

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 [amontoya@cabq.gov](mailto:amontoya@cabq.gov)

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DRB Project Number: 2025-020071 Hearing Date: 06-25-2025  
Project: West side of Morris between  
Candelaria and Commanche Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input checked="" type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has no objection to the waiver request.

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2025-020071  
Morris Rd

AGENDA ITEM NO: 1

SUBJECT: DHO Waiver

ENGINEERING COMMENTS:

1. No objections.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: June 11, 2025

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 6/11/25 -- **AGENDA ITEM:** #1

**Project Number:** PR-2025-020071

**Application Number:** DHOWVR-2025-00017

**Project Name:** West side of Morris St NE between Candelaria Rd and Comanche St. Public R.O.W

**Request:** Waiver to IDO requirement that electrical distribution lines be installed underground

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

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### BACKGROUND

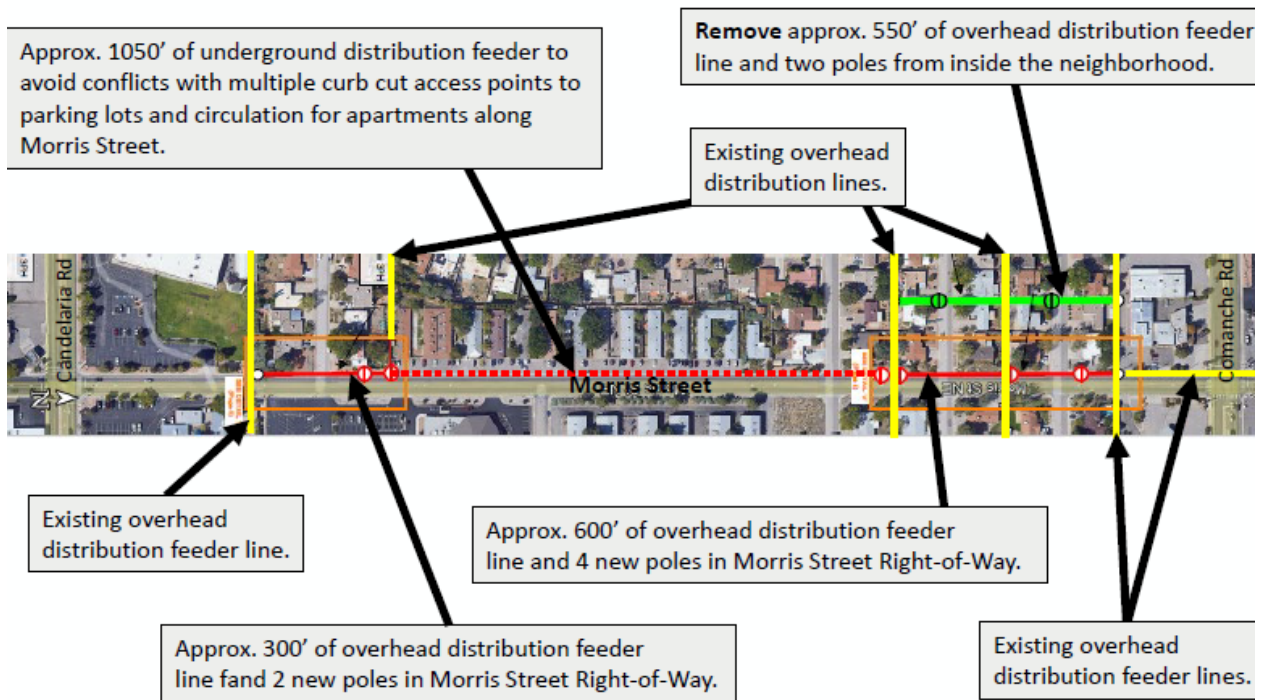
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*Items in orange type need immediate attention*

- This is a waiver request to 5-4(l)(2) of the IDO, to allow the rebuild and relocation of an existing medium-voltage overhead electric distribution feeder lines.
- The new distribution feeder will run along the west side of Morris Street from Chapala Place to Toltec Road and at Quarai Avenue.
- Subject property is **not** located within any center, corridors or protection overlay zones.

*\*(See additional comments on next pages)*

## MORRIS 12 FEEDER RELOCATION FROM NEIGHBORHOOD TO MORRIS STREET



### Morris 12 Feeder Relocation Morris Street Chapala Place to Quarai Avenue Pole Count Totals

Streets	Existing Poles	Replacement Poles	New Poles
Chapala Pl to Toltec Rd	5	1	3
Quarai Ave	4	0	2
Totals	9	1	5

### Morris 12 Feeder Relocation From Neighborhood To Morris Street Project Pole Count Totals

Location	Poles
Morris Street	5 new
Neighborhood	2 removed
Project Net	3

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**COMMENTS**

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- The proposed line at just over 12 kilovolts is regulated by 5-4(I)(2), **between 12 and 40 kilovolts**:

**5-4(I) ELECTRICAL AND COMMUNICATION LINES**

5-4(I)(1) Distribution Lines 12 Kilovolts or Less  
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 IDO.

5-4(I)(2) **Distribution Lines between 12 Kilovolts and 40 Kilovolts**  
New electrical 3-phase distribution lines carrying above 12 kV, but less than 40 kV, shall be installed underground.

5-4(I)(3) Distribution Lines Over 40 Kilovolts  
Electrical lines that carry 40 kV or more are not regulated by this IDO. See the Facility Plan for Electric System Transmission and Generation, as amended.

**5-4(I)(4) Safety Clearances from Buildings and Other Structures**

Safety clearances are required by the National Electric Safety Code (NESC) to ensure utility worker and public safety. Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.

- **IDO 6-6(P)(3)(b)(2) General** - An application for a **Waiver – DHO shall be approved** if it complies **with all** of the following criteria.

The review criteria for a waiver requiring the underground installation of distribution lines are as follows:

**6-6(P)(3)(b) Underground Installation of Distribution Lines**

**An application for a Waiver – DHO pursuant to Subsection 14-16- 5-4(l)(1) shall be approved if the DHO determines that no significant public purpose would be served by requiring the new construction to be placed underground and that any of the following conditions exists, as relevant.**

**1. Distribution Lines 12 Kilovolts or Less**

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

**2. Distribution Lines between 12 Kilovolts and 40 Kilovolts**

- a. The immediate or adjacent area is presently served by overhead lines.

**PNM:**

***There are existing overhead lines located along and within Morris Street, a major collector street, and existing overhead lines serve the abutting neighborhood and the larger community.***

- b. Subsurface conditions make underground lines economically unreasonable.

**PNM:**

***There are existing water, sewer, and storm sewer utility lines in the Morris Street public right-of-way that prevent economically reasonable installation of underground electric line conduits and underground pull boxes. PNM is allowed by the NM PRC to recover the cost difference between overhead and underground power lines via an Underground Tariff (UGTAR) applied to PNM customer bills within the CABQ jurisdiction. Approval of this Waiver – DHO request will mitigate this unreasonable economic cost to customers.***

- The applicant, PNM, has adequately justified the Waiver per section 6-6(P)(3)(b).
- Public notice requirements were met according to Table 6-1-1.



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Antoni Montoya/Jay Rodenbeck  
Planning Department

DATE: 6/9/2025