCRIPTION**

11 **Q. PLEASE DESCRIBE THE DISTRIBUTION PROJECT AT ISSUE IN THIS**
12 **CASE.**

13 **A.** The project ("Unser 12") in this case consists of the underground installation of
14 approximately 3,350 feet of new three-phase distribution line on the south side of
15 Western Trail, NW between Unser Boulevard, NW and Quaker Heights Place, NW. A
16 map showing the routing of this project is included in PNM Exhibit GTO-1.

17

18 **Q. WHAT IS THE SPECIFIC PURPOSE OF THE PROPOSED UNSER 12**
19 **PROJECT?**

20 **A.** This project will address circuit overloads during an outage on the Unser Substation.
21 Mariposa feeder 12 becomes overloaded by nearly 30% during an outage of the Unser
22 Substation. This could necessitate dropping some load until the Unser Substation can be
23 restored to service. Construction of this project solves this problem by transferring some

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00 ___-UT**

1 of the Unser substation load to the Mariposa feeder 11, thereby reducing the load on
2 Mariposa feeder 12 during an Unser Substation outage.

3
4 **Q. WHY IS PNM INSTALLING THIS PROJECT UNDERGROUND?**

5 **A.** Since it would be less expensive to construct the project overhead, the only reason PNM
6 is installing it underground is to comply with the City subdivision ordinance requiring
7 underground construction of certain distribution facilities in the City. The ordinance is
8 attached as PNM Exhibit GTO-2. Consistent with Rate 22, PNM sent the City a letter
9 dated July 31, 2007, that included project estimates and a route map, and notified the City
10 that PNM intended to file for cost recovery under Rate 22 via this Rider unless the City
11 chose to pay the excess costs directly. PNM filed the Application for this Rider after the
12 end of the 60-day response time identified in the letter of July 31, 2007. A copy of the
13 letter to the City, without attachments, is attached as PNM Exhibit GTO-3.

14
15 **Q. WHAT IS THE EXCESS COST ASSOCIATED WITH THIS PROJECT?**

16 **A.** The estimated excess cost for this project is \$115,459.31. This excess cost results from
17 an estimated underground construction cost of \$199,401.68, and an estimated overhead
18 construction cost of \$83,942.37.

19
20 **Q. WHY IS THE UNDERGROUND CONSTRUCTION COST ESTIMATE FOR THE
21 PROJECT GREATER THAN THE OVERHEAD ESTIMATE?**

22 **A.** Underground distribution construction is considerably more expensive than overhead
23 distribution construction primarily because of greater material and contract costs. These

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00___-UT**

1 two factors account for the majority of the difference between the overhead and
2 underground estimates. The cost difference for material is largely attributable to the cost
3 of underground cable and conduit system. The cost difference for contract costs is
4 attributable to the costs associated with either boring or digging and backfilling the
5 trenches for underground installation.

6
7 **Q. WHY IS THIS PROJECT NECESSARY?**

8 **A.** This project is necessary to meet PNM's electric distribution system planning criteria.

9
10 **Q. PLEASE EXPLAIN WHAT YOU MEAN BY DISTRIBUTION SYSTEM
11 PLANNING CRITERIA.**

12 **A.** PNM "system planning criteria" refers to objectives that PNM strives to meet in the
13 design and operation of its electric distribution system. PNM generally designs its
14 distribution system with sufficient substation transformer and feeder capacity so that
15 service to its customers can be transferred to other parts of the distribution system under a
16 single contingent condition. A single contingent condition refers to the loss of a single
17 three-phase line section, substation transformer, or other major piece of equipment. PNM
18 also designs its system to ensure that service voltages meet American National Standards
19 Institute standard C84.1 as required by NMPRC Rule 560 (17.9.560 NMAC).

20
21 **Q. HOW WAS THE PROJECTED EXCESS COST FOR THE PROJECT
22 DETERMINED?**

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00___-UT**

1 **A.** PNM estimated the costs of building the project overhead and underground. The
2 overhead and underground alternatives were designed so as to be technically and
3 operationally equivalent. The estimated overhead construction cost was then subtracted
4 from the estimated cost to construct the feeder underground to determine the excess costs.

5

6 **Q.** **WHAT DO YOU MEAN BY “TECHNICALLY AND OPERATIONALLY**
7 **EQUIVALENT”?**

8 **A.** I mean that the overhead and underground alternatives for the project were designed with
9 comparable load carrying capacities and similar capabilities in terms of switching load
10 between substations.

11

12 **III. HEALTH AND SAFETY RELATED ISSUES**

13 **Q.** **IS UNDERGROUNDING THE ELECTRIC DISTRIBUTION LINE THAT IS THE**
14 **SUBJECT OF THIS CASE WARRANTED FOR ANY REASON OTHER THAN**
15 **AESTHETICS?**

16 **A.** No, underground distribution lines are not necessitated on the basis of public health and
17 safety concerns nor to ensure reliable service to customers within the City. PNM installs
18 its lines in compliance with the National Electrical Safety Code (“Code”). Section 1.010,
19 entitled “Purpose of the Code,” states, “These rules contain the basic provisions that are
20 considered necessary for the safety of employees and the public under the specified
21 conditions.” Even though the Code’s purpose is the safe installation and maintenance of
22 electrical facilities, it reflects no preference for underground line construction. The
23 construction and maintenance of overhead power lines, in a prudent manner consistent

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00 ___-UT**

1 with industry safety standards, is consistent with the public health and safety. This is true
2 not only as a general proposition, but is true with respect to the project that is the subject
3 of this proceeding.

4
5 In terms of reliability, PNM's overhead distribution system performs comparably to its
6 underground system. Fundamentally, both overhead and underground power lines afford
7 extraordinary reliability and no element of the public, whether residential or business
8 customers, is likely to perceive any significant difference from the overhead versus the
9 underground construction of power lines within the City.

10
11 **Q. WHAT DO YOU MEAN IN SAYING THAT PNM'S OVERHEAD SYSTEM**
12 **PERFORMS COMPARABLY TO ITS UNDERGROUND SYSTEM?**

13 **A.** Average system availability index ("ASAI") measures, on a percentage basis, how often
14 the electric system is in operation. Over the last five years, the overhead ASAI average
15 for PNM's distribution system is 99.994%, and the underground ASAI is 99.998%. For
16 all practical purposes, this performance is equivalent. That being the case, there is no
17 reason for customers to expect worse reliability because they are served from an
18 overhead line or better reliability because an underground line serves them, or vice versa.
19 The comparable reliabilities of PNM's overhead and underground distribution systems do
20 not justify the installation of underground distribution lines for purposes of promoting
21 system reliability.

22

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00 ___-UT**

IV. VARIANCES AND APPROVALS

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Q. IS PNM REQUESTING ANY VARIANCES IN THIS PROCEEDING?

A. PNM is seeking three variances.

- The first variance is from 17.9.530 NMAC (minimum standard data requirements) based on the limited and specialized character of Rider 21 and the fact that it is a new rate rider that does not currently exist. A similar variance was also requested and granted in NMPRC Case Nos. 03-00352-UT, 05-00418-UT, 06-00095-UT, 06-00302-UT and 07-00170-UT.
- The second variance is from the requirements of 17.1.2.53.B NMAC through 17.1.2.53.C(2)(e) NMAC. A comparison with present rates is not included in the Proposed Form of Notice because Rider 21 is a new rate that does not currently exist. A similar variance was granted in the previously referenced underground rider cases.
- Finally, for purposes of calculating the relevant carrying costs, as allowed by Rate 22, PNM is seeking a variance from language in Rate 22 that specifies (1) the Return on Equity used be from the Company's last litigated rate case, and (2) the capital structure be from year-end. A similar variance was granted in the previously referenced underground rider cases.

Q. WHY IS PNM REQUESTING THE THIRD VARIANCE FROM RATE 22?

A. PNM believes that using the Return on Equity presented in NMPRC Case 3137 is a better reflection of current costs compared to relying on a Return on Equity figure based on PNM's last litigated electric rate case from over fifteen years ago. Additionally, basing

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00___-UT**

1 the Rider on the Return on Equity and Capital Structure from Case 3137 is consistent
2 with current rates being charged to electric customers. Utilizing the capital structure and
3 Return on Equity from Case 3137 is also consistent with the intent of Rate 22. Rate 22
4 was designed to avoid the need to calculate and litigate new figures for Return on Equity
5 and capital structure each time a new Rider is filed. Finally, this variance request is
6 consistent with the Final Order in Case 03-00352-UT as well as the other underground
7 rider cases I mentioned above. The Findings of Fact and Conclusions of Law in the
8 Recommended Decision from that case (which were adopted in the Final Order) state at
9 page 68:

10 "In calculating the carrying cost rate associated with the collection of the excess
11 undergrounding costs to be recovered under Rate Rider 12, it is fair, just and
12 reasonable to utilize the Case No. 3137-Based Methodology."
13

14 **Q. IS THE CARRYING COST CALCULATION AFFECTED BY PNM'S PENDING**
15 **ELECTRIC RATE CASE, NMPRC CASE NO. 07-00077-UT?**

16 **A.** Yes. PNM proposes that the calculation of the carrying cost be resolved in the same
17 manner as approved by the Commission in Case 07-00170-UT. In that case, involving an
18 underground rider for the City of Santa Fe, it was determined that the rider costs
19 approved in the case would be adjusted, and future carrying costs under the rider
20 changed, based on the capital structure and rate of return on equity approved in Case No.
21 07-00077-UT. Accordingly, PNM proposes that after the final order is entered in the
22 pending electric rate case, PNM will prepare a revision to Rider 21, which will be
23 provided to the Commission's Utility Division Staff for review, and will be implemented
24 as of the start of the next billing month after Staff approval of PNM's proposed revision.

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00___-UT**

1 **Q. WHAT APPROVALS IS THE COMPANY REQUESTING?**

2 **A.** The Company is requesting approval to recover approximately \$115,459.31, plus
3 carrying costs, for the underground installation of the Unser 12 project. Also, the
4 Company is requesting approval of Rider 21.

5

6 **V. CONCLUSION**

7 **Q. HOW WILL PNM INFORM CUSTOMERS WHEN THE RIDER TAKES**
8 **EFFECT IF THE RIDER IS APPROVED BY THE COMMISSION?**

9 **A.** PNM will include a bill insert in the first month of billing as PNM has done when
10 implementing the underground riders most recently approved by the Commission. A copy
11 of the insert used with the commencement of billing in the most recent underground rider
12 is attached as PNM Exhibit GTO-5.

13

14 **Q. PLEASE INTRODUCE PNM'S OTHER WITNESS.**

15 **A.** Mr. John D. Olmsted will describe the proposed rate design for Rider 21. Mr. Olmsted
16 will also address the specific impacts of the requested variances on Rider 21.

17

18 **Q. PLEASE SUMMARIZE YOUR TESTIMONY.**

19 **A.** PNM is seeking approval of Rider 21 to recover the excess costs associated with the
20 underground installation of the Unser 12 distribution project in the City of Albuquerque.
21 This Rider is being filed under Rate 22. This project would not be installed underground
22 but for a City ordinance requiring underground construction of certain distribution lines.
23 Given the relative performance of PNM's overhead and underground distribution systems

**DIRECT TESTIMONY OF
GERARD T. ORTIZ
NMPRC CASE NO. 07-00___-UT**

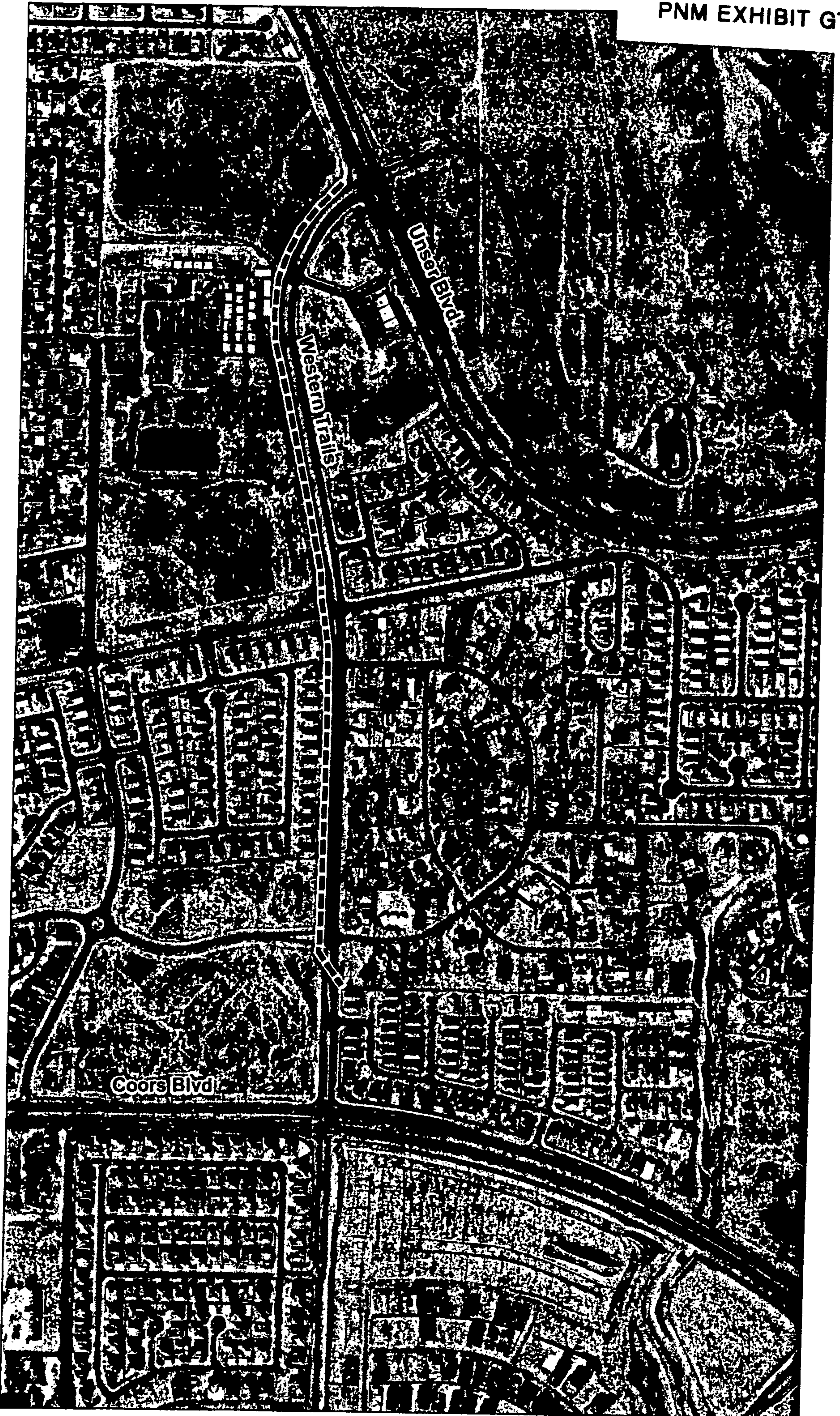
1 with respect to reliability, there is no reason beyond aesthetics to install this project
2 underground. Similarly, there are no safety related issues that justify this project being
3 installed underground. This project is necessary for PNM to continue to reliably serve
4 customers in the City. PNM is requesting a variance from the Rate 22 carrying cost
5 requirements that capital structure be based on year-end figures and that the return on
6 equity be from PNM's last litigated rate case.

7

8 **Q. DOES THIS CONCLUDE YOUR DIRECT TESTIMONY?**

9 **A.** Yes, it does.

10



UNSER FEEDER 12



14-14-4-9 ELECTRICAL AND COMMUNICATION LINE LOCATION.

(A) New communications lines, new single phase electrical distribution lines carrying 12 kilovolts (kV) or less, and all other lower voltage electrical lines shall be installed underground within subdivisions approved under this article. The Development Review Board may grant a variance in accordance with Part 6 of this article if it is determined that no significant public purpose would be served by requiring the new construction to be placed underground and that one or more of the following conditions exists:

- (1) The lot is already served by an overhead distribution line;
- (2) All adjacent areas are already served by overhead distribution facilities; or
- (3) Subsurface conditions make underground lines economically unreasonable.

(B) New electrical three phase distribution lines carrying above 12 kilovolts (kV), but less than 40 kilovolts (kV) shall be installed underground within subdivisions which have underground distribution lines, unless a variance is granted. The Development Review Board may grant a variance if it is determined that no significant public purpose would be served by requiring that the new lines be placed underground and that one or more of the following conditions exists:

- (1) The immediate or adjacent area is presently served by overhead lines; or
- (2) Subsurface conditions make under-ground lines economically unreasonable.

(C) Electrical lines carrying 40 kilovolts (kV) or more are governed by the portion of the facility plan dealing with them, not by this article.

('74 Code, § 7-16-5H) (Am. Ord. 37-2006

PNM
 Market Services
 Alvarado Square
 Albuquerque, NM 87158-0506
 Fax 505 241-2355
 www.pnm.com

July 31, 2007

Mr. Ed Adams
 Chief Operations Officer
 Office of the Mayor
 P.O. Box 1293
 Albuquerque, New Mexico 87102



A personal commitment
 to New Mexico

RE: Cost estimates, route selections and construction schedules for PNM's Unser Feeder 12 underground distribution project

Dear Mr. Adams:

The City of Albuquerque ("City") Planning Department Development Review Board ("DRB") denied a variance that would have permitted PNM to construct above ground a new distribution line on Western Trails, NW between Unser Boulevard and Coors Boulevard. Pursuant to PNM's First Revised Electric Rate No. 22 - Underground System Special Services ("Rate 22"), PNM intends to apply to the New Mexico Public Regulation Commission ("NMPRC") for recovery from City electric customers of the excess costs associated with installing this distribution line underground.

Enclosed please find cost estimates and a route map for the construction of this new electric distribution line. The estimated cost to build the distribution project overhead is \$83,942.37. The estimated cost to build the distribution project underground is \$199,401.68. The resulting estimated excess cost is \$115,459.31.

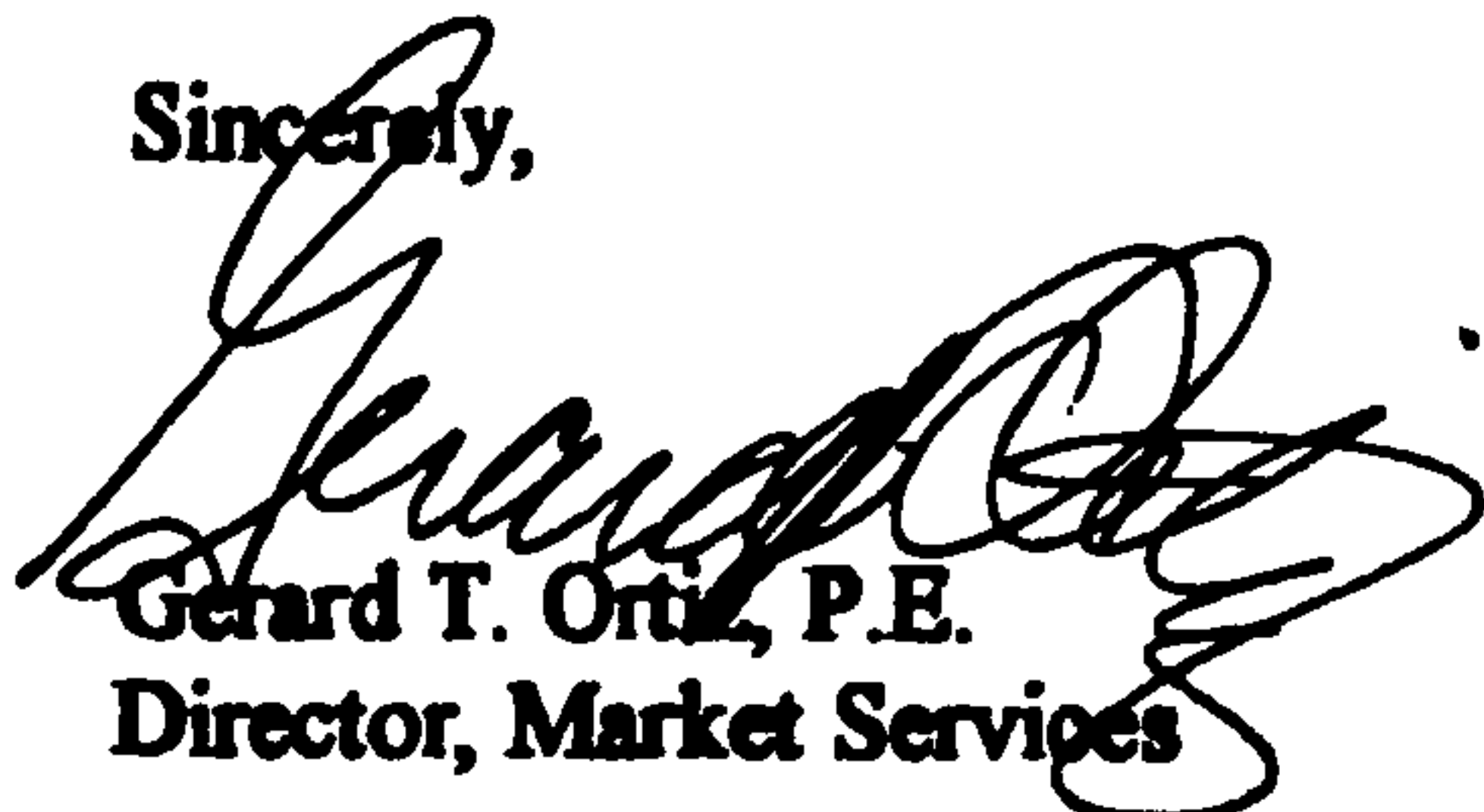
These estimates, route and the schedule are being provided for the City's review and comment pursuant to Rate 22. A copy of Rate 22 is also enclosed for your reference. This tariff allows for recovery of excess undergrounding costs from either the local government directly or from local customers through a rate rider. In the event that the City decides to pay these costs directly, a sample contract is enclosed for your review. The City has up to 60 days under the tariff to review the estimates and make a decision on the method of cost recovery, or until October 1, 2007.

If the City elects not to pay the excess costs directly, or does not notify PNM of a decision by the end of the 60-day review period, PNM will file an application for a rate rider with the NMPRC to recover the excess costs of undergrounding this project from City electric customers, as provided by Rate No. 22. The proposed rider will increase the electric bills of City residents by approximately 2 cents per month, assuming a one-year recovery period.

With respect to the proposed schedule, PNM anticipates that construction of this project would begin either after approval by the NMPRC or upon execution of a contract between the City and PNM.

If you have any questions, please feel free to contact me at 241-2561.

Sincerely,



Gerard T. Ortiz, P.E.
Director, Market Services

Enclosures

cc: Mr. Richard Dineen, Planning Department Director
Ms. Sharon Matson, Development Review Board Chair

cc (w/o enclosures):

Robert Clark
Ken Maestas
Laurie Moye
Leonard Sanchez

**Public Service Company Of New Mexico
Cost Statement**

CUSTOMER NAME:
ADDRESS UNSER FEEDER 12 UNDERGROUND
RESP. PEIRYAN PAULK

PASSPORT #: 90676 1
LOC/PROJ/WO: 100W0022027

DESCRIPT UNSER FEEDER 12 UNDERGROUND

LABOR		\$23,996.00
MATERIAL		167,096.13
METERS		0.00
SERVICES		0.00
TRANSPORTATION		6,842.73
RIGHT OF WAY		0.00
CONTRACT WORK		0.00
OTHER		1,466.82
JOINT TRENCH		(0.00)
	TOTAL COST OF WORK	\$199,401.68
CUSTOMER CREDIT		(0.00)
LOT CREDIT		(0.00)
SALVAGE CREDIT		(0.00)
SYS IMPROVEMENT CREDIT		(0.00)
TRANSFORMER CREDIT		(0.00)
PROFIT M (0.00 %)		0.00
	SUBTOTAL	\$199,401.68
TAX (0.0000 %)		0.00
	SUBTOTAL	\$199,401.68
CUSTOMER TRENCH ALLOWANCE		(0.00)
	BILLABLE AMOUNT	<u>\$199,401.68</u>

AUTHORIZED BY: _____

DATE: _____

**Public Service Company Of New Mexico
Cost Statement**

CUSTOMER NAME:
ADDRESS UNSER FEEDER 12 UNDERGROUND
RESP. PEIRYAN PAULK

PASSPORT #: 90676 3
LOC/PROJ/WO: 100E1991000

DESCRIP1 UNSER FEEDER 12 OVERHEAD

LABOR		\$14,308.83
MATERIAL		62,199.55
METERS		0.00
SERVICES		0.00
TRANSPORTATION		4,080.31
RIGHT OF WAY		0.00
CONTRACT WORK		0.00
OTHER		3,353.68
JOINT TRENCH		(0.00)
	TOTAL COST OF WORK	\$83,942.37
CUSTOMER CREDIT		(0.00)
LOT CREDIT		(0.00)
SALVAGE CREDIT		(0.00)
SYS IMPROVEMENT CREDIT		(0.00)
TRANSFORMER CREDIT		(0.00)
PROFIT M	(0.00 %)	0.00
	SUBTOTAL	\$83,942.37
TAX	(0.0000 %)	0.00
	SUBTOTAL	\$83,942.37
CUSTOMER TRENCH ALLOWANCE		(0.00)
	BILLABLE AMOUNT	<u>\$83,942.37</u>

AUTHORIZED BY: _____

DATE: _____

IMPORTANT

**information
about an
electric
fee that
appears
on your
PNM bill
this month.**



*A personal commitment
to New Mexico*

Dear Santa Fe Electric Customer,

Growth in the Santa Fe area requires that an electric distribution line along Yucca Street between Arroyo Chamiso and Rodeo Road be upgraded to handle electricity demand. PNM normally installs electric distribution lines above-ground, but the City of Santa Fe requires that new electric distribution be placed underground. Underground installation is about twice as expensive as above-ground. Where utility lines are placed underground only for cosmetic reasons, and not because of health or safety concerns, New Mexico law requires the community receiving the benefit to pay the added cost of placing the lines underground. As a result, an additional charge titled "2007 City of Santa Fe UG Rider" will appear on customer electric bills in the City of Santa Fe beginning in December 2007 and continuing through November 2008. We hope this explanation fully answers any questions you may have about the new charge on your bill. Please call PNM at 1-888-DIAL-PNM if you have additional questions about this item.

December 2007



**DIRECT TESTIMONY OF
JOHN D. OLMSTED
NMPRC CASE NO. 07-____-UT**

1 **Q. PLEASE STATE YOUR NAME AND BUSINESS ADDRESS.**

2 **A.** My name is John D. Olmsted and my business address is Public Service Company of
3 New Mexico (“PNM” or “Company”), Alvarado Square, MS-0506, Albuquerque, New
4 Mexico 87158.

5
6 **Q. PLEASE STATE YOUR CURRENT POSITION AT PNM AND PROVIDE YOUR
7 EDUCATIONAL BACKGROUND AND PROFESSIONAL WORK
8 EXPERIENCE.**

9 **A.** I have worked at PNM since 1985, and since 1999 have functioned as PNM’s Rates
10 Manager, where I am responsible for providing rate design, cost analysis, and marginal
11 costing in support of PNM corporate, regulatory, and marketing objectives. Prior to that I
12 spent five years as PNM’s Senior Rates Engineer. I also have worked for PNM in
13 various capacities in its Marketing, Residential/Small Customer Support, Large Customer
14 Technical Support, Power Plant Engineering, Investor Relations, and Load Analysis
15 Departments.

16
17 I obtained a BS in Mechanical Engineering from New Mexico State University in 1985,
18 and obtained an MBA from the University of New Mexico in 2003.

19
20 **Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY?**

21 **A.** The purpose of my testimony is to:

22 i. Introduce PNM’s Rider 21 – City of Albuquerque 2007 Unser 12
23 Underground Project (“Rider 21”);

**DIRECT TESTIMONY OF
JOHN D. OLMSTED
NMPRC CASE NO. 07-____-UT**

- 1 ii. Discuss the allocation methodology used and how the Rider 21 values
2 were derived; and
3 iii. Describe how PNM will track and account for Rider 21 cost collection.
4

5 **Q. HAVE YOU PREPARED ANY EXHIBITS?**

6 **A.** Yes. PNM Exhibits JDO-1 through JDO-5 are attached to my testimony. These exhibits
7 are:

8 PNM Exhibit JDO-1 NMPRC/NMPUC Case involvement Summary of John D. Olmsted

9 PNM Exhibit JDO-2 Rider 21, City of Albuquerque Unser 12 2007 Underground Project

10 PNM Exhibit JDO-3 Derivation of Carrying Cost Rate

11 PNM Exhibit JDO-4 Rider 21 Total Excess Costs vs. Months of Recovery

12 PNM Exhibit JDO-5 Rider 21: Derivation of Monthly Charges
13

14 **Q. HAVE YOU PROVIDED TESTIMONY IN OTHER CASES BEFORE THE NEW**
15 **MEXICO PUBLIC REGULATION COMMISSION (“NMPRC” OR**
16 **COMMISSION”) OR ITS PREDECESSOR AGENCY, THE NEW MEXICO**
17 **PUBLIC UTILITY COMMISSION (“NMPUC”)?**

18 **A.** Yes I have. Those cases are outlined in PNM Exhibit JDO-1.
19

**DIRECT TESTIMONY OF
JOHN D. OLMSTED
NMPRC CASE NO. 07-____-UT**

RIDER 21 – CITY OF ALBUQUERQUE UNSER 12 2007 UNDERGROUND PROJECT

Q. WHAT IS THE PURPOSE OF RIDER 21?

A. Rider 21 (attached as PNM Exhibit JDO-2) is designed to recover the excess costs associated with the underground distribution project described by Mr. Ortiz in his direct testimony.

Q. TO WHOM DOES THIS RIDER APPLY?

A. As stated by Mr. Ortiz, this Rider is for the project being undertaken in the City of Albuquerque (“City”). Therefore, under First Revised Rate 22 (“Rate 22”), all customers located within the jurisdiction of that Local Government fall under this Rider. Local Customers, as defined in Rate 22, subject to this Rider are defined in PNM’s billing system as all customers who are coded with a City of Albuquerque Tax Area Code and also have an Inside City Limits flag.

Q. PLEASE PROVIDE A COMPLETE DEFINITION OF THE TERM “LOCAL CUSTOMER”.

A. Below is the excerpt from the Definitions section of Rate 22:

Local Customer means any customer of the Company that receives electric service from the Company at a location within the jurisdictional boundaries of a Local Government that has required the installation of an Underground System instead of a new Overhead System or the conversion of an existing Overhead System to an Underground System. For purposes of this Schedule, Local Customers within counties shall not include customers located within the jurisdictional boundaries of municipalities or other political subdivisions.

**DIRECT TESTIMONY OF
JOHN D. OLMSTED
NMPRC CASE NO. 07-____-UT**

1 **Q. TO WHICH RATE CLASSES DOES THIS RIDER APPLY?**

2 A. This Rider applies only to the following rate classes utilized within the City: Residential
3 – Schedules 1A and 1B; Small Power – Schedules 2A and 2B; General Power – Schedule
4 3B; Large Power – Schedule 4B; Water & Sewage – Schedule 11B, and Large
5 Universities – Schedule 15B.

6
7 This Rider does not apply to other PNM rate classes because either 1) there are no
8 customers currently receiving service under these classes in the City, or 2) the rate class
9 is comprised of rate schedules that are exempt from Rate 22.

10
11 **Q. WHICH RATE CLASSES ARE EXEMPT FROM RATE 22?**

12 A. The following rate classes are exempt from Rate 22:

- 13 1. Private Area Lighting – Schedule 6
- 14 2. Special Charges – Schedule 16
- 15 3. Cogeneration – Schedule 12
- 16 4. Streetlight and Floodlighting – Schedules 19 and 20.

17
18 **Q. WHY ARE THESE RATE CLASSES EXEMPT?**

19 A. Private Area Lighting – Schedule 6 is exempt because it is billed as a sub-rate under other
20 rate schedules. Since this Rider is designed as a fixed charge per customer, to attach it to
21 a sub-rate would double bill the individual customer, as the customer will already be
22 charged under its primary rate schedule.

23

**DIRECT TESTIMONY OF
JOHN D. OLMSTED
NMPRC CASE NO. 07-____-UT**

1 Special Charges - Schedule 16 represents charges that may be included on any
2 customer's bill. Customers receiving charges under Schedule 16 are receiving service
3 under another eligible rate schedule, and will therefore be charged under an underground
4 rider through a charge attached to that rate schedule.

5
6 Cogeneration – Schedule 12 is an avoided cost rate PNM pays to qualifying cogeneration
7 customers who sell energy to the Company. The customers receiving this rate take
8 service from PNM under another eligible rate schedule, and will therefore be charged
9 under an underground rider through a charge attached to that rate schedule.

10
11 Streetlighting and Floodlighting – Schedules 19 and 20 are exempt due to billing issues.
12 Customers billed under these schedules have widely varying numbers of lights and poles
13 associated with their accounts, and it is possible for a single streetlight account to contain
14 lights and poles billed under either or both of Schedules 19 and 20. Because of these
15 facts, there is no way to develop underground rider charges for this rate schedule.

16
17 **Q. WILL THE ABOVE RATE SCHEDULES ALWAYS BE EXEMPT FROM RATE**
18 **22?**

19 **A.** Yes, it does not matter which Local Government is requiring the underground
20 construction, the resultant rider(s) will not apply to the exempt rate classes listed above.

21
22 **Q. HOW WILL CUSTOMERS BE CHARGED FOR THE EXCESS COSTS**
23 **ASSOCIATED WITH THE PROJECT DESCRIBED BY MR. ORTIZ?**

**DIRECT TESTIMONY OF
JOHN D. OLMSTED
NMPRC CASE NO. 07-____-UT**

1 **A.** Each customer's monthly bill will receive a line item charge titled "COA 2007 Project
2 UG Rider" during the recovery and reconciliation periods.
3

4 **RIDER 21 ALLOCATION METHODOLOGY AND EXCESS COST**

5 **CHARGE DERIVATION**

6 **Q.** **HOW IS PNM PROPOSING TO ALLOCATE RIDER 21 EXCESS COST
7 RECOVERY AMONG THE VARIOUS CUSTOMER CLASSES?**

8 **A.** In this case, PNM is allocating excess costs among the represented rate classes based on
9 the 2006 Revenues by rate class in the City.
10

11 **Q.** **WILL PNM USE THIS SAME ALLOCATION METHODOLOGY FOR FUTURE
12 RIDER FILINGS UNDER RATE 22 FOR THE CITY OF ALBUQUERQUE?**

13 **A.** Yes. PNM intends to utilize this methodology for future filings in the City.
14

15 **Q.** **WILL PNM USE THIS SAME ALLOCATION METHODOLOGY FOR FUTURE
16 RIDER FILINGS UNDER RATE 22 FOR OTHER LOCAL GOVERNMENT
17 AREAS?**

18 **A.** Not necessarily. Each Local Government area has a different composition of customers
19 and customer classes that may justify using a different basis for cost allocation. PNM
20 will look at various allocation methodologies and determine which one seems most
21 reasonable given the circumstances at the time any future rate rider filing under Rate 22
22 is made.
23

**DIRECT TESTIMONY OF
JOHN D. OLMSTED
NMPRC CASE NO. 07-____-UT**

1 **Q. PLEASE DESCRIBE HOW PNM DERIVES THE EXCESS COST THAT IT IS**
2 **SEEKING TO RECOVER THROUGH THIS RIDER.**

3 **A.** The excess cost is the cost for building projects as an underground system less the cost
4 for building the same projects as an overhead system, plus a carrying cost.

5
6 **Q. PLEASE DESCRIBE THE CARRYING COST RATE METHODOLOGY THAT**
7 **PNM HAS PROPOSED IN THIS CASE.**

8 **A.** The carrying cost methodology utilized in this case is identical to that which was
9 approved by the Commission in NMPRC Case 03-00352-UT and in the subsequent Rio
10 Rancho and City of Santa Fe undergrounding cases identified in Mr. Ortiz's testimony.
11 The derivation of the carrying cost rate is depicted in PNM Exhibit JDO-3, and is based
12 on the weighted capital structure and cost of capital that was derived to support PNM's
13 current retail rates resulting from NMPRC Case 3137. As described by Mr. Ortiz, PNM
14 is requesting a variance from the requirements of Rate 22 because this carrying charge
15 methodology is different than what is set out under that tariff. PNM believes that its
16 proposed carrying cost methodology represents a closer approximation to current
17 conditions than the methodology set forth in Rate 22.

18

DIRECT TESTIMONY OF
JOHN D. OLMSTED
NMPRC CASE NO. 07-____-UT

1 Q. WHAT IS THE DIFFERENCE IN CARRYING CHARGE RATES BETWEEN
2 PNM'S PROPOSED METHODOLOGY AND THE METHODOLOGY SET
3 FORTH IN RATE 22?

4 A. The methodology that PNM is proposing in this case results in a lower carrying charge
5 rate than what would have been calculated under the methodology set forth in Rate 22
6 (12.04% versus 15.88%).
7

8 Q. WHY IS PNM INCLUDING A CARRYING COST AS PART OF THE
9 RECOVERY OF THE EXCESS COSTS?

10 A. Rate 22 allows for the recovery of carrying costs as part of the recovery of excess costs.
11 That provision was included to ensure that PNM is kept whole during the recovery
12 period. Below is an excerpt of the relevant section of Rate 22:

13 **TERMS OF PAYMENT:**Payment for Excess Costs shall be
14 received by the Company in one of the following ways: 1) payment
15 from the Local Government to the Company, either in advance or
16 under payment terms mutually agreed to by the Local Government and
17 the Company, *including applicable carrying costs*; 2) collection from
18 the Local Customers through a rate rider as described below,
19 *including applicable carrying costs*; or 3) a combination of 1) and 2).
20 (emphasis added)
21

**DIRECT TESTIMONY OF
JOHN D. OLMSTED
NMPRC CASE NO. 07-____-UT**

1 **Q. HOW DID PNM DERIVE THE APPLICABLE CARRYING COSTS FOR RIDER**
2 **21?**

3 **A.** PNM utilized the following formula in order to derive the applicable carrying cost
4 associated with the excess cost of the project to be recovered under the Rider:

$$ACC = ([\{r/12\} + \{r/12\}/([1 + \{r/12\}]^n - 1)] * EX * n) - EX,$$

5
6
7 Where:

8 ACC = Applicable Carrying Cost,

9 r = Annual After-Tax Cost of Capital,

10 n = Months of Rider Recovery,

11 and

12 EX = Excess Cost to Be Recovered through Rider
13

14 **Q. WHAT IS THE TIME PERIOD FOR COLLECTING THE COSTS COVERED BY**
15 **THIS RIDER?**

16 **A.** PNM is proposing to collect the costs over a one-year period.
17

18 **Q. WHY IS PNM PROPOSING A ONE-YEAR RECOVERY PERIOD FOR THE**
19 **CHARGES DEVELOPED FOR THIS RIDER?**

20 **A.** Rate 22 allows PNM to collect costs under a rider for up to seven years. Because of the
21 relatively small amount of excess costs to be collected under Rider 21, a one-year
22 recovery period limits the total carrying costs recovered while still resulting in minimal
23 fixed charges by rate class. (See attached PNM Exhibit JDO-4).
24

25 **Q. PLEASE DESCRIBE HOW PNM DEVELOPED THE EXCESS COST**
26 **ALLOCATION FACTORS BY RATE CLASS.**

**DIRECT TESTIMONY OF
JOHN D. OLMSTED
NMPRC CASE NO. 07-____-UT**

1 **A.** Revenues by rate class for 2006 were obtained from Company records for the City (See
2 PNM Exhibit JDO-5). The class specific electric revenue divided by total electric
3 revenues become the excess cost allocation factors.

4
5 **Q.** **PLEASE DESCRIBE HOW PNM DERIVED THE FIXED CHARGES FOR EACH**
6 **RATE CLASS THAT APPEARS IN THE RIDER.**

7 **A.** For each of the Rate Schedules that are utilized within the City, the following formula
8 was utilized to derive each Rate Schedule's Rider Charge:

9
$$C_{RC} = \frac{(EX + ACC) * EXAF_{RC}}{(n_{RC} * n)}$$

10
11 where:

12 C_{RC} = Rider Charge for Rate Class,

13 EX = Excess Cost to Be Recovered through Rider,

14 ACC = Applicable Carrying Cost,

15 $EXAF_{RC}$ = Excess Cost Allocation Factor for Rate Class,

16 n_{RC} = Number of Local Customers in Rate Class (12-06),

17 and

18 n = Months of Rider Recovery
19
20

21 Each Rider charge has been rounded to the nearest cent. These charges are contained
22 within the Tariff (*see* PNM Exhibit JDO-2, page 1), and their calculation is shown in
23 PNM Exhibit JDO-5.

24
25 **Q.** **HOW WILL PNM ACCOUNT FOR THE CHARGES COLLECTED UNDER**
26 **THIS RIDER TO ASSURE THE PROPER RECOVERY OF TOTAL EXCESS**
27 **COSTS?**

**DIRECT TESTIMONY OF
JOHN D. OLMSTED
NMPRC CASE NO. 07-____-UT**

1 **A.** The charges will be tracked under a separate General Ledger Class code in PNM's
2 customer service system. The charges that are collected will be compared to the total
3 Excess Costs that this Rider is authorized to recover.

4
5 During the Rider recovery period, there are two potential reconciliations that can occur.
6 As Rate 22 requires, once actual project costs are available, PNM will compare the
7 Actual Excess Costs to the Excess Costs that have been filed in support of Rider Rates.
8 This information will be provided to the Commission in an informational filing. If
9 Actual Excess Costs differ by 20% or more than the estimated Excess Costs approved as
10 a result of this case, PNM will file amended Rider 21 Rates with the Commission.

11
12 PNM will submit to Staff reconciliation data at the earliest feasible date and a fixed
13 Excess Cost Adjustment Charge by rate class will be calculated and applied over a three-
14 month billing period, to expire no later than three months after the end of the three-year
15 recovery period, but no sooner than the end of the one-year term.

16
17 Additionally, as addressed by Mr. Ortiz, upon resolution of PNM's current electric rate
18 case, the capital structure and return on equity determined in that case will be used to
19 amend the carrying cost rate for this Rider, which will then be applied to outstanding
20 balances on a going-forward basis.

21
22 **Q.** **PLEASE SUMMARIZE YOUR TESTIMONY.**

**DIRECT TESTIMONY OF
JOHN D. OLMSTED
NMPRC CASE NO. 07-____-UT**

1 **A.** Rider 21 is applicable to Local Customers within the City who take electric service under
2 PNM Rate Schedules 1A, 1B, 2A, 2B, 3B, 4B, 11B, and 15B. Rider 21 is designed to
3 recover the Excess Costs associated with the City Of Albuquerque Unser 12 underground
4 project. Using 2006 class revenue ratios for Albuquerque and a one-year recovery
5 period, specific fixed charges were derived for each applicable rate class and included in
6 Rider 21.

7
8 PNM's billing system will bill and account for the Excess Costs billed under Rider 21.
9 Once final construction costs for the undergrounding project are available, PNM will
10 make an informational filing with the NMPRC. If total Excess Costs change by 20% or
11 more, PNM will recalculate Rider 21 rates and refile them with the NMPRC.

12
13 At the end of the recovery period, the amount of the actual total of the Excess Costs will
14 be reconciled against the total amount collected under the Rider. A final rate rider charge
15 for the project will be calculated at this time and collected (or refunded) during the
16 subsequent three-month period.

17
18 **Q.** **DOES THIS CONCLUDE YOUR DIRECT TESTIMONY?**

19 **A.** Yes, it does.

20

NMPRC/NMPUC Case Involvement Summary of John D. Olmsted

NMPRC / NMPUC Case Involvement

Year Case: Description

- 1998 **NMPUC Case 2736:** Real Time Pricing/Interruptible Rate
- 1998 **NMPUC Case 2761:** Electric Rate Case
- 2001 **NMPRC Case 3137:** Transition Plan, Merchant Plant, Electric Rate Case
- 2003 **NMPRC Case 03-00101-UT:** Voluntary Renewable Energy Rider 11
- 2003 **NMPRC Case 03-00352-UT:** Rio Rancho 2003 Underground Projects Rider
- 2005 **NMPRC Case 05-00418-UT:** Rio Rancho 2005 Underground Project Rider
- 2006 **NMPRC Case 06-00095-UT:** Rio Rancho Unser Widening Underground
Project Rider
- 2006 **NMPRC Case 06-00302-UT:** Rio Rancho 2006 Underground Project
- 2006 **NMPRC Case 06-00354-UT:** ML Tap Underground Project Rider
- 2007 **NMPRC Case 07-00077-UT:** Electric Rate Case
- 2007 **NMPRC Case 07-00170-UT:** City of Santa Fe Underground Project Rider
- 2007 **NMPRC Case 07-00373-UT:** County of Santa Fe Underground Projects
Rider

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

ORIGINAL RIDER NO. 21

CITY OF ALBUQUERQUE UNSER 12 UNDERGROUND PROJECT RIDER

EXPLANATION OF RIDER:

Pursuant to the terms of the Company’s Rate 22, this Rider is established to provide a mechanism for the Company to recover Total Excess Costs incurred by PNM as a result of underground construction of a specific distribution project in the City of Albuquerque, New Mexico that would normally be installed overhead by PNM. The project that would normally have been installed overhead by PNM that is covered by this Rider is:

Unser 12

This Rider consists of a fixed monthly charge by rate class that is applied to all applicable customers located within the city limits of Albuquerque who do not reside within the jurisdictional boundaries of other political subdivisions.

APPLICABILITY:

This Rider shall be applicable to all PNM customers receiving electric service under rate schedules 1A, 1B, 2A, 2B, 3B, 4B, 11B, and 15B that are located within the city limits of Albuquerque.

RIDER EXCESS COST CHARGES:

The following fixed charges appear as a line item addition on monthly electric bills for customers located within the city limits of Albuquerque.

<u>Rate Class</u>	<u>Tariff(s)</u>	<u>Excess Cost Fixed Charge</u>
Residential	Schedule 1A and 1B	\$0.02 Per Bill Per Month
Small Power	Schedule 2A and 2B	\$0.07 Per Bill Per Month
General Power	Schedule 3B	\$1.21 Per Bill Per Month
Large Power	Schedule 4B	\$12.33 Per Bill Per Month
Water & Sewage	Schedule 11B	\$1.49 Per Bill Per Month
Large Universities	Schedule 15B	\$188.65 Per Bill Per Month

(The charges billed under this Rider are considered to be contributions in aid of construction as opposed to electric revenue, and are thus not subject to either Franchise fees or gross receipts taxes)

TERRITORY:

All territory served by PNM within the city limits of Albuquerque.

Advice Notice No. 344

Rebecca Carter
Regulatory Project Manager

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

ORIGINAL RIDER NO. 21

CITY OF ALBUQUERQUE UNSER 12 UNDERGROUND PROJECT RIDER

Page 2 of 2

DURATION:

The Rider will be in effect for twelve (12) billing months from the effective date of this Rider.

ADJUSTMENTS:

There are up to two adjustments to the excess charges that can occur during the life of the Rider.

- 1) The Rider Excess Cost Charges that appear above are based upon construction estimates available at the time of this Rider's approval. Once actual construction costs for the project covered by this Rider are available, excess costs will be recalculated. If the recalculated excess costs differ by 20% or more from the approved excess costs, then the Rider Excess Cost Charges will be recalculated.
- 2) At the end of the twelve (12) month recovery period, the total of Rider Excess Cost Charges billed will be compared to the actual excess costs that the Rider was authorized to collect. The difference will be passed through to current customers located within the city limits of Albuquerque in the form of a fixed Excess Cost Adjustment Charge by rate class applied over a three billing month period.

Advice Notice No. 344

Rebecca Carter
Regulatory Project Manager

GCG #496659

Derivation of Carrying Cost Rate

PNM Exhibit JDO-3

Table 1: Composite After-Tax Cost Of Capital Calculation

Line #	Class of Capital	Amount in \$1,000s	Capital Ratio	Effective Rate	After-Tax Composite Cost Of Capital
1	Long Term Debt	953,823	50.43%	6.89%	3.48%
2	Preferred Stock	12,800	0.68%	5.48%	0.04%
3	Common Equity	924,627	48.89%	10.50%	5.13%
4	Total	1,891,250	100.00%		8.65%

Source: NMPRC Case 3137, PNM Exhibit___(TGS-6)

Table 2: Composite Pre-Tax Cost Of Capital Calculation

Line #	Class of Capital	After-Tax Composite Cost Of Capital	Composite Tax Rate	Pre-Tax Composite Cost Of Capital
5	Long Term Debt	3.48%	0.00%	3.48%
6	Preferred Stock	0.04%	39.59%	0.06%
7	Common Equity	5.13%	39.59%	8.50%
8	Total Capitalization	8.65%		12.04%

Source: NMPRC Case 3137, PNM Exhibit___(TGS-6)

PNM Exhibit JDO-4



A personal commitment
to New Mexico

Rider 21: Total Excess Cost vs. Months of Recovery

1	Months of Rider Recovery	12	24	36	48	60	72	84
2	Carrying Cost Rate (a)	12.04%	12.04%	12.04%	12.04%	12.04%	12.04%	12.04%
3	Excess Cost (b)	\$115,459	\$115,459	\$115,459	\$115,459	\$115,459	\$115,459	\$115,459
4	Carrying Cost (c)	\$7,668	\$15,034	\$22,677	\$30,593	\$38,780	\$47,236	\$55,955
5	Total Excess Cost (d)	\$123,127	\$130,493	\$138,136	\$146,052	\$154,240	\$162,695	\$171,414
6	Rider Charge as a Percent of Average Electric Charges by Rate Class (e)	0.04%	0.02%	0.02%	0.01%	0.01%	0.01%	0.01%

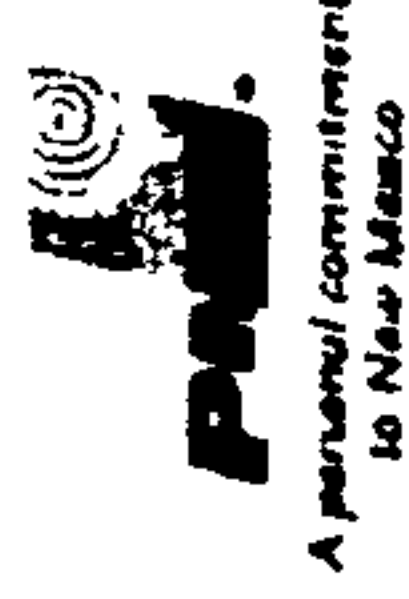
(a) PNM Exhibit JDO-3, Line 8

(b) PNM Exhibit JDO-5, Line

(c) $\{ \{ (\text{Line } 2)/12 + [(\text{Line } 2)/12]/[(1 + (\text{Line } 2)/12]^{(\text{Line } 1) - 1} \} * (\text{Line } 3) * (\text{Line } 1) \} - (\text{Line } 3)$

(d) (Line 3) + (Line 4)

(e) (Line 5) / (Total 2006 revenue in City of Albuquerque) * [(Line 1)/12]



Rider 21 : Derivation of Monthly Charges

Estimated Excess Costs			
Project Name	Estimated Underground Costs	Estimated Overhead Costs	Excess Cost
Unrer 12	\$199,402	\$83,942	\$115,459

Total Excess Cost @ 12 - Month Recovery Period	
Months of Recovery	
Carrying Cost Rate	12
Excess Cost	12.04%
Carrying Cost	\$115,459
Total Excess Cost	\$7,068
	\$123,127

Estimated Monthly Rider Charges by PNM Rate Schedule & Proof-Of-Revenue (12 Month Recovery)

PNM Rate Schedule	City of Albuquerque Accounts (2006)	City of Albuquerque Electric Revenue in 2006	City of Albuquerque Excess Cost Allocator	Allocated Total Excess Cost	Rider Charge per Month	Proof-Of Revenue		
						Cust. Bills by Rate Class	Rider Charge per Month * Cust. Bills by Rate Class	Allocated Total Excess Cost - Rider Charge per Month * Cust. Bills by Rate Class
	(f)	(g)	(g) / sum(g) = (h)	(b) * (e) = (i)	(f) * (d) = (j)	(i) * (k) = (m)	(j) - (m) = (n)	
Residential 1A & 1B	209,204	\$113,485,088	0.389390	\$47,944	\$0.02	2,510,448	(\$2,264)	
Small Power 2A & 2B	21,341	\$39,845,315	0.136717	\$16,834	\$0.07	266,092	(\$1,093)	
General Power 3B	2,257	\$77,256,276	0.285082	\$32,639	\$1.21	27,084	(\$133)	
Large Power 4B	146	\$51,144,999	0.175489	\$21,607	\$12.33	1,752	\$5	
Water & Sewage 11B	103	\$4,352,749	0.014935	\$1,839	\$1.49	1,236	(\$3)	
Universities 15B	1	\$5,358,491	0.018386	\$2,264	\$188.65	12	\$0	
Total	233,052	\$291,442,908	1.000000	\$123,127		2,796,624	(\$3,488)	

BEFORE THE NEW MEXICO PUBLIC REGULATION COMMISSION

**IN THE MATTER OF THE APPLICATION)
OF PUBLIC SERVICE COMPANY OF)
NEW MEXICO FOR APPROVAL OF THE)
CITY OF ALBUQUERQUE UNSER)
UNDERGROUND PROJECT RIDER)
PURSUANT TO ADVICE NOTICE)
NO. 334)**

Case No. 07-____-UT

**PUBLIC SERVICE COMPANY OF NEW)
MEXICO,)
)
)
)
Applicant.)**

AFFIDAVIT OF JOHN D. OLMSTED

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

John D. Olmsted, Rates Manager for Public Service Company of New Mexico, upon being duly sworn according to law, under oath, deposes and states: I have read the foregoing Direct Testimony, including Exhibits, and it is true and accurate based on my own personal knowledge and belief.

SIGNED this 17th day of December, 2007


JOHN D. OLMSTED

SUBSCRIBED AND SWORN to before me this 17th day of December, 2007.


**NOTARY PUBLIC IN AND FOR
THE STATE OF NEW MEXICO**

My Commission Expires:

04.06.08

BEFORE THE NEW MEXICO PUBLIC REGULATION COMMISSION

**IN THE MATTER OF THE APPLICATION)
OF PUBLIC SERVICE COMPANY OF NEW)
MEXICO FOR APPROVAL OF THE CITY OF)
ALBUQUERQUE UNSER 12 UNDERGROUND)
PROJECTS RIDER PURSUANT TO)
ADVICE NOTICE NO. 344,)**

**PUBLIC SERVICE COMPANY OF NEW)
MEXICO,)**

Applicant.)

Case No. 07-00__-UT

CERTIFICATE OF SERVICE

I hereby certify that true and correct copies of **Public Service Company of New Mexico's Application, Advice Notice No. 344, Testimony and supporting exhibits and Form of Notice** were delivered by courier to the New Mexico Public Regulation Commission, and mailed by first class mail, postage prepaid, to the following individuals on December 28, 2007:

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and hand delivered to:

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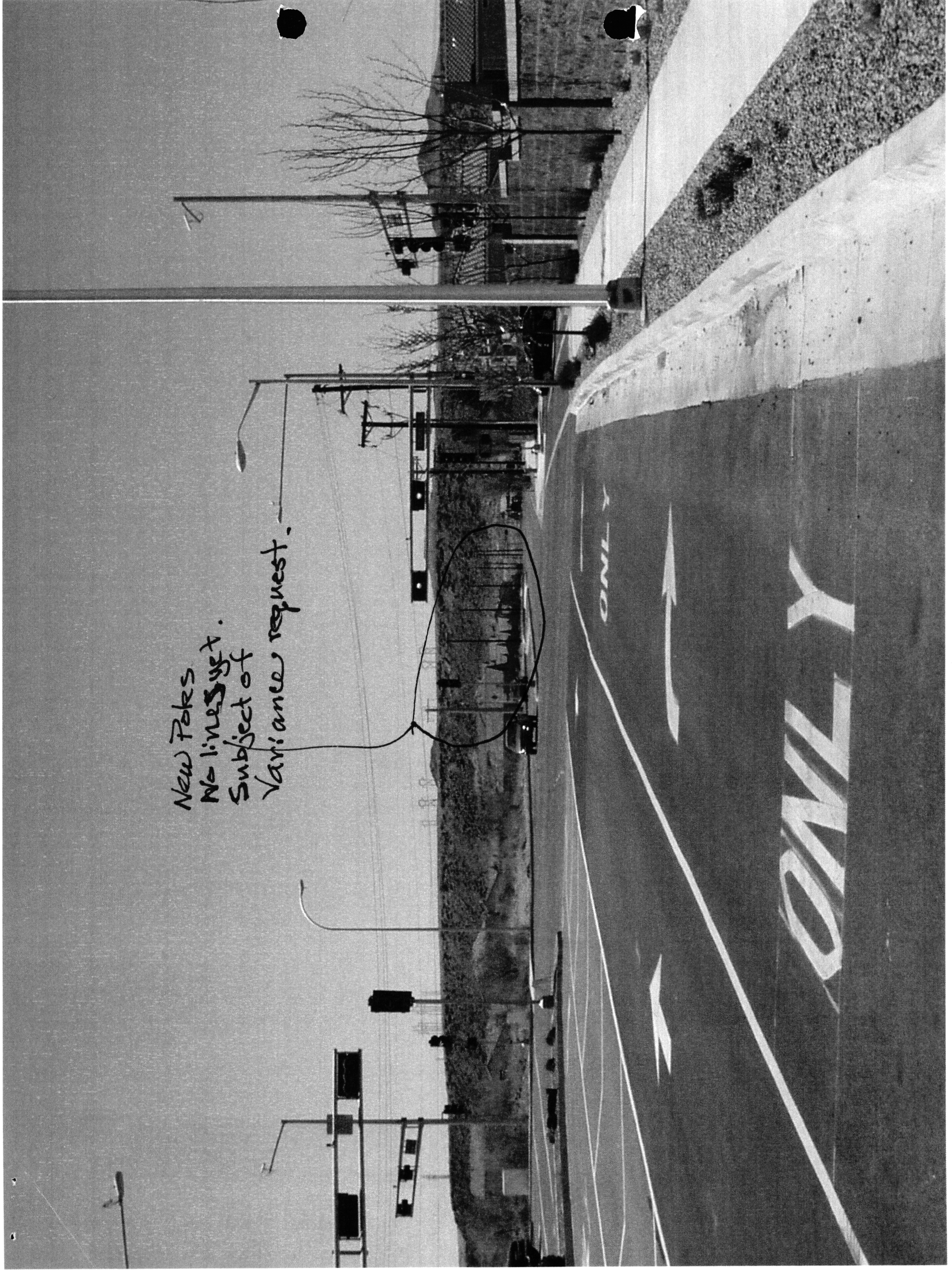
Dahl Harris, Esq.
New Mexico Public Regulation Commission
Staff Counsel
224 East Palace Avenue
Marian Hall
Santa Fe, NM 87501

Dated this 28th day of December 2007.



Rebecca Carter
Manager, Regulatory Projects

New Poks
No lines yet.
Subject of
Variance request.







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Fax 505 241-2363
www.pnm.com

April 6, 2007

Ms Sharon Matson
City of Albuquerque
Development Review Board Chairman
201 2nd Street
Albuquerque, NM 87102



*A personal commitment
to New Mexico*

RE: PNM requests variance from §14-14-4-8 Electrical and Communication Line
Location Segment Two Unser Feeder 12

Dear Ms. Matson,

PNM submits to the Development Review Board (DRB) this application for a variance request according to §14-14-4-8 Electric and Communication Line Location (B) electrical three phase distribution lines. This request is for the second of two segments of the line.

Purpose and need for the project

The Westside of Albuquerque in recent years experienced a number of electrical outages. To address these outages, PNM has undertaken a number of actions. One such action is the building of a new electric substation, "Unser Substation" at Unser and Vista Alegre St NW. In order to balance both the electric load and the voltages in the area for more reliable service, there must be connections between this substation and surrounding substations. Three-phase lines, called feeder ties, provide those connections. The building of Unser Substation feeders will allow PNM to remove the emergency mobile substation at St. Joseph Substation, making it available for other potential emergency needs.

The Project – Segment Two

PNM began the construction of Unser Feeder 12 to provide connections to surrounding substations in January 2007. The pole placement of approximately 1685 feet is complete for the Unser 12 segment two route, which is along the south side of Western trails from Atrisco to just east of Quaker Heights Road. This overhead project is in an area, which provides electric service by overhead lines as referenced in the attached map. There are existing overhead lines along Unser, Atrisco, within the Quaker Heights residential subdivision, the north side of Western Trails from just east of Quaker Height Road to Coors and along Coors Blvd.

PNM typically locates its facilities within road right-of-way or private easement. PNM has the ability to move the poles into the Quaker Heights subdivision along the north side of the street without a variance request.

As seen in the photos A, B and C, the pole placement is more appropriate for the south side of the street and would serve no public purpose to move them to the north side.

Since the poles are in place, PNM's Unser feeder team is unaware of any calls from the public regarding the current placement of the electric poles.

§14-14-4-8 (B) (1) Electric and Communication Line Location

"New electrical three phase distribution lines carrying above 12 kilovolts (kV), but less than 40 kilovolts (kV) shall be installed underground with subdivisions which have underground distribution lines, unless a variance is granted. The Development Review Board may grant a variance if it is determined that no significant public purpose would be served by requiring that the new lines be placed underground and that one or more of the following conditions exists:

- (1) The immediate or adjacent areas is presently served by overhead lines; or
- (2) Subsurface conditions make underground lines economically unreasonable. "

The immediate or adjacent areas are served by and from overhead lines, as are the underground subdivisions (Figure 2). There are no underground electric utilities in the road right of way where PNM has placed the poles. The attached map indicates the three-phase overhead lines in the area. The attached photos also show the three-phase lines in the area.

In closing, as per 14-14-4-8 the immediate and adjacent area is presently served by overhead lines and that no significant public purpose would be served by the DRB to require the lines to go across the street to the north side of Western Trails or underground. After several City staff meeting regarding this project, I hope that his application meet all the requests expressed in those meetings.

If the variance request is denied by the DRB, PNM will seek cost recovery via the PRC Revised Rate Number 22.

I may be reached at 241-2792, if there are further questions or a need for more information.

Sincerely,



Laurie W. Moyer

Coordinator Regulatory Project and Public Participation

PNM

§ 14-14-6 PRIVATE WAY STANDARDS.

(A) *Width of Way.* A new private way shall not be required to be wider than the appropriate class of public right of way, unless specifically approved by the Traffic Engineer. A private way may be narrower to the extent appropriate to its function. However, a private way which provides access to the main body of two or more lots which do not abut a public right of way may not be narrower than 22 feet. A private way serving only one lot may not be narrower than 15 feet.

(B) A proposed plat containing a private street which, under the terms of its creation can serve more than one lot, will not normally be approved by the Development Review Board until the street surface is either improved as specified in the *Development Process Manual*, the lien created in Part 5 of this article is recorded in the County Clerk's Office, or financial guaranty satisfactory to the City Engineer is posted with the city to ensure such improvement prior to the use of the road.

(C) The vehicular surface shall be paved, except that it may be gravel if the owner commits himself to the satisfactory site development for the lots served by the private street, which plan is approved by the Development Review Board. In no case may more than eight dwellings have their primary vehicular access from a gravel paved private way.
(74 Code, § 7-16-5F)

§ 14-14-7 ADDITIONAL REQUIREMENTS FOR EASEMENTS AND RIGHTS OF WAY FOR PUBLIC INFRASTRUCTURE.

(A) The Development Review Board may require, where necessary, rights of way or easements for public infrastructure.

(B) Easements or rights of way for public infrastructure shall be provided in accordance with the minimum standards and requirements set forth in the *Development Process Manual* and described below:

(1) All easements or rights of way designated for public infrastructure shall be dedicated and specified as to purpose;

(2) Easements or rights of way which will accommodate single public water or sewer lines shall

be a minimum of 20 feet in width; and

(3) Easements or rights of way which will be jointly occupied by public water and sewer lines and public drainage facilities shall be a minimum of 25 feet in width.

(C) The Development Review Board will determine the conditions under which public infrastructure easements may be jointly used for private infrastructure.
(74 Code, § 7-16-5G)

§ 14-14-8 ELECTRICAL AND COMMUNICATION LINE LOCATION.

(A) New communications lines, new single phase electrical distribution lines carrying 12 kilovolts (kV) or less, and all other lower voltage electrical lines shall be installed underground within subdivisions approved under this article. The Development Review Board may grant a variance in accordance with Part 6 of this article if it is determined that no significant public purpose would be served by requiring the new construction to be placed underground and that one or more of the following conditions exists:

(1) The lot is already served by an overhead distribution line;

(2) All adjacent areas are already served by overhead distribution facilities; or

(3) Subsurface conditions make underground lines economically unreasonable.

(B) New electrical three phase distribution lines carrying above 12 kilovolts (kV), but less than 40 kilovolts (kV) shall be installed underground within subdivisions which have underground distribution lines, unless a variance is granted. The Development Review Board may grant a variance if it is determined that no significant public purpose would be served by requiring that the new lines be placed underground and that one or more of the following conditions exists:

(1) The immediate or adjacent area is presently served by overhead lines; or

(2) Subsurface conditions make underground lines economically unreasonable.

(C) Electrical lines carrying 40 kilovolts (kV) or

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input checked="" type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>Supplemental form</p> <p>S Z</p> <p>V</p> <p>P</p> <p>L A</p> <p>D</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: PNM PHONE: 241-2792

ADDRESS: Alvarado square FAX: 241-2386

CITY: Albq. STATE NM ZIP 87158 E-MAIL: LMoye@pnm.com

Proprietary interest in site: _____ List all owners: _____

AGENT (if any): Laurie Moye PHONE: 241-2792

ADDRESS: PNM Alvarado Sq. FAX: 241-2386

CITY: Albq. STATE NM ZIP 87158 E-MAIL: LMoye@pnm.com

DESCRIPTION OF REQUEST: variance request of 14-14-4-8(C) overhead electric lines segment TWO

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. _____ Block: _____ Unit: _____

Subdiv. / Addn. Road Right of Way

Current Zoning: _____ Proposed zoning: _____

Zone Atlas page(s): 10 & 11 No. of existing lots: _____ No. of proposed lots: _____

Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____

UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Western Trails NW

Between: Hases NW and COORS NW

CASE HISTORY: ATRISCO farm

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: _____

SIGNATURE Laurie W. Moye DATE 4-6-06

(Print) Laurie W. Moye Applicant Agent

FOR OFFICIAL USE ONLY Form revised 4/04

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>01DRB - 00454</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>May 2, 2007</u></p>	<table border="0"> <tr> <td>Action</td> <td>S.F.</td> <td>Fees</td> </tr> <tr> <td><u>Elec Dist Lease</u></td> <td></td> <td>\$ <u>0</u></td> </tr> <tr> <td><u>CMF</u></td> <td></td> <td>\$ <u>20.⁰⁰</u></td> </tr> <tr> <td><u>Adv</u></td> <td></td> <td>\$ <u>75.⁰⁰</u></td> </tr> <tr> <td></td> <td></td> <td>\$ _____</td> </tr> <tr> <td></td> <td></td> <td>\$ _____</td> </tr> <tr> <td></td> <td></td> <td>Total</td> </tr> <tr> <td></td> <td></td> <td>\$ <u>95.⁰⁰</u></td> </tr> </table>	Action	S.F.	Fees	<u>Elec Dist Lease</u>		\$ <u>0</u>	<u>CMF</u>		\$ <u>20.⁰⁰</u>	<u>Adv</u>		\$ <u>75.⁰⁰</u>			\$ _____			\$ _____			Total			\$ <u>95.⁰⁰</u>
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Andrew Jones 4/6/07 Project # 1005493

Planner-signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. 24 copies of the plat are required. The Variance and subdivision should be applied for simultaneously.
- Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 24 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

~~ELECTRICAL DISTRIBUTION LINE~~

SUBDIVISION DEFERRAL VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM) (PUBLIC HEARINGS)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER *location of the*

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") *24* copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

~~Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.~~

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

- ~~Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)~~
- ~~Letter briefly describing, explaining, and justifying the deferral or extension~~
- ~~Any original and/or related file numbers are listed on the cover application~~

~~DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.~~

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF RECORDED PLAT

- 6 copies of the recorded plat to be vacated.
- 6 copies of documents justifying the vacation.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter describing, explaining, and justifying the vacation
- Any original and/or related file numbers are listed on the cover application
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Laurie W. Moye
 Applicant name (print)
Laurie W. Moye 4/6/07
 Applicant signature / date

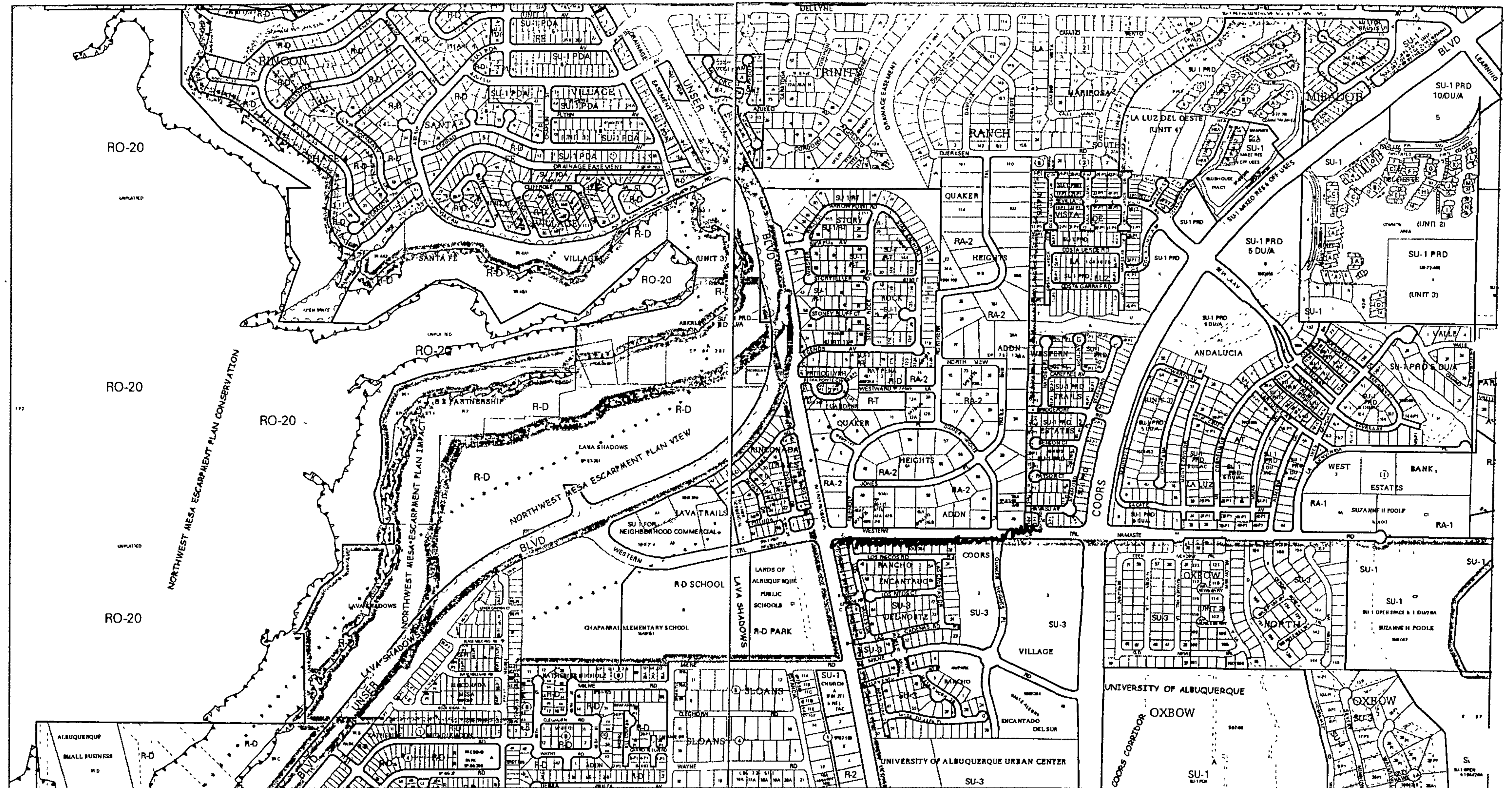


Form revised 4/03 10/03 and APRIL 2006

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

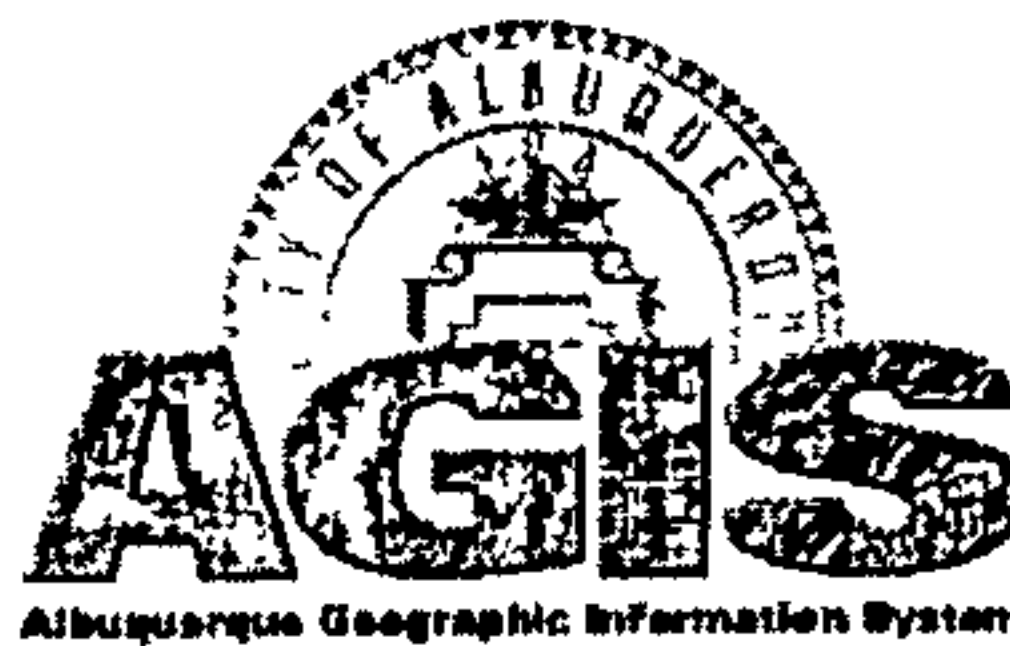
Application case numbers
 07DRB- 100454

Andrew Sosa 4/6/07
 Planner signature / date
 Project # 1005493



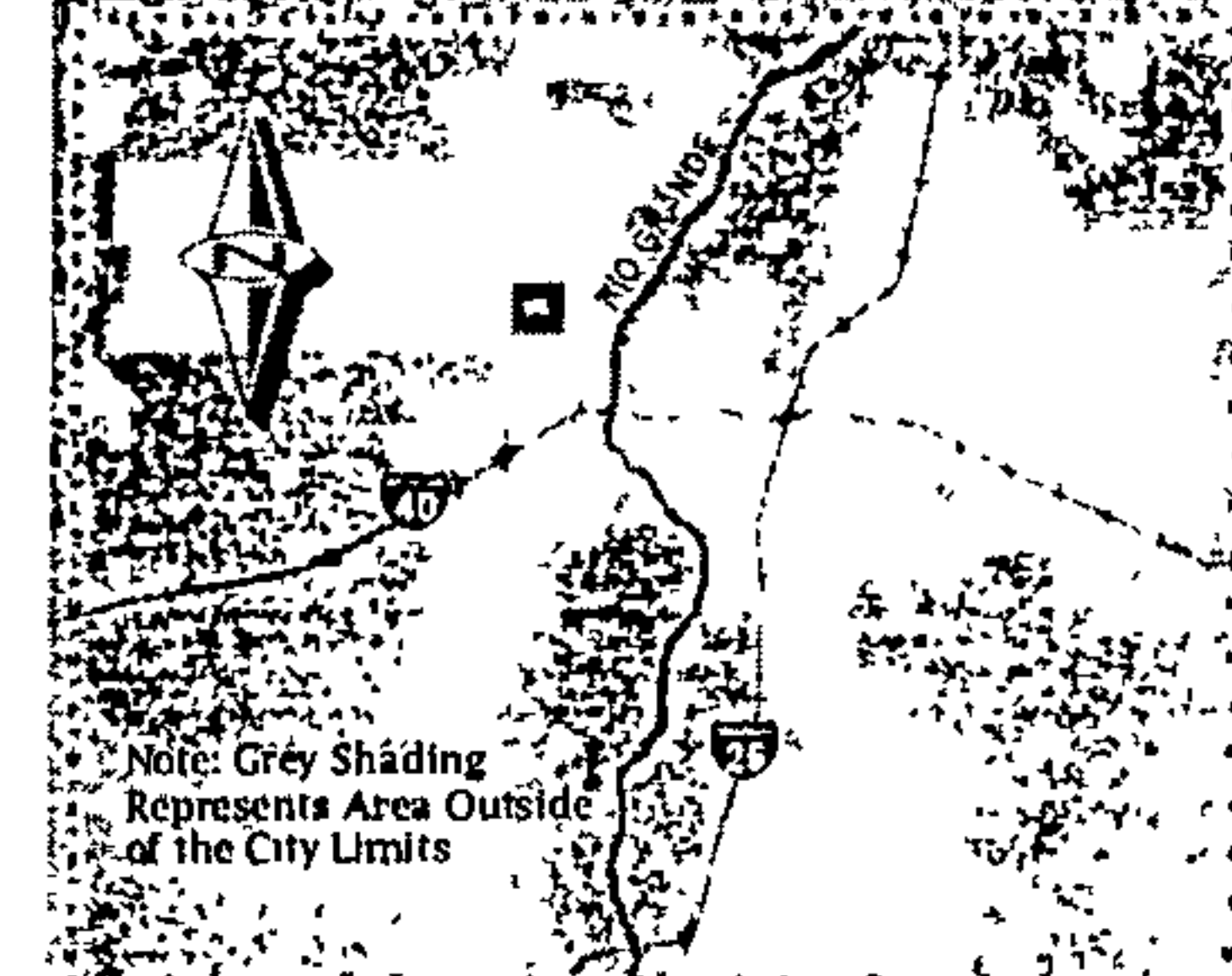
For more current information and more details visit <http://www.cabq.gov/gis>

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Albuquerque Geographic Information System

Map amended through 2/18/2007

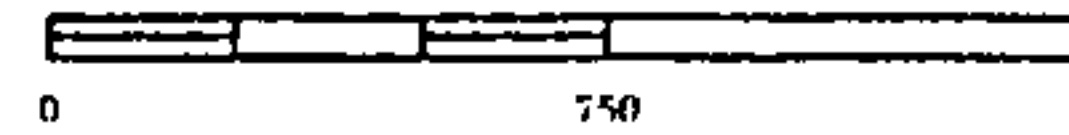



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page
F-10-Z

Selected Symbols

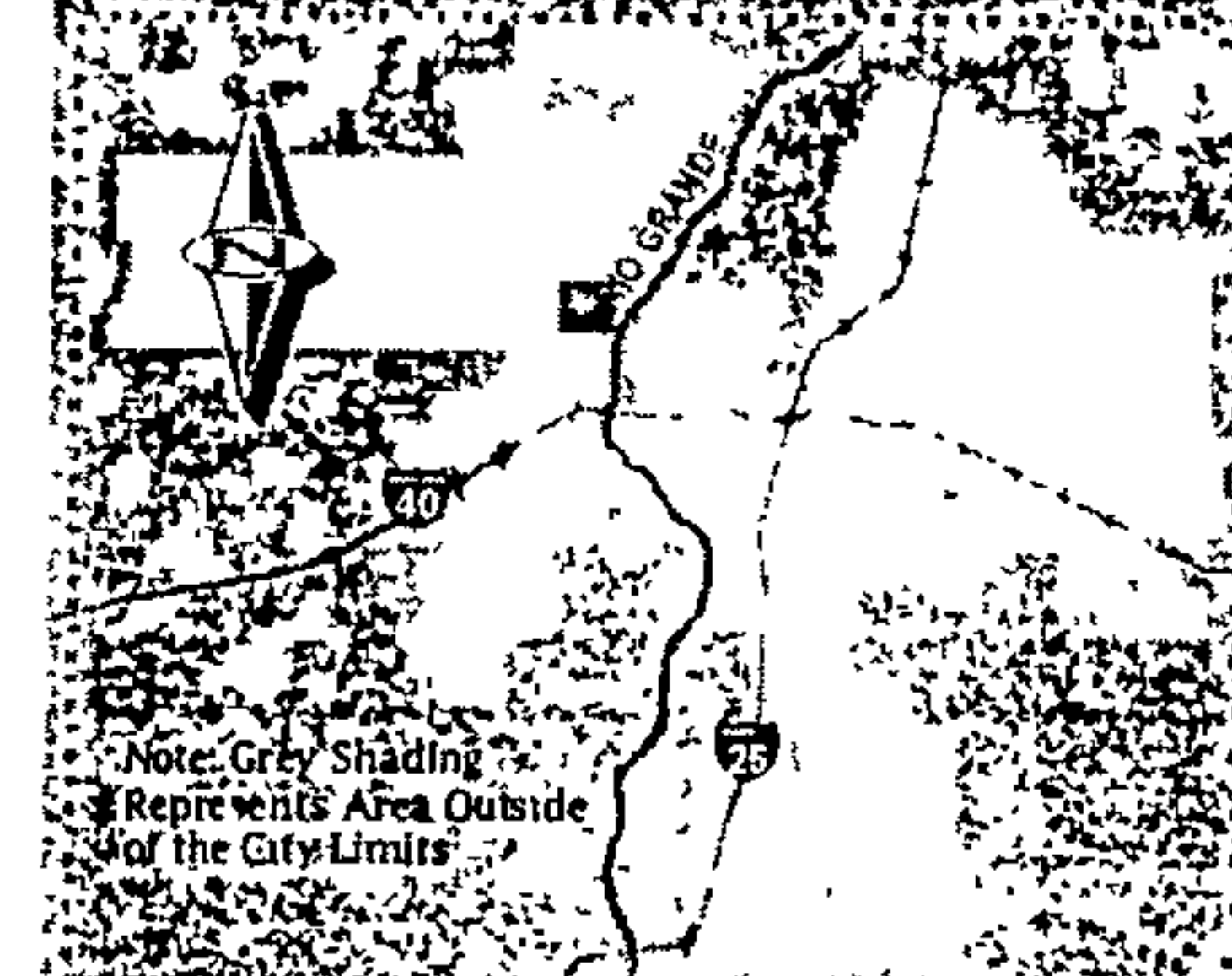
SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon	





Albuquerque Geographic Information System

Map amended through 2/18/2007




Note: Grey Shading Represents Area Outside of the City Limits

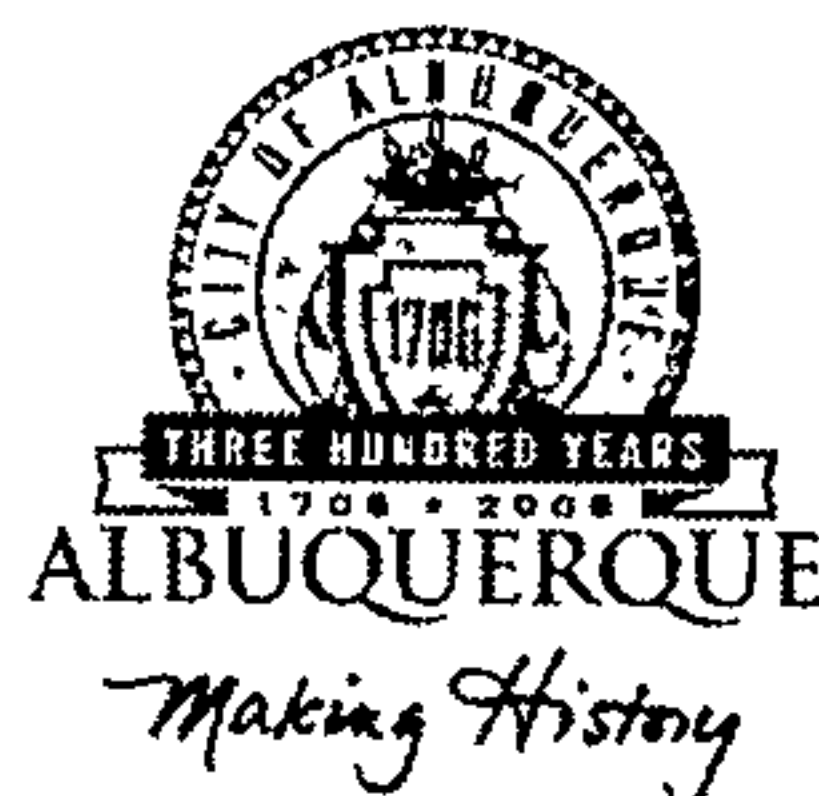
Zone Atlas Page
F-11-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon	



Segment TWB



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

March 19, 2007

Laurie W. Moye
Public Participation and Regulatory Relations
System Engineering
Alvarado Square MS 0600
Albuquerque, NM 87158
Phone: (505) 241-2792/Fax: (505) 241-2363
E-mail: Laurie.Moye@pnmresources.com

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Laurie:

Thank you for your inquiry of **March 19, 2007** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PNM PROJECT LOCATED ON WESTERN TRAILS NW AND UNSER BOULEVARD NW** zone map **F-10-11**.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

- TAYLOR RANCH N.A. (TRN) "R"**
Jolene Wolfley
6804 Stag Horn Dr. NW/87120 890-9414 (h)
Rene Horvath
5515 Palomino Dr. NW/87120 898-2114 (h)
- QUAKER HEIGHTS N.A. (QHT) "R"**
*Matthew Baca
5125 Northern Trail NW/87120 730-1692 (h)
Pita Hopkins
5117 Northern Trail NW/87120 839-4316 (h) 720-4316 (c)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.**
- Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **03/19/07** Time Entered: **10:20 a.m.** ONC Rep. Initials: **SW**

PNM
Alvarado Square
Albuquerque, NM 87158-0600
505 241-2700
Fax 505 241-2363
www.pnm.com



*A personal commitment
to New Mexico*

April 6, 2007

Ms. Jolene Wolfley
Taylor Ranch N.A.
6804 Stage Horn Dr. NW
Albuquerque, NM 87120

Ms. Rene Horvath
Taylor Ranch N.A.
5515 Palomino Dr. NW
Albuquerque, NM 87120

Mr. Matthew Baca
Quaker Heights N.A.
5125 Northern Trail NW
Albuquerque, NM 87120

Ms. Pita Hopkins
Quaker Heights N.A.
5117 Northern Trail NW
Albuquerque, NM 87120

Dear Neighborhood Association Representatives:

PNM is submitting to the Development Review Board (DRB) an application for a variance request according to §14-14-4-8 (B) Electric and Communication Line Location for electrical three-phase distribution lines. This variance request is in two segments, this letter will cover both segments.

Purpose and Need for the Project

The Westside of Albuquerque in recent years has experienced a number of electrical outages. To address these outages, PNM has undertaken a number of actions. One such action is the building of a new electric substation, "Unser Substation" at Unser and Vista Alegre St NW. In order to balance both the electric load and the voltages in the area for more reliable service, there must be connections between this substation and surrounding substations. Three phase lines, called feeder ties, provide those connections. The building of Unser Substation feeders will allow PNM to remove the emergency mobile substation at St Joseph Substation, making it available for other potential emergency needs.

The Project Segment One

PNM began the construction of Unser Feeder 12 to provide connections to surrounding substations in January 2007. The pole placement of approximately 1680 feet is complete for the Unser 12 route, which is from the east side of Unser Blvd. NW along the south side of Western Trails to Atrisco NW. This overhead project is in an area, which provides electric service to the immediate or adjacent area by overhead lines as referenced in the attached map. There are existing overhead lines along Unser, Atrisco, within the Quaker Heights residential subdivision, the north side of Western Trails from Quaker Height Road to Coors and along Coors Blvd.

The Project – Segment Two

PNM began the construction of Unser Feeder 12 to provide connections to surrounding substations in January 2007. The pole placement of approximately 1685 feet is complete for the Unser 12 route, which is along the south side of Western trails from Atrisco to just east of Quaker Heights Road. This overhead project is in an area, which provides electric service by overhead lines. There are existing overhead lines along Unser, Atrisco, within the Quaker

Heights residential subdivision, the north side of Western Trails from just east of Quaker Height Road to Coors and along Coors Blvd.

PNM typically locates its facilities within road right of way or private easement. PNM has the ability to move the poles into the Quaker Heights subdivision along the north side of the street without a variance request.

PNM is seeking approval from the Development Review Board on May 2, 2007 for the variance request. PNM is very willing to meet with your association or representatives of your association to discuss the whole project. Please contact me at 241-2792 with any questions or concerns or to schedule a meeting. I look forward to talking with you.

Sincerely,



Laurie W. Moyer

Coordinator, Regulatory Project & Public Participation

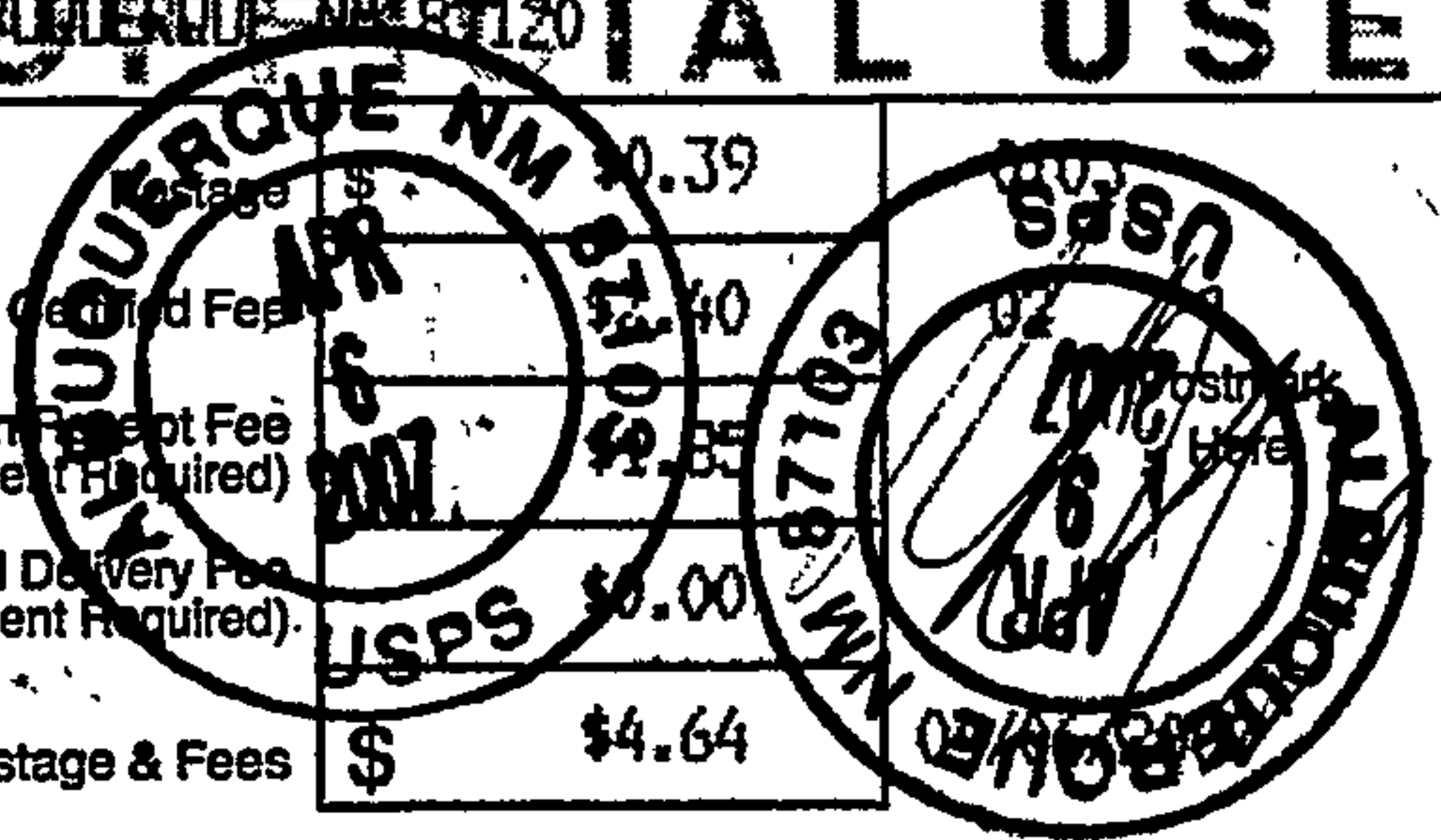
7006 0100 0004 5774 3934

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For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87120
OFFICIAL USE

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Sent To Ms. Johene Wolfley
 Street, Apt. No.;
 or PO Box No. 6804 Stage Horn Dr. NW
 City, State, ZIP+4 Albuq., NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

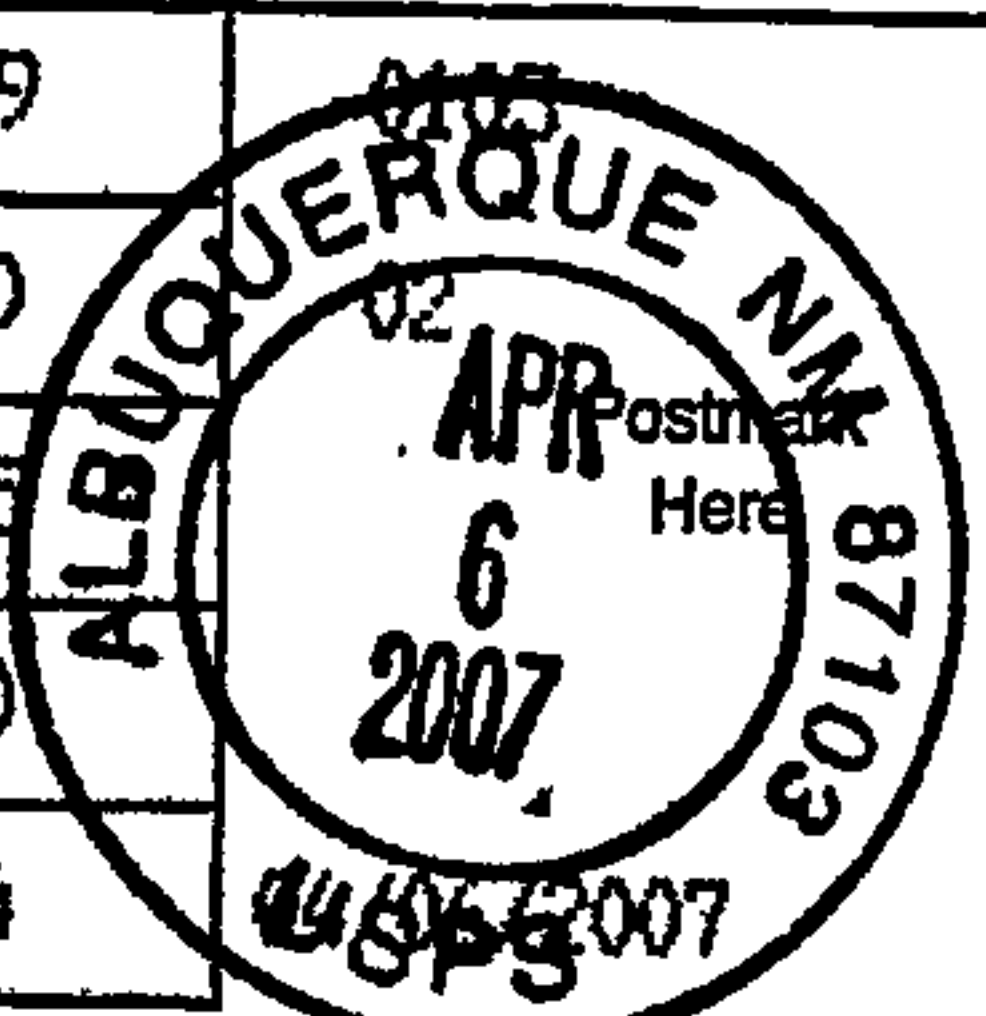
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 Street, Apt. No.;
 or PO Box No. 5117 Northern Trail NW
 City, State, ZIP+4 Albuq., NM 87120

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Sent To Mr. Matthew Baca
 Street, Apt. No.;
 or PO Box No. 5125 Northern Trail NW
 City, State, ZIP+4 Albuq., NM 87120

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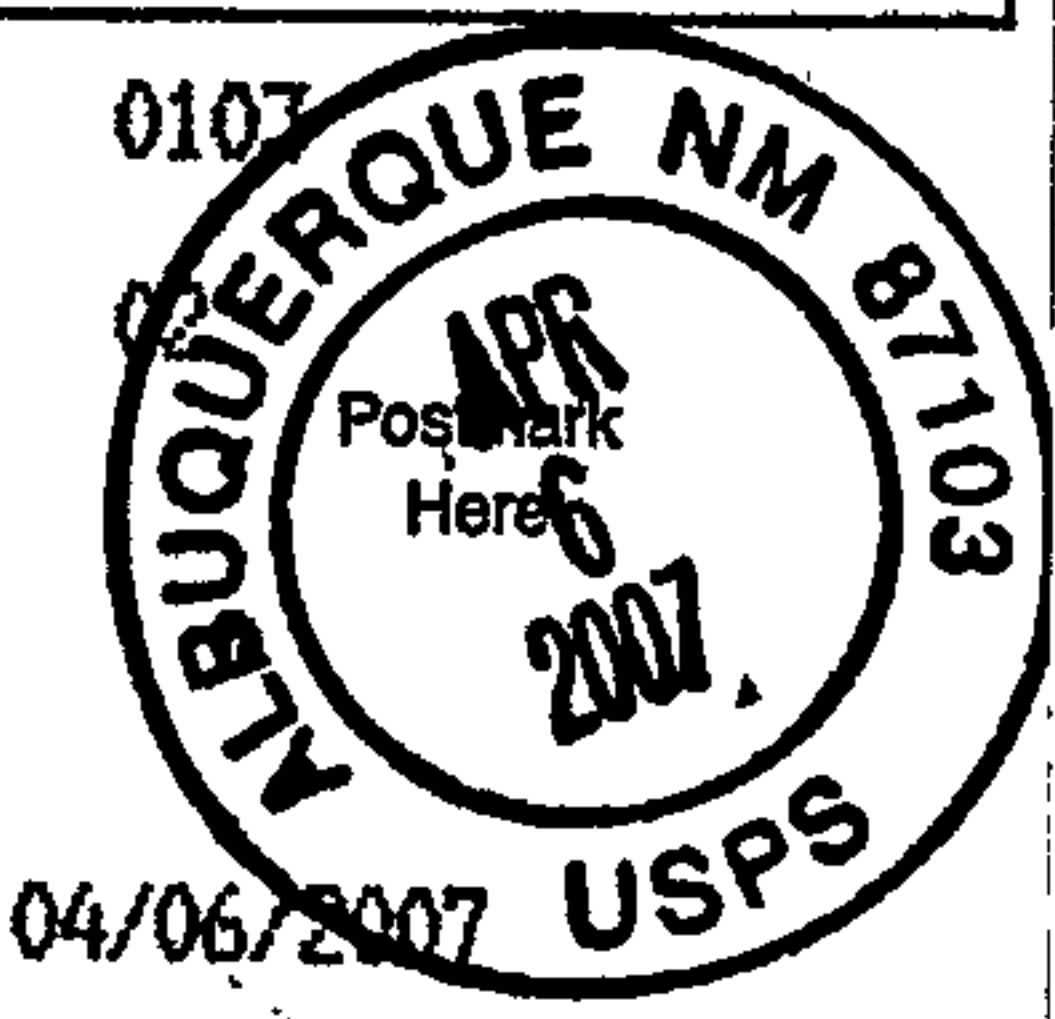
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Sent To Ms. Rene Horvath
 Street, Apt. No.;
 or PO Box No. 5515 Palomino Dr. NW
 City, State, ZIP+4 Albuq., NM 87120

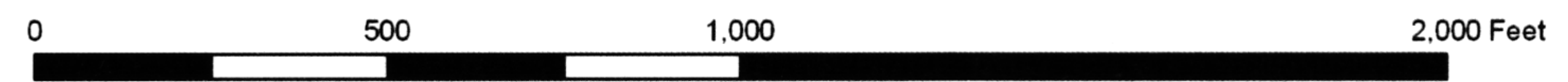
PS Form 3800, June 2002 See Reverse for Instructions

112



UNSER FEEDER 12

SEGMENT 2



April 6, 2007



FIGURE 1



UNSER FEEDER 12

SEGMENT 1

0 500 1,000 2,000 Feet

April 6, 2007

22



FIGURE 1

5/02/07

1



5/28/07



1005493

PNM
Market Services
Alvarado Square
Albuquerque, NM 87158-0506
Fax 505 241-2355
www.pnm.com

July 31, 2007



*A personal commitment
to New Mexico*

Mr. Ed Adams
Chief Operations Officer
Office of the Mayor
P.O. Box 1293
Albuquerque, New Mexico 87102

**RE: Cost estimates, route selections and construction schedules for PNM's
Unser Feeder 12 underground distribution project**

Dear Mr. Adams:

The City of Albuquerque ("City") Planning Department Development Review Board ("DRB") denied a variance that would have permitted PNM to construct above ground a new distribution line on Western Trails, NW between Unser Boulevard and Coors Boulevard. Pursuant to PNM's First Revised Electric Rate No. 22 - Underground System Special Services ("Rate 22"), PNM intends to apply to the New Mexico Public Regulation Commission ("NMPRC") for recovery from City electric customers of the excess costs associated with installing this distribution line underground.

Enclosed please find cost estimates and a route map for the construction of this new electric distribution line. The estimated cost to build the distribution project overhead is \$83,942.37. The estimated cost to build the distribution project underground is \$199,401.68. The resulting estimated excess cost is \$115,459.31.

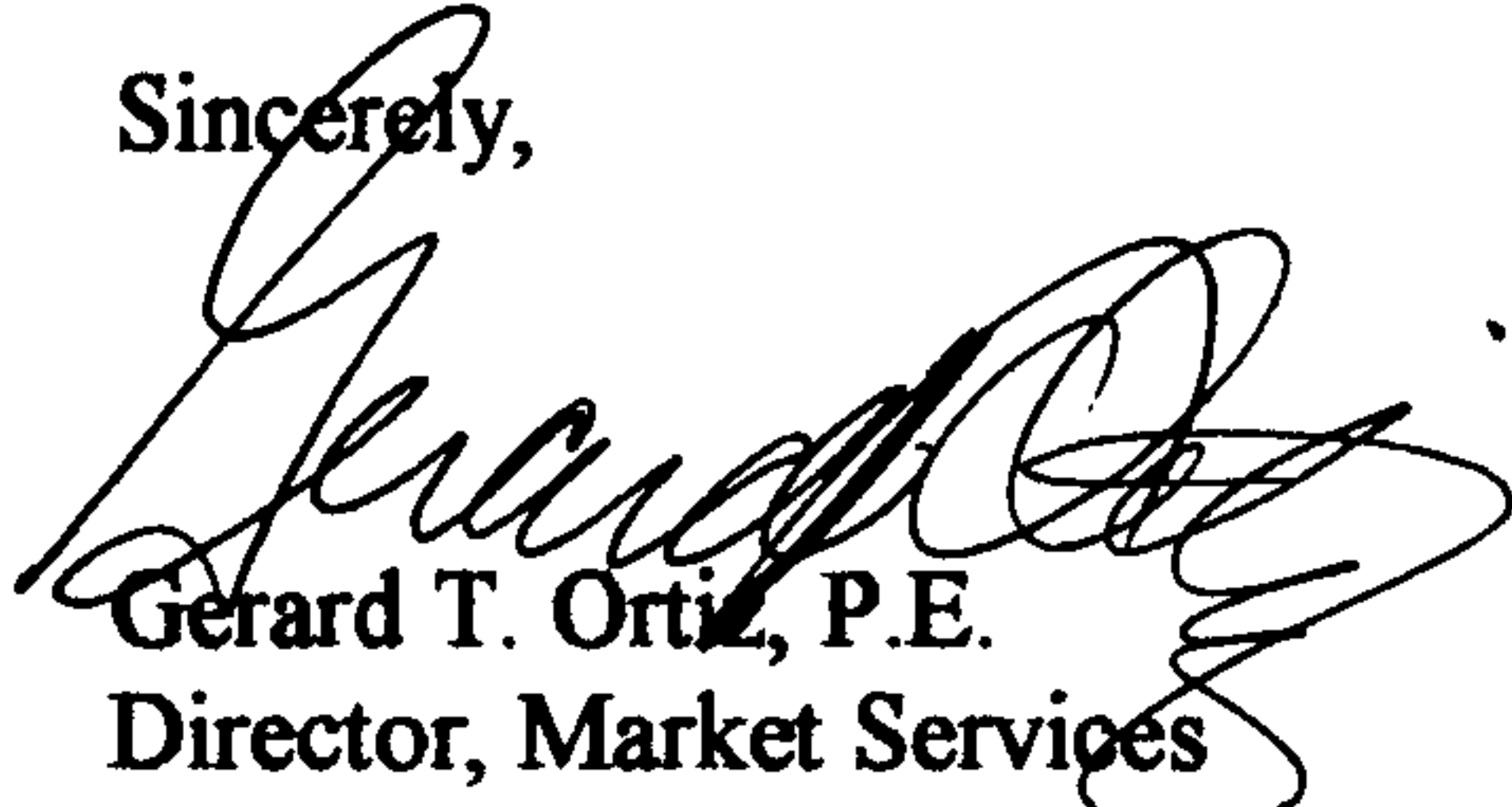
These estimates, route and the schedule are being provided for the City's review and comment pursuant to Rate 22. A copy of Rate 22 is also enclosed for your reference. This tariff allows for recovery of excess undergrounding costs from either the local government directly or from local customers through a rate rider. In the event that the City decides to pay these costs directly, a sample contract is enclosed for your review. The City has up to 60 days under the tariff to review the estimates and make a decision on the method of cost recovery, or until October 1, 2007.

If the City elects not to pay the excess costs directly, or does not notify PNM of a decision by the end of the 60-day review period, PNM will file an application for a rate rider with the NMPRC to recover the excess costs of undergrounding this project from City electric customers, as provided by Rate No. 22. The proposed rider will increase the electric bills of City residents by approximately 2 cents per month, assuming a one-year recovery period.

With respect to the proposed schedule, PNM anticipates that construction of this project would begin either after approval by the NMPRC or upon execution of a contract between the City and PNM.

If you have any questions, please feel free to contact me at 241-2561.

Sincerely,



Gerard T. Ortiz, P.E.
Director, Market Services

Enclosures

cc: Mr. Richard Dineen, Planning Department Director
Ms. Sharon Matson, Development Review Board Chair

cc (w/o enclosures):

Robert Clark
Ken Maestas
Laurie Moyer
Leonard Sanchez

**Public Service Company Of New Mexico
Cost Statement**

CUSTOMER NAME:
ADDRESS UNSER FEEDER 12 UNDERGROUND
RESP. PEIRYAN PAULK

PASSPORT #: 90676 1
LOC/PROJ/WO: 100W0022027

DESCRIP1 UNSER FEEDER 12 UNDERGROUND

LABOR		\$23,996.00	
MATERIAL		167,096.13	
METERS		0.00	
SERVICES		0.00	
TRANSPORTATION		6,842.73	
RIGHT OF WAY		0.00	
CONTRACT WORK		0.00	
OTHER		1,466.82	
JOINT TRENCH		(0.00)	
	TOTAL COST OF WORK	\$199,401.68	
CUSTOMER CREDIT		(0.00)	
LOT CREDIT		(0.00)	
SALVAGE CREDIT		(0.00)	
SYS IMPROVEMENT CREDIT		(0.00)	
TRANSFORMER CREDIT		(0.00)	
PROFIT M	(0.00 %)	0.00	
	SUBTOTAL	\$199,401.68	
TAX	(0.0000 %)	0.00	
	SUBTOTAL	\$199,401.68	
CUSTOMER TRENCH ALLOWANCE		(0.00)	
	BILLABLE AMOUNT	<u>\$199,401.68</u>	

AUTHORIZED BY: _____

DATE: _____

**Public Service Company Of New Mexico
Cost Statement**

CUSTOMER NAME:
ADDRESS UNSER FEEDER 12 UNDERGROUND
RESP. PEIRYAN PAULK

PASSPORT #: 90676 3
LOC/PROJ/WO: 100E1991000

DESCRIP1 UNSER FEEDER 12 OVERHEAD

LABOR		\$14,308.83
MATERIAL		62,199.55
METERS		0.00
SERVICES		0.00
TRANSPORTATION		4,080.31
RIGHT OF WAY		0.00
CONTRACT WORK		0.00
OTHER		3,353.68
JOINT TRENCH	(0.00)
	TOTAL COST OF WORK	<u>\$83,942.37</u>
CUSTOMER CREDIT	(0.00)
LOT CREDIT	(0.00)
SALVAGE CREDIT	(0.00)
SYS IMPROVEMENT CREDIT	(0.00)
TRANSFORMER CREDIT	(0.00)
PROFIT M	(0.00 %)	0.00
	SUBTOTAL	<u>\$83,942.37</u>
TAX	(0.0000 %)	0.00
	SUBTOTAL	<u>\$83,942.37</u>
CUSTOMER TRENCH ALLOWANCE	(0.00)
	BILLABLE AMOUNT	<u><u>\$83,942.37</u></u>

AUTHORIZED BY: _____

DATE: _____



UNSER FEEDER 12



**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

**1ST REVISED RATE NO. 22
CANCELING ORIGINAL RATE NO. 22**

**EFFECTIVE FOR SERVICE ON
FEBRUARY 10, 2004**

UNDERGROUND SYSTEM SPECIAL SERVICES

Page 1 of 7

APPLICABILITY: This Schedule shall be applicable to any Local Government, acting through its governing body in accordance with lawful procedures, that requires the installation of an Underground System instead of a new Overhead System or conversion of an existing Overhead System to an Underground System and to the Local Customers of Public Service Company of New Mexico ("the Company") located within the jurisdiction of such a Local Government. This Schedule describes the cost responsibilities for any Underground System required by a Local Government and provides a mechanism for the Company to collect Excess Costs as defined herein from such a Local Government under a special agreement and/or from the Local Customers.

Any services hereunder will be furnished subject to the Company's Rules and Regulations and any subsequent revisions. These Rules and Regulations are available at the Company's office and are on file with the New Mexico Public Regulation Commission ("NMPRC"). These Rules and Regulations are a part of this Schedule as if fully written herein.

LIMITATION OF RATE: This Schedule is not applicable to line extensions governed by the Company's Rule 15: Electric Line Extension Policy. This Schedule is also not applicable to lines where voltage level is greater than or equal to 115 kV; PNM may petition the NMPRC for exceptions to this standard. Any Underground System constructed by the Company shall be technically and operationally equivalent to the Overhead System that the Company otherwise would construct.

In the event that recovery of Excess Costs is to take place under an NMPRC-approved rate rider the company's current billing system must be able to include this charge on the local customers' bills.

TERRITORY: All territory in New Mexico in which the Company owns and operates power line facilities.

DEFINITIONS: The following definitions apply to the terms discussed within this Schedule:

Actual Total Costs mean the installed costs of an Underground System, including but not limited to costs related to a) feasibility studies; b) engineering design; c) acquisition of any necessary rights-of-way and easements; d) removal of existing facilities net of salvage value; e) any incremental costs of administrative, regulatory, clerical and legal services and any tax impacts; and f) construction costs including inspections and supervision. The above costs include costs for labor, materials and supplies, transportation, and taxes.

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

**1ST REVISED RATE NO. 22
CANCELING ORIGINAL RATE NO. 22**

**EFFECTIVE FOR SERVICE ON
FEBRUARY 10, 2004**

UNDERGROUND SYSTEM SPECIAL SERVICES

Page 2 of 7

Baseline Costs mean the estimated costs of an Overhead System, including but not limited to costs related to a) feasibility studies, b) engineering design, and c) acquisition of any necessary rights-of-way and easements, d) removal of existing facilities net of salvage value, e) any incremental costs of administrative, regulatory, clerical and legal services and any tax impacts, and f) construction costs including inspections and supervision, constructed in accordance with the Company's normal practices and zoning, subdivision, and building code regulations of a Local Government, including siting, setbacks, screening, and landscaping requirements of general application that:

1. are imposed on land uses other than those related to utility facility uses; and
2. do not impair the ability of the Company to provide service to its customers in a safe, reliable, adequate, and efficient manner.

The above costs include costs for labor, materials and supplies, transportation, and taxes.

Excess Costs mean the difference between Actual Total Costs and Baseline Costs for new facilities. Excess Costs for conversion of existing facilities mean the difference between Baseline Costs and (Actual Total Costs + Net Book Value + Net Removal).

Local Customer means any customer of the Company that receives electric service from the Company at a location within the jurisdictional boundaries of a Local Government that has required the installation of an Underground System instead of a new Overhead System or the conversion of an existing Overhead System to an Underground System. For purposes of this Schedule, Local Customers within counties shall not include customers located within the jurisdictional boundaries of municipalities or other political subdivisions.

Local Government means any county, municipality or other political subdivision of the State of New Mexico. If a facility is proposed to be located in more than one Local Government jurisdiction, "Local Government" may refer to one or more of the Local Governments in whose jurisdiction the facility is located.

Net Book Value represents the amount remaining on the Company's books at the time an existing facility which is being replaced by an underground system is terminated from service.

Net Removal means the difference between the removal costs and salvage value of an existing facility.

Overhead System means a system of overhead primary and/or secondary distribution and/or transmission conductors, transformers, and other facilities, or any portion thereof.

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

**1ST REVISED RATE NO. 22
CANCELING ORIGINAL RATE NO. 22**

**EFFECTIVE FOR SERVICE ON
FEBRUARY 10, 2004**

UNDERGROUND SYSTEM SPECIAL SERVICES

Page 3 of 7

Preliminary Costs mean any incremental costs, including but not limited to, detailed engineering, design and feasibility studies relating to a specific Underground System project.

Project Report means a report that will be filed with the NMPRC and which will provide a description of the Underground System project pursuant to this Schedule, including a summary of any agreement entered into by a Local Government and the Company. The Project Report shall be substantially in the form attached to this Schedule and will include a copy of the NMPRC-approved rate rider, if applicable.

Underground System means a system of underground primary and/or secondary distribution and/or transmission cables which may have transformers, terminal boxes, switching devices and other facilities necessarily appurtenant to such a system mounted on the surface, or any portion thereof.

TERMS OF SERVICE: Service will be provided under this Schedule following execution of a written agreement between the Local Government and the Company for installation or conversion of an Overhead System and/or NMPRC approval of a rate rider for recovery of Excess Costs pursuant to the terms of this Schedule and if the following are provided for:

1. Payment of the estimated Excess Costs in advance or upon mutually agreeable terms, which may include the collection of some or all of the Excess Costs by the Company from Local Customers through a rate rider approved in accordance with the provisions of this Schedule;
2. Design of the Underground System by the Company in accordance with the Company's standards and specifications;
3. Easements and rights-of-way, if applicable, from property owners or the Local Government in a Company-approved format to reflect the appropriate record drawings showing the configuration and location of the Underground System;
4. A. Written agreements with all individual customers or property owners served or whose property is encumbered by an Overhead System to be converted wherein the individual customers and/or property owners agree to have any necessary changes to their property or made to the property beyond the point of delivery of electric service at no cost to PNM so that service may be furnished from the Underground System; or
B. Suitable Local Government legislation requiring that any necessary changes be made by individual customers and/or property owners; and

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

**1ST REVISED RATE NO. 22
CANCELING ORIGINAL RATE NO. 22**

**EFFECTIVE FOR SERVICE ON
FEBRUARY 10, 2004**

UNDERGROUND SYSTEM SPECIAL SERVICES

Page 4 of 7

5. Furnishment and installation by the Local Government of any required pads and vaults for transformers and associated equipment, conduits, ducts, boxes, any types of pole bases, and the performance of other work related to structures and substructures including breaking of pavement, trenching, backfilling, and repaving required in connection with the installation of the Underground System, all in accordance with the Company's specifications or, in lieu thereof, payment by the Local Government to the Company for furnishing and installation of such facilities and/or NMPRC approval of a rate rider for recovery of the actual costs of such facilities as Excess Costs. Transfer of ownership of such facilities, exclusive of transformer pads, in good condition, shall be made to the Company.

DESIGN AND CONSTRUCTION: Company will design and construct the Underground System in accordance with Company's standards and specifications. The Local Government will be given up to sixty (60) days to review and comment on Company's route selection, cost estimates and construction schedule.

ACCESSIBILITY: Equipment used to provide electric service must be physically accessible as agreed to by the Company. The meter socket must be installed in accordance with the Company's Rules and Regulations.

COST RESPONSIBILITY: Under this Schedule, the Excess Costs of the Underground System project will be the responsibility of the Local Government pursuant to the terms of the agreement between the Company and the Local Government or will be the responsibility of the Local Customers pursuant to the terms of a rate rider approved by the NMPRC as described in this Schedule. The Local Government may agree to bear responsibility for some portion of the Excess Costs, provided that the remainder of the Excess Costs are the responsibility of the Local Customers pursuant to the terms of a rate rider approved by the NMPRC as described in this Schedule.

The Excess Costs for new facilities under this Schedule will be calculated as follows:

$$\text{Actual Total Costs} - \text{Baseline Costs} = \text{Excess Costs}$$

The Excess Costs for a conversion of existing facilities under this Schedule will be calculated as follows:

$$(\text{Actual Total Costs} + \text{Net Book Value} + \text{Net Removal}) - \text{Baseline Costs} = \text{Excess Costs}$$

NET RATE PER MONTH: In the case of any Underground System project under this Schedule for which all or any portion of the Excess Costs are to be collected through a rate rider, the billings

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

**1ST REVISED RATE NO. 22
CANCELING ORIGINAL RATE NO. 22**

**EFFECTIVE FOR SERVICE ON
FEBRUARY 10, 2004**

UNDERGROUND SYSTEM SPECIAL SERVICES

Page 5 of 7

of the Local Customers shall include a fixed charge for the Excess Costs in accordance with the terms of the rate rider approved by the NMPRC.

SPECIAL TAX AND ASSESSMENT ADJUSTMENT: Billings under this Schedule may be increased by an amount equal to the sum of the taxes payable under the Gross Receipts and Compensating Tax Act and of all other taxes, fees, or charges (exclusive of ad valorem, state and federal income taxes) payable by the utility and levied or assessed by any governmental authority on the public utility service rendered, or on the right or privilege of rendering the service, or on any object or event incidental to the rendition of the service.

TERMS OF PAYMENT: PNM will not perform work that results in the incurrence of Preliminary Costs relating to any specific Underground System project unless there is agreement in writing regarding recovery of the costs of such work. An agreement between the Local Government and the Company may provide for Preliminary Costs to be recovered in the same manner as other Excess Costs after a final agreement for construction of the Underground System is reached and/or after the NMPRC approves a rate rider providing for recovery of the Excess Costs including such Preliminary Costs.

The Company will not procure materials or commence construction of an Underground System unless the Local Government agrees in writing to pay the Excess Costs of such project or the NMPRC approves a rate rider providing for the recovery of the Excess Costs from the Local Customers. Payment for Excess Costs shall be received by the Company in one of the following ways: 1) payment from the Local Government to the Company, either in advance or under payment terms mutually agreed to by the Local Government and the Company, including applicable carrying costs; 2) collection from the Local Customers through a rate rider as described below, including applicable carrying costs; or 3) a combination of 1) and 2).

In the event that the Company receives partial or full payment of the Excess Costs through a rate rider, a separate rate rider will be filed with the NMPRC for each project and will include but is not limited to the following provisions: the fixed rate to be charged for each class of customers and the methodology used for these allocations, the proposed reporting requirements with the NMPRC, and the method to be used for reconciliations on a project by project basis, including applicable carrying costs based on the Company's capital structure, cost of debt, and cost of preferred stock at the end of each year and the return on equity approved in the Company's last litigated rate case. The recovery period for each project will be up to seven years and will be set in accordance with the magnitude of the project relative to the number of Local Customers.

RECONCILIATIONS: Two separate reconciliations will take place under this Schedule. (1) The original filing of a rate rider with the NMPRC will include an estimated total of the Excess

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

**1ST REVISED RATE NO. 22
CANCELING ORIGINAL RATE NO. 22**

**EFFECTIVE FOR SERVICE ON
FEBRUARY 10, 2004**

UNDERGROUND SYSTEM SPECIAL SERVICES

Page 6 of 7

Costs, including applicable carrying costs, for a project. Collection of the Excess Costs will begin upon approval of the rate rider. At the time the actual total of the Excess Costs, including applicable carrying costs, becomes available upon completion of the project, the Company will provide an informational filing to the NMPRC which will include the revised rate rider charge for this project based upon the actual total of the Excess Costs less the amount previously collected under the rider. No approval will be required for the informational filings unless there is a twenty percent (20%) or more differential between total actual Excess Costs of the project and estimated total Excess Costs. If the actual total Excess Costs of the project vary by more than twenty percent (20%) of the estimated total Excess Costs, the Company will file a new rate rider for this project for approval by the NMPRC. (2) At the end of the recovery period, the amount of the actual total of the Excess Costs will be reconciled against the total amount collected under the rate rider. A final rate rider charge for the project will be calculated at this time and collected during the subsequent three-month period.

EXEMPTIONS AND VARIANCES: The NMPRC may grant an application of a Local Government for an exemption or variance from the requirements of this Schedule for a particular Underground System project if the Commission determines that:

1. The particular Underground System project is necessitated and required by the public health and safety and any aesthetic benefits are only incidental to the public health and safety.
2. The public interest would be better served if the Excess Costs of a particular Underground System project were considered a cost of service item for the Company.

Any application for an exemption or variance shall fully set out the facts and circumstances that would allow the NMPRC to determine whether it will docket a case to determine if an exemption or variance request should be considered.

**PUBLIC SERVICE COMPANY OF NEW MEXICO
ELECTRIC SERVICES**

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UNDERGROUND SYSTEM SPECIAL SERVICES

Page 7 of 7

PROJECT REPORT FOR PAYMENT OF EXCESS COSTS

DATED: _____

Local Government Requiring Underground System:

Date of Agreement between Company and Local Government:

Customer Data:

Project Description:

For new facilities:

Estimated Total Costs – Baseline Costs = Estimated Excess Costs Due Under Agreement

Actual Total Costs – Baseline Costs = Actual Excess Costs Due Under Agreement

For conversion of existing facilities:

(Estimated Total Costs + Net Book Value + Net Removal) – Baseline Costs = Estimated Excess Costs Due Under Agreement

(Actual Total Costs + Net Book Value + Net Removal) – Baseline Costs = Actual Excess Costs Due Under Agreement

For both new facilities and conversion of existing facilities:

Methodology for Calculating Applicable Carrying Costs

True-up Mechanism between Estimated Total Costs and Actual Total Costs

Terms of Payment (length of agreement, etc.)

Non-payment penalties

PUBLIC SERVICE COMPANY OF NEW MEXICO

Agreement for Recovery of Excess Undergrounding Costs

THIS AGREEMENT, dated ____, 2007, by and between PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (“PNM” or “Company”) and THE CITY OF ALBUQUERQUE NEW MEXICO, a New Mexico municipal corporation (“Local Government”).

WHEREAS, the Company intends to construct an electric distribution line (“Project”) within the jurisdictional boundaries of the Local Government, and has provided the Local Government estimates of the cost to build the distribution line utilizing overhead and underground construction standards for the Project; and

WHEREAS, the estimates, routes and schedules for the Project were provided for the Local Government’s review and comment pursuant to PNM Electric Rate No. 22 – Underground System Special Services; and

WHEREAS, PNM Electric Rate No. 22 allows the recovery of Excess Costs of undergrounding either from the Local Government directly or from local customers through a rate rider; and

WHEREAS, the Local Government, by action of its governing body, has made a decision to pay the Excess Costs of undergrounding for the Project to the Company pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement and the exchange of consideration by the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Project is described as the construction of an underground feeder along Western Trails, NW between Unser Boulevard and Coors Boulevard, located within the City of Albuquerque.
2. The Company has incurred certain Preliminary Costs, as that term is defined in PNM Electric Rate No. 22, which are included in Exhibit A.
3. The Excess Costs of constructing the Project underground, as defined in PNM Electric Rate No. 22, are calculated as shown in Exhibit A attached to this Agreement.
4. The design of the Project for construction as an Underground System is in accordance with the Company’s standards and specifications.
5. The Local Government shall be responsible for the provision of easements and rights-of-way for the Project, as applicable, which shall be provided to the Company in a

Company-approved format to reflect the appropriate record drawings for the configuration and location of the Underground System.

6. The Company shall design and construct the Underground System in accordance with the Company's standards and specifications.

7. The Local Government shall pay the Company the Excess Costs of the Underground System as follows:

- a. Payment in advance of construction
(to be made upon execution of this Agreement by both parties):
\$ 115,459.31
- b. Payment at completion of construction: \$-0-

8. This Agreement shall be governed by the laws of the State of New Mexico.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

CITY OF ALBUQUERQUE, NEW MEXICO

PUBLIC SERVICE COMPANY OF NEW MEXICO

By _____

By _____

Name _____

Name _____

Title _____

Title _____

Approved as to form:

City Attorney

Re: WO Number:

RO Number:
Request Number:

EXHIBIT A Customer Cost Summary Sheets

UNDERGROUND COSTS:	\$199,401.68
OVERHEAD COSTS:	<u>\$ 83,942.37</u>
EXCESS COSTS:	<u>\$ 115,459.31</u>



April 18, 2007

Leonard D. Sanchez, Esq.
Chief Counsel, Customer & Delivery Services
Public Service Company of New Mexico
Alvarado Square
Albuquerque, NM 87158

Re: Three-Phase Overhead Installation Along Western Trail and Unser

Dear Leonard:

I am following up on our February 16, 2007, meeting and our subsequent conversations regarding Public Service Company of New Mexico's ("PNM") installation of overhead three-phase electric lines along Western Trail Road and Unser Boulevard.

The City has determined that when the right-of-way for Unser Boulevard was created a subdivision plat that incorporated the Unser right-of-way was not approved by the City's Development Review Board ("DRB"). Therefore, the City agrees that the installation of the overhead lines in Unser Boulevard is not subject to the City's subdivision regulations.


The City has determined that the Western Trail right-of-way between Unser Boulevard and Atrisco Boulevard was dedicated for the widening of Western Trail Road when the adjacent properties were subdivided. The City believes that the dedication of the right-of-way means that Section 14-14-4-8 of the Subdivision Ordinance applies and without a variance prohibits the installation of overhead electric lines along the south side of Western Trail Road.

PNM may apply to the Development Review Board for a variance to install the line overhead along Western Trail Road. The line ties into existing overhead lines and the immediate and adjacent areas are presently served by overhead lines. The underground requirements of the subdivision regulations would not apply along this stretch of Western Trail if the lines were relocated within the Quaker Heights subdivision on the north side of the Road.

Leonard Sanchez, Esq.
April 18, 2007

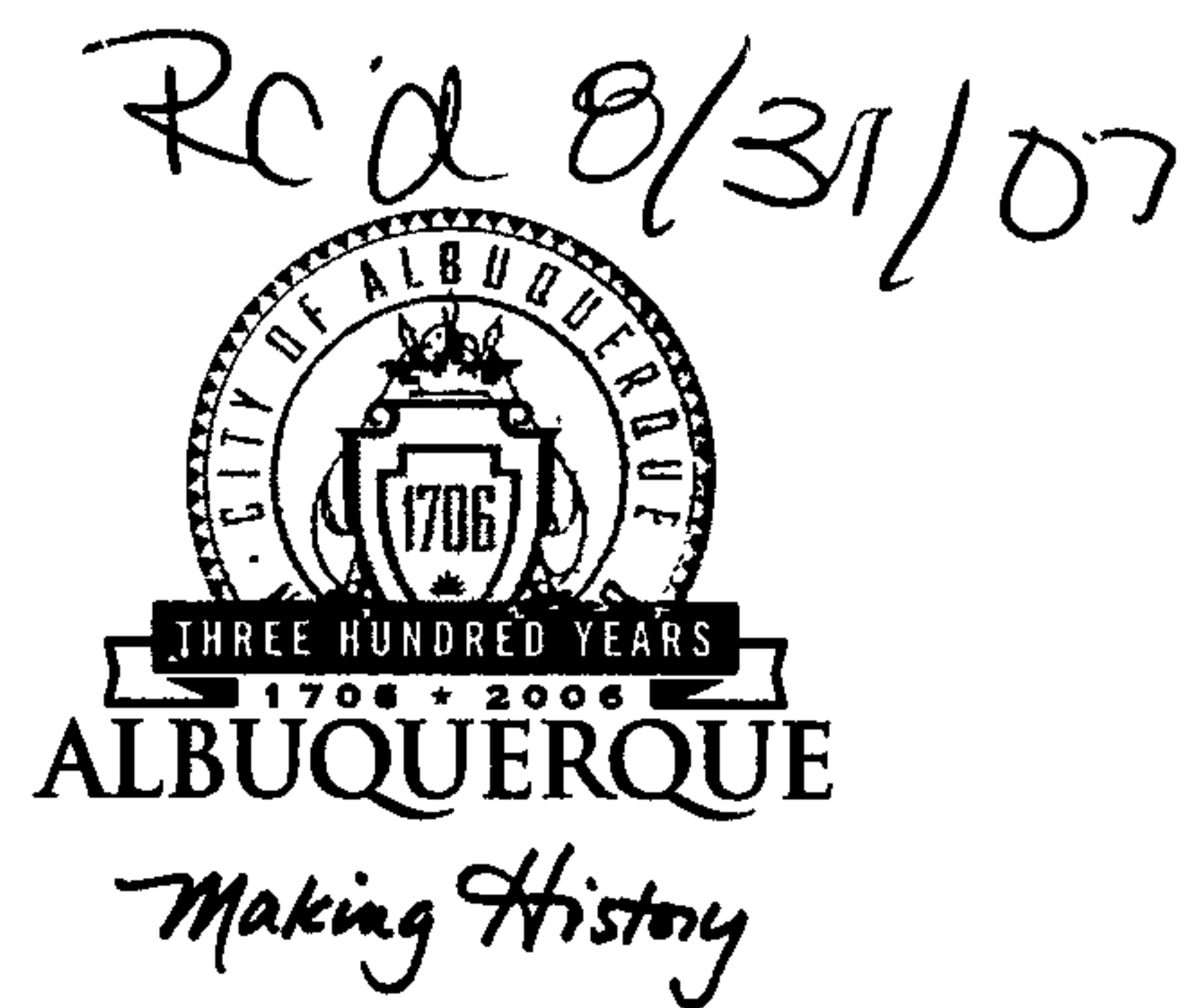
Please call me if there are any additional questions or if further clarification is necessary.

Sincerely yours,

By: 
Kevin J. Curran
Assistant City Attorney

cc: ✓ Richard Dourte, Division Manager, City Engineer
Sheran Matson, Planning Manager/DRB
Joe D. Luehring, Division Manager, Dept. Municipal Development
Robert Strong, Utility Coordinator, Dept. Municipal Development
Wayne Sowell, PNM, Team Manager
Laurie Moye, PNM, Project Manager

CITY OF ALBUQUERQUE



Legal Department
P.O. Box 2248
Albuquerque, NM 87103
(505) 768-4500
Fax: (505) 768-4525

Martin J. Chavez, Mayor

Robert White, City Attorney

August 28, 2007

Gerard T. Ortiz, P.E.
Director, Market Services
PNM
Market Services
Alvarado Square, NM 87158-0506

RE: PNM's Unser Feeder 12 Underground Distribution Project

Dear Mr. Ortiz:

P.O. Box 1293

Your letter to Mr. Adams of July 31, 2007 and Mr. Sanchez' voicemail to me following my letter of response raises certain questions and opportunities for further discussion.

Albuquerque

New Mexico 87103

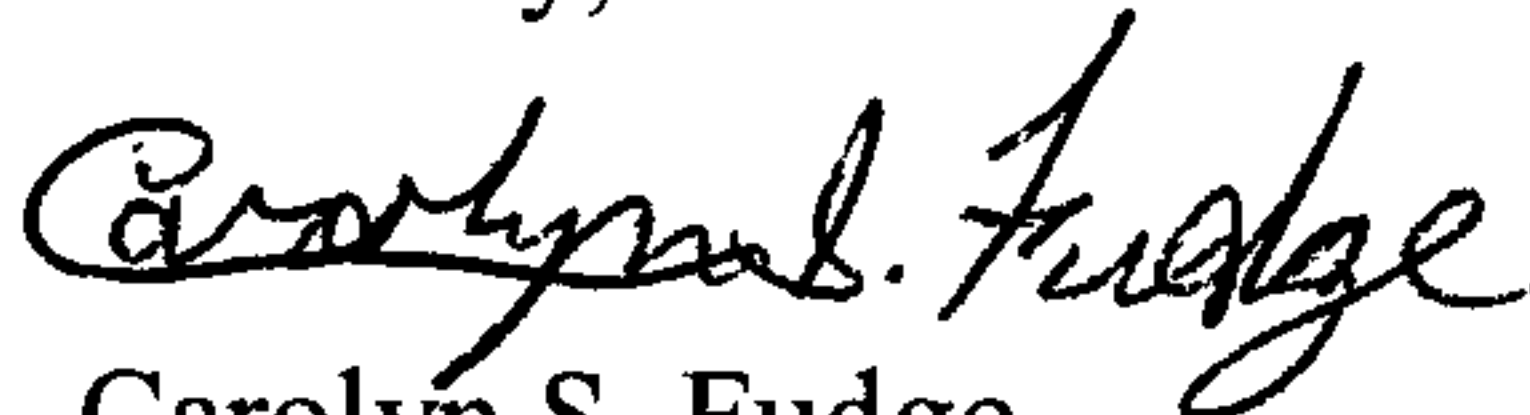
www.cabq.gov

First, the construction schedule of, " after approval of the NMPRC or upon execution of a contract" does not provide an adequate construction schedule for purposes of the City's review of the cost estimate and the determination of the reasonableness of that construction schedule and cost estimate. A construction schedule would provide the start and end days for the specific work elements. Although you may not be able to provide a specific start date please provide the number of days for each work element and when each element will be started following commencement of construction. Not only is this construction schedule necessary for a review of the reasonableness of your cost estimate it will also provide for planning of traffic control and right of way management issues. The City does not believe that what PNM has provided to date is in the spirit of the NMPRC's tariff. The City takes this tariff seriously and would deem it necessary to make the NMPRC aware of the issue if PNM were to file an application under this tariff without having previously submitted the construction schedule to the City.

Secondly, let me reiterate the 60 day comment and review period is for the cost estimate, route selection and construction schedule rather than for execution of a payment agreement.

Finally, I would like to propose a meeting in which you, along with your engineers, Leonard Sanchez and any other PNM personnel you wish to include would meet with City personnel concerning the cost estimate and a possible approach to your recovery of excess undergrounding costs. Please contact my assistant, Krista Branch (505-768-5340), with possible dates for a meeting so that we may proceed with a productive discussion of these matters. If you advise her of the number of PNM employees that will be in attendance we will be able to arrange for the appropriate size room.

Sincerely,



Carolyn S. Fudge

Assistant City Attorney

Cc: Ed Adams, Chief Operations Manager
Robert M. White, City Attorney
Richard Dineen, Planning Department Director
Joe D. Luerhing, Division Manager, Dept. of Municipal Development
Ted Korbin, Department of Municipal Development
Robert Kidd, Assistant City Attorney
Kevin Curran, Assistant City Attorney
Leonard D. Sanchez, PNM Chief Counsel, Customer & Delivery Services



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 2, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1005493

07DRB-00455 Major- Variance for an overhead electric distribution line – Segment One

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT ONE**, located on WESTERN TRAILS NW between UNSER BLVD NW and ATRISCO NW. (F-10/F-11)

07DRB-00454 Major- Variance for an overhead electric distribution line – Segment Two

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT TWO**, located on WESTERN TRAILS NW between ATRISCO NW and COORS NW. (F-10/F-11)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 16, 2007.

*** TX REPORT ***

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**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Laurie Moya

FAX NUMBER: 241-2386 # PAGES 5

SENT BY: Sheran Matson, DRB Chair DATE: 4/26/07

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1005493 APPLICATION NO: 07-00155

*Western Trails
Variance Comments*



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 25, 2007

Project # 1005493

07DRB-00455 Major- Variance for an overhead electric distribution line – Segment One

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT ONE**, located on WESTERN TRAILS NW between UNSER BLVD NW and ATRISCO NW. (F-10/F-11)

07DRB-00454 Major- Variance for an overhead electric distribution line – Segment Two

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT TWO**, located on WESTERN TRAILS NW between ATRISCO NW and COORS NW. (F-10/F-11)

AMAFCA	No adverse comments.
COG	No comments received.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	

Letters sent to Taylor Ranch NA (R) and Quaker Heights NA (R).

APS PNM is requesting a variance for an overhead electric distribution line in the Western Trail ROW between Unser Blvd. and Atrisco Dr. NW, abutting the northern property lines of APS Tracts A, B and C-1, Chaparral Elementary School (Segment One).

In August 2006, PNM requested and **APS granted to PNM an underground easement** in the north 10' of Tracts A, B and C-1, Chaparral Elementary School (the 3 easements were recorded with the County Clerk on Sept. 22, 2006). PNM later requested that APS grant new easements at the same location to allow Overhead power lines, but APS rejected this request because **APS did not and does not feel that overhead power lines are appropriate** at this location. Rather than use the underground easement rights it obtained, PNM apparently decided to construct its facilities in the Road ROW adjacent to Chaparral Elementary School, but has now determined that it requires a variance. APS **objects to this variance** for the following reasons:

APS

- APS has granted an underground easement that is available for PNM's use
- Overhead lines are not appropriate at this location which is adjacent to the Petroglyph National Monument.

PNM is requesting a variance for an overhead electric distribution line in the Western Trail road right-of-way, between Atrisco Dr. and Coors Blvd (Segment Two). While Segment Two does not abut APS property, APS has similar concerns regarding Segment Two.

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	Applicant has not shown evidence of subsurface conditions making underground lines economically unreasonable or that all adjacent areas are already served by overhead distribution facilities or other reasons to grant a variance to the subdivision ordinance.

Transportation Development

Segment One	There are no overhead lines in the area. These lines should be underground.
Segment Two	The only adjacent lines are on the north side and this is only a minor extension from Coors. The area in question has not been developed. The lines on the south side should be underground.

Parks & Recreation	No comments received.
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Utilities Development

- | | |
|-------------|---|
| Segment One | With the information provided and on-site observations, it seems that underground location is more appropriate. |
| Segment Two | With the information provided and on-site observations, it seems that underground location is more appropriate. |

Planning Department

PNM poles were placed within Segments One and Two on the south side of Western Trail earlier this year. The poles do not yet have lines. However, because the Subdivision Ordinance requires underground placement of these lines unless a variance is granted by DRB, PNM had to discontinue construction of the project and either place the lines in underground easements or apply for the variance.

Section 14-14-4-8 of the Subdivision Ordinance allows DRB to grant a variance if no significant public purpose is served by requiring the new construction to be placed underground. In this instance, all of the residential & commercial development in the immediate area is served by underground lines with the exception of Quaker Heights, a subdivision approved in 1962, and Sloan's Acres, the subdivision directly to the south of Chapparel Elementary School, approved in 1955.

Atrisco has existing overhead lines as well as about 400 feet of Western Trails on the south side of Western Trails Estates close to Coors. Western Trails Estates is served through underground lines. The public purpose is clearly served by requiring this new service to be placed underground.

All adjacent areas are not already served by overhead distribution facilities. Subsurface conditions do not make underground line placement economically unreasonable. These are the other provisions of Section 14-14-4-8 which allow the overhead placement of lines.

The placement of overhead lines in Unser Boulevard is allowed because the right of way was not created through subdivision platting. Therefore, these new lines do not fall under Section 14-14-4-8 of the Subdivision Ordinance.

Planning cannot support the approval of the requested variances for Segments One and Two.

Impact Fee Administrator

No comment on proposed Variance for an overhead electric distribution line, for either Segment One or Segment Two.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: Laurie Moye, Public Participation & Regulatory Relations, System Engineering,
Alvarado Square MS 0600, 87158