PLANNING AND ZONING COMMISSION
AGENDA

Wednesday, May 13th, 2020, 6:00 p.m.

PUBLIC NOTICE: In accordance with the public health order issued by the New Mexico Department of Health, the meeting will be physically closed to the public; however, it will be accessible to the public via the following technology service: Facebook Live Stream through the City of Gallup’s Facebook page: https://www.facebook.com/CityOfGallup

Members of the public may call in with questions and/or comments during the meeting at (505) 863-1240. Please leave your name and a return phone number.

***

Call to Order / Roll Call

***

Approval of February 12th, 2020 Meeting Minutes

PUBLIC HEARINGS

ITEM ONE: CASE # 20-01000003: Request by Matthew & Geri Hughbanks, property owners, for the City of Gallup to vacate a 10’ wide, 98.07’ long public utility and drainage easement along the northern property line in order to allow for the construction of an accessory structure. The property is located at 3735 Maya Drive; more particularly described as Lot 10, Doug Alan Development Subdivision. This item will go before City Council for final approval on May 26, 2020.

ITEM TWO: CASE # 20-00600002: Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc. and Kevin Taira on behalf of George T. & Wilma Taira, property owners for the Rezoning of 2.1917 acres M/L FROM Rural Holding Zone (RHZ) Zone District TO General Commercial (GC) Zone District. The properties are generally located Northwest of Nizhoni Boulevard and Mesquite Drive; more particularly described as Lots 12 through 19, Block 1 and Lots 30 through 37, Block 2, Cedar Pine Addition Unit 1.

ITEM THREE: CASE # 20-00300002: Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc., for Final Plat approval of a Minor Subdivision; Red Rock Self Storage Subdivision Replat No. 1 of Lots 12 through 17, Block 1 and Lots 30 through 37, Block 2, Amended Cedar Pine Subdivision. Also requesting for the City of Gallup to vacate a 50’ wide, 620.43’ long landlocked, undeveloped street right-of-way (R.O.W.) between Block 1 and Block 2. The properties are generally located Northwest of Nizhoni Boulevard and Mesquite Drive; subdivision contains 1.9307 Acres M/L which includes the vacated R.O.W. of 0.4016
acres and also the vacated R.O.W. outside the subdivision area of 0.3101 acres. This item will go before City Council for final approval on May 26, 2020.

ITEM FOUR: CASE # 20-00300001: Request by Rick Murphy, Gallup Holding & Investment Corporation and the City of Gallup, property owners, for Final Plat approval of a Minor Subdivision; Fox Run Golf Course / Gallup Holding & Investment Corporation Subdivision Replat No. 1 of Tract 1-A-1 containing 80.5992 acres M/L and 6 Unplatted Tracts of Land Containing 187.3836 acres M/L. The properties are generally located immediately North of and adjacent to the City of Gallup Fox Run Golf Course; containing 267.9828 acres M/L.

ITEM FIVE: CASE # 20-00300003: Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lots 21 through 36, Block 20 and Lots 5 through 20, Block 21, Ford Highway 66 Addition. Also requesting for the City of Gallup to vacate an unused portion of Morgan Avenue; a sixty foot (60') street right-of-way (R.O.W.) The property is generally located East of Morgan Avenue and Ford Drive; subdivision contains 3.3944 acres M/L which includes the vacated R.O.W. of 0.5503 acres. This item will go before City Council for final approval on May 26, 2020.

ITEM SIX: CASE # 20-00300004: Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Block 4, La Loma Subdivision. Also requesting for the City of Gallup to vacate an unused twenty foot (20') alley right-of-way (R.O.W.) The property is generally located between Vega Avenue and Curtis Avenue; subdivision contains 3.2547 acres M/L which includes the vacated R.O.W. of 0.2411 acres. This item will go before City Council for final approval on May 26, 2020.

INFORMATION ITEMS

ITEM SEVEN: City Council Actions Taken

ITEM EIGHT: February, March & April 2020 Building Permit Activity Report

*** Open Floor

*** Adjourn
The regular meeting of the Planning and Zoning Commission was called to order at 6:00 p.m. by Chairman Kent Wilson.

Upon roll call, the following were present:

Chairman K. Wilson  
Commissioner K. Mackenzie-Chavez  
Commissioner J. Dooley  
Commissioner M. Long  
Commissioner L. Miller  
Commissioner J. Cresto

Upon roll call, the following were absent:

Commissioner F. Pawlowski

Chairman Wilson asked if any Commissioner had a conflict of interest for any agenda item and if so to recuse him/herself prior to discussing the particular item.

Upon roll call, the following votes were:

Chairman K. Wilson (No)  
Commissioner K. Mackenzie-Chavez (No)  
Commissioner J. Dooley (No)  
Commissioner M. Long (Yes to Item Two)  
Commissioner L. Miller (No)  
Commissioner J. Cresto (No)

Chairman Wilson stated that Commissioner Long had a conflict of interest and would be recused from Item Two.

Presented to the Chairman and Commissioners for their approval were the minutes of the January 8th, 2020 regular meeting. Commissioner Dooley motioned for approval of the minutes as presented. Seconded by Commissioner Cresto. Motion Carried.

Upon roll call, the following votes were:

Commissioner J. Dooley (Yes)  
Commissioner J. Cresto (Yes)  
Commissioner K. Mackenzie-Chavez (Yes)  
Commissioner M. Long (Yes)  
Commissioner L. Miller (Yes)

Chairman Wilson administered the oath required by State Law for public forum.
Chairman Wilson stated anyone wishing to speak limit their comments to three minutes and not to duplicate a previous point; they will have one opportunity to testify.

*Being that the applicant of Item One hadn’t arrived Chairman Wilson decided to reverse the agenda order hearing Item Two first.* CB Strain reminded the Commission how they were unable to take any action on the item without the presence of the property owner or their representative.

*Commissioner Long recused himself from the Commission for Item Two.*

**ITEM TWO: CASE # 20-00600001:** Request by JagWest, LLC and the City of Gallup, property owners, for the Rezoning of Tract 1B, 1C and 2, North and South Portion of Tract 1A, Mentmore West Subdivision Unit 1 and Two Unplatted Tracts of Land **FROM** Rural Holding Zone (RHZ) Zone District **TO** Industrial (I) Zone District. The properties are generally located west of County Road 1 and Chee Dodge Boulevard; Containing a total of 65.8575 acres M/L.

CB Strain began by using the overhead projector to display the GIS Map showing the property’s location. Rick Murphy of JagWest, LLC owns the majority of the property being rezoned whereas he owns six (6) tracts containing a total of 65.4513 acres. The City of Gallup owns one (1) tract that contains 0.4062 acres, which has an existing water lift station on the property. CB explained how if they didn’t include the city tract with the rezone they would be leaving a small area zoned as the Rural Holding Zone (RHZ) Zone District. So it made more sense to change all seven (7) tracts in that area to be consistent. CB went on to explain how the code requires the applicants own at least fifty-one percent (51%) of the property being rezoned. In this case the property owners, JagWest, LLC and the City of Gallup own one-hundred percent (100%) of the land. The property owners wish to rezone from the Rural Holding Zone (RHZ) Zone District to the Industrial (I) Zone District for future industrial development. CB mentioned how he was unfamiliar with the details of the development; however the property owner, Mr. Murphy was present to answer any questions. The properties are located at the very west of the city adjacent to the city limit line. CB stated that there wouldn’t be any adverse effects to the adjacent properties to the west as a result of the rezone. And for the adjacent properties to the east they’re currently zoned Heavy Commercial and will act as a buffer between the existing residential neighborhood and the newly zoned Industrial seven (7) tracts. CB read aloud the Zoning Map Amendment Criteria that the properties qualified under:

4. The land area within a RHZ district designation has become appropriate for urban development because of availability of public utilities and services as well as the needs of the public.

5. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one.

**FINDINGS OF CONCLUSION:** CB stated that the findings of staff for the proposed request met the Acceptable Grounds for Amending the Official Zoning Map, per Section 10-5-B-d-i2 of the City of Gallup Land Development Standards. CB recommended approval of the rezone; Resolution Number RP2020-4. CB informed the Commission that the request was reviewed by the Gallup Task Force and their comments were included in the agenda packets. All the commenting departments
were present to answer any questions the Commission may have.

*During CB’s presentation Commission Pawlowski arrived. For the record Chairman Wilson wanted to acknowledge his arrival and ask if he had a conflict of interest. Commissioner Pawlowski stated that he had no conflict of interest with any agenda item.*

Chairman Wilson asked the Commissioners if they had any questions of staff.

Commissioner Dooley asked CB for clarification on which lots served as a buffer to the surrounding residential districts. CB displayed the GIS Map pointing to the General Commercial properties off County Road One, which was west of the Single Family Residential districts and east of the proposed Industrial district. CB pointed out how the Budweiser property and vacant lot along Sanostee Drive were both currently zoned Industrial. Commissioner Dooley asked if there were any other commercial businesses in that area. CB stated that he knew there was a business at 306 County Road One, however he was unsure as to what type of business it was. Commissioner Pawlowski stated that it was an Indian jewelry place.

Commissioner Mackenzie-Chavez stated that since there was no development west of Chee Dodge Boulevard, were there sidewalks? Stan Henderson, Public Works Director responded no; there were no sidewalks on that side of Chee Dodge Boulevard whereas it was a dirt street. Commissioner Mackenzie-Chavez wanted to know if the pedestrian infrastructure improvements would be triggered at the time of development. Mr. Henderson stated that if the tract was developed, yes it would trigger improvements of the roads and sidewalks. Commissioner Mackenzie-Chavez asked Mr. Henderson if County Road One had any sidewalks. Mr. Henderson stated that there were sidewalks to the south of Chee Dodge Boulevard and no sidewalks to the north of Chee Dodge Boulevard.

Chairman Wilson asked if there was anyone wishing to speak in favor of this case.

Rick Murphy, property owner approached the podium and introduced himself. Mr. Murphy agreed with what CB had previously stated regarding the adjacent General Commercial properties serving as a buffer. He said it was a perfect place for Industrial zoning being that there were very little Industrial zoned properties in the City right now. Mr. Murphy continued by stating that his development would help the economic based jobs that they’ve been trying to promote in the area. He pointed out how the surrounding properties to the south and all the way along the railroad tracks were all zoned Industrial. Mr. Murphy thought this would be a good place for future growth and a good situation to improve Gallup.

Commissioner Dooley wanted to know what Mr. Murphy’s intent was with zoning the properties Industrial. Mr. Murphy stated that it would be all clean stuff; not any big smoke stacks. He had nothing specific at this time, but all what he would consider being clean assembly/manufacturing type of things. Commissioner Dooley stated that once he develops he’ll be required to install the infrastructure such as, water, sewer, electric, etc. Mr. Murphy stated yes that was correct. Commissioner Dooley asked if he would consider not using a common sewer line; not thinking of holding ponds or anything like that. Mr. Murphy stated no; there were no evaporation ponds in mind at this time. Mr. Murphy reiterated how they don’t have anything specifically targeted there;
however they would meet all city requirements. Commissioner Dooley clarified that as of right now all they have planned for the property is to permit Industrial uses. Mr. Murphy stated that was correct.

Chairman Wilson asked the Commissioners if they had any additional questions for Mr. Murphy. There were none.

Chairman Wilson asked if there was anyone wishing to speak against this case. There were none.

Chairman Wilson stated that the hearing was closed.

Motion to approve or deny the request for Case Number 2020-00600001. Commissioner Cresto motioned for approval of Item Two. Seconded by Commissioner Pawlowski. Motion Carried.

Upon roll call, the following votes were:
- Commissioner J. Cresto (Yes)
- Commissioner F. Pawlowski (Yes)
- Commissioner K. Mackenzie-Chavez (Yes)
- Commissioner J. Dooley (Yes)
- Commissioner L. Miller (Yes)

Chairman Wilson acknowledged the arrival of applicant, Jennifer M. Bass whereas Item One was opened.

Commissioner Long retook his seat with the Commission being that he only had a conflict of interest for Item Two.

ITEM ONE: CASE # 20-00700001: Request by Jennifer M. Bass, property owner, for a Conditional Use Permit to allow for a short-term rental as an accessory use to the Single Family Residential (SFR-A) Zone District. The property is located at 301 West Victoria Avenue; more particularly described as Lot 3, Block 11, Bubany-Burke Northside Addition.

CB began by reminding the Commission how this was the fourth (4th) Conditional Use Permit coming before them for a short-term rental. The City of Gallup Land Development Standards (LDS) requires a short-term rental to obtain the Commission’s approval of a Conditional Use Permit in single-family districts. CB read aloud the use specific standards for short-term rental establishments from Section 10-3-C-g-iii of the LDS as follows:

1. Owner shall pay all applicable local, state, and federal taxes including sales and lodging taxes.
2. The owner is responsible for ensuring the accessory short-term rental meets all applicable local, state, and federal regulations.
3. Parties renting the designated bedroom or unit shall have access to a private or shared full bathroom.
4. Guest stays may only occur within the dwelling unit that the owner or resident manager
occupies.
5. Occupancy of the accessory short-term rental shall not exceed the occupancy allowed for single-family use as defined in the Municipal Code.
6. In single-family residential zone districts, all vehicles associated with the accessory short-term rental use shall be parked in designated parking areas, such as driveways and garages, or on-street parking, where permitted. No parking shall occur on lawns or sidewalks.

CB read aloud the following condition that was added to Resolution No. RP2020-3:
7. Working smoke alarms and fire extinguisher meeting NFPA 10 and IFC 2015 are required.

CB stated that if approved, an inspection would be made to verify the smoke detectors were installed.

**FINDINGS OF CONCLUSION:** CB reiterated to the Commission that a short-term rental was a permitted use within the Single Family Residential (SFR-A) Zone District as a conditional use. The property owner met all the requirements for the application and as long as they complied with all conditions set forth in Resolution No. RP2020-3 they’re permitted. The findings of staff for the proposed request met the Acceptable Grounds for Requesting and Granting a Conditional Use Permit. CB recommended approval of the conditional use permit; Resolution Number RP2020-3.

CB used the overhead projector to display the GIS Map to show the property’s location and explained how it was a small home built as a two story house. CB then used the overhead projector to display the property’s boundary survey, which showed they had plenty of parking in the front to accommodate the property owner and guest vehicles.

Chairman Wilson asked the Commission if they had any questions. There were none.

Chairman Wilson asked if there was anyone wishing to speak in favor of this case.

Jennifer Bass, property owner approached the podium and introduced herself and apologized for her tardiness.

*Chairman Wilson administered the oath required by State Law for public forum being that Ms. Bass wasn’t present at the beginning of meeting to be sworn in.*

Ms. Bass began by explaining how her house was designed for a short-term rental purpose and there was sufficient parking to accommodate her guests. She didn’t see any issues with her request and was open to answer any questions the Commission may have. Chairman Wilson stated that he understood Ms. Bass’ property had been previously used as a short-term rental and wanted to know if she was aware of any previous complaints. Ms. Bass stated no; she wasn’t aware of any complaints. Chairman Wilson acknowledged her cooperation in bringing her short-term rental into compliance by going through the Conditional Use Permit process. Chairman Wilson asked the Commissioners if they had any additional questions of Ms. Bass. There were none.

Chairman Wilson asked if there was anyone wishing to speak against this case.
Walter Tyler approached the podium and introduced himself. Mr. Tyler stated he was opposed to the change in zoning to permit a short-term rental. He spoke about how he’s heard about short-term rentals in Albuquerque where people use that type of use for parties. There have been cases where people are injured, which was why he was very opposed to allowing a short-term rental. Mr. Tyler stated that he lives in the area and didn’t feel comfortable with a short-term rental in his neighborhood. Chairman Wilson asked the Commissioners if they had any questions of Mr. Tyler. There were none. Mr. Tyler stated that it was a good residential area and didn’t favor the idea of a short-term rental because it would attract parties.

Ms. Bass asked Chairman Wilson if she could approach the podium to speak to Mr. Tyler’s concerns. Chairman Wilson stated yes. Ms. Bass stated that she understood Mr. Tyler’s concerns because when she previously lived in Nashville there were issues with those same concerns. Ms. Bass stated that she only rented out a one (1) bedroom that was limited to two (2) adults maximum whereas it wouldn’t be a place for any social gathering. She spoke about how her main objective was to provide short-term hospital workers a place to stay. Ms. Bass was very familiar with the struggle short-term workers have in obtaining suitable housing whereas her rental offers them convenience. Ms. Bass stated that she doesn’t really advertise to people passing through town; just mainly to hospital staff. Ms. Bass again acknowledged Mr. Tyler’s concerns and assured him that she would be monitoring her guests so they weren’t a burden on the surrounding neighbors.

Commissioner Mackenzie-Chavez asked Ms. Bass if she lived at the residence. Ms. Bass responded yes; she lived upstairs and the guest room was downstairs with their own entrance. Commissioner Mackenzie-Chavez pointed out how that would be a way to monitor her guests since she’ll be at the home and the studio was right underneath. Ms. Bass stated that was correct and although the guest room was separate from her living quarters she could still monitor them being so close.

Chairman Wilson asked if there were any other interested parties wishing to speak. There were none.

Chairman Wilson stated that the hearing was closed.

Motion to approve or deny the request for Case Number 2020-00700001. Commissioner Mackenzie-Chavez motioned for approval of Item One. Seconded by Commissioner Dooley. Motion Carried.

Upon roll call, the following votes were:

Commissioner K. Mackenzie-Chavez (Yes)
Commissioner J. Dooley (Yes)
Commissioner F. Pawlowski (Yes)
Commissioner M. Long (Yes)
Commissioner L. Miller (Yes)
Commissioner J. Cresto (Yes)

Chairman Wilson informed the audience that there was a ten (10) day appeal period. And there was no additional approval needed by City Council.
INFORMATION ITEMS

ITEM THREE: City Council Actions Taken

ITEM FOUR: January 2020 Building Permit Activity Report

OPEN FLOOR:
No discussion

Motion was made by Commissioner Pawlowski to adjourn the meeting. Seconded by Commissioner Cresto. Motion Carried.

Upon roll call, the following votes were:

- Commissioner F. Pawlowski (Yes)
- Commissioner J. Cresto (Yes)
- Commissioner K. Mackenzie-Chavez (Yes)
- Commissioner J. Dooley (Yes)
- Commissioner M. Long (Yes)
- Commissioner L. Miller (Yes)

Commission Adjourned at 6:26 p.m.

PLANNING & ZONING COMMISSION

________________________________________
KENT WILSON, CHAIRMAN

ATTEST:

________________________________________
CLYDE (C.B.) STRAIN
SECRETARY TO PLANNING & ZONING COMMISSION
May 6, 2020

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Clyde (C.B.) Strain, Planning & Development Director

REF: Case No. VAC2020-01000003, Matthew K. Hughbanks request for vacation of a 10’ public utility (P.U.E.) and drainage easement

BACKGROUND

Matthew K. and Geri Hughbanks, property owners, have petitioned the Gallup Planning and Zoning Commission to review a request and give recommendation to the Gallup City Council for vacation of a 10’ wide, 98.07’ long public utility (P.U.E.) and drainage easement on the property located at 3735 Maya Drive; more particularly described as Lot 10, Doug Alan Development Subdivision.

DISCUSSION

When the Doug Alan Development Subdivision was platted in 1997 there was a ten foot (10’) public utility (P.U.E.) and drainage easement dedicated along the northern property boundary line of lot 10. Utilities were never installed within this easement and there is no plan to install utilities within this easement anytime in the future. Also there is no drainage contained within this easement. Said property lies within an established neighborhood and all properties within the subdivision are currently serviced with all city utilities therefore the existing ten foot (10’) public utility (P.U.E.) and drainage easement is not needed by the City of Gallup for any additional utility or drainage improvements.

After reviewing this request the Gallup Task Force (GTF) had no issues with the proposed vacation of the public utility and drainage easements. GTF comments are included in your agenda packet for review.

FINDINGS

It is the findings of staff based on Gallup Task Force (GTF) comments that there are no issues with vacation of the described 10’ wide 98.07’ long public utility (P.U.E.) and drainage easement along the northern property boundary line of said property. Staff recommends that the Planning and Zoning Commission sends a positive recommendation to City Council for vacation of said easement.
Gallup Planning and Zoning Commission recommendations will be presented to the Gallup City Council at their regular meeting scheduled on May 26, 2020.
RESOLUTION NO. RP2020-5

A RESOLUTION FOR A [ ] POSITIVE [ ] NEGATIVE RECOMMENDATION TO THE GALLUP CITY COUNCIL FOR APPROVAL OF A REQUEST BY MATTHEW K. AND GERI HUGHBANKS, PROPERTY OWNERS, FOR VACATION OF A TEN FOOT (10’) WIDE PUBLIC UTILITY (P.U.E) AND DRAINAGE EASEMENT ALONG THE NORTHERN PROPERTY BOUNDARY LINE BEGINNING ON THE WEST PROPERTY BOUNDARY CORNER THEN COMMENCING EAST 98.07’ TO THE EASTERN PROPERTY CORNER ON THE PROPERTYLOCATED AT 3735 MAYA DRIVE.

WHEREAS, Matthew K. and Geri Hughbanks, property owners, have petitioned the Gallup City Council for vacation of a ten foot (10’) wide public utility (P.U.E) and drainage easement along the northern property boundary line beginning on the west property boundary corner then commencing east 98.07’ to the eastern property corner on the property located at 3735 Maya Drive.; more particularly described as Lot 10, Doug Alan Development Subdivision; and

WHEREAS, the aforementioned public utility (P.U.E) and drainage easement as shown on the Easement Survey being made part of this ordinance, that is being vacated shall be described as follows:

A STRIP OF LAND 10’ IN WIDTH, LYING WITHIN LOT 10, DOUG ALAN DEVELOPMENT SUBDIVISION, GALLUP, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME AS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO ON MAY 22, 1997, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, AND BEING THE REAL POINT OF BEGINNING,
THENCE N87°52’15”E, 98.07’ TO A POINT;
THENCE S00°01’30”W, 10.00’ TO A POINT;
THENCE S87°52’15”W, 98.07’ TO A POINT;
THENCE N00°01’30”E, 10.00’ TO THE POINT OF BEGINNING

CONTAINING 0.0225 AC.; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission after notice as required by law; and

WHEREAS, the Planning and Zoning Commission deems it in the best interest of the public and recommends to the Gallup City Council that this application be [ ] approved [ ] denied.
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, SITTING AS THE BOARD OF ADJUSTMENT, that:

1. The City of Gallup Planning and Zoning Commission hereby sends to the Gallup City Council a [ ] POSITIVE [ ] NEGATIVE recommendation for approval of Ordinance No. S2020-5, to vacate a ten foot (10’) wide, public utility (P.U.E.) and drainage easement along the northern property boundary line of said property as described above.

PASSED, ADOPTED AND APPROVED THIS 13TH DAY OF MAY 2020

CITY OF GALLUP, McKinley County

BY: ____________________________
   KENT WILSON, CHAIRMAN

ATTEST:
   ____________________________
   PLANNING AND ZONING COMMISSION

______________________________
Clyde (C.B.) Strain, Planning & Development Director
Secretary Planning and Zoning Commission
ORDINANCE NO. S2020-5

AN ORDINANCE [ ] APPROVING [ ] DENYING A REQUEST BY MATTHEW K. AND GERI HUGHBANKS, PROPERTY OWNERS, FOR VACATION OF A TEN FOOT (10’) WIDE PUBLIC UTILITY (P.U.E) AND DRAINAGE EASEMENT ALONG THE NORTHERN PROPERTY BOUNDARY LINE BEGINNING ON THE WEST PROPERTY BOUNDARY CORNER THEN COMMENCING EAST 98.07’ TO THE EASTERN PROPERTY CORNER ON THE PROPERTY LOCATED AT 3735 MAYA DRIVE.

WHEREAS, Matthew K. and Geri Hughbanks, property owners, have petitioned the Gallup City Council for vacation of a ten foot (10’) wide public utility (P.U.E) and drainage easement along the northern property boundary line beginning on the west property boundary corner then commencing east 98.07’ to the eastern property corner on the property located at 3735 Maya Drive.; more particularly described as Lot 10, Doug Alan Development Subdivision; and

WHEREAS, the aforementioned public utility (P.U.E) and drainage easement as shown on the Easement Survey being made part of this ordinance, that is being vacated shall be described as follows:

A STRIP OF LAND 10’ IN WIDTH, LYING WITHIN LOT 10, DOUG ALAN DEVELOPMENT SUBDIVISION, GALLUP, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME AS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO ON MAY 22, 1997, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, AND BEING THE REAL POINT OF BEGINNING,
THENENCE N87°52’15”E, 98.07’ TO A POINT;
THENENCE S00°01’30”W, 10.00’ TO A POINT;
THENENCE S87°52’15”W, 98.07’ TO A POINT;
THENENCE N00°01’30”E, 10.00’ TO THE POINT OF BEGINNING

CONTAINING 0.0225 AC.; and

WHEREAS, a public hearing was held before the Gallup City Council after notice as required by law; and

WHEREAS, The Governing Body deems it in the best interest of the public that this request be [ ] approved [ ] denied.

NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GALLUP, NEW MEXICO that:
SECTION ONE: CASE NO. 2020-01000003; the application to vacate a ten foot (10') wide, public utility (P.U.E.) and drainage easement along the northern property boundary line of said property as described above, is hereby [ ] approved [ ] denied; and

SECTION TWO: If the request to vacate the described public utility (P.U.E.) and drainage easement is approved, the public utility (P.U.E.) and drainage easement as described above is hereby vacated, closed, discontinued and withdrawn from City use as a public utility (P.U.E.) and drainage easement.

PASSED, ADOPTED, APPROVED ON THIS 26th DAY OF MAY, 2020

ATTEST:  

______________________________  
ALFRED ABEITA, CITY CLERK

CITY OF GALLUP, McKinley County

BY: ____________________________  
LOUIS O. BONAGUIDI, MAYOR
APPLICATION FOR VACATING STREET ALLEY OR PUBLIC EASEMENT

1. APPLICANT INFORMATION
(a) NAME: Matthew K. Hughbanks Phone #: 505-879-2053
Mailing Address: 3735 Maya Dr. Fax #: 
City: Gallup State: NM Zip: 87301
(b) Applicant's Signature: Date: 2/26/2020
(c) Agent / Representative: Phone #: 
Mailing Address: 
City: ________________ State: __________ E-mail: ________________
(d) Agent / Representative Signature: ________________ Date: ________________

2. PROPERTY OWNER (Please complete if Applicant is NOT the Property Owner)
(a) NAME: Matthew K. Hughbanks Phone #: 
Mailing Address: Same as above E-mail: swlongc0tt45@gmail.com
City: ________________ State: __________ Zip Code: ________________
(b) Property Owner's Signature: Date: 2/26/2020

3. LOCATION OF REQUEST
(a) Street Address (if any): 3735 Maya Dr. Gallup NM 87301
(b) Present Legal Description of the Vacation: 10 Foot Public Utility Easement
LEGAL SUMMARY: LOT 10, DOUG ALAN DEVELOPMENT SUBDIVISION
(c) General Description of Vacation: 10 Ft by 98.07' Wood Fence
Connecting to Neighbors Back Yard. Alley/Utilities located on West Side of Property Line
VACATING A TOTAL OF 0.0225 ACRES M/L; SEE METES AND BOUNDS DESCRIPTION

4. PROJECT DETAILS
(a) Written statement explaining request for proposed vacation: Yes ☑ No ☐
(b) Five (5) copies of a plat identifying the proposed vacation: Yes ☑ No ☐
(c) Processing fee of $100.00 included: Yes ☑ No ☐

OFFICE USE ONLY
Pre-App. Conf.: 2/20/2020 Application/Fees Accepted By: 
Fee Paid: $100.00 Method of Payment: Check #: 1472
Hearing Date: 4/3/2020 Case #: 20-010000-003

RECEIVED
MAR 10 2020
v.2018.07.12 12:50p
To: Whom it May Concern

Fr: Matthew Hughbanks

Re: Public Utility Easement Vacate for 3735 Maya Dr.

Date: February 28, 2020

This letter is to request to vacate the public utility easement located at my current residence 3735 Maya Dr. in the Indian Hills Subdivision.

The reason for this request is so I can build a shed along the north west corner of my property. There are no utilities that travel east to west which would be affected of this structure. The public utility’s run north and south through the alley way.

Century Link and Xfinity have been notified by the City of Gallup Public Utilities Department, visited my residence and were shown where the structure is to be built. Both Companies have agreed that the structure when completed would not interfere with their day to day job functions.

Thank you for your time and consideration on this matter!

Sincerely,

Matthew K. Hughbanks
Property Owner
BOUNDARY SURVEY OF LOT 10
DOUG ALAN DEVELOPMENT SUBDIVISION
GALLUP, McKinley COUNTY, NEW MEXICO

AS THE SAME IS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE
CLERK OF McKinley COUNTY, NEW MEXICO ON MAY 22, 1997.

Scale: 1"=20'

10' PUBLIC UTILITY EASEMENT

WOOD FENCE
(TYPICAL)

Proposed Structure
(SHED)

14" x 24"

NOTES:
1) OWNER: RICHARD WORCESTER & JULIE FARRELL
   BK. 23 COMP., PG. 1654

2) ADDRESS: 3735 MAYA DRIVE, GALLUP, NM.

3) FIELD SURVEY PERFORMED: DECEMBER 9, 2009

4) TITLE COMMITMENT PROVIDED BY GALLUP TITLE COMPANY,

LEGEND

- FOUND 1/2" REBAR w/PS11456 CAP &
  PS13606 WASHER
- FOUND 1/2" REBAR w/PS13606
  ALUMINUM CAP
- FOUND 1/2" REBAR, SET PS13606
  ALUMINUM CAP
EASEMENT SURVEY OF THE NORTH 10' OF LOT 10
DOUG ALAN DEVELOPMENT SUBDIVISION
GALLUP, MCKINLEY COUNTY, NEW MEXICO
AS THE SAME IS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE
CLERK OF MCKINLEY COUNTY, NEW MEXICO ON MAY 22, 1997.

NOTES:
1) OWNER: RICHARD WORCESTER & JULIE FARRELL
   BK. 23 COMP., PG. 1954
2) ADDRESS: 3735 MAYA DRIVE, GALLUP, NM.
3) FIELD SURVEY PERFORMED: DECEMBER 6, 2009
4) TITLE COMMITMENT PROVIDED BY GALLUP TITLE COMPANY,
   SCHEDULE B - PART II.
5) DRIVEWAY, INTERIOR WALLS, LANDSCAPING AND SIDEWALKS NOT SHOWN.
6) ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER
   WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

DESCRIPTION OF A STRIP OF LAND - TO BE VACATED
A STRIP OF LAND 10' IN WIDTH, LYING WITHIN LOT 10, DOUG ALAN DEVELOPMENT SUBDIVISION, GALLUP, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME IS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO ON MAY 22, 1997, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, AND BEING THE REAL POINT OF BEGINNING,
THENCE N87°52'15"E, 98.07 TO A POINT;
THENCE S80°01'30"W, 10.00 TO A POINT;
THENCE S87°52'15"W, 98.07 TO A POINT;
THENCE N00°01'30"E, 10.00 TO THE POINT OF BEGINNING.
CONTAINING 0.0225 AC.

Prepared by:
DePauli Engineering & Surveying LLC
Civil Engineers and Land Surveyors
102 West Hill Avenue
Gallup, New Mexico 87301
Tel: (505) 633-5420 Fax: (505) 633-1919 Email: dds@netzero.com

MARC A. DEPAULI N.M.P.S. LIC. No. 13606
Date

1 MAR 20 2020

W 125'
DESCRIPTION OF A STRIP OF LAND – TO BE VACATED

A STRIP OF LAND 10' IN WIDTH, LYING WITHIN LOT 10, DOUG ALAN DEVELOPMENT SUBDIVISION, GALLUP, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME AS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO ON MAY 22, 1997, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, AND BEING THE REAL POINT OF BEGINNING.

THENCE N87°52'15"E, 98.07' TO A POINT;
THENCE S00°01'30"W, 10.00' TO A POINT;
THENCE S87°52'15"W, 98.07' TO A POINT;
THENCE N00°01'30"E, 10.00' TO THE POINT OF BEGINNING.

CONTAINING 0.0225 AC.

Marc DePauli PE/PS 13606
Request by Matthew & Geri Hughbanks, property owners, for the City of Gallup to vacate a 10’ wide, 98.07’ long public utility and drainage easement along the northern property line in order to allow for the construction of an accessory structure.

The property is located at 3735 Maya Drive; more particularly described as Lot 10, Doug Alan Development Subdivision.

**AERIAL IMAGERY**
Request by Matthew & Geri Hughbanks, property owners, for the City of Gallup to vacate a 10' wide, 98.07' long public utility and drainage easement along the northern property line in order to allow for the construction of an accessory structure.

The property is located at 3735 Maya Drive; more particularly described as Lot 10, Doug Alan Development Subdivision.

SITE PHOTOS
March 12, 2020

MEMORANDUM

TO:        GALLUP TASK FORCE (GTF)

➤ C.B. Strain, Community Planner
➤ Stan Henderson, Executive Director, Public Works Division
➤ Mike DeClercq, Water/Waste Water Superintendent
➤ Marita Joe, Senior Electrical Engineer
➤ Adrian Marrufo, Solid Waste Director
➤ Jacob LaCroix, GFD, Fire Inspector
➤ Diane Willato, CenturyLink Engineer
➤ Irma Bustamante, NM Gas Co. Distribution Superintendent
➤ John Ortiz & Matthew Baca, Comcast
➤ Jayson Groven, NM DOT

FROM:       Roman J. Herrera, Development Review Coordinator

cc:         Dennis Romero, Water & Wastewater Executive Director
            John Wheeler, Electric Director

CASE #: 20-01000003
PROJECT NAME: Vacation
PROPERTY OWNER: Matthew Hughbanks
PROJECT LOCATION: 3735 Maya Drive

DESCRIPTION: VACATION: The property owner is requesting that the 98.07’ x 10’ Public Utility Easement located in his rear yard be vacated. The request will be scheduled to be heard at Public Hearing as soon as possible, any conditions for approval should be included in staff recommendation to the Commission.

ELECTRONIC COMMENTS ARE DUE BY 18 MARCH 2020

NO TASK FORCE MEETING HAS BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:
P1.) Request is to vacate an unused 10’x98.07’ Public Utility Easement (PUE) and Drainage Easement.

P2.) There are no utilities or drainage within said easement and the subject property and surrounding properties are currently serviced with all required utilities therefore the existing Public Utility Easement (PUE) and Drainage Easement is not needed and can be vacated without impacting subject and surrounding properties.

P3.) Ok to proceed to Planning and Zoning Commission meeting for recommendation and then to City Council for final approval.

CITY ENGINEER COMMENTS: No concerns with PUE vacation.
**WATER DEPARTMENT COMMENTS:** No comments

**WASTEWATER DEPARTMENT COMMENTS:** No comments

**ELECTRIC DEPARTMENT COMMENTS:** No issue with vacation. There is no City owned electric poles, lines or equipment within the easement.

**FIRE DEPARTMENT COMMENTS:** No issues with vacation.

**SOLID WASTE COMMENTS:** No solid waste issues at this time

**CENTURYLINK COMMENTS:** It looks like our main line cable is in the alley to the west of this lot, I don't see any conflicts.

**NM GAS COMPANY COMMENTS:** No comments received from NM Gas.

**COMCAST COMMENTS:** No comments received from Comcast.

**NM D.O.T.:** No comments received from NM DOT.
Request by Matthew & Geri Hughbanks, property owners, for the City of Gallup to vacate a 10’ wide, 98.07’ long public utility and drainage easement along the northern property line in order to allow for the construction of an accessory structure. The property is located at 3735 Maya Drive; more particularly described as Lot 10, Doug Alan Development Subdivision.
Request by Matthew & Geri Hughbanks, property owners, for the City of Gallup to vacate a 10’ wide, 98.07’ long public utility and drainage easement along the northern property line in order to allow for the construction of an accessory structure. The property is located at 3735 Maya Drive; more particularly described as Lot 10, Doug Alan Development Subdivision.
Letters sent 04/24/2020

Request by Matthew & Geri Hughbanks, property owners, for the City of Gallup to vacate a 10’ wide, 98.07’ long public utility and drainage easement along the northern property line in order to allow for the construction of an accessory structure. The property is located at 3735 Maya Drive; more particularly described as Lot 10, Doug Alan Development Subdivision.

ADDRESS LIST

1. MATTHEW & GERI HUGHBANKS
   3735 MAYA DR.
   GALLUP, NM 87301
   LOT 10, DOUG ALAN DEVELOPMENT SUB.
   R215192

2. RICHARD A. ORTEGA
   506 SANDSTONE PL.
   GALLUP, NM 87301
   LOT 4-A, DOUG ALAN DEVELOPMENT SUB.
   R215198

3. GERALD O’HARA & MILDRED J. DUNNING
   508 SANDSTONE PL.
   GALLUP, NM 87301
   LOT 5-A, DOUG ALAN DEVELOPMENT SUB.
   R215197

4. ROBERT A. & KAREN KERCHER, TRUSTEES
   507 SANDSTONE PL.
   GALLUP, NM 87301
   LOT 6, DOUG ALAN DEVELOPMENT SUB.
   R215196

5. CINDI MARIE MCLURE & THEDEOUS D. TAH
   3739 MAYA DR.
   GALLUP, NM 87301
   LOT 11, DOUG ALAN DEVELOPMENT SUB.
   R215191

6. WILSON & MILDRED A. SMITH
   3743 MAYA DR.
   GALLUP, NM 87301
   LOT 12, DOUG ALAN DEVELOPMENT SUB.
   R131113

7. DAVID I. MCDONNELL & DIANNE E. HUGHES
   3744 MAYA DR.
   GALLUP, NM 87301
   LOT 3, MORNING STAR SUB.
   R212751

8. DANIEL E. & NANCY CADIGAN
   3740 MAYA DR.
   GALLUP, NM 87301
   LOT 2, MORNING STAR SUB.
   R212750

9. JAMES ROBERT DE MOL AND JOCELYN MACAYAYONG
   3736 MAYA DR.
   GALLUP, NM 87301
   LOT 1, MORNING STAR SUB.
   R209391

10. IRVIN J. & NORMA J. JONES
    3732 MAYA DR.
    GALLUP, NM 87301
    LOT 59, BLOCK 5, TOLTEC SUB. UNIT 1
    R205155

11. FRANCES A. BACA
    3730 MAYA DR.
    GALLUP, NM 87301
LOT 58, BLOCK 5, TOLTEC
SUB. UNIT 1
R208101

12. BRIAN C. & JULIE ANN
ARCHULETA
3727 MAYA DR.
GALLUP, NM 87301
LOTS 35 & 36, BLOCK 3,
TOLTEC SUB. UNIT 1
R206797

13. JOSHUA P. GOODENOUGH &
FLORENCE N. YAZZIE
913 E. HILL AVE.
GALLUP, NM 87301
LOT 34, BLOCK 3, TOLTEC
SUB. UNIT 1
R206796

14. KELLY EUGENE & STEFANIE
JO MORTENSEN
509 AZTEC CT.
GALLUP, NM 87301
LOT 33, BLOCK 3, TOLTEC
SUB. UNIT 1
R206734
May 5, 2020

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Clyde (C.B.) Strain, Planning & Development Director

REF: Case No. REZ2020-00600002: request by Joseph Sanchez and Kevin Taira, agent for George T. and Wilma Taira, property owners, for a change in zoning designation from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District for certain described real property.

BACKGROUND

Joseph Sanchez and George T. & Wilma Taira, property owners, have petitioned the Gallup Planning and Zoning Commission for a change in zoning designation from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District for certain real property described as Lots 12 through 19, Block 1 and Lots 30 through 37, Block 2, Cedar Pine Addition Unit 1.

DISCUSSION

Subsection 10-5-B-d-i-3a of the City of Gallup Land Development Standards states that amendments to the official zoning map which involve a particular area of land may be made by the Council on its own motion or upon request of the Planning and Zoning Commission, or the person or persons holding fifty one percent (51%) or more of the ownership of the area of land may request the Planning and Zoning Commission to amend the map upon a determination that there are sufficient grounds for the amendment. In this case petitioning property owners, Joseph Sanchez and George T. & Wilma Taira represent 100% ownership of the property proposed for rezone and as such are making the request for a zoning map amendment to the Planning and Zoning Commission.

Subject properties are currently zoned Rural Holding Zone (RHZ) Zone District. The purpose for the request for a change in zoning designation from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District is one, to allow for commercial development of Lots 12 through 17, and Lots 30 through 37, owned by Joseph Sanchez, and two, to zone developed Lots 18 and 19 owned by George T. & Wilma Taira that are currently not zoned in order to bring these developed lots into compliance with the zoning requirements of the City of Gallup Land Development Standards.
Section 10-5-B-di2 of the City of Gallup Land Development Standards list Zoning Map Amendment and Text Amendment Criteria. A copy of Section 10-5-B-di2 is included in your agenda packed and marked as “Exhibit A” for your review.

The Gallup Task Force has reviewed this request and all comments submitted apply to future development of said tracts of land. No impacts or additional improvements are required for rezoning.

FINDINGS

Section 10-5-B-di2 sets forth criteria for zoning map amendments as shown in exhibit “A”. It is the findings of staff that a rezone is necessary in order allow for subdivision and commercial development which is consistent with surrounding properties, therefore the request meets the following grounds:

1. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one.

Staff recommends approval of the zone change request from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District for the property as described above.
RESOLUTION NO. RP2020-6

A RESOLUTION [ ] GRANTING [ ] DENYING A REQUEST BY JOSEPH SANCHEZ AND GEORGE T. & WILMA Taira, PROPERTY OWNERS, FOR A CHANGE IN ZONING DESIGNATION FOR CERTAIN DESCRIBED REAL PROPERTY FROM RURAL HOLDING ZONE (RHZ) ZONE DISTRICT TO GENERAL COMMERCIAL (GC) ZONE DISTRICT.

WHEREAS, Joseph Sanchez and George T. & Wilma Taira, property owners, have petitioned the Gallup Planning and Zoning Commission for a change in zoning designation from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District for certain real property described as Lots 12 through 19, Block 1 and Lots 30 through 37, Block 2, Cedar Pine Addition Unit 1; and

WHEREAS, a change in zone designation is being requested in order to allow for commercial development of Lots 12 through 17, and Lots 30 through 37, owned by Joseph Sanchez, and to zone two developed Lots 18 and 19 owned by George T. & Wilma Taira that are currently not zoned in order to bring these developed lots into compliance with the zoning requirements of the City of Gallup Land Development Standards; and

WHEREAS, Subsection 10-5-B-d-i3a of the City of Gallup Land Development Standards states that amendments to the official zoning map which involve a particular area of land may be made by the Council on its own motion or upon request of the Planning and Zoning Commission, or the person(s) holding fifty one percent (51%) or more of the ownership of the area of land may request the Planning and Zoning Commission to amend the map upon a determination that there are sufficient grounds for the amendment; and

WHEREAS, the petitioning property owners, Joseph Sanchez and George T. & Wilma Taira, hold one hundred percent (100%) of the ownership of the area of land involved in the proposed zoning map amendment from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District for the property as described above; and

WHEREAS, Section 10-5-B-di2 of the Gallup Land Development Standards sets forth minimum criteria for zoning map amendments; and

WHEREAS, it is the findings of staff that the request meets the following grounds for approval:

1. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission after notice as required by law; and
WHEREAS, the Planning and Zoning Commission deems it in the best interest of the public that this application be [ ] granted [ ] denied.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, SITTING AS THE BOARD OF ADJUSTMENT, that:

1. The application, Case #REZ2020-00600002, for a change in zoning designation from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District for certain real property as described above is hereby [ ] granted [ ] denied.

2. The rezone if approved is subject to compliance with the regulations of the General Commercial (GC) Zone District.

3. The rezone pertains only to the properties described herein.

PASSED, ADOPTED AND APPROVED THIS 13TH DAY OF MAY 2020

CITY OF GALLUP, McKinley County

BY: ____________________________
KENT WILSON, CHAIRMAN

ATTEST:
PLANNING AND ZONING COMMISSION

__________________________
Clyde (C.B.) Strain, Planning & Development Director
Secretary Planning and Zoning Commission
Exhibit “A”

10-5-B-d-i2
Zoning Map Amendment and Text Amendment Criteria

Amendments to the text of the Ordinance are warranted when the provisions of the Ordinance evidence such defects as: ambiguity, omission, inconsistency, obsolescence, inadequacy, excessive stringency or generally fail to serve the public interest. Acceptable grounds for amending the Official Zoning Map are that one (1) or more of the following criteria would be met:

1. There was a mistake in the original mapping of the district for a particular area and the proposed amendment would correct this mistake. In most instances, a mistake would imply that the zoning district which was applied originally did not correspond well to the character of the existing land use in the area.

2. The exact location of a particular zoning district boundary is obscure or irrational or severs a lot area into two (2) or more zoning districts so that it is difficult to develop the lot area properly.

3. Due to changing circumstances of land use in the area, the proposed zoning district would be better suited to the area than the existing zoning district.

4. The land area within a Rural Holding Zone designation has become appropriate for urban development as a result of availability of public utilities and services as well as the needs of the public.

5. The social, economic or environmental interests of the general public good would be better served by the proposed zoning district than the existing one.

6. The proposed change in zoning district boundaries is needed to bring the Official Zoning Map into conformance with changes in the text of the Zoning Ordinance or with the City Master Plan.
APPLICATION FOR REZONING
(ZONE CHANGE)

Amendments to the official zoning map or text of the zoning ordinance are initiated by application to the City on prescribed forms. Each application for any amendment to the official zoning map must be accompanied by an accurate plot plan, site plan, building development plan, sketch plan, program or development, or other related material and information as required by the City. After an application for an amendment is advertised for public hearing by the Planning & Zoning Commission, another application for a change for the same property of the text may not be filed within twelve (12) months from the date of final action by the governing body on the application.

PROPERTY OWNER INFORMATION:
Name: RED ROCK SELF STORAGE / JOSEPH SANCHEZ
Address: 212 W. COAL AVE.
Telephone: (505) 863-8992
Fax: jsanchez@guestoffice.net

APPLICANT INFORMATION:
Name: SAME AS PROPERTY OWNER
Address: 212 W. COAL AVE.
Telephone:
Fax:

SITE ADDRESS: 299 NIZHONI BLVD.
& VACANT LOTS
LEGAL DESCRIPTION: Lot: ___ Block: ___ Subdivision: ___
Other (if not lot and block): SEE PROPERTY CARDS FOR LEGAL DESCRIPTIONS
TOTAL SITE ACREAGE: 1.9307
DESCRIPTION OF REQUESTED USE: Storage Units Which Are Permitted in GC

PRESENT ZONING DESIGNATION OF THE LAND: R12
REQUESTED ZONE CHANGE: R12 GC

*PMU District may require submittal of a Master Plan. Check here □ if Master Plan is included.

REASON(S) FOR THE REQUESTED CHANGE:

(CURRENT ZONING DESIGNATION OF Property 1) Does Not Allow Users I Wish To Develop

**ATTACH A SITE PLAN OF THE PROPOSED DEVELOPMENT / PROJECT **

Print Property Owner’s Name
JOSEPH SANCHEZ
Signature
3-11-20
Date

Print Applicant’s Name
Signature
Date

OFFICE USE ONLY

Pre-App. Conf: 3/1/2020 Application & Fee Accepted by: 
Fee Paid: $ 175.00 Method of Payment: Check # 1014
Hearing Date: 4/18/2020 Case #: 20-001600002

[ DATE STAMP ]
MAR 12 2020
11:40am
March 12, 2020

City of Gallup
P. O. Box 1270
Gallup, NM 87305

Re: Zoning Change

Planning & Zoning Department

Please accept this letter as my formal request to qualify for rezone of vacant lots from rural holding zone (RHZ) to heavy commercial (HC) from City of Gallup LDS zone criteria. Please reference:

10-5-B-d-i Zoning Map Amendment and Text Amendment Requirements and Procedures

   c. Due to changing circumstances of land use in the area, the proposed district would be better suited to the area than the existing district.

   d. The land area within the RHZ district designation has become appropriate for urban development because of availability of public utilities and services as well as the needs of the public.

   e. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one.

Attached is the application for rezoning which entails further property details.

Thank you for your consideration and immediate attention to this request.

Sincerely,

Joseph I. Sanchez
APPLICATION FOR REZONING
(ZONE CHANGE)

AMENDMENTS TO THE OFFICIAL ZONING MAP OR TEXT OF THE ZONING ORDINANCE ARE INITIATED BY APPLICATION TO THE CITY ON PRESCRIBED FORMS. EACH APPLICATION FOR ANY AMENDMENT TO THE OFFICIAL ZONING MAP MUST BE ACCOMPANIED BY AN ACCURATE PLOT PLAN, SITE PLAN, BUILDING DEVELOPMENT PLAN, SKETCH PLAN, PROGRAM OR DEVELOPMENT, OR OTHER RELATED MATERIAL AND INFORMATION AS REQUIRED BY THE CITY. AFTER AN APPLICATION FOR AN AMENDMENT IS ADVERTISED FOR PUBLIC HEARING BY THE PLANNING & ZONING COMMISSION, ANOTHER APPLICATION FOR A CHANGE FOR THE SAME PROPERTY OF THE TEXT MAY NOT BE FILED WITHIN TWELVE (12) MONTHS FROM THE DATE OF FINAL ACTION BY THE GOVERNING BODY ON THE APPLICATION.

PROPERTY OWNER INFORMATION:
Name: GEORGE T. & WILMA TAIRA
Address: 1300 COUNTRY CLUB DR. City: GALLUP State: NM Zip Code: 87301
Telephone: 505-793-3849 Fax: 505-793-7274

APPLICANT INFORMATION:
Name: KEVIN TAIRA
Address: PO BOX 269 City: GALLUP State: NM Zip Code: 87301
Telephone: (505) 722-3849 Fax: 

SITE ADDRESS: 303 NIZHONI BLVD. LEGAL DESCRIPTION: Lot: Block: Subdivision:
Other (if not lot and block): LOTS 18 & 19, BLOCK 1, CEDAR PINE ADDN. UNIT 1
TOTAL SITE ACREAGE: 0.2610 M/L DESCRIPTION OF REQUESTED USE: SELF - STORAGE BUSINESS

PRESENT ZONING DESIGNATION OF THE LAND: RHZ REQUESTED ZONE CHANGE: HC GC

*PMU District may require submittal of a Master Plan. Check here □ if Master Plan is included.

REASON(S) FOR THE REQUESTED CHANGE: BRINGING PROPERTY INTO COMPLIANCE SINCE EXISTING BUSINESS IS THERE

**ATTACH A SITE PLAN OF THE PROPOSED DEVELOPMENT / PROJECT **

GEORGE T. / WILMA TAIRA
Print Property Owner's Name

SEE POWER OF ATTORNEY
Signature

KEVIN TAIRA
Print Applicant's Name

KEVIN T. P.O.A. GEORGE T. WILMA TAIRA
Signature

Date 3/05/2020

OFFICE USE ONLY

Pre-App. Confr. _______ Application & Fee Accepted by: ______

Fee Paid: $ 0 Method of Payment: N/A

Hearing Date: 04/08/2020 Case #: 20-00600002

RECEIVED
By Nikki Lee at 11:29 am, Mar 25, 2020

VOL. 06.2017
March 25, 2020

City of Gallup-Planning & Development
110 W. Aztec Ave.
Gallup, NM 87301

To whom it may concern:

Please accept this as my formal request on behalf of George T. & Wilma Taira, property owners to rezone the property located at 303 Nizhoni Boulevard, Gallup, NM 87301 from Rural Holding Zone (RHZ) to Heavy Commercial (HC) Zone District. I’d like to qualify under the following criteria according to the City of Gallup Land Development Standards section 10-5-8-d-i2:

1. Due to changing circumstance of land use in the area, the proposed district would be better suited to the area than the existing district.
2. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one.

If there are any questions, I can be contacted at 505-722-3849 or kevin.taira@tairasinc.com

Sincerely,

Kevin Taira
Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc. and Kevin Taira on behalf of George T. & Wilma Taira, property owners, for the Rezoning of 2.1917 acres M/L FROM Rural Holding Zone (RHZ) Zone District TO General Commercial (GC) Zone District.

The properties are generally located northwest of Nizhoni Boulevard and Mesquite Drive; more particularly described as Lots 12 through 19, Block 1 and Lots 30 through 37, Block 2, Cedar Pine Addition Unit 1.

AERIAL IMAGERY
Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc. and Kevin Taira on behalf of George T. & Wilma Taira, property owners, for the Rezoning of 2.1917 acres M/L FROM Rural Holding Zone (RHZ) Zone District TO General Commercial (GC) Zone District. The properties are generally located northwest of Nizhoni Boulevard and Mesquite Drive; more particularly described as Lots 12 through 19, Block 1 and Lots 30 through 37, Block 2, Cedar Pine Addition Unit 1.

SITE PHOTOS
March 17, 2020

MEMORANDUM

TO:  GALLUP TASK FORCE (GTF)

C.B. Strain, Community Planner
Stan Henderson, Executive Director, Public Works Division
Mike DeClercq, Water/Waste Water Superintendent
Marita Joe, Senior Electrical Engineer
Adrian Marrufo, Solid Waste Director
Jacob LaCroix, GFD, Fire Inspector
Diane Willato, CenturyLink Engineer
Irma Bustamante, NM Gas Co. Distribution Superintendent
John Ortiz & Mathew Baca, Comcast
Jayson Grover, NM D.O.T.

FROM:  Roman J. Herrera, Development Review Coordinator

cc: Dennis Romero, Water & Wastewater Executive Director
    John Wheeler, Electric Director

CASE #: 20-0600002
PROJECT NAME: Re-Zone
PROPERTY OWNER: Red Rock Self Storage / Joseph Sanchez
PROJECT LOCATION: Block 1 & 2, Cedar Pine Addn. Unit 1 – E. Nizhoni Blvd.
DESCRIPTION: RE-ZONE: The property owner is requesting that the property described above
be granted a zone change from Rural Holding Zone (RHZ) to General Commercial (GC) so that it
can be developed as a commercial use (storage units). The zoning change request will be
scheduled to be heard by the Planning & Zoning Commission at their next regularly scheduled
meeting, any conditions for approval should be included in staff recommendation to the
Commission.

ELECTRONIC COMMENTS ARE DUE BY: 24 MARCH 2020

NO TASK FORCE MEETING HAS BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:

P1.) Rezone from RHZ to HC is necessary in order to allow for commercial
development of said lots.

P2.) Request for rezone meets the following criteria:
   - The social, economic or environmental interests of the public good would
     be better served by the proposed district than the existing one.

P3.) Ok to proceed to public hearing.
CITY ENGINEER COMMENTS: PW has no issue with rezoning.

WATER DEPARTMENT COMMENTS: The Water Department did not submit comments.

WASTEWATER DEPARTMENT COMMENTS: The Wastewater Department did not submit comments.

ELECTRIC DEPARTMENT COMMENTS: Electric has no issue with Rezone.

FIRE DEPARTMENT COMMENTS: No issues with rezone. Future code requirements will be construction dependent.

SOLID WASTE COMMENTS: No issues with rezone.

CENTURYLINK COMMENTS: CenturyLink has no comment regarding the rezone project.

NM GAS COMPANY COMMENTS: New Mexico Gas has no issues.

COMCAST COMMENTS: Comcast has no issues or concerns with this Re-Zone. Our facilities exist on the pole line just south of the property.

NM D.O.T. COMMENTS: No comments from the NMDOT. A re-zoning will not impact NMDOT Right of Way or highway function.
Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc. and Kevin Taira on behalf of George T. & Wilma Taira, property owners, for the Rezoning of 2.1917 acres M/L FROM Rural Holding Zone (RHZ) Zone District TO General Commercial (GC) Zone District. The properties are generally located northwest of Nizhoni Boulevard and Mesquite Drive; more particularly described as Lots 12 through 19, Block 1 and Lots 30 through 37, Block 2, Cedar Pine Addition Unit 1.
Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc. and Kevin Taira on behalf of George T. & Wilma Taira, property owners, for the Rezoning of 2.1917 acres M/L FROM Rural Holding Zone (RHZ) Zone District TO General Commercial (GC) Zone District. The properties are generally located northwest of Nizhoni Boulevard and Mesquite Drive; more particularly described as Lots 12 through 19, Block 1 and Lots 30 through 37, Block 2, Cedar Pine Addition Unit 1.
Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc. and Kevin Taira on behalf of George T. & Wilma Taira, property owners, for the Rezoning of 2.1917 acres M/L FROM Rural Holding Zone (RHZ) Zone District TO General Commercial (GC) Zone District. The properties are generally located northwest of Nizhoni Boulevard and Mesquite Drive; more particularly described as Lots 12 through 19, Block 1 and Lots 30 through 37, Block 2, Cedar Pine Addition Unit 1.

**ADDRESS LIST**

<table>
<thead>
<tr>
<th></th>
<th>Address Details</th>
<th>2. Letters sent 04/24/2020</th>
</tr>
</thead>
</table>
| 1A | RED ROCK SELF STORAGE INC.  
   212 W. COAL AVE.  
   GALLUP, NM 87301  
   LOTS 12 & 13, BLOCK 1, CEDAR PINE ADDN. UNIT 1 |
| 1B | LOTS 14 THRU 17, BLOCK 1, CEDAR PINE ADDN. UNIT 1 |
| 1C | GEORGE T. & WILMA TAIRA  
   1300 COUNTRY CLUB DR.  
   GALLUP, NM 87301  
   LOTS 18 & 19, BLOCK 1, CEDAR PINE ADDN. UNIT 1 |
| 1D | LOTS 30 & 31, BLOCK 2, CEDAR PINE ADDN. UNIT 1 |
| 1E | LOTS 32 & 33, BLOCK 2, CEDAR PINE ADDN. UNIT 1 |
| 1F | LOTS 34 & 35, BLOCK 2, CEDAR PINE ADDN. UNIT 1 |
| 1G | LOTS 36 & 37, BLOCK 2, CEDAR PINE ADDN. UNIT 1 |
| 1H | GEORGE T. & WILMA TAIRA  
   1300 COUNTRY CLUB DR.  
   GALLUP, NM 87301  
   LOTS 18 & 19, BLOCK 1, CEDAR PINE ADDN. UNIT 1 |
| 2  | STEPHEN RANDOLPH LARSON  
   785 NE WOOD LANE |
| 3  | NIZHONI SELF STORAGE, INC.  
   P.O. BOX 269  
   GALLUP, NM 87305-0269  
   LOTS 3A-5A, REPLAT NO. 2  
   BERTINETTI ADDN. & SUB. & A PORTION OF CEDAR PINE SUB. |
| 4  | JOSEPH & ELIZABETH SANCHEZ  
   200 BOULDER DR.  
   GALLUP, NM 87301  
   A TRACT OF LAND WITHIN THE SW ¼ OF SEC. 22 T15 R18, CONT. 2.58 ACS M/L |
| 5  | GRACE BIBLE CHURCH OF  
   GALLUP, NEW MEXICO  
   222 BOULDER DR.  
   GALLUP, NM 87301  
   A TRACT OF LAND IN THE E ½ SW ¼ OF 22 15 18, CONT. 2.74 ACS M/L A/K/A GALLUP BAPTIST CHURCH ADDN. |
<p>| 6  | LOT 29, BLOCK 2, CEDAR PINE ADDN. UNIT 1 |</p>
<table>
<thead>
<tr>
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<td></td>
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<tr>
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<td>CYD. T. HANNS</td>
<td>P.O. BOX 1326 BARROW, AK 99723</td>
<td>LOTS 26 &amp; 27, BLOCK 2, CEDAR PINE ADDN. UNIT 1 R205736</td>
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<td>HIGH &amp; KAUZLARIC, INC.</td>
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<td>11</td>
<td>LOT 23, BLOCK 1, CEDAR PINE</td>
<td>ADDN. UNIT 1 R207394</td>
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<tr>
<td>12</td>
<td>ROBERT LEE &amp; EILEEN A.</td>
<td>1611 KIVA DR. GALLUP, NM 87301</td>
<td>BLOCK 1, LOT 1, ZIA SUB. UNIT #1 R653721</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>MCKINLEY PROPCO LLC</td>
<td>ATTN: GMF CAPITAL 650 MADISON AVE. NEW YORK, NY 10022</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>NIZHONI TERRACE</td>
<td>222 NIZHONI BLVD. GALLUP, NM 87301</td>
<td>2.5 ACS M/L IN SEC. 27 T15N R18W, NE ¼ NW ¼ A/K/A NIZHONI APARTMENTS R014583</td>
<td></td>
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<tr>
<td>15</td>
<td>GURLEY PROPERTIES LTD.</td>
<td>C/O 1638 S. SECOND ST. GALLUP, NM 87301</td>
<td>1.88 ACS M/L IN 27 15 18, THE NW ¼ OF A/K/A LOT 1, CEDAR CREST SUB. R208343</td>
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<tr>
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<td>NIZHONI TERRACE</td>
<td>222 NIZHONI BLVD. GALLUP, NM 87301</td>
<td>.466 ACS M/L IN THE NW ¼ OF 27 15 18, A/K/A LOT 2, CEDAR CREST SUB. R208344</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>TONY D. GONZALES</td>
<td>P.O. BOX 1100 GALLUP, NM 87305-0000</td>
<td>BLOCK 1, LOT 1, ZIA SUB. UNIT #1 R653721</td>
<td></td>
</tr>
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</table>
May 6, 2020

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Clyde (C.B.) Strain, Planning & Development Director

REF: Case No. MNSB2020-00300002, request for final plat review and approval of the Red Rock Self Storage Subdivision.

BACKGROUND

Joseph Sanchez, dba Red Rock Self Storage, Inc., property owner, has petitioned the Gallup Planning and Zoning Commission for final plat review and approval of the Replat No. 1 of Lots 12 through 17, Block 1, and Lots 30 through 37, Block 2, Cedar Pine Subdivision Unit 1. The property is generally located north of Nizhoni Boulevard and west of Mesquite Drive; containing 1.9307 acres. The subdivision also includes vacation of an unnamed, undeveloped land locked street right-of-way containing 0.4016 acres.

DISCUSSION

Currently the property consists of fourteen (14) lots containing a total of 1.9307 acres. And an unnamed, undeveloped land locked street right-of-way containing 0.4016 acres. The purpose of this subdivision is to replat the existing lots from fourteen (14) individual lots into one (1) individual lot, and to vacate the above referenced street right-of-way in order to allow for commercial development of said property. Proposed Lot 12A meets the minimum dimensional requirements for the General Commercial (GC) Zone District.

The property is also presently fully serviced with water/wastewater and electric infrastructure therefore no additional infrastructure improvements are required at this time.

Copies of the City of Gallup Task Force comments are included in your agenda packets for your review.

FINDINGS

It is the findings of staff that the proposed subdivision complies with the City of Gallup Subdivision Regulations for a minor subdivision including all dimensional requirements for the General Commercial (GC) Zone District. Staff’s recommendation is for approval of said subdivision.
USE ADDITIONAL SHEETS IF NECESSARY. SUBMIT THE COMPLETED APPLICATION WITH ALL RELATED MATERIALS AND FILING FEE (PAYABLE TO THE CITY OF GALLUP) TO THE PLANNING DEPARTMENT. INCOMPLETE OR INACCURATE APPLICATIONS MAY DELAY HEARING OR DECISION DATE.

FEES:  SKETCH-$25.00  PRELIMINARY-1 acre or less $100, + $25 each additional acre  FINAL PLAT-$50.00  SITE DEVELOPMENT PLAN REVIEW-$50.00  ADMIN. FINAL PLAT-$25.00

REVIEW TYPE:  (check only one category per submittal)

<table>
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<th>Major Subdivision:</th>
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<td>Tracking Sheet **</td>
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<td>Amendment</td>
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</tr>
</tbody>
</table>

1. APPLICANT INFORMATION
   (a) NAME: Sane As Property Owners  Phone #:  
   Mailing Address:  
   City:  State:  Zip:  
   Fax #:  
   (b) Agent (if any):  
   Mailing Address:  
   City:  State:  E-mail:  
   Phone #:  
   (c) Project Engineer: Frank Albert  Phone #: 505.870.690
   Mailing Address: PO BOX 770  Zip: 87321  
   City:  
   E-mail:  
   (d) Signature of Applicant or Agent:  Date:  
   Printed Name: JOSEPH SANCHEZ

2. PROPERTY OWNER
   (a) NAME: Joseph Sanchez  Phone #: 863-8992 / 879-1836
   Mailing Address:  
   City:  State:  Zip Code:  
   E-mail: JSANCHEZ@QWESTOFFICE.NET
   (b) Signature of Property Owner:  
   Printed Name:  
   Date:  

3. LOCATION OF REQUEST
   (a) Street Address (if any):  
   (b) Present Legal Description: Lots /Tracts: LOTS 12-17, BLOCK 1 AND LOTS 30-37, BLOCK 2, CEDAR PINE ADDN. UNIT 1

4. PROJECT DETAILS
   (a) Project is within jurisdiction of:  
   (b) Present Zoning:  RHZ  Number of Existing Structures:  
   (c) Proposed Zoning (if a zone change is proposed there is a separate application process):  
   (d) Number of Existing Lots:  14  Number of Proposed Lots:  1 (Also Vacant Roy
   (e) Total Land Area:  1.9307 Acres
   (f) ** The McKinley County Parcel Tracking Sheet is attached: Yes ☐ No ☐ (Required with Final Plat)

OFFICE USE ONLY

Pre-App. Confr.:  
Application/Fees Accepted By:  
Fee Paid: $25.00  Method of Payment: Check #: 1015
Hearing Date:  Case #: 20-00300002

Mar 5, 2020
2016.04.06 V2016.04.06
USE ADDITIONAL SHEETS IF NECESSARY. SUBMIT THE COMPLETED APPLICATION WITH ALL RELATED MATERIALS AND FILING FEE (PAYABLE TO THE CITY OF GALLUP) TO THE PLANNING DEPARTMENT. INCOMPLETE OR INACCURATE APPLICATIONS MAY DELAY HEARING OR DECISION DATE.

FEES: SKETCH-$25.00 PRELIMINARY-1 acre or less $100. + $25 each additional acre FINAL PLAT-$50.00 SITE DEVELOPMENT PLAN REVIEW-$50.00 ADMIN. FINAL PLAT-$25.00

REVIEW TYPE: (check only one category per submittal)

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<td>Amendment</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
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1. APPLICANT INFORMATION
(a) NAME: RED ROCK SELF STORAGE / JOSEPH SANCHEZ Phone #: (505) 863-8992
Mailing Address: 212 W. COAL AVE.
City: GALLUP State: NM Zip: 87301
(b) Agent (if any): Phone #: ____________________________
Mailing Address: ____________________________ Zip: __________
City: ____________________________ State: _______ E-mail: ____________________________
(c) Project Engineer: H.E.I. ALBERT HAMMONS Phone #: (505) 870-6901
Mailing Address: PO BOX 770 Zip: 87321
City: RAMAH State: NM E-mail: HEISURVEYS@YAHOO.COM
(d) Signature of Applicant or Agent: ____________________________ Date: __________
Printed Name: JOSEPH SANCHEZ

2. PROPERTY OWNER
(a) NAME: SAME AS APPLICANT (RED ROCK SELF STORAGE) Phone #: ____________________________
Mailing Address: ____________________________ E-mail: ____________________________
City: ____________________________ State: _______ Zip Code: ____________________________
(b) Signature of Property Owner: ____________________________ Date: 4-20-20
Printed Name: JOSEPH SANCHEZ

3. LOCATION OF REQUEST
(a) Street Address (if any): 299 NIZHONI BLVD. & VACANT LOTS
(b) Present Legal Description: Lots /Tracts: LOTS 12-17, BLOCK 1 AND LOTS 30-37, BLOCK 2, CEDAR PINE ADDN. UNIT 1

4. PROJECT DETAILS
(a) Project is within jurisdiction of: CITY OF GALLUP
(b) Present Zoning: RHZ Number of Existing Structures: ____________________________
(c) Proposed Zoning (if a zone change is proposed there is a separate application process): ____________________________
(d) Number of Existing Lots: 14 Number of Proposed Lots: 1 (ALSO VACATE ROW)
(e) Total Land Area: 1.9307 Acres
(f) ** The McKinley County Parcel Tracking Sheet is attached: Yes [ ] No [ ] (Required with Final Plat)

OFFICE USE ONLY

Pre-App. Confr.: Application/Fees Accepted By: [ ]
Fee Paid: $50.00 Method of Payment: [Check # 1024]
Hearing Date: 5/13/2020 Case #: 20-00300902

RECEIVED
APR 21 2020
CITY OF GALLUP, 2016.04.06
PLANNING & DEVELOPMENT
BY: [ ] TIME: [ ]
Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc., for Final Plat approval of a Minor Subdivision; Red Rock Self Storage Subdivision Replat No. 1 of Lots 12 through 17, Block 1 and Lots 30 through 37, Block 2, Amended Cedar Pine Subdivision. Also requesting for the City of Gallup to vacate a 50’ wide, 620.43’ long landlocked, undeveloped street right-of-way (R.O.W.) between Block 1 and Block 2.

The properties are generally located Northwest of Nizhoni Boulevard and Mesquite Drive; subdivision contains 1.9307 Acres M/L which includes the vacated R.O.W. of 0.4016 acres and also the vacated R.O.W. outside the subdivision area of 0.3101 acres.
Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc., for Final Plat approval of a Minor Subdivision; Red Rock Self Storage Subdivision Replat No. 1 of Lots 12 through 17, Block 1 and Lots 30 through 37, Block 2, Amended Cedar Pine Subdivision. Also requesting for the City of Gallup to vacate a 50’ wide, 620.43’ long landlocked, undeveloped street right-of-way (R.O.W.) between Block 1 and Block 2.

The properties are generally located Northwest of Nizhoni Boulevard and Mesquite Drive; subdivision contains 1.9307 Acres M/L which includes the vacated R.O.W. of 0.4016 acres and also the vacated R.O.W. outside the subdivision area of 0.3101 acres.

SITE PHOTOS
MARCH 12, 2020

MEMORANDUM

TO: GALLUP TASK FORCE (GTF)

➤ C.B. Strain, Community Planner
➤ Stan Henderson, Executive Director, Public Works Division
➤ Gary Munn, GJU Chief Engineer
➤ Mike DeClercq, Water/Waste Water Superintendent
➤ Marita Joe, Senior Electrical Engineer
➤ Adrian Marrufo, Solid Waste Superintendent
➤ Jacob LaCroix, GFD, Fire Inspector
➤ Diane Willato, CenturyLink Engineer
➤ Irma Bustamante, NM Gas Co. Distribution Superintendent
➤ John Ortiz & Matthew Baca, Comcast
➤ Jayson Grover, NM DOT

FROM: Roman J. Herrera, Development Review Coordinator

cc: Dennis Romero, Water & Wastewater Executive Director
    John Wheeler, Executive Electric Director

CASE #: 20-00300002
PROJECT NAME: Replat of Block 1 & 2, Cedar Pine Subdivision
PROPERTY OWNER: Red Rock Self Storage Inc. / Joseph Sanchez
PROJECT LOCATION: Block 1, Lots 12 thru 17 & Block 2, Lots 30 thru 37, Cedar Pine
Subdivision &Unnamed Street

DESCRIPTION: MINOR SUBDIVISION – SKETCH PLAT REVIEW: The property owner is
requesting that the aforementioned Lots in Blocks 1 & 2 be replated into one (1) Lot, he is also
requesting that a 400' x 25' x 100' x 299.88' x 50' section of the unnamed Street in between
Blocks 1 & 2 be vacated as part of this replat. The site is presently zoned as Rural Holding Zone
(RHZ), the property owner will be submitting a separate application for re-zone to Heavy
Commercial (HC).

ELECTRONIC COMMENTS ARE DUE BY: 20 MARCH 2020

NO TASK FORCE MEETING HAS BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:
P1.) Change title of subdivision to “Red Rock Self Storage Subdivision”.

P2.) Change vacation language in ROW to be vacated to “Unnamed Public
Right-of-Way Vacated This Plat”. Right of way is being vacated as part of the
subdivision plat and not with a separate ordinance.

P3.) Add signature line for Mayor and City Clerk for vacation of ROW.
P4.) Entire unnamed ROW must be vacated as part of this plat and not just a portion, amend plat to include entire land locked ROW to be vacated.

P5.) Provide all required data on final plat per the City of Gallup Subdivision Regulations.

P6.) Schedule Task Force meeting with applicant and engineer to review all Task Force comments.

**CITY ENGINEER COMMENTS:** Upon development:
1. Storm drainage plan by a NM civil engineered will be required including compliance with said plan. See LDS for specific drainage plan requirements.
2. Nizhoni Blvd street frontage will require 6' wide ADA compliant sidewalks.

**WATER DEPARTMENT COMMENTS:** No comments

**WASTEWATER DEPARTMENT COMMENTS:** No comments

**ELECTRIC DEPARTMENT COMMENTS:** Electric department have no issues with replat or vacation of unnamed street. Need additional easement; 15' Wide PUE along Nizhoni.

**FIRE DEPARTMENT COMMENTS:** No fire department issues with replat or vacation of unnamed street.

**SOLID WASTE COMMENTS:** Solid Waste did not submit comments.

**CENTURYLINK COMMENTS:** The replat of Cedar Pine subdivision, I don’t have any conflicts.

**NM GAS COMPANY COMMENTS:** NM Gas did not submit comments.

**COMCAST COMMENTS:** Comcast does not have any conflict with CASE 20-00300002 - Replat of Block 1&3 Cedar Pine Subdivision

**NM D.O.T.:** The NMDOT does not have any comments for the subject reviews, as they do not impact NMDOT Right of Way
Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc., for Final Plat approval of a Minor Subdivision; Red Rock Self Storage Subdivision Replat No. 1 of Lots 12 through 17, Block 1 and Lots 30 through 37, Block 2, Amended Cedar Pine Subdivision.

Also requesting for the City of Gallup to vacate a 50’ wide, 620.43’ long landlocked, undeveloped street right-of-way (R.O.W.) between Block 1 and Block 2. The properties are generally located Northwest of Nizhoni Boulevard and Mesquite Drive; subdivision contains 1.9307 Acres M/L which includes the vacated R.O.W. of 0.4016 acres and also the vacated R.O.W. outside the subdivision area of 0.3101 acres.
Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc., for Final Plat approval of a Minor Subdivision; Red Rock Self Storage Subdivision Replat No. 1 of Lots 12 through 17, Block 1 and Lots 30 through 37, Block 2, Amended Cedar Pine Subdivision. Also requesting for the City of Gallup to vacate a 50’ wide, 620.43’ long landlocked, undeveloped street right-of-way (R.O.W.) between Block 1 and Block 2. The properties are generally located Northwest of Nizhoni Boulevard and Mesquite Drive; subdivision contains 1.9307 Acres M/L which includes the vacated R.O.W. of 0.4016 acres and also the vacated R.O.W. outside the subdivision area of 0.3101 acres.
Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc., for Final Plat approval of a Minor Subdivision; Red Rock Self Storage Subdivision Replat No. 1 of Lots 12 through 17, Block 1 and Lots 30 through 37, Block 2, Amended Cedar Pine Subdivision. Also requesting for the City of Gallup to vacate a 50’ wide, 620.43’ long landlocked, undeveloped street right-of-way (R.O.W.) between Block 1 and Block 2. The properties are generally located Northwest of Nizhoni Boulevard and Mesquite Drive; subdivision contains 1.9307 Acres M/L which includes the vacated R.O.W. of 0.4016 acres and also the vacated R.O.W. outside the subdivision area of 0.3101 acres.

ADDRESS LIST

1A. RED ROCK SELF STORAGE INC.
   212 W. COAL AVE.
   GALLUP, NM 87301
   LOTS 12 & 13, BLOCK 1,
   CEDAR PINE ADDN. UNIT 1
   R651737

1B. LOTS 14 THRU 17, BLOCK 1,
    CEDAR PINE ADDN. UNIT 1
    R054356

1C. LOTS 30 & 31, BLOCK 2,
    CEDAR PINE ADDN. UNIT 1
    R056987

1D. LOTS 32 & 33, BLOCK 2,
    CEDAR PINE ADDN. UNIT 1
    R056979

1E. LOTS 34 & 35, BLOCK 2,
    CEDAR PINE ADDN. UNIT 1
    R061115

1F. LOTS 36 & 37, BLOCK 2,
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    R196495

2. GEORGE T. & WILMA TAIRA
   1300 COUNTRY CLUB DR.
   GALLUP, NM 87301
   LOTS 18 & 19, BLOCK 1,
   CEDAR PINE ADDN. UNIT 1
   R185523

3. STEPHEN RANDOLPH LARSON
   785 NE WOOD LANE
   CLATSKANIE, OR 97016
   .11 ACS M/L IN E ½ SW ¼ OF
   SEC. 22 T15 R18
   R206762

4. NIZHONI SELF STORAGE, INC.
   P.O. BOX 269
   GALLUP, NM 87305-0269
   LOTS 3A-5A, REPLAT NO. 2
   BERTINETTI ADDN. & SUB. & A
   PORTION OF CEDAR PINE
   SUB.
   R185566

5. JOSEPH & ELIZABETH
   SANCHEZ
   200 BOULDER DR.
   GALLUP, NM 87301
   A TRACT OF LAND WITHIN THE
   SW ¼ OF SEC. 22 T15 R18,
   CONT. 2.58 ACS M/L
   R206710

6. GRACE BIBLE CHURCH OF
   GALLUP, NEW MEXICO
   222 BOULDER DR.
   GALLUP, NM 87301
   A TRACT OF LAND IN THE E ½
   SW ¼ OF 22 T15 18, CONT. 2.74
   ACS M/L A/K/A GALLUP
   BAPTIST CHURCH ADDN.
   R068411
7. LOT 29, BLOCK 2, CEDAR PINE ADDN. UNIT 1
   R196487

8. KIRSTEN MARIE HART
   FUHRING COOK
   2026 12TH AVE.
   SAN FRANCISCO, CA 94116
   LOT 28, BLOCK 2, CEDAR PINE ADDN. UNIT 1
   R058068

9. CYD. T. HANNS
   P.O. BOX 1326
   BARROW, AK 99723
   LOTS 26 & 27, BLOCK 2, CEDAR PINE ADDN. UNIT 1
   R205736

10. HIGH & KAUZLARIC, INC.
    9817 MENAUL BLVD. NE
    ALBUQUERQUE, NM 87112
    LOT 25, BLOCK 2, CEDAR PINE ADDN. UNIT 1
    R629804

11. DRD MANAGEMENT CORPORATION
    2411 E. AZTEC AVE.
    GALLUP, NM 87301
    W. 17.73’ OF LOT 24, BLOCK 1, CEDAR PINE ADDN. UNIT 1
    R065773

12. LOT 23, BLOCK 1, CEDAR PINE ADDN. UNIT 1
    R207394

13. ROBERT LEE & EILEEN A.
    D’ORAZIO, REV. TRUST
    1611 KIVA DR.
    GALLUP, NM 87301
    LOTS 20, 21 & 22, BLOCK 1, CEDAR PINE ADDN. UNIT 1
    R068306

14. MCKINLEY PROPCO LLC
    ATTN: GMF CAPITAL
    650 MADISON AVE.
    NEW YORK, NY 10022
    TRACT C, OF THE REPLAT OF ROLLING HILLS UNIT 2
    R208831

15. NIZHONI TERRACE
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    222 NIZHONI BLVD.
    GALLUP, NM 87301
    2.5 ACS M/L IN SEC. 27 T15N R18W, NE ¼ NW ¼ A/K/A
    NIZHONI APARTMENTS
    R014583

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    C/O 1638 S. SECOND ST.
    GALLUP, NM 87301
    1.88 ACS M/L IN 27 15 18, THE NW ¼ OF A/K/A LOT 1, CEDAR
    CREST SUB.
    R208343

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18. TONY D. GONZALES
    P.O. BOX 1100
    GALLUP, NM 87305-0000
    BLOCK 1, LOT 1, ZIA SUB. UNIT #1
    R653721
May 6, 2020

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Clyde (C.B.) Strain, Planning & Development Director

REF: Case No. MNSB2020-00300001, request for final plat review and approval of the Fox Run Golf Course/Gallup Holding & Investment Corporation Subdivision.

BACKGROUND

Gallup Holding & Investment Corporation and the City of Gallup, property owners, have petitioned the Gallup Planning and Zoning Commission for final plat review and approval of the Fox Run Golf Course/Gallup Holding & Investment Corporation Subdivision. The property is generally located immediately north of and adjacent to the City of Gallup Fox Run Golf Course and includes portions of the golf course property. The proposed subdivision contains 267.9828 acres.

DISCUSSION

Gallup Holding & Investment Corporation wishes to subdivide their property into six (6) individual lots. This subdivision will also correct encroachment issues between both property owners and will clean up lot lines making the lots more uniform in dimension. Gallup Holding & Investment Corporation has donated 27.2942 acres of land contained within proposed Lot 1-A-1A to the City of Gallup to be used as open space. Also donated 5.5495 acres of land contained within proposed Tract 2 to the City of Gallup to be included with the golf course property.

The properties are currently zoned Rural Holding Zone (RHZ) however all proposed lots exceed all minimum dimensional requirements for any of the City's zoning districts. The property owner plans to develop the properties for single family residential in the future so all of the lots will need to be rezoned to the proper zoning district prior to development. All of the proposed lots currently have access from a city street right-of-way which contain all of the infrastructure required by code therefore no additional infrastructure improvements are required at this time. Any future replats will have to comply with all vehicular, pedestrian and utility infrastructure code requirements at that time.

Copies of the City of Gallup Task Force comments are included in your agenda packets for your review.
FINDINGS

It is the findings of staff that the proposed subdivision complies with the City of Gallup Subdivision Regulations for a minor subdivision. Staff’s recommendation is for approval of said subdivision.
USE ADDITIONAL SHEETS IF NECESSARY. SUBMIT THE COMPLETED APPLICATION WITH ALL RELATED MATERIALS AND FILING FEE (PAYABLE TO THE CITY OF GALLUP) TO THE PLANNING DEPARTMENT. INCOMPLETE OR INACCURATE APPLICATIONS MAY DELAY HEARING OR DECISION DATE.

FEES: SKETCH-$25.00 PRELIMINARY-1 acre or less $100. + $25 each additional acre FINAL PLAT-$50.00 SITE DEVELOPMENT PLAN REVIEW-$50.00 ADMIN. FINAL PLAT-$25.00

REVIEW TYPE: (check only one category per submittal)

Major Subdivision: Sketch Plat
  Preliminary Plat
  Final Plat & Parcel Tracking Sheet **

Minor Subdivision: Sketch Plat
  Final Plat & Parcel Tracking Sheet **

Administrative Subdivision: Sketch Plat
  Final Plat & Parcel Tracking Sheet **

Site Development: Plan Review

1. APPLICANT INFORMATION
   (a) NAME: Gallup Holding & Investment Corp. (Gallup Development Corp.) Phone #: 505-863-6274
      Mailing Address: 808 S. Boardman Ave. Fax #: 505-863-9442
      City: Gallup State: NM Zip: 87301
   (b) Agent (if any): Rick Murphy Phone #: 505-979-5255
      Mailing Address: 808 S. Boardman Ave.
      City: Gallup State: NM Zip: 87301
   (c) Project Engineer: DePauli Engineering & Surveying Phone #: 505-863-5440
      Mailing Address: 307 S 4th Street
      City: Gallup State: NM E-mail: rick@murphybuilders.com
   (d) Signature of Applicant or Agent: [Signature] Date: 2/7/20
      Printed Name: Rick Murphy

2. PROPERTY OWNER
   (a) NAME: Gallup Holding & Investment Corp. (Gallup Development Corp.) Phone #: 505-863-6274
      Mailing Address: 808 S. Boardman Ave.
      City: Gallup State: NM Zip Code: 87301
   (b) Signature of Property Owner: [Signature] Date: 2/7/20
      Printed Name: Rick Murphy

3. LOCATION OF REQUEST
   (a) Street Address (if any): Golf Course Property (see attached drawing and legal description)
   (b) Present Legal Description: Lots /Tracts: See attached

4. PROJECT DETAILS
   (a) Project is within jurisdiction of: City of Gallup, NM
   (b) Present Zoning: RHZ Number of Existing Structures: None
   (c) Proposed Zoning (if a zone change is proposed there is a separate application process):
   (d) Number of Existing Lots: 1 Number of Proposed Lots: 7
   (e) Total Land Area: 80 ACRES Acres
   (f) ** The McKinley County Parcel Tracking Sheet is attached: Yes [ ] No [ ]

Office Use Only

Pre-App. Confr.: Application/Fees Accepted By: [Signature] Date: 2/7/20
Fee Paid: $25.00 Method of Payment: Cash
Hearing Date: Case #: 20-00300001

[stamp] FEB 07, 2020
[stamp] CITY OF GALLUP
[stamp] PLANNING & DEVELOPMENT
[stamp] BY: [Signature] TIME: 4:58 PM
USE ADDITIONAL SHEETS IF NECESSARY. SUBMIT THE COMPLETED APPLICATION WITH ALL RELATED MATERIALS AND FILING FEE (PAYABLE TO THE CITY OF GALLUP) TO THE PLANNING DEPARTMENT. INCOMPLETE OR INACCURATE APPLICATIONS MAY DELAY HEARING OR DECISION DATE.

FEES: SKETCH-$25.00 PRELIMINARY-1 acre or less $100. + $25 each additional acre FINAL PLAT-$50.00
SITE DEVELOPMENT PLAN REVIEW-$50.00 ADMIN. FINAL PLAT-$25.00

REVIEW TYPE: (check only one category per submittal)

Major Subdivision:
___ Sketch Plat
___ Preliminary Plat
___ Final Plat & Parcel Tracking Sheet **

Minor Subdivision:
___ Sketch Plat
___ Final Plat & Parcel Tracking Sheet **

Administrative Subdivision:
___ Sketch Plat
___ Final Plat & Parcel Tracking Sheet **

Site Development:
___ Plan Review

1. APPLICANT INFORMATION  
   Gallup Holding & Investment AKA  
   (a) NAME: Gallup Development Corporation  Phone #: (505) 863-6274  
   Mailing Address: 808 Boardman Dr.  Fax #: (505) 863-9442  
   City: Gallup  State: NM  Zip: 87301
   (b) Agent (if any):  RICK MURPHY  Phone #: (505) 979-5255  
   Mailing Address: 808 Boardman Dr.  Zip: 87301
   City: Gallup  State: NM  E-mail: RICK@MURPHYBUILDERS.COM
   (c) Project Engineer: DEPAULI ENGINEERING & SURVEYING  Phone #: (505) 863-5440  
   Mailing Address: 307 S. 4TH ST.  Zip: 87301
   City: Gallup  State: NM  E-mail: MDEPAULI@DEPAULIENGINEERING.COM
   (d) Signature of Applicant or Agent:  
   Printed Name:  RICK MURPHY  Date: 3/16/2020

2. PROPERTY OWNER
   (a) NAME: SAME AS APPLICANT (GALLUP DEVELOPMENT CORP.) Phone #: 
   Mailing Address:  
   City: 
   State: 
   Zip Code: 
   (b) Signature of Property Owner:  
   Printed Name:  RICK MURPHY  Date: 3/16/2020

3. LOCATION OF REQUEST
   (a) Street Address (if any): 
   (b) Present Legal Description: Lots /Tracts:  TRACT 1-A-1, REPLAT NO. 1 OF LOT 2, WOODARD SUB. UNIT 1 & TRACT 1-A, GOLF COURSE SUB. UNIT 2, CONT. 80.5992 ACRES M/L.

4. PROJECT DETAILS
   (a) Project is within jurisdiction of: CITY OF GALLUP
   (b) Present Zoning: RHZ  Number of Existing Structures: none
   (c) Proposed Zoning (if a zone change is proposed there is a separate application process): 
   (d) Number of Existing Lots: 1  Number of Proposed Lots: 
   (e) Total Land Area: 16.49 Gallup Holding & Investment Acres  
   Acres
   ** The McKinley County Parcel Tracking Sheet is attached: Yes ☐ No ☐ (Required with Final Plat)

OFFICE USE ONLY

Pre-App. Conf#: Application/Fees Accepted By: 
Fee Paid: $50.00  Method of Payment: Check #: 1476
Hearing Date: 5/12/2020  Case #: 20-002300001

RECEIVED
By Nikki Lee at 8:49 am, Mar 17, 2020

V2016.04.06

& 1,931 DEEDED TO GALLUP HOLDING & INVESTMENT FROM CITY (City Council apvd’ at 04/28/2020 meeting)
See Special Warranty Deeds
& 33.8056 ACS (27.2942 Acs existing deeded to City and combined with 6.5114 Acs of City property)
USE ADDITIONAL SHEETS IF NECESSARY. SUBMIT THE COMPLETED APPLICATION WITH ALL RELATED MATERIALS AND FILING FEE (PAYABLE TO THE CITY OF GALLUP) TO THE PLANNING DEPARTMENT. INCOMPLETE OR INACCURATE APPLICATIONS MAY DELAY HEARING OR DECISION DATE.

FEES: SKETCH-$25.00 PRELIMINARY-1 acre or less $100, + $25 each additional acre FINAL PLAT-$50.00 SITE DEVELOPMENT PLAN REVIEW-$50.00 ADMIN. FINAL PLAT-$25.00

REVIEW TYPE: (check only one category per submittal)

Major Subdivision:
___ Sketch Plat
___ Preliminary Plat
___ Final Plat & Parcel Tracking Sheet **
___ Amendment

Minor Subdivision:
X ___ Sketch Plat
___ Final Plat & Parcel Tracking Sheet **

Administrative Subdivision:
___ Sketch Plat
___ Final Plat & Parcel Tracking Sheet **

Site Development:
___ Plan Review

1. APPLICANT INFORMATION
(a) NAME: CITY OF GALLUP Phone #: (505) 863-1220
Mailing Address: PO BOX 1270 Fax #: ________________
City: GALLUP State: NM Zip: 87305
(b) Agent (if any): Phone #: ________________
Mailing Address: ________________
City: ________________ State: ________________ E-mail: ________________
(c) Project Engineer: DEPAULI ENGINEERING & SURVEYING Phone #: (505) 863-5440
Mailing Address: 307 S. 4TH ST. Zip: 87301
City: GALLUP State: NM E-mail: MDEPAULI@DEPAULIENGINEERING.COM
(d) Signature of Applicant or Agent: ___________________________ Date: 2/25/2020
Printed Name: MARYANN USTICK, CITY MANAGER

2. PROPERTY OWNER
(a) NAME: SAME AS APPLICANT (CITY OF GALLUP) Phone #: ________________
Mailing Address: ___________________________ E-mail: ________________
City: ___________________________ State: ________________ Zip Code: ________________
(b) Signature of Property Owner: ___________________________ Date: 2/25/2020
Printed Name: MARYANN USTICK, CITY MANAGER

3. LOCATION OF REQUEST
(a) Street Address (if any): 4 VACANT TRACTS OF LAND & 1109B SUSAN AVE.
(b) Present Legal Description: Lots /Tracts: SEE 5 PROPERTY CARDS

4. PROJECT DETAILS
(a) Project is within jurisdiction of: CITY OF GALLUP
(b) Present Zoning: __RHZ____ Number of Existing Structures: __1________
(c) Proposed Zoning (if a zone change is proposed there is a separate application process): ________________
(d) Number of Existing Lots: __5________ Number of Proposed Lots: __1________
(e) Total Land Area: 179.5504 ACRES M/L Acres ________________
(f) ** The McKinley County Parcel Tracking Sheet is attached: Yes ______ No ______ (Required with Final Plat)

OFFICE USE ONLY

Pre-App. Confr.: _______ Application/Fees Accepted By: _______
Fee Paid: $6 Method of Payment: N/A
Hearing Date: ________________ Case #: 20-00300001

RECEIVED

FEB 2 5 2020
CITY OF GALLUP
PLANNING & DEVELOPMENT
BY: ______ TIME: ___________
**USE ADDITIONAL SHEETS IF NECESSARY. SUBMIT THE COMPLETED APPLICATION WITH ALL RELATED MATERIALS AND FILING FEE (PAYABLE TO THE CITY OF GALLUP) TO THE PLANNING DEPARTMENT. INCOMPLETE OR INACCURATE APPLICATIONS MAY DELAY HEARING OR DECISION DATE.**

**FEES:**
- SKETCH-$25.00
- PRELIMINARY- $100, + $25 each additional acre
- SITE DEVELOPMENT PLAN REVIEW-$60.00
- FINAL PLAT-$50.00
- ADMIN. FINAL PLAT-$25.00

**REVIEW TYPE:** (check only one category per submittal)

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<tr>
<th>Major Subdivision:</th>
<th>Minor Subdivision:</th>
<th>Administrative Subdivision:</th>
<th>Site Development:</th>
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<td>Plan Review</td>
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<tr>
<td>Amendment</td>
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<td></td>
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</tr>
</tbody>
</table>

1. **APPLICANT INFORMATION**
   (a) **NAME:** CITY OF GALLUP   
   **Phone #:** (505) 863-1220
   **Mailing Address:** PO BOX 1270
   **Fax #:**
   **City:** GALLUP        **State:** NM  **Zip:** 87305

   (b) **Agent (if any):**
   **Phone #:**
   **Mailing Address:**
   **City:**
   **State:**
   **E-mail:**

   (c) **Project Engineer:** DEPAULI ENGINEERING & SURVEYING   **Phone #:** (505) 863-5440
   **Mailing Address:** 307 S. 4TH ST.  **Zip:** 87301
   **City:** GALLUP        **State:** NM  **E-mail:** MDEPAULI@DEPAULIENGINEERING.COM

   (d) **Signature of Applicant or Agent:**
   **Printed Name:** MARYANN USTICK, CITY MANAGER
   **Date:** 5/1/20

2. **PROPERTY OWNER**
   (a) **NAME:** SAME AS APPLICANT (CITY OF GALLUP)  **Phone #:**
   **Mailing Address:**
   **E-mail:**
   **City:**
   **State:**
   **Zip Code:**

   (b) **Signature of Property Owner:**
   **Printed Name:** MARYANN USTICK, CITY MANAGER
   **Date:** 5/1/20

3. **LOCATION OF REQUEST**
   (a) **Street Address (if any):**
   **Present Legal Description: Lots /Tracts:**
   **SEE 5 PROPERTY CARDS & SPECIAL WARRANTY DEEDS**

4. **PROJECT DETAILS**
   (a) **Project is within jurisdiction of:** CITY OF GALLUP
   (b) **Present Zoning:** RHZ  **Number of Existing Structures:** 1
   (c) **Proposed Zoning (if a zone change is proposed there is a separate application process):**
   (d) **Number of Existing Lots:** 6  **Number of Proposed Lots:** 2
   (e) **Total Land Area:** 186.3192 ACRES M/L  (6.5114 Ac existing & 27.2942 Acs deed to City 04/28/20)
   **Acres**
   **NL  & 33.6065 ACs**
   (f) **** The McKinley County Parcel Tracking Sheet is attached: Yes No (Required with Final Plat)

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**OFFICE USE ONLY**

Pre-App. Confr.: Application/Fees Accepted By:  
**Fee Paid:** $  
**Method of Payment:**
**Hearing Date:** 5/13/2020  
**Case #:** 20-00300001

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**[DATE STAMP] MAY 1, 2020**

1/26/2016 04:06
Request by Rick Murphy, Gallup Holding & Investment Corporation and the City of Gallup, property owners, for Final Plat approval of a Minor Subdivision; Fox Run Golf Course / Gallup Holding & Investment Corporation Subdivision Replat No. 1 of Tract 1-A-1 containing 80.5992 acres M/L and 6 Unplatted Tracts of Land Containing 187.3836 acres M/L.

The properties are generally located immediately North of and adjacent to the City of Gallup Fox Run Golf Course; containing 267.9828 acres M/L.
Request by Rick Murphy, Gallup Holding & Investment Corporation and the City of Gallup, property owners, for Final Plat approval of a Minor Subdivision; Fox Run Golf Course / Gallup Holding & Investment Corporation Subdivision Replat No. 1 of Tract 1-A-1 containing 80.5992 acres M/L and 6 Unplatted Tracts of Land Containing 187.3836 acres M/L.

The properties are generally located immediately North of and adjacent to the City of Gallup Fox Run Golf Course; containing 267.9828 acres M/L.

SITE PHOTOS
February 28, 2020

MEMORANDUM

TO:  GALLUP TASK FORCE (GTF)

➢ C.B. Strain, Community Planner
➢ Stan Henderson, Executive Director, Public Works Division
➢ Mike DeClercq, Water/Waste Water Superintendent
➢ Marita Joe, Senior Electrical Engineer
➢ Adrian Marrufo, Executive Director, Solid Waste Dept.
➢ Jacob La Croix, GFD, Fire Inspector
➢ Diane Willato, CenturyLink Engineer
➢ Irma Bustamante, NM Gas Co. Distribution Superintendent
➢ John Ortiz, Comcast Superintendent

FROM:  [Signature]
Roman J. Herrera, Development Review Coordinator

cc:  Dennis Romero, Water & Wastewater Executive Director
John Wheeler, Electric Director

CASE #: 20-00300001
PROJECT NAME:  Minor Subdivision – Fox Run Golf Course Subdivision
PROPERTY OWNER: Gallup Development Corporation & the City of Gallup
PROJECT LOCATION:  1109 Susan, aka; 160.84 Acres in Sec. 23, T15N R18W, 11.76 Acres in SE 1/4 of Sec. 23, T15N, R18W, 5.76 Acres in Sec. 23, T15N, R18W, 5.924 Acres in Sec. 23, T15N, R18W, 1.295 Acres in SW 1/4 of Sec. 23, T15N, R18W; Golf Course Add. & Extension (City of Gallup Property) & Tract 1-A-1, Replat No.1 of Lot 2, Woodard Subdivision Unit 1 & Tract 1-A, Golf Course Subdivision, Unit 2 (Gallup Development Corporation Property)
DESCRIPTION: MINOR SUBDIVISION; SKETCH PLAT REVIEW:  The property owners are requesting that the existing six (6) tracts be replatted into eight (8) tracts; Tract 1-A-1A, 1-A-2, 1-A-3, 1-A-4, 1-A-5, 1-A-6, 1-A-7 & Golf Course. The replat of the City of Gallup property will eliminate the smaller tracts created by deed. The entire property is currently zoned as Rural Holding Zone; a zoning change has not been requested.

ELECTRONIC COMMENTS ARE DUE BY:  10 MARCH 2020

A TASK FORCE MEETING HAS NOT BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:
P1.) Tract 1-A-1A is land locked, all lots are required to have access from a city street (ROW) per the City of Gallup Subdivision Regulations.

P2.) Tract 1-A-7 is land locked, all lots are required to have access from a city street (ROW) per the City of Gallup Subdivision Regulations.

P3.) McKee Drive right-of-way does not extend through the City of Gallup tract as shown on subdivision plat. Remove McKee Drive right-of-way from City of Gallup tract.
P4.) Is the 15’ wide Tel. & Elec. Easement along the northern lot line of Golf Course Tract new or existing? If new then language needs to be added dedicating the easement this plat. If existing language needs to be added that it is an existing easement.

P5.) Southern lot line on Transfer Tract 1 needs to be removed.

P6.) Rename Golf Course Tract “Tract 2”.

P7.) Tract numbering sequence is scattered, renumber tracts as follows:

P8.) Tract 1-A-7 as shown on Sketch Plat is land locked and needs to be incorporated into renumbered Tract 1-A-6.

P9.) Provide all required data and signature lines on final plat as required per the City of Gallup Subdivision Regulations.

P10.) Rename subdivision to “Fox Run Golf Course / Gallup Development Corp. Subdivision”.

P11.) Schedule Task Force meeting to review all comments with applicant and engineer.

CITY ENGINEER COMMENTS:
1. Subdivision plat is confusing. Shows landlocked lots, and no public access. Development will require a 2nd subdivision dedicating public right-of-ways.

2. Public right-of-ways will require full construction including curb and gutter, sidewalks, and roadway with storm drainage improvements.

3. Storm drainage plan is required for a major subdivision per LDS.

WATER DEPARTMENT COMMENTS: Water lines will need to be extended and easements provided. A study will need to be done on that area’s water system capacity.

WASTEWATER DEPARTMENT COMMENTS: Sewer lines will need to be extended and easements provided. A study of that area’s sewer system capacity will need to be done.
**ELECTRIC DEPARTMENT COMMENTS:** Easements are needed on all existing electric line operated and Maintained by the City Electric Department. Please see marked up plat.

**FIRE DEPARTMENT COMMENTS:** No issues with subdivision.

**SOLID WASTE COMMENTS:** No issues with subdivision.

**CENTURYLINK COMMENTS:** No comments were received from CenturyLink.

**NM GAS COMPANY COMMENTS:** No comments were received from NM Gas.

**COMCAST COMMENTS:** No comments were received from Comcast.
April 1, 2020

MEMORANDUM

TO:  GALLUP TASK FORCE (GTF)  

C.B. Strain, Community Planner
Stan Henderson, Executive Director, Public Works Division
Mike DeClerq, Water/Waste Water Superintendent
Marita Joe, Senior Electrical Engineer

FROM: Roman J. Herrera, Development Review Coordinator

cc: Dennis Romero, Water & Wastewater Executive Director
Richard Matzke, Electric Director

CASE #: 20-00300001

PROJECT NAME: Minor Subdivision – Fox Run Golf Course / Gallup Development Corporation Subdivision

PROPERTY OWNER: Gallup Development Corporation & the City of Gallup

PROJECT LOCATION: 1109 Susan, aka; 160.84 Acres in Sec. 23, T15N R18W, 11.76 Acres in SE ¼ of Sec. 23, T15N, R18W, .576 Acres in Sec. 23, T15N, R18W, 5.924 Acres in Sec. 23, T15N, R18W, 1.295 Acres in SW ¼ of Sec. 23, T15N, R18W; Golf Course Add. & Extension (City of Gallup Property) & Tract 1-A-1, Replat No. 1 of Lot 2, Woodard Subdivision Unit 1 & Tract 1-A, Golf Course Subdivision, Unit 2 (Gallup Development Corporation Property)

DESCRIPTION: MINOR SUBDIVISION; FINAL PLAT REVIEW: This is a final plat review the Fox Run Golf Course / Gallup Development Corporation Subdivision; which consists of six (6) Tracts to be replatted into seven (7) tracts. The entire property is currently zoned as Rural Holding Zone; a zoning change has not been requested.

ELECTRONIC COMMENTS ARE DUE BY: 10 APRIL 2020

A TASK FORCE MEETING HAS NOT BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:

P1.) Not all easements are identified in Detail "K", identify all easements whether dedicated this plat or existing.

P2.) Remove "Subdivision Agreement" language from plat. There is no subdivision agreement tied to this subdivision.

P3.) Identify zoning on plat.

P4.) Ok to proceed to public hearing after all corrections are made.
CITY ENGINEER COMMENTS: For future development:

1. Public right-of-ways will require full construction including curb and gutter, sidewalks, and roadway with storm drainage improvements.

2. Storm drainage plan is required when subdivided for development per LDS.

WATER DEPARTMENT COMMENTS: Original comments apply.

WASTEWATER DEPARTMENT COMMENTS: Original comments apply.

ELECTRIC DEPARTMENT COMMENTS: 4/2/20
Detail K area need Additional 20' between 258.18n65 to end of node 219 s47.

Increase easement doc 91650 to 20' tract 1-A-1A.
Request by Rick Murphy, Gallup Holding & Investment Corporation and the City of Gallup, property owners, for Final Plat approval of a Minor Subdivision; Fox Run Golf Course / Gallup Holding & Investment Corporation Subdivision Replat No. 1 of Tract 1-A-1 containing 80.5992 acres M/L and 6 Unplatted Tracts of Land Containing 187.3836 acres M/L. The properties are generally located immediately North of and adjacent to the City of Gallup Fox Run Golf Course; containing 267.9828 acres M/L.
Request by Rick Murphy, Gallup Holding & Investment Corporation and the City of Gallup, property owners, for Final Plat approval of a Minor Subdivision; Fox Run Golf Course / Gallup Holding & Investment Corporation Subdivision Replat No. 1 of Tract 1-A-1 containing 80.5992 acres M/L and 6 Unplatted Tracts of Land Containing 187.3836 acres M/L. The properties are generally located immediately North of and adjacent to the City of Gallup Fox Run Golf Course; containing 267.9828 acres M/L.
Request by Rick Murphy, Gallup Holding & Investment Corporation and the City of Gallup, property owners, for Final Plat approval of a Minor Subdivision; Fox Run Golf Course / Gallup Holding & Investment Corporation Subdivision Replat No. 1 of Tract 1-A-1 containing 80.5992 acres M/L and 6 Unplatted Tracts of Land Containing 187.3836 acres M/L. The properties are generally located immediately North of and adjacent to the City of Gallup Fox Run Golf Course; containing 267.9828 acres M/L.

ADDRESS LIST

1A. GALLUP DEVELOPMENT CORPORATION
808 S. BOARDMAN DR.
GALLUP, NM 87301
TRACT 1-A-1, REPLAT NO. 1
OF LOT 2, WOODWARD SUB.
UNIT 1 & TRACT 1-A, GOLF COURSE SUB. UNIT 2, CONT.
80.5992 ACRES M/L
R056235

1F. 5.924 ACS M/L IN SEC. 23 T15N R18W
R149934

1G. 1.295 ACRES M/L 23 15 18, IN SW ¼
R012556

7. CITY RIGHT-OF-WAY DRAINAGE

64. A PARCEL OF LAND WITHIN THE NE ¼ NW ¼ SEC. 23 T15N R18W, N.M.P.M. CONT. 1.026 ACS M/L
R211366

15. TRACT A, FAIRWAY SUB. UNIT #2, .92 ACS M/L 220' WIDE CITY DRAINAGE R.O.W.
R300492

1B. CITY OF GALLUP
P.O. BOX 1270
GALLUP, NM 87305-1270
6.50 ACRES M/L IN SEC. 23 T15N R18W, THE NE ¼ OF ALSO A STRIP OF LAND BEING 60' IN WIDTH SEC. 23 T15N R18W & 30' ON EITHER SIDE OF CENTER LINE
R207943

2. JULIA NOELLE BEAMESDERFER & HALEY REYNOLDS THUN
1814 MONTEREY CT.
GALLUP, NM 87301
LOT 5, BLOCK 2, EASTVIEW ESTATES SUB.
R661961

1C. 160.84 ACRES M/L IN SEC. 23 T15N R18W, GOLF COURSE ADD & EXTENSION
R058254

3. JASON & DAISY ARSENAULT, TRUSTEES
P.O. BOX 4777
GALLUP, NM 87305-4777
LOT 6, BLOCK 2, EASTVIEW ESTATES SUB.

1D. 11.76 ACRES M/L IN SE ¼ OF SEC. 23 T15N R18W
R199729

1E. .576 ACS M/L IN 23 15 18
4. FRANK R. JR. & LORRAINE GRUDA
1819 MONTEREY CT.
GALLUP, NM 87301-5675
LOT 7, ALSO THE E. 5' OF THE
10' DRAINAGE R.O.W.
BETWEEN LOTS 7 & 8, BLOCK
2, EASTVIEW ESTATES SUB.
R204992

5. FERDINAND DAVID ROSALES & DENA VAUGHN ROSALES
REV. TRUST
1675 MONTEREY DR.
GALLUP, NM 87301
LOTS 9 & 10, BLOCK 7, BURKE
BUENA VISTA ADDN. ALSO
TRACT A, BLOCK 2, EASTVIEW
ESTATES SUB.
R031925

6. RICHARD D. & LINDA R.
MURPHY, TRUSTEES
506 DEFIANCE AVE.
GALLUP, NM 87301
9.57 ACRES M/L IN SW ¼ OF
SEC. 23 T15 R18
R062472

7. LOT 2A, 23 15 18, LEWIS BROS.
SUBDIVISION
R020826

8. DONALD C. & LOUISE C.
TANNER, TRUSTEES
1110 SUSAN AVE.
GALLUP, NM 87301-4968

9. ELKS LODGE #1440
BENEVOLENT & PROTECTIVE
ORDER
P.O. BOX 40
GALLUP, NM 87305-0040
2.438 ACRES M/L IN SW ¼ OF
SEC. 23 T15N R18W, GALLUP
COUNTRY CLUB TRACT
R199702

10. JOHN & AMANDA O'LEARY
1107 SUSAN DR.
GALLUP, NM 87301
BLOCK 2, LOT 1, PLATEAU
ESTATES SUB.
R208575

11. KENNETH D. & CARRIE I.
MIKOS
1105 SUSAN AVE.
GALLUP, NM 87301
LOT 2, BLOCK 2, PLATEAU
ESTATES SUB. UNIT 1
R206632

12. MIA KRISTEN LOZADA &
JENNIE WEI
1506 FAIRWAYS CIR.
GALLUP, NM 87301
LOT 4, FAIRWAY SUB.
R300318

13. KAMAL JAWAD
1516 FAIRWAY CIR.
*1508 FAIRWAYS CIR.
GALLUP, NM 87301
LOT 5, FAIRWAY SUB.
R300319

14. MICHELLE A. STAM & SCOTT R. MACLAREN
1520 FAIRWAY CIR.
*1503 FAIRWAYS CIR.

*CORRECT ADDRESS DERIVED FROM THE CITY OF GALLUP GIS MAP
16. JULIA A. AZUA  
1508 PLATEAU DR.  
GALLUP, NM 87301  
LOT 1, FAIRWAY SUB. UNIT 2  
R300314

17. DUANE M. & PECOLA M. CHASE  
1510 PLATEAU DR.  
GALLUP, NM 87301  
LOT 2, FAIRWAY SUB. UNIT #2  
R300486

18. ANTHONY & CYNTHIA S. VITALI  
1512 PLATEAU CIR.  
*1512 PLATEAU DR.  
GALLUP, NM 87301  
LOT 3-A, FAIRWAY SUB. UNIT #2  
R300487

19. KIMBERLY M. KESLER  
P.O. BOX 461398  
LOS ANGELES, CA 90046-9398  
LOT 4-A, FAIRWAY SUB. UNIT #2  
R300488

20. LAWRENCE & AEDRA D. ANDRADE  
1516 PLATEAU DR.  
GALLUP, NM 87301  
LOT 5A-1, FAIRWAY SUB UNIT #2 REPLAT NO. 2 OF LOTS 5A & 6A REPLAT  
R300489

21. CHARLES A. & LAURA JANE ARNOLD, TRUSTEES  
1518 PLATEAU DR.  
GALLUP, NM 87301

22. SILVANO CORRAL & JESSICA P. CHAVEZ  
P.O. BOX 3774  
GALLUP, NM 87305  
LOT 7-A, FAIRWAY SUB UNIT #2  
R300491

23. LAWRENCE & AEDRA D. ANDRADE  
1516 PLATEAU DR.  
GALLUP, NM 87301  
LOT 5A-1, FAIRWAY SUB UNIT #2 REPLAT NO. 2 OF LOTS 5A & 6A REPLAT  
R300489

24. REED JOE & BARBARA IRENE FERRARI, REV TRUST  
1512 DIAMOND CIR.  
GALLUP, NM 87301  
BLOCK 1, LOT 10, REPLAT OF BLKS 1 & 2, PLATEAU ESTATES UNIT #2  
R210756

25. LIZARD TRUST  
917 N. HWY. 491  
GALLUP, NM 87301  
LOT 9, BLOCK 1, REPLAT OF BLOCKS 1 & 2, PLATEAU ESTATES UNIT 2  
R210755

26. GABRIEL & ARLENE C. SANDOVAL  
1515 DIAMOND CIR.  
GALLUP, NM 87301-4900  
BLOCK 1, LOT 8A, REPLAT OF BLKS 1 & 2, PLATEAU ESTATES UNIT #2  
R210754

27. PAUL W. & LESLIE B. GRAVES  
1511 DIAMOND CIR.  
GALLUP, NM 87301  
BLOCK 1, LOTS 6A & 7A, REPLAT OF BLKS 1 & 2, PLATEAU ESTATES UNIT #2  
R210752

*CORRECT ADDRESS DERIVED FROM THE CITY OF GALLUP GIS MAP
28. PERRY WHEELER, JR. & MARYANN I. USTICK
   1509 DIAMOND CIR.
   GALLUP, NM 87301
   LOT 5A, BLOCK 1, REPLAT OF BLOCKS 1 & 2, PLATEAU
   ESTATES UNIT 2
   R210751

29. MARK HORN
   1507 DIAMOND CIR.
   GALLUP, NM 87301
   BLOCK 1, LOT 4-A REPLAT NO. 2 PLATEAU ESTATES UNIT #2
   CONT. 1.2942 ACS M/L
   R210750

30. CYNTHIA R. FERRARI, REV. TRUST & ROSE M. CULVER, REV. TRUST
    121 W. HWY. 66
    GALLUP, NM 87301
    BLOCK 1, LOT 3-A REPLAT NO. 2 PLATEAU ESTATES UNIT #2
    CONT. 1.3205 ACS M/L
    R210749

31. MICHAEL & ANGELYNE ESQUIVEL
    2481 N. GRANITE CT.
    CASA GRANDE, AZ 85122-6241
    BLOCK 1, LOT 2-A REPLAT NO. 2 PLATEAU ESTATES UNIT #2
    CONT. 1.2897 ACS M/L
    R210748

32. HIGH DESERT QSRS, LLC
    P.O. BOX 2980
    GALLUP, NM 87305-2980
    BLOCK 1, LOT 1-A REPLAT NO. 2 PLATEAU ESTATES UNIT #2
    AND REPLAT NO. 2 WOODWARD SUB. CONT.
    1.4173 ACS M/L
    R138282

33. VICTOR J. & TERI L. GARCIA

34. DAMIEN RALEIGH & TANDI LYNN SMITH
    1008 YEI AVE.
    GALLUP, NM 87301
    LOT 17, BLOCK 1, PLATEAU ESTATES UNIT 1
    R207722

35. MICHEAL DAMIAN & BRINN KLEIN KING, TRUSTEES
    1006 YEI AVE.
    GALLUP, NM 87301
    LOT 16, LESS 970.08 SQ.FT. TO CITY OF GALLUP FOR
    EASEMENT, BLOCK 1,
    PLATEAU ESTATES UNIT 1
    R207707

36. ERIC DWIGHT & JANIS COLLETTE JAMES, TRUSTEES
    1004 YEI AVE.
    GALLUP, NM 87301
    LOT 15, BLOCK 1, PLATEAU ESTATES SUB. UNIT 1
    R609145

37. RILEY JOHNSON
    1407 LINDA DR.
    GALLUP, NM 87301
    TRACT A OF 22 15 18 , JOHNSON ESTATES SUB UNIT 2
    R211377

38. DAVID A. SMITH
    1313 COUNTRY CLUB PLACE
    GALLUP, NM 87301
    BLOCK 2, LOT 6, RED ROCK ESTATES
    R652971
39. FRANK R. GARCIA  
   1311 COUNTRY CLUB PL.  
   GALLUP, NM 87301  
   LOT 5, BLOCK 2, RED ROCK  
   ESTATES SUB.  
   R623733

40. ITAF RASHID  
   1309 COUNTRY CLUB PL.  
   GALLUP, NM 87301  
   LOT 4, BLOCK 2, RED ROCK  
   ESTATES SUB.  
   R207839

41. ERICA MICHELLE LINDSEY & BOBBY ALLEN MARTINEZ  
   1307 COUNTRY CLUB PL.  
   GALLUP, NM 87301  
   BLOCK 2, LOT 3A RED ROCK  
   ESTATES SUB.  
   R208506

42. PERRY JR. & ROSAMOND LINDA RILEY JAMES  
   1305 COUNTRY CLUB PLACE  
   GALLUP, NM 87301  
   LOT 3 OF THE REDIVISION OF  
   LOT 3, BLOCK 2, RED ROCK  
   ESTATES SUB.  
   R208401

43. ANTHONY & NELLY MORRISON  
   1303 COUNTRY CLUB PL.  
   GALLUP, NM 87301  
   LOT 2, BLOCK 2, REDROCK  
   ESTATES SUB.  
   R212581

44. GARY B. & GAYLE WOODCOCK  
   1301 COUNTRY CLUB PL.  
   GALLUP, NM 87301  
   LOT 1, BLOCK 2, RED ROCK  
   ESTATES SUB.  
   R207286

45. J & S PARTNERSHIP  
   918 E. HILL AVE.  
   GALLUP, NM 87301  
   LOT 12, BLOCK 1, MARTINELLI  
   ESTATES SUB #1  
   R208193

46. SALEH OWEIS  
   1105 RIDGECREST AVE.  
   GALLUP, NM 87301  
   LOTS 6 & 7, BLOCK 6,  
   MARTINELLI ESTATES UNIT 2  
   R036870

47. THUTHUY T. LAM & DUOC T. NGUYEN, TRUSTEES  
   1109 RIDGECREST AVE.  
   GALLUP, NM 87301  
   LOT 5, BLOCK 6, NOT WITHIN  
   UNITS 1 OR 2, MARTINELLI  
   ESTATES SUB.  
   R029270

48. DENISSE & DOMNICK RIFFLE  
   1111 RIDGECREST AVE.  
   GALLUP, NM 87301  
   LOT 4, BLOCK 6, NOT WITHIN  
   UNITS 1 OR 2, MARTINELLI  
   ESTATES SUB.  
   R215757

49. ZACHARY & LAURA GREEN  
   1110 RIDGECREST AVE.  
   GALLUP, NM 87301  
   BLOCK 4, LOT 17, MARTINELLI  
   ESTATES SUB UNIT 3  
   R206253

50. MEENA ANANDAN  
   1133 BOGGIO DR.  
   GALLUP, NM 87301  
   LOT 16, BLOCK 4, MARTINELLI  
   EST. SUB. #3  
   R208797

51. CLARENCE E. & BRIDGET S. BAILEY
812 IRONBRIDGE RD.
COLUMBIA, TN 38401
BLOCK 4, LOT 15, MARTINELLI
ESTATES SUB. UNIT #3
R208358

52. JOE & BERNADETTE ARRIOLA
P.O. BOX 2517
GALLUP, NM 87305-2517
LOT 14, BLOCK 4, MARTINELLI
ESTATES SUB. UNIT 3
R208652

53. GARRETT L. LASHLEY
1127 BOGGIO DR.
GALLUP, NM 87301
LOT 13, BLOCK 4, MARTINELLI
ESTATES SUB. UNIT 3
R206149

54. DUNCAN WHITE & ELIZABETH
KETNER, TRUSTEES
1125 BOGGIO DR.
GALLUP, NM 87301
LOT 12, BLOCK 4, MARTINELLI
ESTATES SUB. UNIT 3
R208310

55. MOHAMMAD AYSHEH &
BONNIE J. AYSHEH
1123 BOGGIO DR.
GALLUP, NM 87301
LOT 11, BLOCK 4, MARTINELLI
ESTATES SUB. UNIT 3
R206125

56. 2.094 ACRES M/L IN SEC. 23
T15N R18W, N. OF PLATEAU
DR.
R210728

57. DENNIS & JILL L. O’KEEFE
1119 BOGGIO DR.
GALLUP, NM 87301
1.786 ACRES M/L IN SEC. 23
T15N R18W, N. OF PLATEAU
DR.
R211297

58. GEORGE & CHRISTINA G.
BRASINIKAS
1117 BOGGIO DR.
*1117 BOGGIO DR.
GALLUP, NM 87301
LOT 8, BLOCK 4, MARTINELLI
ESTATES SUB. UNIT #3
R206143

59. TERRENCE SLOAN
1115 BOGGIO DR.
GALLUP, NM 87301
LOT 7, BLOCK 4, MARTINELLI
ESTATES SUB. UNIT 3
R207328

60. JESUS MARTIN & MAYRA DE
LA RIVA, TRUSTEES
P.O. BOX 2139
GALLUP, NM 87305-2139
LOT 6, BLOCK 4, MARTINELLI
ESTATES SUB. UNIT 3
R208655

61. DEVON A. MCCABE & ALICIA A.
SLIM
1111 BOGGIO DR.
GALLUP, NM 87301
LOT 5, BLOCK 1, MARTINELLI
ESTATES SUB. 3
R206129

62. VIREN S. & SANGITA V. PATEL
P.O. BOX 91720
ALBUQUERQUE, NM 87199-
1720
LOT 4, BLOCK 1, MARTINELLI
ESTATES UNIT 3
R206195

63. KHALAF INVESTMENTS, INC.
1603 W. HWY. 66
GALLUP, NM 87301

*CORRECT ADDRESS DERIVED FROM THE CITY OF GALLUP GIS MAP
PARCEL 3, SITUATED IN THE N ½ OF SEC. 23 T15N R18W, CONT. 14.33 ACRES M/L
R152315

65. JEFFREY G. & HELEN J. KIELY
625 MCKEE DR.
GALLUP, NM 87301
LOT 5, BLOCK 3, MOSSMAN GLADDEN SUB. NO. 1
R630187

71. DANIEL P. WOODARD,
TRUSTEE
2418 E. HWY. 66 PMB 244
GALLUP, NM 87301
BLOCK A LOT 6A, WOODARD SUB. UNIT #1
R112240

66. CLARA J. LYNCH
623 MCKEE DR.
GALLUP, NM 87301
LOT 6, BLOCK 3, MOSSMAN GLADDEN SUB. NO. 1
R616362

72. ROBERT A. & KAREN L. FULTZ
P.O. BOX 999
GALLUP, NM 87305-0999
BLOCK A LOT 5 WOODARD SUB. UNIT #1
R112232

67. KARRIE ABEITA TORRES &
CARLOS ADAN TORRES
603 ZECCA DR.
GALLUP, NM 87301
LOT 7, BLOCK 3, MOSSMAN GLADDEN SUB. NO. 1
R011452

73. PATRICK D. & PATRICIA A.
MATAYA, TRUSTEES
2215 LANCE ST.
GALLUP, NM 87301
LOT 4, WOODARD SUB. UNIT 1
R174637

68. TOMMY D. & EILEEN K. HAWES
709 JULIE CT.
GALLUP, NM 87301
LOT 30, BLOCK 3, MOSSMAN GLADDEN SUB. NO. 1
R030864

74. JOE A. & ANITA CARETTO,
REV. TRUST
907 PLATEAU CIR.
GALLUP, NM 87301
LOT 3A, REPLAT NO. 2 WOODARD SUBDIVISION
R676209

69. DAVID & JUDITH A. CONEJO
2001 PLATEAU DR.
*811 PLATEAU CIR.
GALLUP, NM 87301
LOT 2A, REPLAT NO. 1 OF LOT 2, WOODWARD SUB. UNIT 1 & TRACT 1-A, GOLF COURSE SUB. UNIT 2, CONT. 2.0029 ACRES M/L
R112216

75. PHILLIP F. & MARY ANN
WOODARD
5502 CYRESS CT.
MIDLAND, TX 79707-1522
3.72 ACRES M/L IN NE ¼ SEC. 23 T15N R18W
R069671

70. WILLIAM & DAVETTE KEELER,
REV. TRUST.

76. SCHOOL BOARD OF
EDUCATION

*CORRECT ADDRESS DERIVED FROM THE CITY OF GALLUP GIS MAP
P.O. BOX 1318
GALLUP, NM 87305-1318
2, STATE ROAD 32 BY PASS
2, STATE ROAD 32 BY PASS
SUB. UNIT #1 CONT. 6.35 ACS
M/L
R208880

80.344 ACRES M/L IN E ½ SEC.
23 T15 R18, WD19-207 GALLUP
MID SCHOOL, BUS TERMINAL
& JFK
R033553

77. SCHOOL BOARD OF
EDUCATION
700 BOARDMAN AVE.
700 BOARDMAN DR.
GALLUP, NM 87301
1.529 ACS M/L IN SE ¼ SEC.23
T15 R18, LOT 1, ANZAC ANNEX
REPLAT
R206330

80. ROBERT L. OLIVE, TRUSTEE
P.O. BOX 1839
GALLUP, NM 87305-1839
TRACT 1, DOTY SUB.
R207392

81. ELECTRONIC CENTER, INC.
812 S. BOARDMAN AVE.
812 BOARDMAN DR.
GALLUP, NM 87301
TRACT #2, 100' X 150' DOTY
SUB.
R000205

83. PINEHAVEN KENNELS, LLC
C/O SOPHARI LLC
9119 WALLACE AVE. NE
ALBUQUERQUE, NM 87109
TRACT 3, STATE RD. 32
BYPASS SUB. 1 IN THE SE ¼
OF SEC. 23 T15N R18W
R153605

84. ORLEANS MANOR USGI, INC.
ATTN: NOW LTD.
729 SUNRISE AVE., SUITE 303
ROSEVILLE, CA 95661
LOT 2-A OF THE SEC. 23 T15N
R18W, REVISION OF LOTS 1 &

*CORRECT ADDRESS DERIVED FROM THE CITY OF GALLUP GIS MAP
May 6, 2020

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Clyde (C.B.) Strain, Planning & Development Director

REF: Case No. MNSB2020-00300003, request for final plat review and approval of Replat No. 1 of Lots 21 through 36, Block 20 and Lots 5 through 20, Block 21, Ford Highway 66 Addition.

BACKGROUND

The Gallup Housing Authority, property owner, has petitioned the Gallup Planning and Zoning Commission for final plat review and approval of Replat No. 1 of Lots 21 through 36, Block 20 and Lots 5 through 20, Block 21, Ford Highway 66 Addition. The property is generally located east of Morgan Avenue and Ford Drive and contains 3.3944 acres which includes a portion of the Morgan Avenue right-of-way to be vacated containing 0.5503 acres.

DISCUSSION

Currently the property consists of thirty two (32) lots containing a total of 3.3944 acres. The property also includes a portion of the Morgan Avenue right-of-way containing 0.5503 acres. When the Ford Highway 66 Addition was originally platted the Morgan Avenue right-of-way was platted from Ford Drive through to Burke Drive but was never developed. When the Gallup Housing Authority constructed several residential housing units on the lots referenced above the units were constructed within and across the dedicated Morgan Avenue right-of-way.

The purpose of this subdivision is to reduce the number of lots from thirty two (32) lots to one (1) lot and to vacate the undeveloped portion of Morgan Avenue lying within the property boundaries of the subdivision in order to correct any encroachment issues with buildings within the Morgan Avenue right-of-way. The property lies within the Multi-Family Residential High (MFRH) Zone District. The proposed replat complies with all dimensional requirement for the MFRH Zone District.

The property is presently fully serviced with water/wastewater and electric infrastructure therefore no additional infrastructure improvements are required at this time. Public Utility Easements (P.U.E.’s) will be dedicated over all existing utility infrastructure located on proposed Lot 5A to allow city access for maintenance.
Copies of the City of Gallup Task Force comments are included in your agenda packets for your review.

FINDINGS

It is the findings of staff that the proposed subdivision complies with the City of Gallup Subdivision Regulations for a minor subdivision including all dimensional requirements for the Multi-Family Residential High (MFRH) Zone District. Staff’s recommendation is for approval of said subdivision.
APPLICATION FOR VACATING STREET ALLEY OR PUBLIC EASEMENT

1. APPLICANT INFORMATION
   (a) NAME: GALLUP HOUSING AUTHORITY Phone #: (505) 722-4388
       Mailing Address: PO BOX 1334 Fax #:
       City: GALLUP State: NM Zip: 87305
   (b) Applicant's Signature: RICHARD KONTZ / DIRECTOR Date: 02/12/2020
   (c) Agent / Representative: Michael Burnside Phone #: Same
       Mailing Address: Same Zip: mike.burnside@galluphousing.com
       City: State: E-mail:
   (d) Agent / Representative Signature: MICHAEL BURNSIDE, Project Coordinator Date: 02/12/20

2. PROPERTY OWNER (Please complete if Applicant is NOT the Property Owner)
   (a) NAME: SAME AS APPLICANT Phone #:
       Mailing Address: E-mail:
       City: State: Zip Code:
   (b) Property Owner's Signature: Date: 02/12/2020

3. LOCATION OF REQUEST
   (a) Street Address (if any): MORGAN AVE. & FORD DR.
   (b) Present Legal Description of the Vacation: SEE METES & BOUNDS DESCRIPTION
   (c) General Description of Vacation: VACATE A PORTION OF MORGAN AVENUE; 60' WIDE STREET CONTAINING 0.5504 ACRES M/L

4. PROJECT DETAILS
   (a) Written statement explaining request for proposed vacation: Yes ☑ No ☐
   (b) Five (5) copies of a plat identifying the proposed vacation: Yes ☑ No ☐
   (c) Processing fee of $100.00 included: Yes ☑ No ☐

OFFICE USE ONLY

Pre-App. Conf.: 2/12/20 Application/Feas Accepted By: ☑
Fee Paid: $100.00 Method of Payment: Credit Card
Hearing Date: 3/1/2020 Case #: 20-01000001

FEB 12 2020
CITY OF GALLUP
PLANNING & DEVELOPMENT
BY: TIME: 2:15PM
v.2018.07.12
USE ADDITIONAL SHEETS IF NECESSARY. SUBMIT THE COMPLETED APPLICATION WITH ALL RELATED MATERIALS AND FILING FEE (PAYABLE TO THE CITY OF GALLUP) TO THE PLANNING DEPARTMENT. INCOMPLETE OR INACCURATE APPLICATIONS MAY DELAY HEARING OR DECISION DATE.

FEES: SKETCH-$25.00 PRELIMINARY-1 acre or less $100. + $25 each additional acre FINAL PLAT-$50.00 SITE DEVELOPMENT PLAN REVIEW-$50.00 ADMIN. FINAL PLAT-$25.00

REVIEW TYPE: (check only one category per submittal)

<table>
<thead>
<tr>
<th>Major Subdivision:</th>
<th>Minor Subdivision:</th>
<th>Administrative Subdivision:</th>
<th>Site Development:</th>
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<td>Plan Review</td>
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</tbody>
</table>

1. APPLICANT INFORMATION
   (a) NAME: GALLUP HOUSING AUTHORITY  Phone #: (505) 722-4388
       Mailing Address: PO BOX 1334  Fax #: ______________________
       City: GALLUP  State: NM  Zip: 87305
   (b) Agent (if any): MICHAEL BURNSIDE  Phone #: (505) 722-4388
       Mailing Address: PO BOX 1334  Zip: 87305
       City: GALLUP  State: NM  E-mail: mike.burnside@galluphousing.com
   (c) Project Engineer: DEPAULI'S ENGINEERING & SURVEYING  Phone #: (505) 863-5440
       Mailing Address: 307 S. 4TH ST.  Zip: 87301
       City: GALLUP  State: NM  E-mail: mdepauli@depauliengineering.com
   (d) Signature of Applicant or Agent: ____________________________ Date: 3/9/2020
       Printed Name: MICHAEL BURNSIDE, PROJECT COORDINATOR

2. PROPERTY OWNER
   (a) NAME: GALLUP HOUSING AUTHORITY  Phone #: (505) 722-4388
       Mailing Address: PO BOX 1334  E-mail: richardkontz@galluphousing.com
       City: GALLUP  State: NM  Zip Code: 87305
   (b) Signature of Property Owner: ____________________________ Date: 03/31/2020
       Printed Name: RICHARD KONTZ, DIRECTOR

3. LOCATION OF REQUEST
   (a) Street Address (if any): PROPERTIES EAST OF MORGAN AVENUE & FORD DRIVE
   (b) Present Legal Description: Lots /Tracts: LOTS 21 THRU 36, BLOCK 20,
       LOTS 5 THRU 20, BLOCK 21, FORD HWY 66 ADDN.

4. PROJECT DETAILS
   (a) Project is within jurisdiction of: CITY OF GALLUP
   (b) Present Zoning: MFRH  Number of Existing Structures: __________________________
   (c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A
   (d) Number of Existing Lots: 32  Number of Proposed Lots: 1
   (e) Total Land Area: 3.3944 ACRES
   (f) ** The McKinley County Parcel Tracking Sheet is attached: Yes ☐ No ☐ (Required with Final Plat)

-- OFFICE USE ONLY --

Pre-App. Confr.: 3/6/2020 Application/Fees Accepted By: NL
Fee Paid: $ WAIVED  Method of Payment: __________________________
Hearing Date: ____________________ Case #: 20-00300003

RECEIVED
By Nikki Lee at 3:38 pm, Apr 02, 2020

V2016.04.06
February 3, 2020

C.B. Strain, Director
Planning and Zoning
City of Gallup
110 West Aztec Ave.
Gallup, NM 87301

Mr. Strain,

As part of expending a HUD grant for perimeter fencing GHA had to re-confirm our boundaries for the six developments under our management. Depauli as the “on-call” engineer for the City of Gallup was hired by GHA to conduct these surveys and also to file with the County upon completion.

Upon completion of the title searches and the survey work it was determined that two sub-divisions [Sky City and Morgan] had ROWs for streets which never constructed and now need to be vacated since housing was built within those ROWs. Attached are drawings showing the Street Right-of-Ways that need to be vacated by appropriate City action. The “metes and bounds descriptions” will be provided to you from Depauli Engineering within the next 10 days or so.

I have authorized Depauli Engineering to work directly with you to process these matters through the review and approval process.

If you have questions please do not hesitate to contact me or Marc Depauli of Depauli Engineering on this matter.

Sincerely,

Richard F. Kontz

cc. Marc Depauli, Depauli Engineering, On-call Engineer for City of Gallup
    Michael Burnside, Capital Projects Coordinator - Gallup Housing Authority
    Curtis Hayes, City Attorney, City of Gallup
Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lots 21 through 36, Block 20 and Lots 5 through 20, Block 21, Ford Highway 66 Addition. Also requesting for the City of Gallup to vacate an unused portion of Morgan Avenue; a sixty foot (60’) street right-of-way (R.O.W.)

The property is generally located East of Morgan Avenue and Ford Drive; subdivision contains 3.3944 acres M/L which includes the vacated R.O.W. of 0.5503 acres.

AERIAL IMAGERY
Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lots 21 through 36, Block 20 and Lots 5 through 20, Block 21, Ford Highway 66 Addition. Also requesting for the City of Gallup to vacate an unused portion of Morgan Avenue; a sixty foot (60’) street right-of-way (R.O.W.)

The property is generally located East of Morgan Avenue and Ford Drive; subdivision contains 3.3944 acres M/L which includes the vacated R.O.W. of 0.5503 acres.

SITE PHOTOS
MEMORANDUM

TO: GALLUP TASK FORCE (GTF)

- C.B. Strain, Community Planner
- Stan Henderson, Executive Director, Public Works Division
- Mike DeClercq, Water/Waste Water Superintendent
- Marita Joe, Senior Electrical Engineer
- Adrian Marruco, Executive Director, Solid Waste Department
- Jacob LaCroix, GFD, Fire Inspector
- Diane Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Distribution Superintendent
- John Ortiz, Comcast Superintendent

FROM: Roman J. Herrera

Roman J. Herrera, Development Review Coordinator

cc: Dennis Romero, Water & Wastewater Executive Director
    John Wheeler, Electric Director

CASE #: 20-01000001
PROJECT NAME: Vacation
PROPERTY OWNER: Gallup Housing Authority
PROJECT LOCATION: The corner of Ford Drive & East Morgan Avenue
DESCRIPTION: VACATION: The property owner is requesting that a 60' x 399.54 +/- section of East Morgan Avenue; between Blocks 20 & 21 be vacated to accommodate the housing units already built in the Street Right of Way. There is presently a sewer line in the developed portion E. Morgan Ave. & a water line intersecting E. Morgan Avenue from north to south. The request for Vacation will be scheduled to be heard by the Planning & Zoning Commission at their next regularly scheduled meeting any conditions for approval should be included in staff recommendation to the Commission.

ELECTRONIC COMMENTS ARE DUE BY 4 MARCH 2020

NO TASK FORCE MEETING HAS BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:

P1.) Add required signature lines to plat.

P2.) Change title of plat to “Gallup Housing Authority, Morgan Avenue Vacation Plat”.

P3.) Label portion of Morgan Avenue being vacated “Vacated This Plat”

P4.) Ok to proceed to public hearing.

CITY ENGINEER COMMENTS: No issues noted.
**WATER DEPARTMENT COMMENTS**: Water line crosses area, we will approve the vacation of easements if GHA assumes responsibility for water and sewer lines in easements.

**WASTEWATER DEPARTMENT COMMENTS**: Sewer line runs in area, we will approve the vacation of easements if GHA assumes responsibility for water and sewer lines in easements.

**ELECTRIC DEPARTMENT COMMENTS**: Gallup Housing owned electric. No issues with City Electric department.

**FIRE DEPARTMENT COMMENTS**: No Fire Department issues with Vacation.

**SOLID WASTE COMMENTS**: No issues with vacation

**CENTURYLINK COMMENTS**: No comments were submitted by CenturyLink.

**NM GAS COMPANY COMMENTS**: No comments were submitted by NM Gas.

**COMCAST COMMENTS**: No comments were submitted by Comcast.
April 15, 2020

MEMORANDUM

TO:  GALLUP TASK FORCE (GTF)

➢ C.B. Strain, Community Planner  
➢ Stan Henderson, Executive Director, Public Works Division  
➢ Mike DeDiercq, Water/Waste Water Superintendent  
➢ Marita Joe, Senior Electrical Engineer  
➢ Adrian Marrufo, Director, Solid Waste Department  
➢ Jacob LaCroix, GFD, Fire Inspector  
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FROM:  Roman J. Herrera, Development Review Coordinator

cc:  Dennis Romero, Water & Wastewater Executive Director  
     John Wheeler, Electric Director

CASE #:  20-00300003

PROJECT NAME: Ford Highway 66 Addition Subdivision

PROPERTY OWNER: Gallup Housing Authority

PROJECT LOCATION: East Morgan Avenue at Ford Drive & LOTS 21 THRU 36 BLOCK 20,  
LOTS 5 THRU 20, BLOCK 21 FORD HWY 66 ADDN.

DESCRIPTION: Minor Subdivision: Final Plat Review: The property owner is requesting that  
a 60‘ x 399.54‘ +/- portion of E. Morgan Avenue be vacated to accommodate the housing units  
already built in the Street Right of Way. The vacation of the street via subdivision will allow  
the City access to the existing sewer line located on E. Morgan Ave. The subdivision request will be  
scheduled to be heard by the Planning & Zoning Commission as soon as possible, any  
conditions for approval should be included in staff recommendation to the Commission.

ELECTRONIC COMMENTS ARE DUE BY: 23 APRIL 2020

NO TASK FORCE MEETING HAS BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:
P1.) Rename from Lot 1 to Lot 5A
P2.) Call out vacated area: Morgan Avenue (60.0‘ Right-of-Way vacated this plat;  
0.5503 acres M/L)
P3.) Remove description below subdivision title being that it’s already listed at  
the top right of plat.
P4.) Rename from Preliminary Plat to Final Plat
P5.) Add language to the Owner’s Certificate identifying that this is Replat No. 1
P6.) Add language to the Owner’s Certificate calling out how 0.5503 acres  
vacated from Morgan Avenue right-of-way is now included in this subdivision.
P7.) Correct property owner’s information.
P8.) The metes & bounds description have been verified as accurate.
P9.) Add attest language under the Vacated Right-of-Way Certificate.
P10.) Add the vicinity map.
P11.) Correct property owner's information.
P12.) Correct zoning information.
P13.) Ok to proceed to final plat after all corrections are made.

**CITY ENGINEER COMMENTS:** As government sponsored subdivisions, PW/City Engr has no issues.

**WATER DEPARTMENT COMMENTS:** Need water line easements

**WASTEWATER DEPARTMENT COMMENTS:** Need sewer line easements

**ELECTRIC DEPARTMENT COMMENTS:** No issues with vacation. All electric infrastructure belongs to Gallup Housing Authority.

**FIRE DEPARTMENT COMMENTS:**

**SOLID WASTE COMMENTS:** No issues with subdivision

**CENTURYLINK COMMENTS:** CenturyLink did not submit comments.

**NM GAS COMPANY COMMENTS:** NM Gas did not submit comments.

**COMCAST COMMENTS:** Comcast Cable did not submit comments.
Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lots 21 through 36, Block 20 and Lots 5 through 20, Block 21, Ford Highway 66 Addition. Also requesting for the City of Gallup to vacate an unused portion of Morgan Avenue; a sixty foot (60’) street right-of-way (R.O.W.) The property is generally located East of Morgan Avenue and Ford Drive; subdivision contains 3.3944 acres M/L which includes the vacated R.O.W. of 0.5503 acres.

AREA MAP
Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lots 21 through 36, Block 20 and Lots 5 through 20, Block 21, Ford Highway 66 Addition. Also requesting for the City of Gallup to vacate an unused portion of Morgan Avenue; a sixty foot (60’) street right-of-way (R.O.W.) The property is generally located East of Morgan Avenue and Ford Drive; subdivision contains 3.3944 acres M/L which includes the vacated R.O.W. of 0.5503 acres.
Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lots 21 through 36, Block 20 and Lots 5 through 20, Block 21, Ford Highway 66 Addition. Also requesting for the City of Gallup to vacate an unused portion of Morgan Avenue; a sixty foot (60’) street right-of-way (R.O.W.) The property is generally located East of Morgan Avenue and Ford Drive; subdivision contains 3.3944 acres M/L which includes the vacated R.O.W. of 0.5503 acres.

ADDRESS LIST

1. GALLUP HOUSING AUTHORITY
   PO BOX 1334
   GALLUP, NM 87305-1334
   LOTS 21 THRU 36 BLOCK 20,
   LOTS 5 THRU 20, BLOCK 21,
   FORD HWY 66 ADDN.
   R012904

2. RICHARD THOMAS KROUTH
   REVOVABLE TRUST ETAL
   1014 E. GREEN AVE.
   GALLUP, NM 87301
   LOTS 37, 38, 39 & 40, BLK 20,
   FORD HWY 66 ADDN.
   R196363

25. LOTS 1 THRU 6, BLK 20, FORD
    HWY. 66 ADDN.
    R124222

3. RT2, LLC
   PO BOX 2084
   MCCALL, ID 83638-2084
   LOTS 1 THRU 4, BLOCK 21,
   FORD HWY 66 ADDITION
   R005169

4. NICOLE L. GARCIA
   1100 NEVADA CIR.
   GALLUP, NM 87301
   LOT 10, BLOCK B, BURKE
   HIGHWAY 66 ADDN.
   R001996

5. RYAN GARCIA
   1101 IDAHO CIR.
   GALLUP, NM 87301

6. AARON LEE ROSETTA
   1098 IDAHO CIR.
   GALLUP, NM 87301
   LOT 11, BLOCK C, BURKE
   HIGHWAY 66 ADDN
   R300353

7. TOWN OF GALLUP
   PO BOX 1270
   GALLUP, NM 87305-1270
   LOT 14, BLOCK D, BURKE
   HIGHWAY 66 ADDN
   R012572

8. ANTONIO VILLICANA
   PO BOX 1141
   GALLUP, NM 87305-1141
   LOTS 39 & 40, BLOCK 21,
   FORD HWY. 66 ADDN.
   R206895

9. JOHN ALLEN &
   JESSICA SANCHEZ
   1422 #C RED ROCK DR.
   GALLUP, NM 87301
   LOTS 37 & 38, BLOCK 21,
   FORD HWY. 66 ADDN.
   R206652

10. LARRY F. & ELIZABETH
    MARTINEZ
    1015 E. BUENA VISTA AVE.
    GALLUP, NM 87301
11. KATHLEEN R. MALDONADO
   1013 E. BUENA VISTA AVE.
   GALLUP, NM 87301
   LOTS 33 & 34, BLK 21, FORD HWY 66 ADDN.
   R206589

12. MARK A. WERNER
   1011 E. BUENA VISTA AVE.
   GALLUP, NM 87301
   LOTS 31 & 32, BLOCK 21, FORD HWY. 66 ADDN.
   R206654

13. TIFFANY TAFOYA
   1009 E. BUENA VISTA AVE.
   GALLUP, NM 87301
   LOTS 29 & 30, BLOCK 21, IH FORD HWY. 66 ADDN.
   R206588

14. FAITH PROPERTIES, LLC
    PO BOX 717
    GALLUP, NM 87305-0717
    LOTS 27 & 28, BLOCK 21, FORD HWY. 66 ADDN.
    R206894

15. STEVEN F. SEEGAR & BOBBIE P. FRANKLIN
    821 FORD DRIVE
    GALLUP, NM 87301
    LOTS 21 – 26, BLK 21, FORD HWY. 66 ADDN.
    R624284

16. GURLEY PROPERTIES, LTD.
    C/O 1638 S. SECOND ST.
    GALLUP, NM 87301
    LOTS 31 THRU 40, BLOCK 8, FORD HWY. 66 ADDN.
    R186406

17. BOARD OF TRUSTEES OF THE CHURCH OF GOD OF THE APOSTOLIC FAITH
    800 FORD DR.
    GALLUP, NM 87301
    LOTS 1 THRU 3, BLOCK 8, FORD HWY. 66 ADDN
    R051136

18. JOSEPH JR. & CECELIA LUERAS
    914 E. MORGAN AVE.
    GALLUP, NM 87301
    LOTS 4-5, BLOCK 8, FORD HWY. 66 ADDN.
    R029688

19. ALICE REYES
    917 E. MORGAN AVE.
    GALLUP, NM 87301
    LOTS 37 THRU 40, BLOCK 9, FORD HWY. 66 ADDN.
    R030236

20. B.S.S. CORPORATION
    ATTN: PHYLIS M. BRITT
    2811 E. AGRITOPIA LOOP NORTH, APT. 124
    GILBERT, AZ 85296-7835
    LOT B, BLOCK 9, OF THE REDIVISION OF LOTS 1 THRU 4, FORD HWY. 66 ADDN.
    R209436

21. LOT A, BLOCK 9, OF THE REDIVISION OF LOTS 1 THRU 4, FORD HWY ADDN.
    R628735

22. MICHEAL SEKIYA
    703 FORD DR.
    GALLUP, NM 87301
    THE SOUTH 112.17 FEET OF LOTS 16 THRU 20, BLOCK 20, I.H. FORD HWY. 66 ADDN.
    R012270

23. LEONARD E. & DOLORES D. OLIVAR, REV. TRUST
PO BOX 656
GALLUP, NM 87305-0656
LOTS 10 THRU 15, BLOCK 20,
FORD HWY. 66 ADDITION.
R012297

24. JEANETTE FORTNEY
2418 E. HWY. 66 # 252
GALLUP, NM 87301
LOTS 7, 8 & 9, BLK 20, FORD
HWY. 66 ADDN.
R300346
May 6, 2020

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Clyde (C.B.) Strain, Planning & Development Director

REF: Case No. MNSB2020-00300004, request for final plat review and approval of Replat No. 1 of Lots 1 through 42, Block 4, La Loma Subdivision.

BACKGROUND

The Gallup Housing Authority, property owner, has petitioned the Gallup Planning and Zoning Commission for final plat review and approval of Replat No. 1 of Lots 1 through 42, Block 4, La Loma Subdivision. The property is generally located between Curtis Avenue and Vega Avenue and contains 3.2547 acres which includes the vacation of an alley right-of-way containing 0.2411 acres.

DISCUSSION

Currently the property consists of forty two (42) lots containing a total of 3.2547 acres. The property also includes an alley right-of-way containing 0.2411 acres. When the La Loma Subdivision was originally platted an alley right-of-way was in the middle of Block 4 running the entire length of the block from east to west. When the Gallup Housing Authority constructed several residential housing units on the lots referenced above the units were constructed within and across the dedicated alley right-of-way.

The purpose of this subdivision is to reduce the number of lots from forty two (42) lots to one (1) lot and to vacate the dedicated alley right-of-way in order to correct any encroachment issues with buildings within the alley right-of-way. The property lies within the Multi-Family Residential High (MFRH) Zone District. The proposed replat complies with all dimensional requirement for the MFRH Zone District.

The property is presently fully serviced with water/wastewater and electric infrastructure therefore no additional infrastructure improvements are required at this time. Public Utility Easements (P.U.E.’s) will be dedicated over all existing utility infrastructure located on proposed Lot 1A to allow city access for maintenance.

Copies of the City of Gallup Task Force comments are included in your agenda packets for your review.
FINDINGS

It is the findings of staff that the proposed subdivision complies with the City of Gallup Subdivision Regulations for a minor subdivision including all dimensional requirements for the Multi-Family Residential High (MFRH) Zone District. Staff’s recommendation is for approval of said subdivision.
APPLICATION FOR VACATING STREET ALLEY OR PUBLIC EASEMENT

1. APPLICANT INFORMATION
   (a) NAME: GALLUP HOUSING AUTHORITY Phone #: (505) 722-4388
       Mailing Address: PO BOX 1334 Fax #: 
       City: GALLUP State: NM Zip: 87305

   (b) Applicant’s Signature: RICHARD KONTZ, DIRECTOR Date: 02/12/2020

   (c) Agent / Representative: Michael Burnside Phone #: Same
       Mailing Address: Same Zip: 
       City: Same State: E-mail: mike.burnside@galluphousing.com

   (d) Agent / Representative Signature: MICHAEL BURNSIDE, Project Coordinator Date: 2/12/20

2. PROPERTY OWNER (Please complete if Applicant is NOT the Property Owner)
   (a) NAME: SAME AS APPLICANT Phone #: 
       Mailing Address: E-mail: 
       City: Zip Code: 

   (b) Property Owner’s Signature: Date: 02/12/2020

3. LOCATION OF REQUEST
   (a) Street Address (if any): SKY CITY AREA VEGA AVE. & STRONG DR.

   (b) Present Legal Description of the Vacation: SEE METES & BOUNDS DESCRIPTION

   (c) General Description of Vacation: VACATE 20' ALLEY BETWEEN VEGA AVENUE & CURTIS AVENUE; CONTAINING 0.2411 ACRES M/L

4. PROJECT DETAILS
   (a) Written statement explaining request for proposed vacation: Yes ☑ No ☐

   (b) Five (5) copies of a plat identifying the proposed vacation: Yes ☑ No ☐

   (c) Processing fee of $100.00 included: Yes ☑ No ☐

OFFICE USE ONLY

Pre-App. Conf.: 2/11/20 Application/Fees Accepted By: 
Fee Paid: $100.00 Method of Payment: Credit Card
Hearing Date: 3/11/2020 Case #: 20-01000002

RECEIVED
FEB 12 2020
CITY OF GALLUP
PLANNING & DEVELOPMENT
BY: 10 TIME: 2:55PM
USE ADDITIONAL SHEETS IF NECESSARY. SUBMIT THE COMPLETED APPLICATION WITH ALL RELATED MATERIALS AND FILING FEE (PAYABLE TO THE CITY OF GALLUP) TO THE PLANNING DEPARTMENT. INCOMPLETE OR INACCURATE APPLICATIONS MAY DELAY HEARING OR DECISION DATE.

FEES: SKETCH-$25.00 PRELIMINARY-1 acre or less $100. + $25 each additional acre FINAL PLAT-$50.00 SITE DEVELOPMENT PLAN REVIEW-$50.00 ADMIN. FINAL PLAT-$25.00

REVIEW TYPE: (check only one category per submittal)

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<th>Minor Subdivision:</th>
<th>Administrative Subdivision:</th>
<th>Site Development:</th>
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1. APPLICANT INFORMATION

(a) NAME:asca  GALLUP HOUSING AUTHORITY  Phone #: (505) 722-4388  
Mailing Address: PO BOX 1334  Fax #: 
City: GALLUP  State: NM  Zip: 87305
(b) Agent (if any): MICHAEL BURNSIDE  Phone #: (505) 722-4388  
Mailing Address: PO BOX 1334  Zip: 87305
City: GALLUP  State: NM  E-mail: mike.burnside@galluphousing.com
(c) Project Engineer: DEPAULI'S ENGINEERING & SURVEYING  Phone #: (505) 863-5440  
Mailing Address: 307 S. 4TH ST.  Zip: 87301
City: GALLUP  State: NM  E-mail: mdepauli@depauliengineering.com
(d) Signature of Applicant or Agent:  
Printed Name:  MICHAEL BURNSIDE, PROJECT COORDINATOR  Date: 3/9/2020

2. PROPERTY OWNER

(a) NAME:  GALLUP HOUSING AUTHORITY  Phone #: (505) 722-4388  
Mailing Address: PO BOX 1334  E-mail: richardkontz@galluphousing.com  
City: GALLUP  State: NM  Zip Code: 87305
(b) Signature of Property Owner:  
Printed Name:  RICHARD KONTZ, DIRECTOR  Date: 3/31/2020

3. LOCATION OF REQUEST

(a) Street Address (if any):  PROPERTIES NORTHEAST OF VEGA AVENUE & STRONG DRIVE
(b) Present Legal Description: Lots/Tracts: ALL OF BLOCKS 4, 7 & 9 01 15 18, LA LOMA ADDN.

4. PROJECT DETAILS

(a) Project is within jurisdiction of:  CITY OF GALLUP
(b) Present Zoning:  MFRH  Number of Existing Structures:
(c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A
(d) Number of Existing Lots: 105  Number of Proposed Lots:  
(e) Total Land Area: 3.2547 Acres
(f) ** The McKinley County Parcel Tracking Sheet is attached:  Yes [X]  No [ ] (Required with Final Plat)

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OFFICE USE ONLY

Pre-App. Confr.: 3/6/2020 Application/Fees Accepted By: NL

Fee Paid: $ WAIVED  Method of Payment:

Hearing Date:  Case #: 20-00300004

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RECEIVED  
By Nikki Lee at 3:38 pm, Apr 02, 2020

V2016.04.96
February 3, 2020

C.B. Strain, Director
Planning and Zoning
City of Gallup
110 West Aztec Ave.
Gallup, NM 87301

Mr. Strain,

As part of expending a HUD grant for perimeter fencing GHA had to re-confirm our boundaries for the six developments under our management. Depauli as the “on-call” engineer for the City of Gallup was hired by GHA to conduct these surveys and also to file with the County upon completion.

Upon completion of the title searches and the survey work it was determined that two sub-divisions [Sky City and Morgan] had ROWs for streets which never constructed and now need to be vacated since housing was built within those ROWs. Attached are drawings showing the Street Right-of-Ways that need to be vacated by appropriate City action. The “metes and bounds descriptions” will be provided to you from Depauli Engineering within the next 10 days or so.

I have authorized Depauli Engineering to work directly with you to process these matters through the review and approval process.

If you have questions please do not hesitate to contact me or Marc Depauli of Depauli Engineering on this matter.

Sincerely,

Richard F. Kontz

cc. Marc Depauli, Depauli Engineering, On-call Engineer for City of Gallup
Michael Burnside, Capital Projects Coordinator - Gallup Housing Authority
Curtis Hayes, City Attorney, City of Gallup
OF Lot 6 OF LA LOMA SUBDIVISION IN THE CITY OF GALUP, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF
SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO, ON DECEMBER 12, 1945.
Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Block 4, La Loma Subdivision. Also requesting for the City of Gallup to vacate an unused twenty foot (20’) alley right-of-way (R.O.W.)

The property is generally located between Vega Avenue and Curtis Avenue; subdivision contains 3.2547 acres M/L which includes the vacated R.O.W. of 0.2411 acres.

AERIAL IMAGERY
Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Block 4, La Loma Subdivision. Also requesting for the City of Gallup to vacate an unused twenty foot (20’) alley right-of-way (R.O.W.)

The property is generally located between Vega Avenue and Curtis Avenue; subdivision contains 3.2547 acres M/L which includes the vacated R.O.W. of 0.2411 acres.

SITE PHOTOS
February 26, 2020

MEMORANDUM

TO: GALLUP TASK FORCE (GTF)

➢ C.B. Strain, Community Planner
➢ Stan Henderson, Executive Director, Public Works Division
➢ Mike DeClercq, Water/Waste Water Superintendent
➢ Marita Joe, Senior Electrical Engineer
➢ Adrian Marrufo, Solid Waste Executive Director
➢ Jacob LaCroix, GFD, Fire Inspector
➢ Diane Willato, CenturyLink Engineer
➢ Irma Bustamante, NM Gas Co. Distribution Superintendent
➢ John Ortiz, Comcast Superintendent

FROM: Roman J. Herrera, Development Review Coordinator

cc: Dennis Romero, Water & Wastewater Executive Director
    John Wheeler, Electric Director

CASE #: 20-01000002
PROJECT NAME: Vacation
PROPERTY OWNER: Gallup Housing Authority
PROJECT LOCATION: A section of Alley between Vega Avenue & Curtis Avenue (aka Sierra Ave.) – Block 4, La Loma Subdivision

DESCRIPTION: VACATION: The property owner is requesting that the alley in Block 4; approximately 20’ x 525.10’ +/- be vacated in order to accommodate the housing units already built in there. At present there is a water line intersecting the alley from north to south & a sewer line also intersecting the alley from north to south & running east from 307 Vega Ave. inside of the alley, there is also an electrical pole in the alley, also east of 307 Vega Ave. & in the alley. The request for Vacation will be scheduled to be heard by the Planning & Zoning Commission at their next regularly scheduled meeting any conditions for approval should be included in staff recommendation to the Commission.

ELECTRONIC COMMENTS ARE DUE BY: 4 March 2020

NO TASK FORCE MEETING HAS BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:

P1.) Add required signature lines to plat.

P2.) Change title of plat to “Gallup Housing Authority Alley Right-of-Way Vacation Plat”

P3.) Label alley right-of-way being vacated “Vacated This Plat”

P4.) Ok to proceed to public hearing.
CITY ENGINEER COMMENTS: No issues noted.

WATER DEPARTMENT COMMENTS: Water Line crosses alleyway, we will approve the vacation of easements if GHA assumes responsibility for water and sewer lines in easements.

WASTEWATER DEPARTMENT COMMENTS: Sewer line is in alleyway and runs part way into alleyway, we will approve the vacation of easements if GHA assumes responsibility for water and sewer lines in easements.

ELECTRIC DEPARTMENT COMMENTS: No issues with alley vacation. Note Gallup Housing owned Electric (Primary metered). Electric helps maintain the electric infrastructure.

FIRE DEPARTMENT COMMENTS: No fire department issues with vacation.

SOLID WASTE COMMENTS: No issues with vacation

CENTURYLINK COMMENTS: No comments were submitted by CenturyLink.

NM GAS COMPANY COMMENTS: No comments were submitted by NM Gas.

COMCAST COMMENTS: No comments were submitted by Comcast.
MEMORANDUM

TO: GALLUP TASK FORCE (GTF)

- C.B. Strain, Community Planner
- Stan Henderson, Executive Director, Public Works Division
- Mike DeClercq, Water/Waste Water Superintendent
- Marita Joe, Senior Electrical Engineer
- Adrian Marruco, Director, Solid Waste Department
- Jacob LaCroix, GFD, Fire Inspector
- Diane Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Distribution Superintendent
- John Ortiz, Comcast Superintendent

FROM: Roman J. Herrera, Development Review Coordinator

cc: Dennis Romero, Water & Wastewater Executive Director
John Wheeler, Electric Director

CASE #: 20-003000004
PROJECT NAME: La Loma Subdivision
PROPERTY OWNER: Gallup Housing Authority
PROJECT LOCATION: A section of Alley between Vega Avenue & Curtis Avenue (aka Sierra Ave.) – Block 4, La Loma Subdivision
DESCRIPTION: MINOR SUBDIVISION: FINAL PLAT REVIEW: The property owner is requesting that the alley in Block 4; approximately 20' x 525.10' +/- be vacated in order to accommodate the housing units already built in Right of Way. The vacation of the alley via subdivision will allow the City access to the existing sewer line located there. The subdivision request will be scheduled to be heard by the Planning & Zoning Commission as soon as possible, any conditions for approval should be included in staff recommendation to the Commission.

ELECTRONIC COMMENTS ARE DUE BY: 23 APRIL 2020

NO TASK FORCE MEETING HAS BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:
P1.) Rename from Lot 1 to Lot 1A. And switch the order of square footage and acreage.
P2.) Call out vacated area: 20’ alley Right-of-Way vacated this plat containing 0.2411 acres M/L)
P3.) Identify the lengths of the vacated alley.
P4.) Identify what the 152’ measurements are for.
P5.) Remove description below subdivision title being that it’s already listed at the top right of plat.
P6.) Add language to the Owner’s Certificate identifying that this is Replat No. 1
P7.) Add language to the Owner’s Certificate calling out how 0.2411 acres vacated from alley right-of-way is now included in this subdivision.
P8.) Correct the total acreage of subdivision.
P9.) Correct property owner’s information.
P10.) The metes & bounds description have been verified as accurate.
P11.) Add attest language under the Vacated Right-of-Way Certificate.
P12.) Add the legend for area to be vacated.
P13.) Add the vicinity map.
P14.) Correct property owner’s information.
P15.) Complete address.
P16.) What’s the purpose of this language?
P17.) Identify the name of this plat in the notes.
P18.) Add zoning information.
P19.) Ok to proceed to final plat after all corrections are made.

CITY ENGINEER COMMENTS: As government sponsored subdivisions, PW/City Engr has no issues.

WATER DEPARTMENT COMMENTS: Need water line easements

WASTEWATER DEPARTMENT COMMENTS: Need sewer line easements

ELECTRIC DEPARTMENT COMMENTS: Need a 10’ wide easement along Cliff Drive. No issues with vacation. All electric infrastructure belongs to Gallup Housing Authority.

FIRE DEPARTMENT COMMENTS: NO issues with subdivision.

SOLID WASTE COMMENTS: No issues with subdivision.

CENTURYLINK COMMENTS: CenturyLink did not submit comments.

NM GAS COMPANY COMMENTS: NM Gas did not submit comments.

COMCAST COMMENTS: Comcast did not submit comments.
Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Block 4, La Loma Subdivision. Also requesting for the City of Gallup to vacate an unused twenty foot (20’) alley right-of-way (R.O.W.).

The property is generally located between Vega Avenue and Curtis Avenue; subdivision contains 3.2547 acres M/L which includes the vacated R.O.W. of 0.2411 acres.
Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Block 4, La Loma Subdivision. Also requesting for the City of Gallup to vacate an unused twenty foot (20') alley right-of-way (R.O.W.) The property is generally located between Vega Avenue and Curtis Avenue; subdivision contains 3.2547 acres M/L which includes the vacated R.O.W. of 0.2411 acres.
Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Block 4, La Loma Subdivision. Also requesting for the City of Gallup to vacate an unused twenty foot (20’) alley right-of-way (R.O.W.) The property is generally located between Vega Avenue and Curtis Avenue; subdivision contains 3.2547 acres M/L which includes the vacated R.O.W. of 0.2411 acres.

ADDRESS LIST

1. GALLUP HOUSING AUTHORITY
   PO BOX 1334
   GALLUP, NM 87305-1334
   ALL OF BLOCKS 4, 7 & 9 01 15
   18, LA LOMA ADDN.
   R012688

2. NEW LIFE APOSTOLIC
   CHURCH OF GALLUP
   300 CANYON DE CHELLY LN
   GALLUP, NM 87301
   BLOCK 5, ALL OF BLOCK 6,
   ALL OF ALL BLOCK 10, LA
   LOMA SUB.
   R136654

3. THEODORE C. SAUCEDO
   PO BOX 252
   OLD LAGUNA, NM 87026-0252
   BLOCK 1, LOTS 3 & 4, LA
   LOMA SUB.
   R205562

4. ENRIQUE M. MORENO
   400 VEGA AVE.
   GALLUP, NM 87301
   LOTS 1 & 2, BLOCK 1, LA
   LOMA SUB.
   R205561

5. RAY & BEVERLY L. TRUJILLO
   410 VEGA AVE.
   GALLUP, NM 87301
   BLOCK 2, LOTS 20 & 21, LA
   LOMA SUB.
   R028304

6. ROBERT M. ESTRADA & ROBIN
   L. HARTOM
   316 VEGA AVE.
   GALLUP, NM 87301
   BLOCK 2, LOTS 17, 18, 19, LA
   LOMA ADDN.
   R204986

7. HARRY D. MARTINEZ
   510 S. THIRD ST., APT. B
   GALLUP, NM 87301
   LOT 11A, REPLAT NO. 1 OF
   LOTS 11 THRU 16, BLOCK 2,
   LA LOMA SUB. CONT. 0.1435
   ACS M/L
   R026441

8. ELAINE MONTANO, TRUSTEE
   304 VEGA AVE.
   GALLUP, NM 87301
   BLOCK 2, LOTS 9 & 10, LA
   LOMA SUB.
   R195529

9. ROBERT C. MARTINEZ,
   TRUSTEE
   306 VEGA AVE.
   GALLUP, NM 87301
   BLOCK 2, LOTS 7 & 8, LA LOMA
   SUBDIVISION
   R023574

10. BLOCK 2, LOTS 5 & 6, LA LOMA
    ADDN.
    R025534

11. MICHAEL MONTANO
    302 VEGA AVE.
12. BENNY DUBOIS  
916 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 2, LOTS 1 & 2, LA LOMA SUB.  
R173274

13. ANGELINA RAMIREZ  
915 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 3, LOTS 1 & 2, LA LOMA SUB.  
R030465

14. SIMON PAREDES  
917 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 3, LOTS 3 & 4, LA LOMA ADDITION  
R028193

15. BLOCK 3, LOT 5, THE S ½ OF Lot 6, LA LOMA SUB.  
R028207

16. SEPIE & ALICE P. CALDERON, TRUSTEES  
1001 N. STRONG DR.  
GALLUP, NM 87301  
NORTH ½ OF LOT 6, ALL OF LOTS 7 & 8, BLOCK 3, LA LOMA ADDN.  
R622109

17. ROBERT & ROSITA SALAZAR, TRUSTEES  
2403 LA HONDA AVE.  
ANCHORAGE, AK 99517  
BLOCK 3, LOTS 9 THRU 12, LA LOMA ADDN.  
R106771

18. CARMEN SWETEN & DEBBIE L. VIGIL  
923 N. STRONG DR.  
*1005 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 3, LOTS 13 & 14, LA LOMA ADDN.  
R035416

19. JUAN R. & LISA S. TRUJILLO  
1107 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 8, LOTS 7 & 8, LA LOMA SUB.  
R206809

20. MARGARET PEARSON & NORMA J. MYERS, TRUSTEE  
710 NAVAJO DR.  
GALLUP, NM 87301  
LOTS 1 THRU 4, BLOCK 8, LA LOMA ADDN.  
R206302

21. PAUL A. & CHARLOTTE M. LOVATO  
1105 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 8, LOTS 5 & 6, LA LOMA SUB.  
R206718

22. ROSIE GONZALES  
1007 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 3, LOTS 15 & 16, LA LOMA SUB.  
R015040

23. ANTONIO J. OLGUIN  
1109 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 8, LOTS 9 & 10, LA LOMA SUB.  
R206807

*CORRECT ADDRESS DERIVED FROM THE CITY OF GALLUP GIS MAP
24. ERICA DE LA TORRE  
   1111 N. STRONG DR.  
   GALLUP, NM 87301  
   BLOCK 8, LOTS 11, 12 & 13, LA LOMA SUB.  
   R206750

25. CECELIA P. PAIZ  
   1113 N. STRONG DR.  
   GALLUP, NM 87301  
   LOTS 14, 15 & 16, BLOCK 8, LA LOMA SUB.  
   R206808

26. CITY OF GALLUP  
   PO BOX 1270  
   GALLUP, NM 87305-1270  
   PARCEL A, 150'X150' LA LOMA SUB. WATER TANK SITE  
   R161179
Summary of City Council Actions

February, March & April 2020

[No actions taken on any Planning & Zoning items]
### MONTHLY COMPILATION OF PERMITS ISSUED

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### CITY OF GALLUP
#### PLANNING & DEVELOPMENT

**MONTHLY COMPILATION OF PERMITS ISSUED**

**FEBRUARY 2020**

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**TOTALS**: $16,742.93 $3,843,550.00

- **2** RESIDENTIAL ADDITIONS / ALTERATIONS
- **1** COMMERCIAL ADDITIONS / ALTERATIONS
- **1** ROOF REPAIR
- **1** DEMOLITION
- **1** FOUNDATION ONLY - CHARGE

**6** TOTAL PERMITS
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| TOTAL PERMIT FEES                            | $7,050.93         | $28,085.04
### CITY OF GALLUP
#### PLANNING & DEVELOPMENT

**MONTHLY COMPILATION OF PERMITS ISSUED**

**MARCH 2020**

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<td>MANUEL RODRIGUEZ</td>
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**1. Residential Additions / Alterations**
**2. Residential Storage Shed**
**3. Residential Garages & Carports**
**4. Commercial Additions / Alterations**
**5. Roof Repair**
**6. Fence / Retaining Wall**
**7. Foundation Only - Charge**

---

**P.O. BOX 1270 GALLUP, NM 87305**

**PHONE:** 505.863.1240

**FAX:** 505.722.5131
<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>NUMBER OF PERMITS</th>
<th>VALUATION</th>
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**TOTAL PERMIT FEES**

$4,734.12 $32,819.16
### CITY OF GALLUP
#### PLANNING & DEVELOPMENT

#### MONTHLY COMPILATION OF PERMITS ISSUED

#### APRIL 2020

<table>
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<tr>
<th>DATE</th>
<th>PERMIT NO.</th>
<th>OWNER / BUSINESS</th>
<th>CONTRACTOR</th>
<th>SITE ADDRESS</th>
<th>PERMIT TYPE</th>
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<td>4/14/20</td>
<td>20 - 052</td>
<td>STEPHEN GRAHAM</td>
<td>AUTO GLASS &amp; CONSTRUCTION, INC.</td>
<td>504 VANDENBOSCH PARKWAY</td>
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<td>WILLIAM KRZYMOWSKI</td>
<td>GALLUP ROOFING, INC.</td>
<td>1110 MARTINELLI DRIVE</td>
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<td>JAMES T. GOODWIN</td>
<td>MURPHY BUILDERS, INC.</td>
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<td>VINCE BEGAY</td>
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<td>RIO GRANDE-ALAMEDA LTD.</td>
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**TOTALS:** $4,734.12 $450,150.00

<table>
<thead>
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<th>PERMIT TYPE</th>
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<td>RESIDENTIAL ADDITIONS / ALTERATIONS</td>
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