



**County of Bernalillo**  
**State of New Mexico**  
**Planning & Development Services Department**  
111 Union Square SE, Suite 100  
Albuquerque, New Mexico 87102  
Office: (505) 314-0350 Fax: (505) 314-0480  
www.bernco.gov

**NOTIFICATION OF DECISION**  
**BOARD OF COUNTY COMMISSIONERS**

June 17, 2021

Public Service Company of New Mexico  
Attn: Russell Brito & Amy Peralta  
2401 Aztec Rd. NE  
Albuquerque, NM 87107

SUBJECT: FILE NO: COA2021-0009\_CSU2021-0010

LEGAL DESCRIPTION: Public Service Company of New Mexico appeals the decision of the County Planning Commission to deny the request for approval of Special Use Permit for a Public Utility Facility (Electric Substation) on Proposed Lot 31-A, Block 1, Tract 3, Unit 2 North Albuquerque Acres, located on the southwest corner of the Paseo del Norte Frontage Rd. NE, and Browning St. NE, zoned SD-RO, and containing approximately 3.54 acres. (D-21) (Original request submitted by Public Service Company of New Mexico)

**ACTION: DENIED THE APPEAL, THEREBY UPHOLDING THE COUNTY PLANNING COMMISSION'S DECISION TO DENY THE REQUEST FOR A SPECIAL USE PERMIT FOR A PUBLIC UTILITY FACILITY (ELECTRIC SUBSTATION)**

To Whom It May Concern:

At the June 15, 2021 public hearing, the Board of County Commissioners denied the appeal, thereby upholding the County Planning Commission's decision to deny the request for a Special Use Permit for a Public Utility Facility (Electric Substation) on Proposed Lot 31-A, Block 1, Tract 3, Unit 2 North Albuquerque Acres, located

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**COMMISSIONERS**

*Charlene E. Pyskoty, Chair, District 5      Steven Michael Quezada, Vice-Chair, District 2*  
*Debbie O'Malley, District 1      Adriann Barboa, District 3      Walt Benson, District 4*

**ELECTED OFFICIALS**

*Tanya R. Giddings, Assessor      Linda Stover, Clerk      Cristy J. Carbón-Gaul, Probate Judge      Manuel Gonzales III, Sheriff      Nancy M. Bearce, Treasurer*

**COUNTY MANAGER**

*Julie Morgas Baca*

on the southwest corner of the Paseo del Norte Frontage Rd. NE, and Browning St. NE, zoned SD-RO, and containing approximately 3.54 acres. This decision was based on the following Findings.

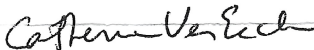
Findings:

1. This request is for a Special Use Permit for a Public Utility Facility (Electric Substation) on Proposed Lot 31-A, Block 1, Tract 3, Unit 2 North Albuquerque Acres, located on the southwest corner of the Paseo del Norte Frontage Rd. NE, and Browning St. NE, zoned SD-RO, and containing approximately 3.54 acres.
2. The subject site is within the Rural Area of the Albuquerque/Bernalillo Comprehensive Plan.
3. The subject site is within the boundaries of the Paseo del Norte/North Albuquerque Acres Sector Development Plan.
4. This request is inconsistent with the Paseo del Norte/North Albuquerque Acres Plan as the proposed use is inconsistent with the Rural character as required by the Plan.
5. The request is inconsistent with Resolution 116-86 in that the applicant failed to demonstrate the existing zoning is inappropriate.
6. The request is inconsistent with Resolution 116-86 as the proposed land use change will be in conflict with the health, safety, and general welfare of the community.

An appeal of this decision may be taken pursuant to Rule 1-074 of the Rules of Civil Procedure for the district courts of New Mexico.

If you have any questions, please feel free to contact me directly at 314-0387.

Sincerely,



Catherine VerEecke  
Planning Manager

CV/hc

cc: File  
CPC Members  
Brad Catanach, Public Works  
Diego A. Gomez, Public Works  
Raeleen M. Bierner-Garcia, Public Works  
Julie A. Luna, Public Works  
Savannah Martinez, Natural Resources  
Dawn Raia, Interim Building Official