

Andre Sutiono

From: Parhar, Alec <Alec.Parhar@pnm.com>
Sent: Thursday, March 26, 2026 8:15 AM
To: Andre Sutiono
Cc: Kyle Flaming; Abby Brown; Karla McCommon; Moyer, Michael
Subject: RE: [External] FW: Plan SP-2026-00038 Circle K 9800 De Vargas Rd Albuquerque - PNM

Good Morning Andre,

Based on your site plan, PNM does not have any infrastructure within 20 feet of your proposed structures.

If required, PNM can issue a Will Serve letter ([Will Serve Request](#)). Otherwise, I can look into providing a separate letter confirming that there are no conflicts with your proposed site plan.

I do not see any issues with the transformer locations shown on your site plan. If we proceed with that layout, we will need to loop the two transformers.

Thank you,

Alec Parhar

Commercial Engineering Manager
PNM | New Service Delivery
4401 Masthead St NE, Suite 200
Albuquerque, NM 87109
Office: (505) 241-3408
Email: Alec.Parhar@pnm.com



From: Andre Sutiono <asutiono@jmcivileng.com>
Sent: Wednesday, March 25, 2026 2:47 PM
To: Moyer, Michael <michael.moyer@pnm.com>; Parhar, Alec <Alec.Parhar@pnm.com>
Cc: Kyle Flaming <kflaming@jmcivileng.com>; Abby Brown <abrown@dimensiongroup.com>; Karla McCommon <kmcccommon@dimensiongroup.com>
Subject: RE: [External] FW: Plan SP-2026-00038 Circle K 9800 De Vargas Rd Albuquerque - PNM

Thank you Michael.

Alec,
please let us know if you have any questions and/or if you have any comments.

Thank You



Andre Sutiono, P.E.

Director of Engineering
JM Civil Engineering
1101 Central Expy S., Ste. 215
Allen, Texas 75013
214.705.3182 (direct)
asutiono@jmcivileng.com

Please note: JMCE office is open for a half day on Fridays.

From: Moyer, Michael <michael.moyer@pnm.com>
Sent: Wednesday, March 25, 2026 3:43 PM
To: Andre Sutiono <asutiono@jmcivileng.com>; Parhar, Alec <Alec.Parhar@pnm.com>
Cc: Kyle Flaming <kflaming@jmcivileng.com>; Abby Brown <abrown@dimensiongroup.com>; Karla McCommon <kmcccommon@dimensiongroup.com>
Subject: RE: [External] FW: Plan SP-2026-00038 Circle K 9800 De Vargas Rd Albuquerque - PNM

Good afternoon Andre,

I have included my manager Alec as he is the commercial manager for NSD and he can assist you with your request.

Thanks,

Michael Moyer
Director, Distribution Engineering, System Reliability and Joint Use
Public Service Company of New Mexico (PNM)
4401 Masthead St NE, Suite 200
Albuquerque, NM 87109
Office: 505.241.3697
Email: Michael.Moyer@pnm.com



From: Andre Sutiono <asutiono@jmcivileng.com>
Sent: Wednesday, March 25, 2026 2:12 PM
To: Moyer, Michael <michael.moyer@pnm.com>
Cc: Kyle Flaming <kflaming@jmcivileng.com>; Abby Brown <abrown@dimensiongroup.com>; Karla McCommon <kmcccommon@dimensiongroup.com>
Subject: [External] FW: Plan SP-2026-00038 Circle K 9800 De Vargas Rd Albuquerque - PNM

Is this a phishing email? - Look again!
CAUTION: This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments
This email is from asutiono@jmcivileng.com - do you know them?
Look for discrepancies in email addresses. Does the displayed "From" email address match?

Good afternoon Michael,

I hope this email finds you well.

We are currently working on a proposed Circle K project at 9800 De Vargas Rd SW (please see the attached plans for reference). We recently submitted the Site Plan to the City for review and received several comments. One of the requests is to provide a PNM No Conflict/Relocation Agreement letter if any proposed structure is located within 20 feet of a PNM utility pole.

Based on the Site Plan, there are no proposed structures within 20 feet of any PNM utility poles. Could you please assist us in obtaining the required letter, or advise if we should contact someone else for this request?

Additionally, could you review the attached Utility Plan and confirm whether the proposed electric routing for the Circle K building is acceptable?

We would greatly appreciate any feedback or guidance you can provide.

Thank you,



Andre Sutiono, P.E.

Director of Engineering
JM Civil Engineering
1101 Central Expy S., Ste. 215
Allen, Texas 75013
214.705.3182 (direct)
asutiono@jmcivileng.com

Please note: JMCE office is open for a half day on Fridays.

From: NoReply EPL <NoReplyEPL@cabq.gov>

Sent: Wednesday, March 25, 2026 12:59 PM

To: Andre Sutiono <asutiono@jmcivileng.com>

Cc: Zamora, Renee C. <rczamora@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; Boylan, Jacob <jboylan@cabq.gov>; Ibarra, Marcelo X. <marceloibarra@cabq.gov>; Montoya, Antoni <antonimontoya@cabq.gov>

Subject: Plan SP-2026-00038

Good morning,

Thank you for your submittal.

Additional information is required before we are able to complete the review of your submittal.

Please log into ABQ-PLAN to make updates regarding the following:

- Please provide a Justification letter describing and justifying the request per the criteria in IDO §14-16-6-5(G)(3). The letter provided needs additional information. Basically, explaining the justification and explanation of your Site Plan project.

- Please provide a signed letter of authorization from the property owner that clearly includes your name. The current signed letter of authorization does not include your name.
- Please provide a PNM Letter or No Conflict/Relocation Agreement if any proposed structure is within 20-feet of a PNM utility pole
- Provide a current Office of Neighborhood Coordination inquiry response <https://www.cabq.gov/office-of-neighborhood-coordination> - The neighborhood association contact information submitted is valid for 30 calendar days. The date on the inquiry is November 18, 2025.
- Provide current Notice and attachments (e.g., letter and site plan sheets) sent to Neighborhood Association representatives <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Provide Proof of email and/or first-class mailing to Neighborhood Association representatives.

If you need additional assistance, feel free to reach out to me at 505-924-3358.

Thank you

RENEE ZAMORA

Senior Administrative/Navigator

o 505-924-3358

e rczamora@cabq.gov

cabq.gov/planning

This is a no-reply e-mail address. To contact us, please send an e-mail to rczamora@cabq.gov

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Albuquerque, NM 87109
Fax 505-241-3415
www.PNM.com



03/27/2026

Andre Sutiono/JM Civil Engineering
1101 Central Expressway South, Suite 215
ALLEN TX, 75013

Subject: Electric Service Availability
Project Location: 9800 De Vargas Road SW, Albuquerque NM 87121

To: Andre Sutiono/JM Civil Engineering,

Thank you for your inquiry concerning availability of electrical service.

For the property you identified to Public Service Company of New Mexico, (PNM), via an email request for service at the location above, PNM already has 3-phase utilities North and East and 1 – phase located of North of your proposed project location.

In order to extend electric facilities to your proposed property, right-of-way must be granted to PNM and costs that will be incurred as a result of extending electric service facilities must be paid in advance. PNM will provide service according to the Rules and Regulations covering electrical service as filed with the New Mexico Public Regulatory Commission, (NMPRC).

For PNM to respond to your request for service in an effective and timely manner, please refer to PNM's Electric Service Guide (ESG) Single Business or Commercial Subdivision: Electric Service Requirements for additional information that our office will need. The ESG is available at <https://www.pnm.com/esg>. In addition, PNM will require an online application to be submitted, and you can find that at <https://pnmnsd.powerclerk.com/MvcAccount/Login>.

Please provide this information as early as possible. Sufficient lead time is required to design the electrical distribution system, prepare work orders, obtain right-of-way, order needed materials, and take care of many other details which are necessary before any construction can begin.

Should you need additional information, please contact me at 505-241-3438.

Very truly yours,

Jacqueline Delgado
Engineering Tech
PNM



