

**PLANNING AND ZONING COMMISSION
AGENDA****Wednesday, July 8th, 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 before or during the meeting at (505) 863-1240. Please leave your name and a return phone number.**

Call to Order / Roll Call

Approval of May 13th, 2020 Meeting Minutes**PUBLIC HEARINGS****ITEM ONE: CASE # 20-00300005:** Request by Ryan Chavez on behalf of AVA, LLC and ABA Land Ltd. Co., property owners and Kevin McCarthy on behalf of Love's Travel Stops & Country Stores, Inc., property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Love Subdivision containing 4.908 acres M/L and a Replat of 3 Unplatted Tracts of Land within a portion of the Ortega Annexation situated in the NE ¼ of Section 27 T15N, R19W and 1 Unplatted Tract of Land within a portion of the Mentmore Meadows Annexation situated in the SE ¼ of Section 22 T15N, R19W, N.M.P.M. containing a total of 16.0381 acres M/L. Also requesting for the City of Gallup to vacate several existing unoccupied public utility and access easements within proposed Lots 2 and 3 containing a total of 0.4632 acres M/L. The properties are located at 3360, 3366B and 3380 West Historic Highway 66 and 2 vacant properties North of 3366B West Historic Highway 66; containing a total of 20.9461 acres M/L. This item will go before City Council for final approval on July 28, 2020.**INFORMATION ITEMS****ITEM TWO:** City Council Actions Taken**ITEM THREE:** May & June 2020 Building Permit Activity Report

Open Floor

Adjourn

Planning & Zoning Commission
May 13th, 2020 Minutes
Virtual Meeting

The regular meeting of the Planning and Zoning Commission was called to order at 6:04 p.m. by Chairman Kent Wilson. Chairman Wilson stated that the meeting was being held virtually via video and telephone conferencing. The meeting was also being live streamed for the public through the City of Gallup's Facebook page.

Upon roll call, the following were present:

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

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 F. Pawlowski (No)
Commissioner M. Long (No)
Commissioner L. Miller (No)
Commissioner J. Cresto (No)

Presented to the Chairman and Commissioners for their approval were the minutes of the February 12th, 2020 regular meeting. Commissioner Pawlowski motioned for approval of the minutes as presented. 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)

Chairman Wilson asked the Madam Secretary to state the names of the individuals attending the virtual meeting. Upon roll call the following were present:

CB Strain, Planning and Development Director
Stan Henderson, Public Works Director

Dennis Romero, Water/Wastewater Director
Marita Joe, Senior Electrical Engineer
Jacob LaCroix, Fire Marshal
Matthew Hughbanks, applicant for Item One
Joseph Sanchez, applicant for Item Two and Three
Rick Murphy, applicant for Item Four
Richard Kontz, applicant for Item Five and Six
Mike Burnside, agent for Item Five and Six
Marc DePauli, engineer for Item One, Four, Five and Six

Chairman Wilson administered the oath required by State Law for public forum for each of the individuals listed above.

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. Chairman Wilson also notified the Commission that there may be individuals calling in from the public to make comments.

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.

CB Strain began by explaining how the property was originally platted in 1997 with a 10' wide, 98.07' long public utility (P.U.E.) and drainage easement dedicated along the northern property line. CB used the screen to display the property's boundary survey pointing to the P.U.E. and drainage. He went on to state that there were no utilities or drainage ever installed within the easement. CB explained that the reason for dedicating an easement was to give the City access to utilities or drainage whenever they needed to maintain the lines. Easements must be kept clear of any obstructions or structures. CB explained how Mr. Hughbanks wanted to build an accessory structure (storage shed) in his back yard within the easement while meeting the five foot (5') setback requirement. However because of the easement Mr. Hughbanks is not allowed to build within that five foot (5') setback area. Being that there are no utilities or drainage within the easement and the City has no future use or plans for it CB recommended the approval of the easement vacation. CB used the screen to display the GIS Map showing the property's location. He explained how the neighborhood was already serviced with all City utilities whereas the existing 10' P.U.E. and drainage easement were not needed for any additional utility or drainage improvements. CB stated that the applicant's request was to vacate the easement to allow for the construction of a storage shed whereas Mr. Hughbanks will be in compliance with the City of Gallup Land Development Standards (LDS) setback requirements. The Planning and Zoning Commission's recommendation this evening will be presented to City Council on May 26, 2020 where they will have final approval.

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

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

Matthew Hughbanks, property owner introduced himself. He stated that he would appreciate the approval of his vacation request. Mr. Hughbanks added how the existing easement was not needed by the City of Gallup and if the Commission approved his request it would help him in building his storage shed in his backyard. He thanked the Commission for their time.

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

Chairman Wilson asked the Madam Secretary if there was anyone who called in wishing to speak for or against this case. There were none.

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

Chairman Wilson stated that the hearing was closed.

Motion to approve or deny the request for Case Number 2020-01000003. Commissioner Mackenzie-Chavez motioned for approval of Item One. Seconded by Commissioner Pawlowski. Motion Carried.

Upon roll call, the following votes were:

Commissioner K. Mackenzie-Chavez (Yes)
Commissioner F. Pawlowski (Yes)
Commissioner J. Dooley (Not available; lost microphone connection)
Commissioner M. Long (Yes)
Commissioner L. Miller (Yes)
Commissioner J. Cresto (Yes)

Five (5) votes sufficed for a quorum whereas the item was approved for a positive recommendation. The recommendation will be presented to City Council on May 26, 2020 for final approval.

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.

CB began by using the screen to display the GIS Map showing the property's location and zoning designation. He spoke about how the property owner wanted to commercially develop those properties in the future, which was why they requested a rezone. The request is to rezone the

properties from Rural Holding Zone (RHZ) to General Commercial Zone District, which is consistent with the zoning to the east. CB mentioned how there was another property being included with the rezone, which was owned by the Taira company. This lot has already been developed and has existing storage structures. CB added that for unknown reasons that property was never zoned appropriately so with the action this evening it would bring that property into compliance. CB went on to state that Mr. Sanchez owns more than fifty one percent (51%) of the acreage involved in the rezone; however the Taira's did agree to the rezone and submitted an application as well. The Taira's aren't legally required to be present to precede and approve the rezone. CB stated that the rezone request was pretty straight forward whereas it was just a regular rezone for future commercial development. The Planning and Zoning Commission has final approval authority on rezones.

FINDINGS OF CONCLUSION: CB informed the Commission that the applicants met the rezone criteria under the social, economic or environmental interests of the public good would be better served by the proposed district than the existing one. CB explained how that meant placing a business there would help generate business for Mr. Sanchez and gross receipts tax for Gallup; the rezone benefits both the property owner and the City. CB recommended approval of the rezone; Resolution Number RP2020-6.

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.

Joseph Sanchez, property owner introduced himself. He stated that he was requesting for a zone change from Rural Holding Zone to General Commercial in order to allow for the construction of storage units. Mr. Sanchez felt there was a big need for storage units in Gallup. He's requesting permission to build these units, which would be a nice state of the art facility. Mr. Sanchez added how it's going to be Gallup's first dust-free storage units and asked the Commission to approve his request.

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

Chairman Wilson asked the Madam Secretary if there was anyone who called in wishing to speak for or against this case. There were none.

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

Chairman Wilson stated that the hearing was closed.

Motion to approve or deny the request for Case Number 2020-00600002. Commissioner Miller motioned for approval of Item Two. Seconded by Commissioner Cresto. Motion Carried.

Upon roll call, the following votes were:

Commissioner L. Miller (Yes)

Planning and Zoning Commission Meeting

May 13th, 2020

Page 4 of 15

Commissioner J. Cresto (Yes)
Commissioner K. Mackenzie-Chavez (Yes)
Commissioner J. Dooley (Not available; lost microphone connection)
Commissioner F. Pawlowski (Yes)
Commissioner M. Long (Yes)

Five (5) votes sufficed for a quorum whereas the item was approved.

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.

CB began by using the screen to display the final plat and explained how this subdivision was for the previous rezone item the Commission just approved. He pointed to Lots 12 through 17, Block 1 and Lots 30 through 37, Block 2 of the Cedar Pine Subdivision, which Mr. Sanchez was replatting from 14 lots to 1 lot. CB stated that years ago there was a right-of-way (ROW) dedicated between Block 1 and Block 2. The ROW is actually landlocked because over the years all the surrounding properties were replatted and this was what was left over. The City has agreed to vacate this ROW as a part of the subdivision being that they have no use for it. CB pointed to the plat explaining how the entire length of the ROW was being vacated whereas it affected Mr. Sanchez and other owner's properties. CB noted how the final plat only included the vacated ROW portion into Mr. Sanchez's newly created lot designated as Lot 12A being that he was going through the subdivision process. The remaining vacated portions (outside of the subdivision) will be deeded back to the other adjacent property owners whereas half will go to the north and south property owners. Those adjacent property owners will actually gain a little more property. Mr. Sanchez's subdivision will replat all 14 lots into 1 lot while also including the vacated ROW. For this newly created Lot 12A is where Mr. Sanchez plans to develop his storage units. CB stated that the subdivision complies with all the dimensional requirements for the General Commercial Zone District, which the Commission just approved. CB added how the property does have access to all required utilities whereas no utility extensions were needed. He also believed the sidewalk, curb and gutter were taken care of; if not those issues would be addressed at the building permit phase. CB reminded the Commission that all the Gallup Task Force (GTF) members were virtually present and available to answer any questions they may have. The subdivision does have to go before City Council for final approval being that a right-of-way is being vacated. The Commission does however have final approving authority for the subdivision itself.

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.

Joseph Sanchez, property owner began by stating that he agreed with what CB presented. Mr. Sanchez asked that the subdivision and right-of-way vacation be approved so he could build the storage units he spoke about earlier.

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

Chairman Wilson asked the Madam Secretary if there was anyone who called in wishing to speak for or against this case. There were none.

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

Chairman Wilson stated that the hearing was closed.

Motion to approve or deny the request for Case Number 2020-00300002. Commissioner Miller motioned for approval of Item Three. Seconded by Commissioner Long. Motion Carried.

Upon roll call, the following votes were:

Commissioner L. Miller (Yes)
Commissioner M. Long (Yes)
Commissioner K. Mackenzie-Chavez (Yes)
Commissioner J. Dooley (Not available; lost microphone connection)
Commissioner F. Pawlowski (Yes)
Commissioner J. Cresto (Yes)

Five (5) votes sufficed for a quorum whereas the item was approved. The vacation request will be presented to City Council on May 26, 2020 for final approval.

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.

CB began by using the screen to display the GIS Map showing the property's location. He pointed to the City's golf course property and Rick Murphy's property. CB explained how one of the reasons for this subdivision was to fix some encroachment issues between the City and Mr. Murphy's property. The second reason was to establish six (6) tracts within Mr. Murphy's property for future development. CB wanted to point out to the Commission how the property was currently zoned Rural Holding Zone (RHZ), but because of the property and size of the tracts extremely exceeding any minimum dimensional requirements for any zone district they were able to subdivide now and

rezone later. CB used the screen to display the final plat and pointed to the newly created six (6) tracts. In order to illustrate what was actually being done CB used the screen to display a map created with the aerial imagery showing the new lot configurations and transfers of properties. *(A copy is attached hereto, marked as Exhibit A and made a part of these official minutes).* He pointed to the four (4) portions of property where the City was encroaching into Mr. Murphy's property and vice-versa; 1.2299 acres M/L (green), 0.1335 acres M/L (orange), 1.7976 acres M/L (pink) and 0.7014 acres M/L (purple). CB explained how the red lines represented the proposed lot lines of the replat. At the April 28, 2020 City Council meeting those four (4) properties were swapped between the City of Gallup and Rick Murphy. With the subdivision presented this evening the lot lines would be adjusted to reflect the recent transfers, which will clean up encroachment issues and straighten out lot lines to make it more symmetrical. CB pointed to the 5.5495 acre portion (blue) that was donated by Rick Murphy to the City, which will now be combined with the golf course property. He also pointed to the 27.2942 acre portion (yellow) that was donated by Rick Murphy to the City, which will now be combined with a City lot and used as open space. CB pointed out how that open space land wasn't really suitable for development being that it lied within a canyon, however it was already being used as open space where they had trails and baseball practice fields there. CB stated that there was nothing being vacated whereas the subdivision wasn't required to go before City Council; the Planning and Zoning Commission had authority over final approval.

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.

Rick Murphy, property owner introduced himself and explained how some of the existing easements were being cleaned up while also updating the property boundaries. Mr. Murphy spoke about how he's owned the large tract of property for several years and decided that the best use would be to donate approximately thirty two (32) acres to the City. He stated that he would work on developing the remaining lots at a later time.

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

Chairman Wilson stated that there was one (1) opposition letter that the City of Gallup received. Chairman Wilson read aloud the objection letter from Silvano and Jessica Corral dated May 13, 2020. The screen was used to display the objection letter. *(A copy is attached hereto, marked as Exhibit B and made a part of these official minutes).*

Chairman Wilson asked the Madam Secretary if there were any interested parties who called in wishing to speak for or against the case. Madam Secretary, Nikki Lee stated that there was a list of nine (9) individuals who requested a call back to make a public comment.

Silvano Corral was added to the meeting via telephone to speak against Item Four. Chairman Wilson administered the oath required by State Law for public forum. Mr. Corral stated that the opposition letter he submitted was pretty straight forward. He stated that he wasn't against

subdividing the property, but against opening up Plateau Drive and having apartments built in his neighborhood. He spoke about how CB informed him earlier that day that Mr. Murphy was just mainly straightening out property lines. Mr. Corral wasn't sure if this was the appropriate meeting to address his concerns, but wanted to make sure he said something ahead of time and didn't want to miss an opportunity for his concerns to be brought forward. Chairman Wilson asked the Commissioners if they had any questions for Mr. Corral. There were none. Chairman Wilson informed Mr. Corral that his comments were made apart of the record and thanked him for calling in.

Brinn King was added to the meeting via telephone to speak against Item Four. Chairman Wilson administered the oath required by State Law for public forum. Ms. King stated that the Corral's stated some of her same concerns. She lives on Yei Avenue and knows there is about 30-35 kids in her neighborhood, which is a blissful place. Ms. King believed that connecting her neighborhood to the Mossman area would increase traffic, however now that she hears lots lines are just being cleaned up she believes her concerns have been addressed. Chairman Wilson asked the Commissioners if they had any questions for Ms. King. There were none. Chairman Wilson informed Ms. King that her comments were made apart of the record and thanked her for calling in.

Sherry Gertner was added to the meeting via telephone to speak against Item Four. Chairman Wilson administered the oath required by State Law for public forum. Ms. Gertner stated that she also lived on Yei Avenue and was not notified by mail of this item. Her biggest concern was that the Commission would be making a decision like this during a pandemic when they shouldn't be. Ms. Gertner stated that during the presentation she couldn't see or hear very well. She is opposed to connecting the two streets because of traffic and the safety of the children in their area. Ms. Gertner was also concerned about property values decreasing and increasing the amount of foot traffic that could come to their neighborhood. The opposition letter presented at the beginning of the meeting brought up most of her points. Ms. Gertner reiterated that the Commission shouldn't be making this decision during a pandemic because it affected quite a few people both in the Mossman area and people on Diamond Circle, Yei Avenue and Plateau Drive. Chairman Wilson asked the Commissioners if they had any questions for Ms. Gertner. There were none. Chairman Wilson informed Ms. Gertner that her comments were made apart of the record and thanked her for calling in.

Pat Mataya was added to the meeting via telephone to ask a general question for Item Four. Chairman Wilson administered the oath required by State Law for public forum. Mr. Mataya stated that he had a general question for Rick Murphy. He lives at 905 Plateau Drive on the Mossman side and today was his first time seeing the proposed plat. Mr. Mataya stated it was hard for him to decipher where the lots would be and wanted to ask Mr. Murphy if all those lots would be located on top of the hill. He was opposed to having something built behind his house because he had a pretty unobstructed view. Mr. Mataya stated that he wasn't against the plat for this property; just didn't want his property to be affected. Chairman Wilson asked Mr. Murphy to address Mr. Mataya's question. Mr. Murphy responded that at this time there haven't been any other lot lines drawn for what would be up there. Mr. Murphy believed there was a 16 acre tract behind Mr. Mataya's property, but hasn't got that far yet. Mr. Murphy reiterated how he's just working on transferring and cleaning up lines to break down the property into smaller tracts. Mr. Mataya stated that maybe

when they get further down the line Mr. Murphy can show him his plans so he has an idea of what he's doing. Mr. Murphy stated yes; he can share those plans with him when they get to that point. Chairman Wilson asked the Commissioners if they had any questions for Mr. Mataya. There were none. Chairman Wilson informed Mr. Mataya that his comments were made apart of the record and thanked him for calling in.

Lawrence Andrade was added to the meeting via telephone to speak against Item Four. Chairman Wilson administered the oath required by State Law for public forum. Mr. Andrade stated that he lived at 1516 Plateau Drive and has lived there for 12 years. One of the reasons he's against the item is because when he first moved in cars were racing up and down Plateau Drive and people were dumping trash at the end of the road. Mr. Andrade stated that he had a City Councilor put barricades at the end of Plateau Drive and it decreased the amount of traffic and was much safer now. His big concern was that if they opened up that area up for development they'd open Plateau all the way, which he didn't want to happen because it would increase traffic and bring danger for the kids in the neighborhood. Mr. Andrade stated that since he's been in the neighborhood the longest he's been the one to witness this for a long time and was opposed to any development that opened up Plateau Drive to connect to the Mossman area. Chairman Wilson asked the Commissioners if they had any questions for Mr. Andrade. There were none. Chairman Wilson asked Mr. Murphy if he wanted to address any of the comments Mr. Andrade made. Mr. Murphy reiterated how they're only realigning the property lines and spoke about how he's had the property for quite a while and hasn't done anything with it. He was trying to find the best and highest use and the first thing they decided to do was donate a portion to the City for open space and other portions for the golf course. Mr. Murphy mentioned how he thought the City Master Plan showed how it wanted to connect Plateau Drive to Mossman area since there was already an easement and sewer line in that road. That has been there since about 1968, but like Mr. Murphy previously stated he had no plans to extend the road through there. Mr. Murphy mentioned how previous plats showed Plateau going to the Mossman area, however that was before his time and wasn't sure if there was something they could do to prevent that. Mr. Andrade thanked Mr. Murphy for addressing his concerns. Chairman Wilson informed Mr. Andrade that his comments were made apart of the record and thanked him for calling in.

Diane DiPaolo was added to the meeting via telephone to speak against Item Four. Chairman Wilson administered the oath required by State Law for public forum. Mrs. DiPaolo stated that she lived on Yei Avenue and was concerned about the traffic. She stated that there was a lot of traffic on Plateau Drive and having no stop signs creates a raceway to get up to the top. Mrs. DiPaolo stated that on Yei Avenue there were 23 small children and another 5 children around the corner. She spoke about how children were always out on the street riding their bikes and was concerned that the development would bring more traffic to their neighborhood. The way she understood it; they were planning on connecting Plateau Drive to the Mossman area and then over to Boardman Avenue. Mrs. DiPaolo stated that she was concerned if there was an open walkway from the NCI area to Boardman Avenue because there was already a lot of traffic in that area being that it was a short cut to the hospital. CB intervened and stated that he noticed a common theme on the public's comments this evening, which was regarding the extension of Plateau Drive to the Mossman area. CB clarified that at this point and time that was not what the subdivision was for; there's no plan to approve the extension of that right-of-way (ROW) with this subdivision. CB referenced the plat on the screen

and pointed to the ROW that several of the neighbors were concerned about being extended. He stated that he couldn't say that the ROW extension would never happen because like Mr. Murphy stated the City Master Plan showed the road being extended from Plateau Drive to Mossman. CB continued by explaining that at the time the City Master Plan was adopted there was probably a phased plan to develop that area. However, that wasn't the intent of the subdivision whereas it's not creating anything besides what already there. Mrs. DiPaolo asked CB if they would be extending the road across to Boardman Avenue. CB responded that with the subdivision presented this evening that was not included. CB stated that he couldn't speak to what was going to happen in the future; just what's happening with the subdivision approval at hand. CB reiterated how the subdivision is just cleaning up lot lines and establishing lots for future development. Mrs. DiPaolo stated that since lots are being established, she asked if there were plans to build homes there. CB stated that the way the lots were platted now they all have access to a City ROW, which was required by code. Tract 1-A-5 has access from Plateau Drive where it dead ends to it and Tract 1-A-6 has access from Plateau Drive from the Mossman side that dead ends to it. And Tract 1-A-2, 1-A-3 and 1-A-4 have access from Ridgecrest Avenue. CB stated that all the lots already have streets to them so there was no need to create more streets with this subdivision. Mrs. DiPaolo stated that this issue has come up before and was concerned about the traffic increase it would create. CB stated that he understood her concerns and wanted to put her mind at ease because that wasn't what they were intending to do. Mrs. DiPaolo stated that she appreciated the call back and the clarification of what was actually happening. She asked who she would speak to at the City to request a stop sign and/or children at play sign. CB stated that for any street sign request she would have to contact the City Manager's Office. Chairman Wilson asked the Commissioners if they had any questions for Mrs. DiPaolo. There were none. Chairman Wilson informed Mrs. DiPaolo that her comments were made apart of the record and thanked her for calling in.

Mr. Murphy wanted to inform the public that these properties being subdivided were tracts of land and not lots. And they're of a substantial size and they could build a house on each lot, but that would first require a rezone being that they're currently in the Rural Holding Zone. Mr. Murphy stated that this was just a realignment of lots and splitting up to donate portions to the City; he thinks everyone was misunderstanding his intent.

Kamal and Majeda Jawad were added to the meeting via telephone to speak against Item Four. Chairman Wilson administered the oath required by State Law for public forum. Mrs. Jawad stated that her concerns were the same as Diane DiPaolo's. She explained how they lived on Fairways Circle and understood that the road would be opened up on Plateau Drive. CB stated no, with the subdivision presented at this time there were no plans to open Plateau Drive. Mrs. Jawad asked if the subdivision would affect her property. CB stated no; the subdivision tonight like Mr. Murphy stated will not open up Plateau Drive to the Mossman area; they're just establishing tracts of land for potential future development. The action this evening does not impact traffic or create roads. Mrs. Jawad clarified that it was a future thing, but asked if it could possibly still happen. CB stated that would be a question for Mr. Murphy, but he could inform her that with the action item this evening that wasn't their plan to open up Plateau Drive. They would have to design the roads, submit construction drawings for review and it would have to go before another public hearing. CB added how they're in the very preliminary phase of that. Mrs. Jawad stated that they had a neighborhood

full of kids, which was why they weren't in favor of the development. Chairman Wilson asked the Commissioners if they had any questions for Mrs. Jawad. There were none. Chairman Wilson informed Mrs. Jawad that her comments were made apart of the record and thanked her for calling in.

Jim Gertner was added to the meeting via telephone to speak against Item Four. Chairman Wilson administered the oath required by State Law for public forum. Mr. Gertner stated that he was against the proposed action and wasn't aware of it until today. He spoke about how the presentation this evening was hard to see and hard to understand what was going on. The opposition letter submitted by the Corral's and the comments made by other callers all have the same concerns that he has. Mr. Gertner stated that he lived on Yei Avenue where there were a lot of kids. He understood that they're not looking to extend the road at this time, but he's still concerned because this could be opening the door for that to happen in the future. Mr. Gertner wanted to inform the Commission that he was against this happening. Chairman Wilson asked the Commissioners if they had any questions for Mr. Gertner. There were none. Chairman Wilson informed Mr. Gertner that his comments were made apart of the record and thanked him for calling in.

Raymond Charles Johnson was added to the meeting via telephone to speak against Item Four. Chairman Wilson administered the oath required by State Law for public forum. Mr. Johnson stated that he didn't think that the development was good for the community or for the City of Gallup. They have too many young kids and traffic as it is in their area; that development would not be good for their community. Mr. Johnson stated that it would also increase the transients and backpackers that already go through their neighborhood. He hoped that the Commission would take all the public comments into consideration when making their decision this evening. Chairman Wilson asked the Commissioners if they had any questions for Mr. Johnson. There were none. Chairman Wilson informed Mr. Johnson that his comments were made apart of the record and thanked him for calling in.

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 2020-00300001. Commissioner Miller motioned for approval of Item Four. Seconded by Commissioner Pawlowski. Motion Carried.

Upon roll call, the following votes were:

- Commissioner L. Miller (Yes)
- Commissioner F. Pawlowski (Yes)
- Commissioner K. Mackenzie-Chavez (Yes)
- Commissioner J. Dooley (Not available; lost microphone connection)
- Commissioner M. Long (Yes)
- Commissioner J. Cresto (Yes)

Five (5) votes sufficed for a quorum whereas the item was approved.

Chairman Wilson granted a recess at 7:30 p.m.

The regular meeting of the Planning and Zoning Commission was reconvened. Chairman Wilson called the meeting to order at 7:35 p.m.

Upon roll call, the following were present:

Chairman K. Wilson
Commissioner K. Mackenzie-Chavez
Commissioner J. Dooley (Not available; lost microphone connection)
Commissioner F. Pawlowski
Commissioner M. Long
Commissioner L. Miller
Commissioner J. Cresto

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.

CB began by using the overhead projector to display the GIS Map showing the property's location. CB explained that when the subdivision was originally platted it was platted with 32 lots and dedicated Morgan Avenue from Ford Drive to Burke Drive. Morgan Avenue however was never built all the way to Burke Drive and when Gallup Housing Authority acquired the properties, which was probably around the 1960's they built the housing units on top of the dedicated right-of-way (ROW). CB used the GIS Map to display how the units were located on top of the dedicated ROW. CB continued by explaining how the purpose of this subdivision was to vacate the Morgan Avenue ROW and reduce the number of lots from 32 to 1 lot. CB displayed the plat and pointed to the area being vacated, which was shown with a cross hatch shading. Within this subdivision there are also existing utility lines whereas easements were dedicated across those lines in order to give the City access when maintaining them. CB reiterated that the reason for this subdivision was to clean up the property lines and vacate an unused ROW that was built over. CB mentioned how the code allows for multi-family dwelling units on one lot so they wouldn't be violating any zoning codes. The subdivision does have to go before City Council for final approval being that a right-of-way is being vacated. The Commission does however have final approving authority for the subdivision itself.

Chairman Wilson asked the Commission if they had any questions.

Commissioner Cresto clarified that they were only vacating within the Morgan Avenue on the Gallup Housing Authority's side and still leaving a portion of the right-of-way to Burke Drive. CB referenced the plat pointing to the hatched area being vacated and informed Commissioner Cresto that he was correct; they're leaving a small portion from the east of the property to the end of Burke Drive as a ROW. CB stated that if those neighboring properties wished to vacate the ROW they could; Gallup Housing Authority only requested to vacate the ROW within their property.

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

Richard Kontz, Gallup Housing Authority Executive Director introduced himself and wanted to give a background on how the replat started. When Gallup Housing Authority was confirming their property boundaries to fence off their property with a HUD grant they discovered there was a ROW through their units. That was when the property owner and DePauli Engineering & Surveying asked the City to vacate the ROW and decided to decrease the number of lots and dedicate easements. Mr. Kontz stated that they wanted to take care of all the issues at once with this replat.

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

Chairman Wilson asked the Madam Secretary if there was anyone who called in wishing to speak for or against this case. There were none.

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

Chairman Wilson stated that the hearing was closed.

Motion to approve or deny the request for Case Number 2020-00300003. Commissioner Mackenzie-Chavez motioned for approval of Item Five. Seconded by Commissioner Pawlowski. Motion Carried.

Upon roll call, the following votes were:

Commissioner K. Mackenzie-Chavez (Yes)
Commissioner F. Pawlowski (Yes)
Commissioner J. Dooley (Not available; lost microphone connection)
Commissioner M. Long (Yes)
Commissioner L. Miller (Yes)
Commissioner J. Cresto (Yes)

Five (5) votes sufficed for a quorum whereas the item was approved. The vacation request will be presented to City Council on May 26, 2020 for final approval.

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.

CB began by using the overhead projector to display the GIS Map showing the property's location. He stated that this was pretty much the same situation as the previous item. CB explained that when

the subdivision was originally platted it was platted with 42 lots and dedicated an alley right-of-way (ROW) from Strong Drive to Cliff Drive. He used the GIS Map to display how the Gallup Housing Authority units were located on top of the dedicated alley ROW. CB continued by explaining how the purpose of this subdivision was to vacate the alley ROW and reduce the number of lots from 42 to 1 lot. CB displayed the plat and pointed to the area being vacated, which was shown with a cross hatch shading. The City has no use for the alley and has agreed to vacate, which will clean up the encroachment issues. CB stated that they will also be dedicating easements across existing utilities which will give the City access to maintain water or sewer lines if needed. The subdivision does have to go before City Council for final approval being that a right-of-way is being vacated. The Commission does however have final approving authority for the subdivision itself.

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.

Richard Kontz, Gallup Housing Authority Executive Director stated that CB was very clear on what was being done for this subdivision. He wanted to inform the Commission that half of this property was built in 1963/1964 and the other half built later. As for the Morgan Avenue development previously discussed, it was built in 1972. Mr. Kontz explained how they're trying to clean up their surveys and get replats done being that they don't have current drawings for their properties.

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

Chairman Wilson asked the Madam Secretary if there was anyone who called in wishing to speak for or against this case. There were none.

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

Chairman Wilson stated that the hearing was closed.

Motion to approve or deny the request for Case Number 2020-00300004. Commissioner Long motioned for approval of Item Six. Seconded by Commissioner Mackenzie-Chavez. Motion Carried.

Upon roll call, the following votes were:

Commissioner M. Long (Yes)
Commissioner K. Mackenzie-Chavez (Yes)
Commissioner J. Dooley (Not available; lost microphone connection)
Commissioner F. Pawlowski (Yes)
Commissioner L. Miller (Yes)
Commissioner J. Cresto (Yes)

Five (5) votes sufficed for a quorum whereas the item was approved. The vacation request will be presented to City Council on May 26, 2020 for final approval.

INFORMATION ITEMS

ITEM SEVEN: City Council Actions Taken

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

OPEN FLOOR:

Chairman Wilson asked the Madam Secretary if there was anyone who called in wishing to comment on a non-agenda item. There were none.

Chairman Wilson asked if there was anyone in attendance that would like to comment on a non-agenda item. There were none.

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

Upon roll call, the following votes were:

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

Commission Adjourned at 7:51 p.m.

PLANNING & ZONING COMMISSION

KENT WILSON, CHAIRMAN

ATTEST:

CLYDE (C.B.) STRAIN
SECRETARY TO PLANNING & ZONING COMMISSION

Silvano & Jessica Corral
1520 Plateau Dr. Gallup, NM 87301



May 13, 2020

City of Gallup
Planning & Zoning Commission
Gallup, NM 87301

RE: CASE#20-00300001

We received a certified letter in regard to the planned subdivision, and in speaking with our neighbors, we have concerns with the amount of traffic that will flow between the Mossman neighborhood, and our neighborhood in the Diamond Circle/Plateau Dr area.

Every neighbor that we spoke with was completely against opening and/or connecting Plateau Dr. to Plateau Circle. That would create another artery of traffic that would endanger the safety of our children and attract more criminals to our quiet, peaceful neighborhoods.

We have previously lived on Red Rock Dr. and we would never let our children play in the front yard because of the amount of traffic that rushes thru all day long. Drivers constantly speeding and running stop signs. We asked about getting speed bumps installed, but we were told that it would slow down the ambulances and first responders as Red Rock Dr. is considered a special route.

We moved our family to Linda Dr. and we also encountered the same traffic problem with drivers coming from the Mossman neighborhood rushing to get to work in the mornings and rushing home after work. Again, the safety of our children was at stake, so they were not allowed to play in the front yard.

As adult drivers, we were constantly tail gated and were honked at for pulling into our own driveways because people were in such a rush to get to their destination. We had to signal way ahead and had to pull off to the curb to let the traffic go by, so we could safely pull into our driveway. This was the case on both Red Rock and Linda Dr.

The opportunity came up to move to Plateau which seemed to be a quiet neighborhood. Our children's life has changed instantly as they can ride their bicycles without worry of being struck by a vehicle. Our youngest daughter has learned to ride her bicycle at the tender age of 4. She can now enjoy herself with her 3 older sisters, along with other neighborhood children.

In speaking with Rick Murphy, the idea of a cul-de-sac came up, and we think that would be a better fit for our neighborhoods, as traffic would be limited to residents of that immediate area.

Our other concerns are, what price range are these homes going to be? Will they be comparable to the homes on Diamond/Plateau? Are we able to purchase land from the development in order to keep our views unobstructed?

We understand there is a shortage of homes and the Development Group needs to turn a profit, but can we all work out a plan that we can all live with?

Respectfully,



OFFICIAL SEAL
KRIS R. MORRIS
NOTARY PUBLIC STATE OF NEW MEXICO

My Commission Expires: 12-13-2022



Mayor Louis O. Bonaguidi
Councilor Linda Garcia, District 1
Councilor Michael W. Schaaf, District 2
Councilor Yogash Kumar, District 3
Councilor Fran Palochak, District 4

Maryann Ustick, City Manager
Curtis Hayes, City Attorney

July 2, 2020

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Case No. 2020-00300005, request for final plat review and approval of the AVA, LLC, ABA Land LTD. Co. and Love's Travel Stops & Country Stores Inc., minor subdivision.

BACKGROUND

AVA, LLC, ABA Land LTD. Co. and Love's Travel Stops & Country Stores Inc., property owners, have petitioned the Gallup Planning and Zoning Commission for final plat review and approval of Replat No. 1 of Love Subdivision containing 4.908 acres M/L and a Replat of Unplatted Tracts of Land within a portion of the Ortega Annexation situated in the NE $\frac{1}{4}$ of Section 27 T15N, R19W and a portion of the Mentmore Meadows Annexation situated in the SE $\frac{1}{4}$ of Section 22 T15N, R19W, containing a total of 20.9461 acres.

DISCUSSION

Currently the properties consist of four (4) unplatted tracts of land and one (1) platted lot. The purpose of this subdivision is to reconfigure the existing properties by replatting the existing tracts into three (3) individual lots. Two of the lots will contain existing development on them and one lot will remain vacant for potential future development. Also included in the subdivision is the vacation of several existing unoccupied public utility and access easements.

All proposed lots comply with the required dimensional requirements for the Heavy Commercial (HC) Zone District per Table 10-2-21 of the City of Gallup Land Development Standards. The property is also presently fully serviced with water/wastewater and electric infrastructure across the entire length of the property frontage 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 Heavy Commercial (HC) Zone District. Staff's recommendation is for approval of said subdivision.

If approved the subdivision will go before the Gallup City Council during their regular meeting scheduled on July 28, 2020 for final approval of the vacation of the aforementioned existing public utility and access easements.

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: <input checked="" type="checkbox"/> Sketch Plat <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat & Parcel <input type="checkbox"/> Tracking Sheet ** <input type="checkbox"/> Amendment	Minor Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel <input type="checkbox"/> Tracking Sheet **	Administrative Subdivision: <input checked="" type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel <input type="checkbox"/> Tracking Sheet **	Site Development: <input type="checkbox"/> Plan Review
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1. APPLICANT INFORMATION

(a) NAME: _____ Phone #: _____
 Mailing Address: _____ Fax #: _____
 City: _____ State: _____ Zip: _____

(b) Agent (if any): Ryan Chavez Phone #: 505-906-2141
 Mailing Address: 3747 W. Jordan Ct Zip: 85084
 City: Anthem State: AZ E-mail: rchavez449@aol.com

(c) Project Engineer: Hammer Enterprises Inc Phone #: 505-870-6901
 Mailing Address: P.O. Box 770 Zip: 87321
 City: Rumanh State: NM E-mail: heisurveys@yahoo.com

(d) **Signature of Applicant or Agent:** [Signature] **Date:** 2-4-2020
 Printed Name: Ryan Chavez

2. PROPERTY OWNER

(a) NAME: AVA, LLC Arthur Ortega Phone #: 505-870-3810
 Mailing Address: 3360 W. Historic Lk E-mail: _____
 City: Gallup State: NM Zip Code: 87301

(b) **Signature of Property Owner:** [Signature] **Date:** 2-6-2020
 Printed Name: ARTHUR ORTEGA

3. LOCATION OF REQUEST

(a) Street Address (if any): TWO VACANT LOTS NORTH OF 3366B W. HWY 66 NL

(b) Present Legal Description: Lots /Tracts: A TRACT OF LAND WITHIN 22 15 19, THE SE 1/4 OF CONT. 5.29 ACS M/L AND A TRACT OF LAND IN THE NE 1/4 27 15 19, CONT. 0.098 ACS M/L

4. PROJECT DETAILS

(a) Project is within jurisdiction of: City of Gallup

(b) Present Zoning: HC Number of Existing Structures: 0

(c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A

(d) Number of Existing Lots: 22 PC Number of Proposed Lots: 21 PC

(e) Total Land Area: 7.7354 Acres

(f) ** The McKinley County Parcel Tracking Sheet is attached: Yes No (Required with Final Plat)

OFFICE USE ONLY

Pre-App. Confr.: 2/6/20 Application/Fees Accepted By: NP
 Fee Paid: \$ 25.00 Method of Payment: Credit Card
 Hearing Date: N/A Case #: 20-00200001

RECEIVED

FEB 06 2020

CITY OF GALLUP
 PLANNING & DEVELOPMENT
 BY: NP TIME: 3:20pm

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: <input checked="" type="checkbox"/> Sketch Plat <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet ** <input type="checkbox"/> Amendment	Minor Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Administrative Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Site Development: <input type="checkbox"/> Plan Review
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1. APPLICANT INFORMATION

(a) NAME: _____ Phone #: _____
 Mailing Address: _____ Fax #: _____
 City: _____ State: _____ Zip: _____

(b) Agent (if any): Ryan Chavez Phone #: 505-906-2141
 Mailing Address: 3747 W. Jordan Ct Zip: 85086
 City: Anthem State: AZ E-mail: rchavez449@aol.com

(c) Project Engineer: Hammer Enterprises Inc Phone #: 505-870-6901
 Mailing Address: P.O BOX 770 Zip: 87321
 City: Ramah State: NM E-mail: heisurveys@yahoo.com

(d) **Signature of Applicant or Agent:** [Signature] **Date:** 2-6-2020
Printed Name: Ryan Chavez

2. PROPERTY OWNER

(a) NAME: Arthur Ortega ABA LAND LTD. CO. Phone #: 505-870-3810
 Mailing Address: 3360 W. Historic Lk E-mail: _____
 City: Gallup State: NM Zip Code: 87301

(b) **Signature of Property Owner:** [Signature] **Date:** 2-6-2020
Printed Name: ARTHUR ORTEGA

3. LOCATION OF REQUEST

(a) Street Address (if any): 3366B W. HWY 66

(b) Present Legal Description: Lots /Tracts: A TRACT OF LAND IN THE 27 15 19, NE 1/4 OF CONT. 6.405 ACS M/L NL

4. PROJECT DETAILS

(a) Project is within jurisdiction of: City of Gallup

(b) Present Zoning: HC Number of Existing Structures: ~~0~~ 1

(c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A

(d) Number of Existing Lots: 1 Number of Proposed Lots: 1

(e) Total Land Area: 4.7140 Acres

(f) ** The McKinley County Parcel Tracking Sheet is attached: Yes No (Required with Final Plat)

O F F I C E U S E O N L Y

Pre-App. Confr.: 2/6/20 Application/Fees Accepted By: ND

Fee Paid: \$ 25.00 Method of Payment: Ryan Chavez creditcard

Hearing Date: N/A Case #: 20-00200001

RECEIVED

FEB 06 2020

CITY OF GALLUP
PLANNING & DEVELOPMENT

BY: ND TIME: 3:20pm

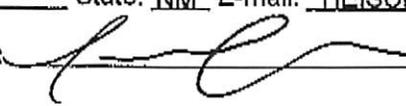
FILING FEE (PAYABLE TO THE CITY OF GALLUP) TO THE PLANNING DEPARTMENT. INCOMPLETE OR INACCURATE APPLICATIONS MAY DELAY HEARING OR DECISION DATE.

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: <input type="checkbox"/> Sketch Plat <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat & Parcel Tracking Sheet ** <input type="checkbox"/> Amendment	Minor Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Administrative Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Site Development: <input type="checkbox"/> Plan Review
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1. APPLICANT INFORMATION

- (a) NAME: AVA, LLC / ARTHUR ORTEGA Phone #: (505) 870-3810
 Mailing Address: 3360 W. HISTORIC HWY 66 Fax #: _____
 City: GALLUP State: NM Zip: 87301
- (b) Agent (if any): RYAN CHAVEZ Phone #: (505) 906-2141
 Mailing Address: 3747 W. JORDAN CT. Zip: 85086
 City: ANTHEM State: AZ E-mail: RCHAVEZ449@AOL.COM
- (c) Project Engineer: HAMMON ENTERPRISES INC. 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: 5/8/20
 Printed Name: RYAN CHAVEZ

2. PROPERTY OWNER

- (a) NAME: AVA, LLC / ARTHUR ORTEGA Phone #: (505) 870-3810
 Mailing Address: 3360 W. HISTORIC HWY 66 E-mail: _____
 City: GALLUP State: NM Zip Code: 87301
- (b) Signature of Property Owner:  Date: 5/8/20
 Printed Name: ARTHUR ORTEGA

3. LOCATION OF REQUEST

- (a) Street Address (if any): 3360 W. HISTORIC HWY 66 & 2 VACANT LOTS TO THE NORTH
- (b) Present Legal Description: Lots /Tracts: SEE ATTACHED 3 PROPERTY CARDS

4. PROJECT DETAILS

- (a) Project is within jurisdiction of: CITY OF GALLUP
- (b) Present Zoning: HC Number of Existing Structures: 2
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A
- (d) Number of Existing Lots: 3 Number of Proposed Lots: 2 NL
- (e) Total Land Area: 12.4549 / 3.1301 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: NO

Fee Paid: \$ 650.00 Method of Payment: Credit Card

Hearing Date: 6/10/2020 Case #: 20-00200001

RECEIVED

MAY 08 2020

CITY OF GALLUP 2016.04.06

PLANNING & DEVELOPMENT

TIME: 3:30 pm

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: <input type="checkbox"/> Sketch Plat <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat & Parcel Tracking Sheet ** <input type="checkbox"/> Amendment	Minor Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Administrative Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Site Development: <input type="checkbox"/> Plan Review
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1. APPLICANT INFORMATION

(a) NAME: ABA LAND LTD. CO. / ARTHUR ORTEGA Phone #: (505) 870-3810
 Mailing Address: 3360 W. HISTORIC HWY 66 Fax #: _____
 City: GALLUP State: NM Zip: 87301

(b) Agent (if any): RYAN CHAVEZ Phone #: (505) 906-2141
 Mailing Address: 3747 W. JORDAN CT. Zip: 85086
 City: ANTHEM State: AZ E-mail: RCHAVEZ449@AOL.COM

(c) Project Engineer: HAMMON ENTERPRISES INC. 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: [Signature] Date: 5/8/20
 Printed Name: RYAN CHAVEZ

2. PROPERTY OWNER

(a) NAME: ABA LAND LTD. CO. / ARTHUR ORTEGA Phone #: (505) 870-3810
 Mailing Address: 3360 W. HISTORIC HWY 66 E-mail: _____
 City: GALLUP State: NM Zip Code: 87301

(b) Signature of Property Owner: [Signature] Date: 5/8/20
 Printed Name: ARTHUR ORTEGA

3. LOCATION OF REQUEST

(a) Street Address (if any): 3366B W. HWY 66

(b) Present Legal Description: Lots /Tracts: SEE 1 ATTACHED PROPERTY CARD

4. PROJECT DETAILS

(a) Project is within jurisdiction of: CITY OF GALLUP

(b) Present Zoning: HC Number of Existing Structures: 1

(c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A

(d) Number of Existing Lots: 1 Number of Proposed Lots: 2 **NL**

(e) Total Land Area: 4.6591 / 12.4549 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: ND

Fee Paid: \$650.00 Method of Payment: Ryan's Employee cc.

Hearing Date: 6/10/2020 Case#: 20-06200001

RECEIVED

MAY 08 2020

CITY OF GALLUP
 PLANNING & DEVELOPMENT
 BY: AO TIME: 3:30 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 <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat & Parcel Tracking Sheet ** _____ Amendment	Minor Subdivision: _____ Sketch Plat _____ Final Plat & Parcel Tracking Sheet **	Administrative Subdivision: _____ Sketch Plat _____ Final Plat & Parcel Tracking Sheet **	Site Development: _____ Plan Review
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1. APPLICANT INFORMATION Love's Travel Stops & Country Stores, Inc.

(a) NAME: (formerly known as Musket Corporation) Phone #: _____
 Mailing Address: 10601 N. Pennsylvania Ave. Fax #: _____
 City: Oklahoma City State: OK Zip: 73120

(b) Agent (if any): Kevin McCarthy Phone #: 405-630-9490
 Mailing Address: PO Box 26210 Zip: 73126
 City: Oklahoma City State: OK E-mail: Kevin.McCarthy@loves.com

(c) Project Engineer: HAMMON ENTERPRISES INC. 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: *Grey Love* Date: 5/1/20
 Printed Name: _____

*added agent information 5/13/2020 after speaking to Mr. McCarthy via telephone. NL

2. PROPERTY OWNER Love's Travel Stops & Country Stores, Inc. (formerly

(a) NAME: known as Musket Corporation Phone #: _____
 Mailing Address: 10601 N. Pennsylvania Ave. E-mail: _____
 City: Oklahoma City State: OK Zip Code: 73120

(b) Signature of Property Owner: *Grey Love* Date: 5/1/20
 Printed Name: _____

3. LOCATION OF REQUEST

(a) Street Address (if any): 3380 & 3376C W. HISTORIC HWY 66

(b) Present Legal Description: Lots /Tracts: SEE 1 ATTACHED PROPERTY CARD

4. PROJECT DETAILS

(a) Project is within jurisdiction of: CITY OF GALLUP

(b) Present Zoning: HC Number of Existing Structures: 4

(c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A

(d) Number of Existing Lots: 1 Number of Proposed Lots: 1

(e) Total Land Area: 12.4549 Acres **NL**

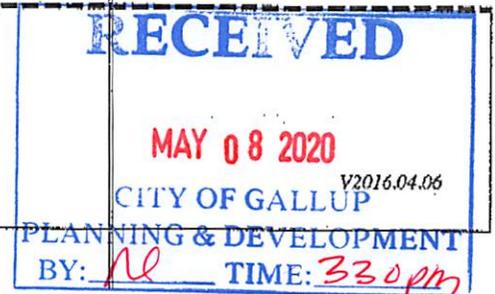
(f) ** The McKinley County Parcel Tracking Sheet is attached: Yes No (Required with Final Plat)

OFFICE USE ONLY

Pre-App. Confr.: _____ Application/Fees Accepted By: W.D.

Fee Paid: \$ 650.00 Method of Payment: Ryan's Employee CC

Hearing Date: 6/10/2020 Case #: 20-00200001



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: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet ** <input type="checkbox"/> Amendment	Minor Subdivision: <input type="checkbox"/> Sketch Plat <input checked="" type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Administrative Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Site Development: <input type="checkbox"/> Plan Review
--	--	--	--

1. APPLICANT INFORMATION

(a) NAME: AVA, LLC / ARTHUR ORTEGA Phone #: (505) 870-3810
 Mailing Address: 3360 W. HISTORIC HWY 66 Fax #: _____
 City: GALLUP State: NM Zip: 87301

(b) Agent (if any): RYAN CHAVEZ Phone #: (505) 906-2141
 Mailing Address: 3747 W. JORDAN CT. Zip: 85086
 City: ANTHEM State: AZ E-mail: RCHAVEZ449@AOL.COM

(c) Project Engineer: HAMMON ENTERPRISES INC. 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: [Signature] Date: 6-12-20
 Printed Name: RYAN CHAVEZ

2. PROPERTY OWNER

(a) NAME: AVA, LLC / ARTHUR ORTEGA Phone #: (505) 870-3810
 Mailing Address: 3360 W. HISTORIC HWY 66 E-mail: _____
 City: GALLUP State: NM Zip Code: 87301

(b) Signature of Property Owner: [Signature] Date: 6-12-20
 Printed Name: ARTHUR ORTEGA

3. LOCATION OF REQUEST

(a) Street Address (if any): 3360 W. HISTORIC HWY 66 & 2 VACANT LOTS TO THE NORTH

(b) Present Legal Description: Lots /Tracts: SEE ATTACHED 3 PROPERTY CARDS

4. PROJECT DETAILS

(a) Project is within jurisdiction of: CITY OF GALLUP

(b) Present Zoning: HC Number of Existing Structures: 2

(c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A

(d) Number of Existing Lots: 3 Number of Proposed Lots: _____

(e) Total Land Area: _____ 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: [Signature]

Fee Paid: \$ 50.00 Method of Payment: Ryan's Employee CC

Hearing Date: 7/8/2020 Case #: 20-00300005

RECEIVED

JUN 12 2020

CITY OF GALLUP 42016.04.06

PLANNING & DEVELOPMENT

BY: [Signature] TIME: 2:40 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: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet ** <input type="checkbox"/> Amendment	Minor Subdivision: <input type="checkbox"/> Sketch Plat <input checked="" type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Administrative Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Site Development: <input type="checkbox"/> Plan Review
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1. APPLICANT INFORMATION

- (a) NAME: ABA LAND LTD. CO. / ARTHUR ORTEGA Phone #: (505) 870-3810
 Mailing Address: 3360 W. HISTORIC HWY 66 Fax #: _____
 City: GALLUP State: NM Zip: 87301
- (b) Agent (if any): RYAN CHAVEZ Phone #: (505) 906-2141
 Mailing Address: 3747 W. JORDAN CT. Zip: 85086
 City: ANTHEM State: AZ E-mail: RCHAVEZ449@AOL.COM
- (c) Project Engineer: HAMMON ENTERPRISES INC. 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: [Signature] Date: 6-12-20
 Printed Name: RYAN CHAVEZ

2. PROPERTY OWNER

- (a) NAME: ABA LAND LTD. CO. / ARTHUR ORTEGA Phone #: (505) 870-3810
 Mailing Address: 3360 W. HISTORIC HWY 66 E-mail: _____
 City: GALLUP State: NM Zip Code: 87301
- (b) Signature of Property Owner: [Signature] Date: 6-12-20
 Printed Name: ARTHUR ORTEGA

3. LOCATION OF REQUEST

- (a) Street Address (if any): 3366B W. HWY 66
- (b) Present Legal Description: Lots /Tracts: SEE 1 ATTACHED PROPERTY CARD

4. PROJECT DETAILS

- (a) Project is within jurisdiction of: CITY OF GALLUP
- (b) Present Zoning: HC Number of Existing Structures: 1
- (c) Proposed Zoning (If a zone change is proposed there is a separate application process): N/A
- (d) Number of Existing Lots: 1 Number of Proposed Lots: _____
- (e) Total Land Area: _____ 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: [Signature]
 Fee Paid: \$ 50.00 Method of Payment: Ryan's Employee CC
 Hearing Date: 7/8/2020 Case #: 20-00300005



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: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet ** <input type="checkbox"/> Amendment	Minor Subdivision: <input type="checkbox"/> Sketch Plat <input checked="" type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Administrative Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Site Development: <input type="checkbox"/> Plan Review
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1. APPLICANT INFORMATION

- (a) NAME: LOVE'S TRAVEL STOPS & COUNTRY STORES, INC. (formerly known as Musket Corp. #215 in care of Ryan, LLC) Phone #: (405) 242-2522
Mailing Address: 10601 N. PENNSYLVANIA AVE. Fax #: _____
City: OKLAHOMA CITY State: OK Zip: 73120
- (b) Agent (if any): KEVIN MCCARTHY Phone #: (405) 630-9490
Mailing Address: PO BOX 26210 Zip: 73126
City: OKLAHOMA CITY State: OK E-mail: KEVIN.MCCARTHY@LOVES.COM
- (c) Project Engineer: HAMMON ENTERPRISES INC. 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: [Signature] Date: 6-12-20
Printed Name: Kevin McCarthy

2. PROPERTY OWNER

- (a) NAME: LOVE'S TRAVEL STOPS & COUNTRY STORES, INC. (formerly known as Musket Corp. #215 in care of Ryan, LLC) Phone #: (405) 242-2522
Mailing Address: 10601 N. PENNSYLVANIA AVE. E-mail: _____
City: OKLAHOMA CITY State: OK Zip Code: 73120
- (b) Signature of Property Owner: [Signature] Date: 6-12-20
Printed Name: GREG LOVE, CEO/DIRECTOR

3. LOCATION OF REQUEST

- (a) Street Address (if any): 3380 & 3376C W. HISTORIC HWY 66
- (b) Present Legal Description: Lots /Tracts: SEE 1 ATTACHED PROPERTY CARD

4. PROJECT DETAILS

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

O F F I C E U S E O N L Y

Pre-App. Confr.: _____ Application/Fees Accepted By: [Signature]

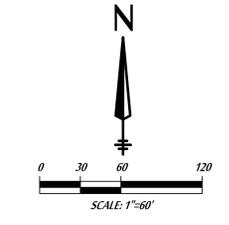
Fee Paid: \$ 50.00 Method of Payment: Ryan's Employee CC

Hearing Date: 7/8/2020 Case #: 20-00300005

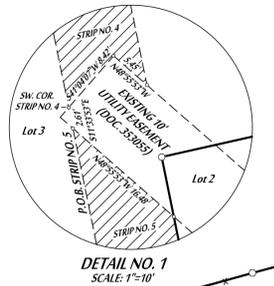
RECEIVED
By Nikki Lee at 4:36 pm, Jun 12, 2020

V2016.04.06

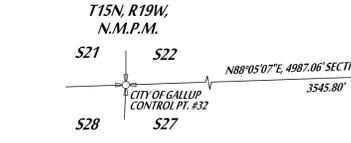
FINAL PLAT
REPLAT NO. 1 OF LOVE SUBDIVISION, CONTAINING 4.908 ACRES M/L AND A REPLAT OF UNPLATTED TRACTS OF LAND WITHIN A PORTION OF THE ORTEGA ANNEXATION, SITUATED IN THE NE 1/4 OF SECTION 27, T. 15 N., R. 19 W., N.M.P.M., AND A PORTION OF MENTMORE MEADOWS ANNEXATION SITUATED IN THE SE 1/4 OF SECTION 22, T. 15 N., R. 19 W., N.M.P.M., CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO.



- LEGEND
SECTION CORNER FOUND 2.5" STEEL AXLE TIED 2" ALUMINUM PS13979 WASHER
FOUND 3" BRASS CAP IN 8" DIA. CONC. PILLAR NMDOT 1993
FOUND 1/2" REBAR W/DISINTEGRATED PS4329 YELLOW CAP, SET PS13979 ORANGE CAP
FOUND 1/2" REBAR W/PS4329 YELLOW PLASTIC CAP & PS13906 WASHER - 1/2" REBAR W/PS4075 CAP FOUND 0.12' WEST, NOT USED
FOUND 1/2" REBAR W/DISINTEGRATED PS11456 RED CAP, SET PS13979 ORANGE CAP
SET 5/8" REBAR W/PS13979 ORANGE PLASTIC CAP
FOUND 1/2" REBAR W/PS6540 CAP 1FT. SOUTH OF CORNER, NOT USED
DIMENSION POINT ONLY
DIMENSIONS/DATA FROM RECORD



- RECORD DOCUMENTS
1 ORTEGA ANNEXATION FILED AUGUST 25, 1982
2 LOVE SUBDIVISION FILED MARCH 01, 1985
3 TRUCK STOPS OF AMERICA ADDITION FILED MARCH 30, 1977
4 GALLUP INDUSTRIAL PARK ANNEX FILED OCTOBER 25, 1977
5 MENTMORE MEADOWS ANNEXATION FILED JULY 24, 1974



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING 'REPLAT NO. 1 OF LOVE SUBDIVISION, CONTAINING 4.908 ACRES M/L AND A REPLAT OF UNPLATTED TRACTS OF LAND WITHIN A PORTION OF THE ORTEGA ANNEXATION, SITUATED IN THE NE 1/4 OF SECTION 22, T. 15 N., R. 19 W., N.M.P.M., AND A PORTION OF MENTMORE MEADOWS ANNEXATION SITUATED IN THESE 1/4 OF SECTION 22, T. 15 N., R. 19 W., N.M.P.M., CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO;

AVA, LLC, ARTHUR ORTEGA, PRESIDENT/DIRECTOR
3360 W. HWY. 66
GALLUP, NM 87301
CELL #: (505) 870-3810

LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.
GREG LOVE, CEO/DIRECTOR
10601 N. PENNSYLVANIA AVE.
OKLAHOMA CITY, OK 73120
(405) 242-252

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF MCKINLEY) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20.

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20.

NOTARY PUBLIC: MY COMMISSION EXPIRES:
NOTARY PUBLIC: MY COMMISSION EXPIRES:

CERTIFICATION OF APPROVAL FOR VACATION OF EASEMENTS

THE UNUSED PORTIONS OF THE EASEMENTS PLATTED WITHIN THE ORTEGA ANNEXATION AND LOVE SUBDIVISION WHICH ARE IDENTIFIED AS STRIPS 1 THROUGH 5 HEREON AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- STRIP NO. 1: COMMENCE AT THE NE CORNER OF ORTEGA ANNEXATION, SAID POINT BEING THE NE CORNER OF THE STRIP HEREIN DESCRIBED AND THE REAL POINT OF BEGINNING; THENCE S88°05'07"W, 30.00' TO THE NW CORNER; THENCE N58°01'14"E, 34.38' TO THE SE CORNER; THENCE N02°44'19"W, 122.00' TO THE POINT OF BEGINNING, CONTAINING 0.0889 ACRES (39185.F.) MORE OR LESS.
STRIP NO. 2: COMMENCE AT THE NW CORNER OF STRIP NO. 1 AS DESCRIBED ABOVE, SAID POINT BEING THE NE CORNER OF THE STRIP HEREIN DESCRIBED AND THE REAL POINT OF BEGINNING; THENCE S88°05'07"W, 38.52' TO THE NW CORNER; THENCE S56°50'14"W, 19.28' TO THE SW CORNER; THENCE N88°05'07"E, 43.72' TO THE SE CORNER; THENCE N02°44'19"W, 10.00' TO THE POINT OF BEGINNING, CONTAINING 0.0979 ACRES (42645.F.) MORE OR LESS.
STRIP NO. 3: COMMENCE AT THE NW CORNER OF STRIP NO. 2 AS DESCRIBED ABOVE, THENCE S88°05'07"W, 38.55' TO THE NE CORNER OF STRIP NO. 3 AND THE REAL POINT OF BEGINNING; THENCE S88°05'07"W, 52.18' TO THE NW CORNER; THENCE S51°44'23"E, 15.50' TO THE SW CORNER; THENCE N88°05'07"E, 49.85' TO THE SE CORNER; THENCE N56°50'14"E, 19.28' TO THE POINT OF BEGINNING, CONTAINING 0.1164 ACRES (50785.F.) MORE OR LESS.
STRIP NO. 4: COMMENCE AT THE SW CORNER OF STRIP NO. 3 AS DESCRIBED ABOVE, THENCE S88°05'07"W, 51.36' TO THE NE CORNER OF THE STRIP HEREIN DESCRIBED AND THE REAL POINT OF BEGINNING; THENCE S11°33'53"E, 219.92' TO THE SE CORNER; THENCE N48°55'53"W, 5.45' TO AN ANGLE POINT; THENCE S41°04'07"W, 8.42' TO THE SW CORNER; THENCE N11°33'53"W, 222.39' TO THE NW CORNER; THENCE N88°05'07"E, 10.00' TO THE POINT OF BEGINNING, CONTAINING 0.0503 ACRES (21895.F.) MORE OR LESS.
STRIP NO. 5: COMMENCE AT THE SW CORNER OF STRIP NO. 4 AS DESCRIBED ABOVE, THENCE S11°33'53"E, 2.61' TO THE NW CORNER OF THE STRIP HEREIN DESCRIBED AND THE REAL POINT OF BEGINNING; THENCE S11°33'53"E, 480.26' TO THE SW CORNER; THENCE N78°26'07"E, 10.00' TO THE SE CORNER; THENCE N11°33'53"W, 467.16' TO THE NE CORNER; THENCE N48°55'53"W, 16.48' TO THE POINT OF BEGINNING, CONTAINING 0.1087 ACRES (47375.F.) MORE OR LESS.

THE EASEMENTS, THOUGH DEDICATED TO PUBLIC USE, ARE NOT NOW NEEDED FOR THE PUBLIC'S BENEFIT AND HEREOF UPON WHICH THIS CERTIFICATION APPEARS ARE APPROVED FOR VACATION BY THE CITY OF GALLUP, NEW MEXICO THIS DAY OF 20.

ATTEST:
CITY CLERK
CITY OF GALLUP, NEW MEXICO
MAYOR
CITY OF GALLUP, NEW MEXICO

CERTIFICATION OF ACCEPTANCE AND APPROVAL

The above described subdivision and conditional acceptance of the dedication of right-of-way, easements and sites for city use and the plat thereof upon which this certificate appears is hereby approved by the Planning and Zoning Commission of the City of Gallup, New Mexico, this day of 20.

ATTEST Secretary Chairman, Planning & Zoning Commission

APPROVALS

CITY OF GALLUP, CITY ENGINEER
CITY OF GALLUP, ELECTRIC DIRECTOR
CITY OF GALLUP, WATER & WASTEWATER DIRECTOR
NM GAS COMPANY
QWEST CORPORATION DBA CENTURYLINK QC

CERTIFICATE OF FILING

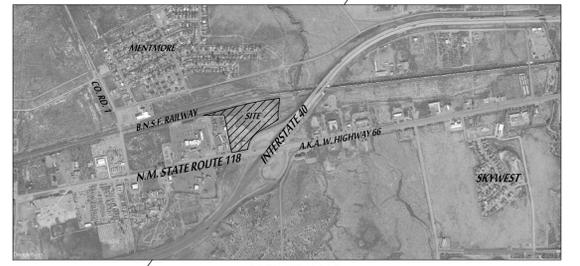
I, COUNTY CLERK AND EX-OFFICIO RECORDER FOR MCKINLEY COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT CONTAINED HEREON WAS FILED IN MY OFFICE AS PROVIDED BY LAW ON THE DAY OF 20.

CERTIFICATE OF FILING

I, THE UNDERSIGNED CLERK AND EX-OFFICIO RECORDER OF THE CITY OF GALLUP, NEW MEXICO, A MUNICIPAL CORPORATION OF THE STATE OF NEW MEXICO WITHIN THE COUNTY OF MCKINLEY, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS DULY FILED IN MY OFFICE AS PROVIDED BY

LAW ON THE DAY OF 20.

CLERK AND EX-OFFICIO RECORDER
CITY OF GALLUP, NEW MEXICO



NOTES

- 1 FIELD SURVEY MADE JANUARY 14 THRU JULY 09, 2020.
2 OWNERS: LOT 1: AVA, LLC (DOC. 386.385) ARTHUR ORTEGA, PRESIDENT; LOT 2: AVA, LLC & ABA LAND LTD. CO., LLC (DOC. 287042) ARTHUR ORTEGA, ORGANIZER; LOT 3: AVA, LLC & ABA LAND LTD. CO., LLC & MUSKETEER CORPORATION #215 (LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.) (DB 37-434 & 435)
3 NO TITLE COMMITMENT PROVIDED FOR THIS SURVEY. THIS PLAT MAY NOT SHOW CERTAIN ITEMS OF AFFECT WHICH COULD BE LISTED THEREIN.
4 LOT 2 WAS NOT IMPROVED LOT AT TIME OF SURVEY. NUMEROUS PARKING AREAS AND DRIVEWAYS ON LOTS 1 & 3 NOT SHOWN.
5 ZONING: HC
6 BEARINGS SHOWN ARE REFERENCED TO THE CITY OF GALLUP HORIZONTAL AND VERTICAL CONTROL NETWORK. DISTANCES ARE HORIZONTAL GROUND.
7 DOCUMENTS REFERENCED FOR THIS SURVEY AND PLAT ARE LISTED HEREON.
8 FLOOD HAZARD: ACCORDING TO THE FEMA FLOOD MAP PANEL 35031C15ISE, EFFECTIVE ON FEB. 17, 2010, THESE PROPOSED LOTS ARE LOCATED IN ZONE 'X'; AREAS WITH LESS THAN A 0.2% CHANCE OF ANNUAL FLOODING.

SURVEYOR'S CERTIFICATE

I, Clyde J. King, New Mexico Professional Surveyor No. 13979, do hereby certify that this Subdivision Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief. I further certify that this instrument is based upon a Boundary Survey of an existing tract or tracts.

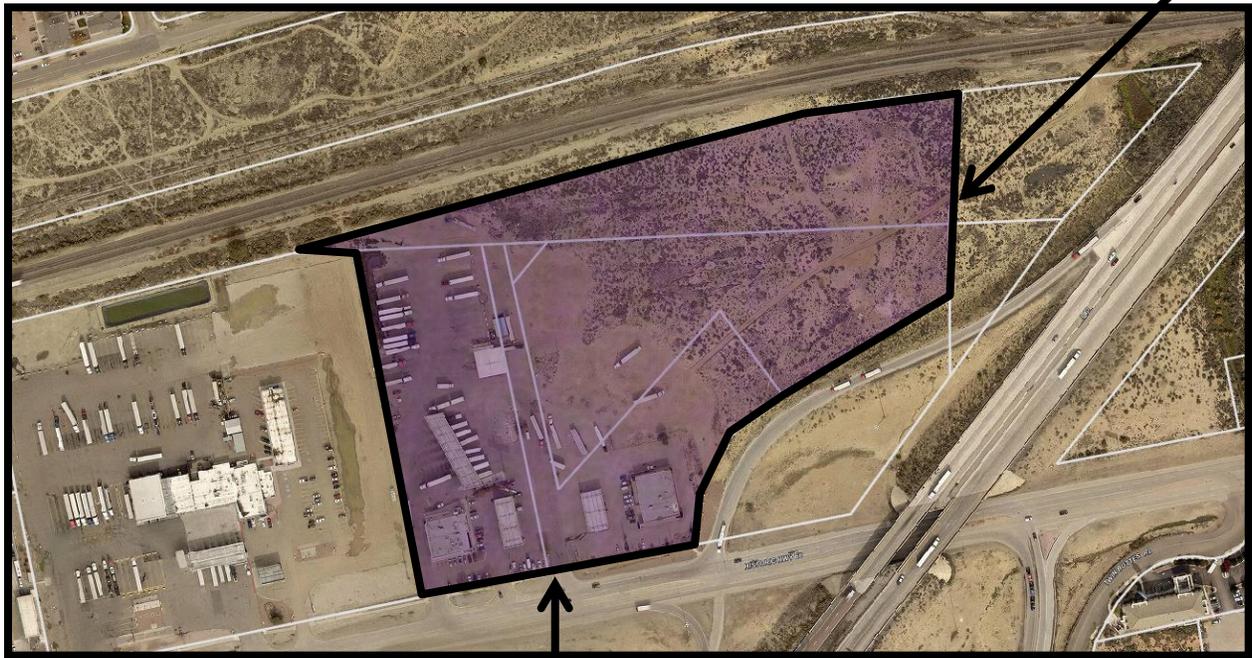
Clyde J. King, PS13979 Date



Request by Ryan Chavez on behalf of AVA, LLC and ABA Land Ltd. Co., property owners and Kevin McCarthy on behalf of Love's Travel Stops & Country Stores, Inc., property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Love Subdivision containing 4.908 acres M/L and a Replat of 3 Unplatted Tracts of Land within a portion of the Ortega Annexation situated in the NE $\frac{1}{4}$ of Section 27 T15N, R19W and 1 Unplatted Tract of Land within a portion of the Mentmore Meadows Annexation situated in the SE $\frac{1}{4}$ of Section 22 T15N, R19W, N.M.P.M. containing a total of 16.0381 acres M/L. Also requesting for the City of Gallup to vacate several existing unoccupied public utility and access easements within proposed Lots 2 and 3 containing a total of 0.4632 acres M/L.

The properties are located at 3360, 3366B and 3380 West Historic Highway 66 and 2 vacant properties North of 3366B West Historic Highway 66; containing a total of 20.9461 acres M/L.

AERIAL IMAGERY



Request by Ryan Chavez on behalf of AVA, LLC and ABA Land Ltd. Co., property owners and Kevin McCarthy on behalf of Love's Travel Stops & Country Stores, Inc., property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Love Subdivision containing 4.908 acres M/L and a Replat of 3 Unplatted Tracts of Land within a portion of the Ortega Annexation situated in the NE ¼ of Section 27 T15N, R19W and 1 Unplatted Tract of Land within a portion of the Mentmore Meadows Annexation situated in the SE ¼ of Section 22 T15N, R19W, N.M.P.M. containing a total of 16.0381 acres M/L. Also requesting for the City of Gallup to vacate several existing unoccupied public utility and access easements within proposed Lots 2 and 3 containing a total of 0.4632 acres M/L.

The properties are located at 3360, 3366B and 3380 West Historic Highway 66 and 2 vacant properties North of 3366B West Historic Highway 66; containing a total of 20.9461 acres M/L.

SITE PHOTOS



February 13, 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 La Croix, 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 #: MJSB 20-00200001
PROJECT NAME: Ortega Subdivision
PROPERTY OWNER: AVA, LLC & ABA Land LTD, CO
PROJECT LOCATION: North & northeast of 3360 & 3366 W. Hist. Hwy. 66 – aka; NE ¼ of Sec. 27, T15, R19, .098 acres; N/E ¼ of Section 27, T15, R19, 6.405 acres; SE ¼ of Section 22, T15, R19 5.2acres
DESCRIPTION: MAJOR SUBDIVISION; SKETCH PLAT REVIEW: The property owners are requesting that the aforementioned tracks of un-platted land be subdivided into two (2) parcels. The properties are presently zoned Heavy Commercial, no zone change is being requested.
ELECTRONIC COMMENTS ARE DUE BY: 25 FEBRUARY 2020

A TASK FORCE MEETING WILL BE SCHEDULED AT A LATER DATE

COMMUNITY PLANNER COMMENTS:

P1.) The Ortega Subdivision does not exist nor do Parcels 3, 4 and 6 therefore the Ortega Subdivision and Parcels 3, 4 and 6 cannot be referenced or replatted.

P2.) The original tract needs to be referenced as the tract being subdivided as well as the tract of land to the north.

P3.) Ok to schedule Task Force meeting to review comments.

CITY ENGINEER:

PW/City Engr comments:

1. Future development may require City and ADA compliant sidewalks on any improved street right-of-way.
2. Future development will require storm drainage plan and improvements.
3. Noted:
 - o Interstate 40 is shown south of the BNSF tracks?
 - o Parcel 6A may be landlocked with access via a private road.
 - o No location map.

WATER DEPARTMENT COMMENTS: Must provide 30' easement for water and sewer to all parcels. Must extend waterlines upon development. Water, sewer and electrical lines must maintain 10' separation.

WASTEWATER DEPARTMENT COMMENTS: Must provide 30' easement for water and sewer to all parcels. Must extend sewer lines upon development. Water, sewer and electrical lines must maintain 10' separation.

ELECTRIC DEPARTMENT COMMENTS: Electric did not submit comment.

FIRE DEPARTMENT COMMENTS: No issues with subdivision. Future construction may require installation of hydrant(s), a sprinkler system, and/or fire department apparatus access. Future code requirements will be construction dependent.

SOLID WASTE COMMENTS: No issues with subdivision.

CENTURYLINK COMMENTS: No comment from CenturyLink at this time.

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

COMCAST COMMENTS: No comments were received from Comcast.

May 13, 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 La Croix, GFD, Fire Inspector
- Diane Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Distribution Superintendent
- John Ortiz, Comcast Superintendent
- Jayson Grover, NM D.O.T Traffic Engineer

FROM:

Roman J. Herrera
Roman J. Herrera

Roman J. Herrera, Development Review Coordinator

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

CASE #: MJSB 20-00200001
PROJECT NAME: Ortega Subdivision
PROPERTY OWNER: AVA, LLC & ABA Land LTD, CO
PROJECT LOCATION: 3380, 3360 & 3366 W. Hist. Hwy. 66 – aka; SEC.27 T15N R19W, WITHIN THE NE1/4 OF A/K/A LOVE SUB. CONT. 4.908 ACS; NE ¼ of Sec. 27, T15, R19,.098 acres; N/E ¼ of Section 27, T15, R19, 6.405 acres; SE ¼ of Section 22, T15, R19 5.2acres
DESCRIPTION: MAJOR SUBDIVISION; PRELIMINARY PLAT REVIEW: This subdivision replat has changed & will now include the Loves property & a dedicated Public Right of Way, as follows; Lots 1, 2 & 3 & Dedicated Public Right of Way & Easements. The properties are presently zoned Heavy Commercial, no zone change is being requested. The request for replat will be presented to 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: 22 MAY 2020

A TASK FORCE MEETING HAS NOT BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:

P1.) There is no “Pre-Final Plat” designation, we are at “Sketch Plat” for a Major Subdivision.

P2.) A cul-de-sac is required at the end of the dead end street per Section 12-1-C5c.

P3.) All vehicular, pedestrian and utility infrastructure is required to be installed per Section 11-1-Agi.

P4.) Plans for all required infrastructure improvements shall be submitted for review per Section 11-1-F4.

P5.) The existing shop is encroaching into the required setback on Ortega Circle and is encroaching into the ten foot (10') public utility and drainage easement. The proposed subdivision cannot create a non-conformance issue. The existing shop will need to be relocated or the lots within the proposed subdivision need to be reconfigured to eliminate any non-conformance issues.

P6.) Provide all required data on plats per the City of Gallup Subdivision Regulations.

P7.) If preliminary plat is approved by the Planning & Zoning Commission, construction of all required infrastructure can proceed. Once all required infrastructure is installed and accepted by the City the applicant can then apply for final plat approval by the Planning & Zoning Commission. Once approved the final plat can then be filed with the McKinley County Clerk and the subdivision is complete.

CITY ENGINEER:

6' wide ADA compliant sidewalks required on 66 frontage.

Service street will need to be a cul-de-sac with 5' wide ADA compliant sidewalks.

Compliance with NMDOT recommendations below.

WATER DEPARTMENT COMMENTS: Extend 6in water line north in right of way to cover access to Lot 2.

WASTEWATER DEPARTMENT COMMENTS: Extend 8in Sewer line north in right of way to cover Access to Lot 2, provide manhole at north end of line for Access.

ELECTRIC DEPARTMENT COMMENTS:

There are some recorded easements missing from the plat.
Easement line correction on map needs to correspond the field staking.
We sent pictures of staking and existing easement documentations to the surveyor.

FIRE DEPARTMENT COMMENTS: 2015 IFC Appendix D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

All other future fire code requirements will be construction dependent

SOLID WASTE COMMENTS: No issues with replat

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.

NM D.O.T: As discussed in a past face to face meeting with City representatives and the property owner, comments from the NMDOT for the proposed subdivision of property are as follows.

- Any change in property use, ownership, and/or any further development that could potentially increase expected traffic generation to the property will require the property owners and/or the City of Gallup to re-apply for an NMDOT Driveway Permit. As a necessary part of this process, the re-evaluation of the appropriateness of current access locations and design will be required, which may end up resulting in the need to modify current access/driveway locations and design. This needs to be made very clear to the property owner/future owners and the City of Gallup.

- The attached proposed plat shows a single driveway/access to serve Lots 1 through 3. This is contrary to what currently exists as pictured below. Currently lot 3 is served by three (3) driveways. Is the property owner proposing to the City and to the NMDOT to remove two of the existing driveways as is shown in the proposed Final Plat?

- The proposed Final Plat shows Ortega Circle will be dedicated as Public Right of Way, thus making the City of Gallup responsible for obtaining an updated NMDOT Access Permit for its connection to NM 118 (as per NMAC Section 18.31.6). Attached is an NMDOT Access Permit Application. The City of Gallup needs to be aware that they will be responsible for completing the necessary Traffic Impact Analysis required to support their access permit, and any changes or improvements that the supporting TIA might identify as necessary. It is my suggestion that the City of Gallup have the property owner/developer complete the necessary traffic evaluation and access improvements BEFORE the City of Gallup accepts responsibility for Ortega Circle and its connection to NM 118 and approves the proposed property division.

June 16, 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
- Dianne Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Distribution Superintendent
- John Ortiz & Matthew Baca, Comcast Superintendent
- Jayson Grover, Traffic Engineer, NM DOT

FROM: 1st Nikki Lee

Nikki Lee, Planning Specialist

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

CASE #: MNSB2020-00300005
PROJECT NAME: Replat No. 1 of Love Subdivision Containing 4.908 Acres M/L and a Replat of Unplatted Tracts of Land within the Ortega Annexation situated in the NE ¼ of Section 27, T15N R19W, N.M.P.M. and a portion of Mentmore Meadows Annexation situated in the SE ¼ of Section 22, T15N R19W, N.M.P.M., City of Gallup
PROPERTY OWNER: AVA, LLC & ABA Land LTD, CO & LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.
PROJECT LOCATION: 3360 & 3366B, 3376C & 3380 W. Hist. Hwy. 66 & 2 vacant lots– aka; SE ¼ of Section 22, T15, R19 containing 5.29 acres; NE ¼ of Sec. 27, T15, R19 containing 0.098 acres; N/E ¼ of Section 27, T15, R19 containing 4.151 acres; N/E ¼ of Section 27, T15, R19 containing 6.405 acres; NE ¼ of Section 27 T15N R19W A/K/A Love Subdivision containing 4.908 acres
DESCRIPTION: FINAL PLAT REVIEW- This replat has changed from a major to a minor subdivision being that the property owners decided not to dedicate a right-of-way. This revised plat removed Ortega Circle, which took away the infrastructure requirements. They did however change the reconfiguration of the lots. The properties are presently zoned Heavy Commercial (HC) and no zone change is being requested. The final plat will be presented to 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 JUNE 2020

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Because utility easements are being vacated two (2) public hearings will be required for this minor subdivision. First public meeting through the Planning and Zoning Commission to approve the minor subdivision, second public hearing through City Council to approve the vacation of the existing utility easements.

P2.) Remove “Access Easement Dedicated This Plat” language from flag Lot 2. Access to Lot 2 already exists from NM 118 (Hwy 66). Access to Lot 1 can be obtained from NM 118 (Hwy 66). Any private access easement shall be done by a separate easement document between the private property owners.

P3.) Add signature line for Mayor and City Clerk for vacation of easements.

P4.) Either the front property line or the driveway is in the wrong location on the subdivision plat. Move front property line back to the proper location or remove the driveway from the plat, whichever is incorrect.

P5.) Recommend adjusting the western lot line of Lot 2 that parallels the existing shop to meet required side yard setbacks in order to alleviate clouds on the property’s title. The side yard setback for the Heavy Commercial (HC) zone district is ten feet (10’).

P6.) The portable building is encroaching across the property lines. The portable building will need to be relocated.

P7.) Ok to proceed to public hearings after all corrections are made to the plat and all corrections are reviewed and accepted by the Gallup Task Force.

CITY ENGINEER COMMENTS:

1. Future development will trigger pedestrian improvements along NM-118 (West Hwy 66) frontage in question.
 - a. Said improvements include ADA compliant SIX foot wide sidewalks.
 - b. NM-118 access must be ADA compliant.
2. Future development will also trigger a drainage plan; since, the subdivision is in excess of one acre.

WATER DEPARTMENT COMMENTS:

No requirements for this revision.

WASTEWATER DEPARTMENT COMMENTS:

No requirements for this revision.

ELECTRIC DEPARTMENT COMMENTS: All City of Gallup owned electric equipment and lines have easements. However, on June 5th I did mention to surveyor that I was contacted by Loves engineering firm of line relocation. That line that needs to be relocated is CDEC line only that is not drawn on the map. The increase from 10’ to 20 diagonal line is a CDEC pole line that is now a PUE.

FIRE DEPARTMENT COMMENTS: No Fire Department issues with replat. Future code requirements will be construction dependent.

SOLID WASTE COMMENTS: No issues with replat or subdivision

CENTURYLINK COMMENTS:

There is no conflict with this plat.

NM GAS COMPANY COMMENTS:

NMGC does not have any comments. The existing 30' Access & Utility easement remains in tact.

COMCAST COMMENTS:

I see no obvious conflicts with this replat.

NM DEPT. OF TRANSPORTATION COMMENTS:

The owners of Lots 1 to 3 need to be aware of the following.

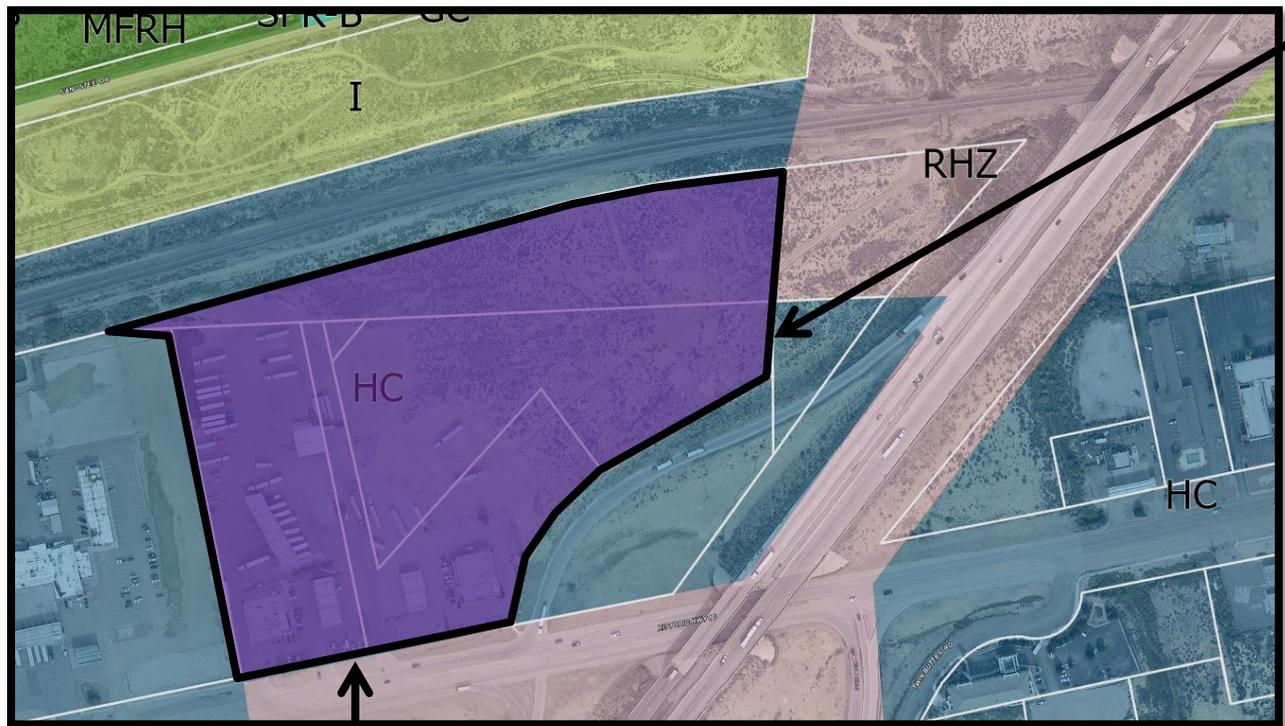
Currently, as far as the NMDOT is concerned, Ortegaz (Lot 1) is the only entity that technically has legal access to NM 118. They are the only business that has a current Driveway Permit with the Department.

Any future development/redevelopment of Lot 2 will require that the NMDOT be contacted about securing a NMDOT Driveway/Access Permit for that lot, even if this lot will continue to share access to NM 118 with Lot 1.

The Loves truck stop (Lot 3) currently has multiple points of access to their property, none of which appear to be legally permitted by the Department. Loves will need to take the steps necessary to permit their current access points. Any further development of Lot 3, or any changes to Lot 3 that will potentially increase traffic generation to/from the property will also require the reassessment of current access locations and design, and may warrant modifications or improvements to these existing driveways.

Request by Ryan Chavez on behalf of AVA, LLC and ABA Land Ltd. Co., property owners and Kevin McCarthy on behalf of Love's Travel Stops & Country Stores, Inc., property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Love Subdivision containing 4.908 acres M/L and a Replat of 3 Unplatted Tracts of Land within a portion of the Ortega Annexation situated in the NE ¼ of Section 27 T15N, R19W and 1 Unplatted Tract of Land within a portion of the Mentmore Meadows Annexation situated in the SE ¼ of Section 22 T15N, R19W, N.M.P.M. containing a total of 16.0381 acres M/L. Also requesting for the City of Gallup to vacate several existing unoccupied public utility and access easements within proposed Lots 2 and 3 containing a total of 0.4632 acres M/L. The properties are located at 3360, 3366B and 3380 West Historic Highway 66 and 2 vacant properties North of 3366B West Historic Highway 66; containing a total of 20.9461 acres M/L.

AREA MAP



Request by Ryan Chavez on behalf of AVA, LLC and ABA Land Ltd. Co., property owners and Kevin McCarthy on behalf of Love's Travel Stops & Country Stores, Inc., property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Love Subdivision containing 4.908 acres M/L and a Replat of 3 Unplatted Tracts of Land within a portion of the Ortega Annexation situated in the NE ¼ of Section 27 T15N, R19W and 1 Unplatted Tract of Land within a portion of the Mentmore Meadows Annexation situated in the SE ¼ of Section 22 T15N, R19W, N.M.P.M. containing a total of 16.0381 acres M/L. Also requesting for the City of Gallup to vacate several existing unoccupied public utility and access easements within proposed Lots 2 and 3 containing a total of 0.4632 acres M/L. The properties are located at 3360, 3366B and 3380 West Historic Highway 66 and 2 vacant properties North of 3366B West Historic Highway 66; containing a total of 20.9461 acres M/L.

PROPERTY MAP



Letters sent 06/25/2020

Request by Ryan Chavez on behalf of AVA, LLC and ABA Land Ltd. Co., property owners and Kevin McCarthy on behalf of Love's Travel Stops & Country Stores, Inc., property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Love Subdivision containing 4.908 acres M/L and a Replat of 3 Unplatted Tracts of Land within a portion of the Ortega Annexation situated in the NE ¼ of Section 27 T15N, R19W and 1 Unplatted Tract of Land within a portion of the Mentmore Meadows Annexation situated in the SE ¼ of Section 22 T15N, R19W, N.M.P.M. containing a total of 16.0381 acres M/L. Also requesting for the City of Gallup to vacate several existing unoccupied public utility and access easements within proposed Lots 2 and 3 containing a total of 0.4632 acres M/L. The properties are located at 3360, 3366B and 3380 West Historic Highway 66 and 2 vacant properties North of 3366B West Historic Highway 66; containing a total of 20.9461 acres M/L.

ADDRESS LIST

- | | | |
|-----|---|--|
| 1A. | AVA, LLC
3360 W. HWY 66
GALLUP, NM 87301
A TRACT OF LAND WITHIN 22
15 19, THE SE ¼ OF CONT.
.529 ACS M/L
R206691 | NE¼ OF A/K/A LOVE SUB.
CONT. 4.908 ACS M/L
R207240 |
| 1B. | A TRACT OF LAND IN THE NE¼
27 15 19, CONT. 0.098 ACS M/L
R215668 | 2. HPT TA PROPERTIES TRUST
ATTN: TA OPERATING LLC
24601 CENTER RIDGE RD.
SUITE 200-TAX
WESTLAKE, OH 44145-5639
R627763 |
| 1C. | A TRACT OF LAND IN THE NE¼
27 15 19, CONT. 4.151 ACS M/L
R215659 | 3. BNSF RAILWAY COMPANY
2650 LOU MENK DRIVE
FORT WORTH, TX 76131
DESCRIPTION: RAILROAD
RIGHT-OF-WAY |
| 1D. | ABA LAND LTD. CO.
P.O. BOX 460
SANDERS, AZ 86512-0460
A TRACT OF LAND IN THE 27
15 19, NE ¼ OF CONT. 6.405
ACS M/L
R156264 | 4. MATTEUCCI INVESTMENTS,
LLC
P.O. BOX 464
ROSWELL, NM 88202-0464
TRACT F-2, REPLAT OF TRACT
F, MENTMORE EAST UNIT 4
R211180 |
| 1E. | MUSKET CORP. #215 C/O:
RYAN, LLC BANK OF AMERICA
CENTER
15 W. 6 TH ST., SUITE 2400
TULSA, OK 74119
A TRACT OF LAND LYING SEC.
27 T15N R19W, WITHIN THE | 5. GALLUP LAND PARTNERS,
LLC
9911 SOUTH 78 TH AVE.
HICKORY HILLS, IL 60457
2.63 ACRES M/L IN THE SW ¼
SW ¼ OF SEC. 23 T15N R19W
R675636 |

6. NEW MEXICO STATE HWY
DEPT.
P.O. BOX 1149
SANTA FE, NM 87503-1149
TRACT 2 SITUATED IN NW $\frac{1}{4}$
NW $\frac{1}{4}$ OF SEC. 26 T15N R19W
DURANTE ADDN. CONT. 0.90
ACS M/L
R205580
7. A TRACT OF LAND IN THE NE
 $\frac{1}{4}$ SEC. 27 T15N R19W, CONT.
3.580 ACS M/L
R215657
8. NK'S ROYAL TRUCK STOP,
LLC
1603 W. HISTORIC 66
GALLUP, NM 87301
A TRACT OF LAND IN NE $\frac{1}{4}$ OF
SEC. 27 T15 R19, BOUNDED
ON N. BY ALL US 66 BOUNDED
ON S. BY HWY I-40 20 ACRES
M/L
R037001

Summary of City Council Actions

May & June 2020

May 26th, 2020:

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.

City Council **approved** the vacation request- Ordinance No. S2020-5

May 26th, 2020:

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.

City Council **approved** the vacation request- by plat

May 26th, 2020:

Case # 20-00300003: Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; GHA Morgan Development 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.

City Council **approved** the vacation request- by plat

May 26th, 2020:

Case # 20-00300004: Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; GHA Sky City Development 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.

City Council **approved** the vacation request- by plat

June 23rd, 2020:

City Council **approved** the reappointment of Matthew Long and the new appointment of Kyle Spolar to the Planning and Zoning Commission. Their new terms will expire May 2022.

CITY OF GALLUP
 PLANNING & DEVELOPMENT
 110 W. AZTEC AVENUE
 GALLUP, NM 87301
 505.863.1240

MONTHLY COMPILATION OF PERMITS ISSUED

CITY OR COUNTY: GALLUP, MCKINLEY COUNTY, NM	MAILING ADDRESS: P.O. BOX 1270 GALLUP, NM 87305
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DESCRIPTION	MONTH OF: MAY		YEAR TO DATE: 2020	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	2	\$ 123,500.00	8	\$ 257,500.00
RESIDENTIAL STORAGE SHED	0	\$ -	2	\$ 27,000.00
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	1	\$ 2,305.00
RESIDENTIAL SITE PERMITS	0	\$ -	1	\$ 1,200.00
NEW COMMERCIAL BUILDINGS	0	\$ -	0	\$ -
COMMERCIAL ADDITIONS / ALTERATIONS	1	\$ 75,000.00	11	\$ 4,845,661.00
COMMERCIAL STORAGE SHED	0	\$ -	0	\$ -
COMMERCIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
COMMERCIAL SITE PERMITS	0	\$ -	0	\$ -
NEW CHURCHES	0	\$ -	0	\$ -
CHURCH ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
RE-STUCCO / SIDING / DECKS	0	\$ -	0	\$ -
NEW ASPHALT / ASPHALT OVERLAY / SEALCOAT	0	\$ -	0	\$ -
EXCAVATION / GRADING	0	\$ -	0	\$ -
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	4	\$ 29,400.00	24	\$ 421,700.00
DEMOLITION	0	\$ -	3	\$ 9,700.00
FENCE / RETAINING WALL	2	\$ 2,516.00	6	\$ 19,485.00
FOUNDATION ONLY - CHARGE	0	\$ -	3	\$ 53,805.00
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
TOTAL PERMITS & VALUATION	9	\$ 230,416.00	59	\$ 5,638,356.00
TOTAL PERMIT FEES		\$ 3,030.45		\$ 35,849.61

**CITY OF GALLUP
PLANNING & DEVELOPMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED
MAY 2020**

DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
5/4/20	20 - 061	JOEL MOYA	HOMEOWNER	1707 KIVA DRIVE	RESIDENTIAL RE-ROOFING	\$ 63.00	\$ 3,600.00
5/6/20	20 - 046	RED BARN GROWERS	BONAGUIDI CONSTRUCTION, LLC	1005 E. HISTORIC HIGHWAY 66	COMMERCIAL ADDITIONS	\$ 922.25	\$ 75,000.00
5/7/20	20 - 064	GALLUP CHURCH OF CHRIST	GALLUP ROOFING, INC.	1000 E. GREEN AVENUE	COMMERCIAL RE-ROOFING	\$ 117.00	\$ 9,500.00
5/11/20	20 - 055	JASON & LAUREN NULL	MATAYA CONSTRUCTION CO. INC	1100 S. GRANDVIEW DRIVE	RESIDENTIAL ADDITIONS	\$ 935.75	\$ 98,500.00
5/13/20	20 - 063	MILDA QUINCERO	MERRILL FENCE COMPANY, LLC	1605 AIDA COURT	FENCE PERMIT	\$ 27.55	\$ 647.00
5/14/20	20 - 049	AYED AWWAD	LBH INVESTMENTS, INC.	1711 HELENA DRIVE	RESIDENTIAL ALTERATIONS	\$ 665.55	\$ 25,000.00
5/20/20	20 - 070	KATHY NICHOLS	MERRILL FENCE COMPANY, LLC	804 E. LOGAN AVENUE	FENCE PERMIT	\$ 77.35	\$ 1,869.00
5/27/20	20 - 066	ANTHONY ESPARZA	GALLUP ROOFING, INC.	805 E. MESA AVENUE	RESIDENTIAL RE-ROOFING	\$ 117.00	\$ 9,500.00
5/29/20	20 - 075	JOE HAUSNER	GALLUP ROOFING, INC.	811 W. MORGAN AVENUE	RESIDENTIAL RE-ROOFING	\$ 105.00	\$ 6,800.00
TOTALS:						\$ 3,030.45	\$ 230,416.00

2	RESIDENTIAL ADDITIONS / ALTERATIONS
1	COMMERCIAL ADDITIONS / ALTERATIONS
4	ROOF REPAIR
2	FENCE / RETAINING WALL
9	TOTAL PERMITS

CITY OF GALLUP
 PLANNING & DEVELOPMENT
 110 W. AZTEC AVENUE
 GALLUP, NM 87301
 505.863.1240

MONTHLY COMPILATION OF PERMITS ISSUED

CITY OR COUNTY: GALLUP, MCKINLEY COUNTY, NM	MAILING ADDRESS: P.O. BOX 1270 GALLUP, NM 87305
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DESCRIPTION	MONTH OF: JUNE		YEAR TO DATE: 2020	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	3	\$ 27,654.00	11	\$ 285,154.00
RESIDENTIAL STORAGE SHED	1	\$ 1,200.00	3	\$ 28,200.00
RESIDENTIAL GARAGES & CARPORTS	2	\$ 10,890.00	3	\$ 13,195.00
RESIDENTIAL SITE PERMITS	0	\$ -	1	\$ 1,200.00
NEW COMMERCIAL BUILDINGS	0	\$ -	0	\$ -
COMMERCIAL ADDITIONS / ALTERATIONS	5	\$ 640,000.00	16	\$ 5,485,661.00
COMMERCIAL STORAGE SHED	0	\$ -	0	\$ -
COMMERCIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
COMMERCIAL SITE PERMITS	0	\$ -	0	\$ -
NEW CHURCHES	0	\$ -	0	\$ -
CHURCH ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
RE-STUCCO / SIDING / DECKS	0	\$ -	0	\$ -
NEW ASPHALT / ASPHALT OVERLAY / SEALCOAT	0	\$ -	0	\$ -
EXCAVATION / GRADING	0	\$ -	0	\$ -
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	12	\$ 97,000.00	36	\$ 518,700.00
DEMOLITION	0	\$ -	3	\$ 9,700.00
FENCE / RETAINING WALL	9	\$ 10,320.00	15	\$ 29,805.00
FOUNDATION ONLY - CHARGE	0	\$ -	3	\$ 53,805.00
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
TOTAL PERMITS & VALUATION	32	\$ 787,064.00	91	\$ 6,425,420.00
TOTAL PERMIT FEES		\$ 7,307.48		\$ 43,157.09

**CITY OF GALLUP
PLANNING & DEVELOPMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED
JUNE 2020**

DATE ISSUED	PERMIT NO.	OWNER / BUSINESS	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
6/1/20	20 - 071	CASH COW	MERRILL FENCE CO., LLC	101 N. THIRD STREET	FENCE PERMIT	\$ 72.00	\$ 600.00
6/1/20	20 - 073	SAFeway	MURPHY BUILDERS, INC.	980 US HIGHWAY 491	COMMERCIAL ALTERATIONS	\$ 110.25	\$ 4,000.00
6/3/20	20 - 074	DANNY & ROSIE L. TOM	HOMEOWNER	904 STAGECOACH ROAD	RESIDENTIAL STORAGE SHED	\$ 42.05	\$ 1,200.00
6/3/20	20 - 078	JASPER VINK	CAMBIUM CARPENTRY, LLC	611 VANDENBOSCH PARKWAY	RESIDENTIAL RE-ROOFING	\$ 90.00	\$ 7,000.00
6/4/20	20 - 034	AHMAD AYESH	DREAMWORKS BUILDERS, LLC	3400 E. HISTORIC HIGHWAY 66	COMMERCIAL ALTERATIONS	\$ 425.25	\$ 24,000.00
6/4/20	20 - 080	RUTH E. KAMPS	HUNTINGTON CONSTRUCTION, CO.	600 VANDENBOSCH PARKWAY	RESIDENTIAL RE-ROOFING	\$ 81.00	\$ 6,000.00
6/5/20	20 - 058	BPL PLASMA, INC.	METRO CONSTRUCTION, INC.	1706 S. SECOND STREET	COMMERCIAL ALTERATIONS	\$ 4,119.13	\$ 600,000.00
6/5/20	20 - 072	T-MOBILE	NORTHSTAR COMMUNICATIONS, INC.	1450 KIT CARSON DRIVE	COMMERCIAL ALTERATIONS	\$ 206.35	\$ 10,000.00
6/5/20	20 - 079	SERGIO ZARATE	HOMEOWNER	1519 S. GRANDVIEW DRIVE	FENCE PERMIT	\$ 89.00	\$ 1,200.00
6/8/20	20 - 076	LOREN MILLER	LAM CORPORATION	3312 CINIZA DRIVE	FENCE PERMIT	\$ 59.45	\$ 1,800.00
6/9/20	20 - 081	DON LEWIS KRAITSIK	GALLUP ROOFING, INC.	1402 PINON LANE	RESIDENTIAL RE-ROOFING	\$ 144.00	\$ 12,900.00
6/10/20	20 - 083	RUDY & MOLLIE SALAZAR	ROCKY MOUNTAIN ROOFING SERVICE, LLC	1704 MESQUITE DRIVE	RESIDENTIAL RE-ROOFING	\$ 162.00	\$ 14,400.00
6/10/20	20 - 084	INDIAN TRADE CENTER	DREAMWORKS BUILDERS, LLC	3306 E. HISTORIC HIGHWAY 66	COMMERCIAL ALTERATIONS	\$ 135.00	\$ 2,000.00
6/10/20	20 - 089	EMMA BENALLY	DOMINGUEZ CONSTRUCTION, INC.	1709 FREEDOM DRIVE	RESIDENTIAL RE-ROOFING	\$ 72.00	\$ 4,800.00
6/15/20	20 - 092	RUSS SWATZELL	GALLUP ROOFING, INC.	209 E. LINCOLN AVENUE	RESIDENTIAL RE-ROOFING	\$ 72.00	\$ 4,950.00
6/17/20	20 - 082	LYNN DEYTO	HOMEOWNER	1412 RED ROCK DRIVE	FENCE PERMIT	\$ 36.25	\$ 1,000.00
6/19/20	20 - 096	MARTIN GUILLEN	EAGLE CARPORTS	1010 W. PRINCETON AVENUE	RESIDENTIAL GARAGES & CARPORTS	\$ 36.25	\$ 1,000.00
6/22/20	20 - 077	ROBERT LEE RHOADES	H.T. ENTERPRISES	603 SUNSET DRIVE	RESIDENTIAL ALTERATIONS	\$ 221.85	\$ 13,354.00
6/22/20	20 - 085	JEFF WILLBURN	GALLUP FENCE, CO.	701 NAVAJO DRIVE	FENCE PERMIT	\$ 31.00	\$ 1,240.00
6/22/20	20 - 093	RODNEY SKERCICK	AMERICAN STEEL CARPORTS, INC.	3500 CAMINO DE LOS CABALLOS	RESIDENTIAL GARAGES & CARPORTS	\$ 169.65	\$ 9,890.00
6/22/20	20 - 094	CARL MAYES	HOMEOWNER	300 STAGECOACH ROAD	FENCE PERMIT	\$ 15.00	\$ -
6/22/20	20 - 095	VENNISA CHISCHILLY	GALLUP ROOFING, INC.	1702 FREEDOM DRIVE	RESIDENTIAL RE-ROOFING	\$ 90.00	\$ 6,600.00
6/22/20	20 - 101	DONOVAN NEZ	HOMEOWNER	1711 CALLE PINON	FENCE PERMIT	\$ 15.00	\$ 380.00
6/24/20	20 - 102	MICHAEL KOZELISKI	CAMBIUM CARPENTRY, LLC	607 S. WOODROW DRIVE	RESIDENTIAL RE-ROOFING	\$ 225.00	\$ 22,000.00
6/24/20	20 - 104	LENORE V. GONZALES	HOMEOWNER	513 PERSHING AVENUE	RESIDENTIAL RE-ROOFING	\$ 15.00	\$ 450.00
6/25/20	20 - 067	JAYSON GOMEZ	GALLUP FENCE, CO.	1454 S. SECOND STREET	FENCE PERMIT	\$ 78.00	\$ 1,100.00
6/25/20	20 - 098	DARRELL BROWN	CAHILL CONSTRUCTION & REMODELING, LLC	1114 MARTINELLI DRIVE	RESIDENTIAL ALTERATIONS	\$ 99.00	\$ 7,500.00
6/25/20	20 - 105	RUTH E. KAMPS	HUNTINGTON CONSTRUCTION, CO.	600 VANDENBOSCH PARKWAY	RESIDENTIAL RE-ROOFING	\$ 72.00	\$ 4,500.00
6/25/20	20 - 106	FIRAS ABDELJAWAD	K & M BUILDERS, INC.	3419 CHURCHROCK STREET	RESIDENTIAL ALTERATIONS	\$ 90.00	\$ 6,800.00
6/26/20	20 - 107	CHARLENE A. PARTINGTON	GALLUP ROOFING, INC.	303 VALENTINA DRIVE	RESIDENTIAL RE-ROOFING	\$ 99.00	\$ 7,900.00
6/29/20	20 - 048	AYED AWWAD	LBH INVESTMENTS, INC.	1711 HELENA DRIVE	RESIDENTIAL RE-ROOFING	\$ 81.00	\$ 5,500.00
6/29/20	20 - 103	MICHAEL IPPEL	HOMEOWNER	3711 MAYA DRIVE	FENCE PERMIT	\$ 54.00	\$ 3,000.00
TOTALS:						\$ 7,307.48	\$ 787,064.00

3	RESIDENTIAL ADDITIONS / ALTERATIONS
1	RESIDENTIAL STORAGE SHED
2	RESIDENTIAL GARAGES & CARPORTS
5	COMMERCIAL ADDITIONS / ALTERATIONS
12	ROOF REPAIR
9	FENCE / RETAINING WALL
32	TOTAL PERMITS