



**PNM Comments
Development Review Board
Public Hearing to be Held on December 18, 2019**

**PNM comments for Approval for DRB #PR-2019-002184 (1001993) SI-2019-00379
Site Plan (3-story indoor Guardian Storage facility located at 4909 Juan Tabo Blvd
NE between Osuna NE and Montgomery Blvd NE)**

1. Existing underground distribution lines and adjacent switchgear are located on the north and west side of the subject property along Osuna NE. The developer will need to contact PNM's New Service Delivery Department to address any potential encroachment to the existing easement which must be reviewed by PNM for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, gates, walls or fences, landscaping, lighting, access, parking and driveway to ensure adequate access to equipment and to avoid interference with the existing distribution lines at the project site. Please submit a service application at www.pnm.com/erequest for PNM to review.
2. The proposed landscaping including one street tree as noted on the Landscape Plan (Sheet 2 of 7) at the northwest corner of the site appears to be located within the PNM underground distribution easement. PNM standard is for trees to be planted outside the PNM easement. It will be necessary for the applicant to coordinate with PNM regarding proposed tree species and placement as well as sign location in order to ensure sufficient safety clearances to avoid interference with the existing electric distribution lines along the project site.
3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.