

**PLANNING AND ZONING COMMISSION  
AGENDA****Wednesday, August 12<sup>th</sup>, 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 July 8<sup>th</sup>, 2020 Meeting Minutes

**PUBLIC HEARINGS**

**ITEM ONE: CASE # 20-00800001:** Request by David Dallago property owner of DRD Management, Inc. for a Variance of forty-three feet (43') from the maximum front yard setback of seventeen feet (17') within the base zone district Mixed-Use Neighborhood (MXN) per Table 10-2-15 and the overlay zone Character Protection Overlay District per Section 10-2-B-d-iii3a of the City of Gallup Land Development Standards to allow for the construction of a multi-family dwelling unit. The property is located at 509 Ford Drive; more particularly described as Lots 21 through 26, Block 18, I.H. Ford's Hwy 66 Addition.

**ITEM TWO: CASE # 20-00600003:** Request by the City of Gallup, property owner for the Rezoning of 0.7100 acres M/L **FROM** Single-Family Residential (SFR-A) Zone District **TO** Heavy Commercial (HC) Zone District. The properties are generally located on Morgan Avenue between South Second Street and Puerco Drive; more particularly described as Lots 13 and 14, Block A, Burke George Heights Addition.

**ITEM THREE: CASE # 20-00300006:** Request by George Athens and the City of Gallup, property owners for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lots 13 & 14, Block A; Lots 1 & 2, Block B; and Lots 2 & 3, Block C of Burke George Heights Addition and Replat No. 1 of Lot 1 of Replat No. 1 of a Portion of Block B, and Block C, Burke George Heights Addition. Also requesting for the City of Gallup to vacate a 60' wide, undeveloped street right-of-way (R.O.W.) between Block A and Block B and vacate several existing

unoccupied public utility and drainage easements within proposed Lot 1A. The properties are located at 711 and 801 South Second Street; subdivision contains 6.3658 acres M/L which includes the vacated R.O.W. of 0.5741 acres. This item will go before City Council for final approval on August 25, 2020.

### **INFORMATION ITEMS**

**ITEM FOUR:** City Council Actions Taken

**ITEM FIVE:** July 2020 Building Permit Activity Report

\*\*\* Open Floor

\*\*\* Adjourn



**Planning & Zoning Commission**  
**July 8<sup>th</sup>, 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.

Chairman Wilson began the meeting by welcoming Commissioner Kyle Spolar whom replaced Juliana Dooley.

Upon roll call, the following were present:

Chairman K. Wilson  
Commissioner K. Mackenzie-Chavez  
Commissioner F. Pawlowski  
Commissioner M. Long  
Commissioner L. Miller  
Commissioner K. Spolar

Upon roll call, the following were absent:

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 F. Pawlowski (No)  
Commissioner M. Long (No)  
Commissioner L. Miller (No)  
Commissioner K. Spolar (No)

Presented to the Chairman and Commissioners for their approval were the minutes of the May 13th, 2020 regular meeting. Commissioner Miller motioned for approval of the minutes as presented. 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 F. Pawlowski (Yes)  
Commissioner K. Spolar (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  
Dennis Romero, Water/Wastewater Director  
Marita Joe, Senior Electrical Engineer  
Jacob LaCroix, Fire Marshal  
Ryan Chavez, agent for AVA, LLC & ABA Land Ltd. Co. (Item One)  
Kevin McCarthy, agent for Love's Travel Stops & Country Stores, Inc. (Item One)  
Lorie Pierce, Real Estate Coordinator for Love's Travel Stops & Country Stores, Inc. (Item One)

*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 # 20-00300005:** 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.

CB Strain began by using the screen to display the GIS Map to show the property's location. He pointed to the five (5) tracts of land being replatted into three (3) lots. CB explained how generally when there was a reduction or reconfiguration of lots it could typically be done administratively without a public hearing, however because they're vacating easements it must go before the City Council. The Planning and Zoning Commission will approve the subdivision plat and if approved it will go before the City Council for final approval for the vacation of the easements. CB used the screen to reference the three (3) newly created lots on the final plat. Proposed Lot 1 is located on the southeast corner, which contains the existing Ortega jewelry store and gas station (Navajo Travel Store). Proposed Lot 2 is currently a vacant lot. CB pointed out how Lot 2 would come down and front Highway 66 as a flag lot whereas the lot does meet the minimum lot width for the Heavy Commercial Zone District. Proposed Lot 3 contains the Love's Travel Stops & Country Store

whereas the new lot line wraps around back which increases the acreage of Love's property where they eventually want to develop a parking area. CB emphasized how all three (3) lots met the minimum dimension requirements for the Heavy Commercial Zone District. The Gallup Task Force (GTF) did review the proposed minor subdivision and there were no issues. All three (3) lots have full service from their frontage on Highway 66 for utilities. There are electrical lines that currently run through the properties, which are being addressed by the dedication of easements for this plat. CB stated that there was no need to require additional infrastructure. The request will go before the City Council for final approval of the vacated easements on July 28, 2020. After the appeal period ends, the Planning and Development Department will file the plat at the County whereas all three (3) lots will become legal lots of record.

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.

Ryan Chavez, agent for AVA, LLC & ABA Land Ltd. Co. had no comment.

Kevin McCarthy, agent for Love's Travel Stops & Country Stores, Inc. also had no comment.

Chairman Wilson asked the Commissioners if they had any questions for Mr. Chavez or Mr. McCarthy. 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 2020-00300005. Commissioner Miller motioned for approval of Item One. 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 F. Pawlowski (Yes)  
Commissioner K. Spolar (Yes)

The item will be presented to City Council on July 28, 2020 for final approval.

## **INFORMATION ITEMS**

**ITEM TWO:** City Council Actions Taken

Planning and Zoning Commission Meeting  
July 8<sup>th</sup>, 2020  
Page 3 of 4

**ITEM THREE:** May & June 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.

CB welcomed Commissioner Spolar and encouraged him to learn from the other Commissioner's.

*During the open floor, Commissioner Cresto virtually joined the meeting.*

Chairman Wilson recognized Juliana Dooley's many years of service to the Commission.

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

Upon roll call, the following votes were:

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

Commission Adjourned at 6:22 p.m.

PLANNING & ZONING COMMISSION

---

KENT WILSON, CHAIRMAN

ATTEST:

---

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



August 5, 2020

**MEMORANDUM**

TO: Planning and Zoning Commission

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

REF: Case No. 2020-00800001; David Dallago Set Back Variance, 509 Ford Drive

**BACKGROUND**

Mr. David Dallago, property owner, has petitioned the Gallup Planning and Zoning Commission for a variance from Table 10-2-15 "MXN District Dimensional Standards" and Section 10-2-B-d-iii "Character Protection Overlay (CPO)" of the City of Gallup Land Development Standards. Applicant is requesting a variance of forty three feet (43') from the maximum front yard setback of seventeen feet (17') to allow for the construction of a multi-family residential building to be set back sixty feet (60') from the front property boundary line in order to avoid a conflict with an existing city sewer mainline which cuts across the southwest corner of said property. The property is located at 509 Ford Drive and is more particularly described as Lots 21 thru 26, Block 18, Ford Hwy 66 Addition.

**DISCUSSION**

Said property lies within the Mixed Use Neighborhood (MXN) Zone District and within the Character Protection Overlay (CPO) District. The Character Protection Overlay District allows for flexible front yard setbacks based on existing development. The front yard setback for construction of new structures shall be within the range of the front setbacks of the block face in which the project site is located. This range of setbacks is determined based on the closest four (4) lots surrounding the project site. Setbacks of structures shall be within the range of the existing setbacks, no closer than the narrowest setback and no further than the deepest setback. Based on this calculation the proposed multi-family residential structure would be allowed to be setback from the front property boundary line within a range of five feet (5') minimum and seventeen feet (17') maximum.

An existing hardship peculiar to the land prohibits compliance with the maximum allowed setback of seventeen feet (17'). Currently there is a city sewer mainline that cuts across the property starting approximately forty five feet (45') in from the Ford Drive boundary line going east and continuing northwest for a length of approximately one hundred ten feet (110') and exiting onto Ford Drive. The existing sewer mainline lies directly under the seventeen foot (17') maximum setback area which would place the structure directly above the sewer mainline. In order avoid building over the sewer mainline the building needs to be set further back. After installation of the required off street parking the building will end up being setback a total of sixty feet from the Ford Drive property boundary line which is forty three feet (43') further than the maximum seventeen foot (17') front yard setback, therefore

the variance request for forty three feet is what is needed to eliminate any conflict with the existing sewer mainline.

Section 10-5-B-d-ii of the City of Gallup Land Development Standards sets forth Criteria for Variance. A copy of Section 10-5-B-d-ii is included on your agenda packet and marked as "Exhibit A" for your review.

The Gallup Task Force has reviewed this request and has no issues with granting a variance of forty three feet (43') in order to overcome the hardship peculiar to the land.

### **FINDINGS**

It is the findings of staff that for the reasons listed above the request meets the Criteria for Variance as defined in Section 10-5-B-d-ii2 of the LDS as follows.

1. The existing sewer mainline that runs through the property as described above creates special conditions and circumstances which are peculiar to the land and which are not generally applicable to other lands in the same zoning district.
2. Because of the special circumstances related to the land listed above literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these Land Development Standards and would work an unnecessary and undue hardship upon the applicant.
3. The extent of the variance requested is reasonably related to what is needed to overcome the alleged hardship.

**RESOLUTION NO. RP2020-7**

**A RESOLUTION [ ] GRANTING [ ] DENYING A REQUEST BY DAVID DALLAGO, PROPERTY OWNER, FOR A VARIANCE OF FORTY THREE FEET (43') FROM THE MAXIMUM FRONT YARD SET BACK OF SEVENTEEN FEET (17') IN ORDER TO AVOID A CONFLICT WITH AN EXISTING SEWER MAINLINE TO ALLOW FOR THE CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL BUILDING AT 509 FORD DRIVE.**

**WHEREAS**, Mr. David Dallago, property owner, has petitioned the Gallup Planning and Zoning Commission for a variance from Table 10-2-15 "MXN District Dimensional Standards" and Section 10-2-B-d-iii "Character Protection Overlay (CPO)" of the City of Gallup Land Development Standards. Applicant is requesting a variance of forty three feet (43') from the maximum front yard setback of seventeen feet (17') to allow for the construction of a multi-family residential building to be set back sixty feet (60') from the front property boundary line in order to avoid a conflict with an existing city sewer mainline which cuts across the southwest corner of said property. The property is located at 509 Ford Drive and is more particularly described as Lots 21 thru 26, Block 18, Ford Hwy 66 Addition; and

**WHEREAS**, said property lies within the Mixed Use Neighborhood (MXN) Zone District and within the Character Protection Overlay (CPO) District; and

**WHEREAS**, Table 10-2-15 "MXN Dimensional Standards" sets forth minimum dimensional standards and setbacks for the Mixed Use Neighborhood (MXN) Zone District; and

**WHEREAS**, the Character Protection Overlay (CPO) District allows for flexible front yard setbacks based on existing development provided that the front yard setback for construction of new structures shall be within the range of the front setbacks of the block face in which the project site is located. This range of setbacks is determined based on the closest four (4) lots surrounding the project site. Setbacks of structures shall be within the range of the existing setbacks, no closer than the narrowest setback and no further than the deepest setback; and

**WHEREAS**, based on the surrounding development of project site, the proposed multi-family residential structure would be allowed to be setback from the front property boundary line within a range of five feet (5') minimum and seventeen feet (17') maximum; and

**WHEREAS**, an existing hardship peculiar to the land exists that prohibits compliance with the maximum allowed setback of seventeen feet (17'); and

**WHEREAS**, there is a city sewer mainline that cuts across the property starting approximately forty five feet (45') in from the Ford Drive boundary line going east and

continuing northwest for a length of approximately one hundred ten feet (110') and exiting onto Ford Drive; and

**WHEREAS**, the existing sewer mainline lies directly under the seventeen foot (17') maximum setback area which would place the structure directly above the sewer mainline. In order avoid placing a structure over the sewer mainline the building needs to be set further back. After installation of the required off street parking the building will end up being setback a total of sixty feet (60') from the Ford Drive property boundary line which is forty three feet (43') further than the maximum seventeen foot (17') front yard setback, therefore the variance request for forty three feet (43') is what is needed in order to eliminate any conflict with the existing sewer mainline; and

**WHEREAS**, it is the findings of staff that the request meets the Limitations and Grounds for Variance as defined in Section 10-5-B-d-ii of the Land Development Standards of the City of Gallup as follows:

1. The existing sewer mainline that runs through the property as described above creates special conditions and circumstances which are peculiar to the land and which are not generally applicable to other lands in the same zoning district.
2. Because of the special circumstances related to the land listed above literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these Land Development Standards and would work an unnecessary and undue hardship upon the applicant.
3. The extent of the variance requested is reasonably related to what is needed to overcome the alleged hardship.

**WHEREAS**, the Planning and Zoning Commission deems it in the best interest of the public that this application be [ ] granted [ ] denied.

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

1. The application, Case # 2020-00800001 for variance of forty three feet (43') from the maximum seventeen foot (17') front yard setback for the property located at 509 Ford Drive, more particularly described as Lots 21 thru 26, Block 18, Ford Hwy 66 Addition is hereby [ ] granted [ ] denied.
2. If approved applicant shall comply with all other requirements for the Mixed Use Neighborhood (MXN) Zone District and the Character Protection Overlay (CPO) District.

3. The application, if approved shall pertain only to the variance now being sought.
4. This approval shall become null and void if conditions of this resolution are not complied with prior to issuing a Certificate of Occupancy.

PASSED, ADOPTED, AND APPROVED, THIS 12<sup>th</sup> DAY OF AUGUST, 2020.

CITY OF GALLUP, MCKINLEY COUNTY

BY: \_\_\_\_\_  
KENT WILSON, CHAIRMAN  
PLANNING AND ZONING COMMISSION

ATTEST

\_\_\_\_\_  
Clyde "C.B." Strain, Planning and Development Director  
Secretary to Planning and Zoning Commission

Exhibit “A”

**10-5-B-d-ii**  
**Limitations and Grounds for Variance**

**Criteria for Variance:** The applicant shall meet the application criteria listed below. In cases where a variance of very minimal extent resolves a serious practical difficulty in properly siting a proposed building and it's required off street parking and loading areas on a lot and would not appreciably compromise the intent and purpose of the provision to be relaxed, the rigid adherence to such criteria may not be necessary.

1. Special conditions and circumstances exist which are peculiar to the land (such as exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions), structure or building involved and which are not generally applicable to other lands, structures or buildings in the same zoning district.
2. Literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title and would work an unnecessary and undue hardship upon the applicant.
3. The extent of the variance requested is reasonably related to what is needed to overcome the alleged hardship.

**APPLICATION FOR VARIANCE**

VARIANCES MAY BE GRANTED BY THE PLANNING & ZONING COMMISSION AT A PUBLIC MEETING. VARIANCE FROM THE STRICT INTERPRETATION OF AREA, HEIGHT, DIMENSION, DISTANCE, PARKING OR SETBACK REQUIREMENTS OF THE ZONING REGULATIONS MAY BE APPROVED IN THE CASE OF EXCEPTIONALLY IRREGULAR, NARROW, SHALLOW OR STEEP LOTS, OR OTHER EXCEPTIONAL PHYSICAL CONDITIONS WHERE THE STRICT APPLICATION OF THE REQUIREMENTS OF THE ZONING ORDINANCE WOULD RESULT IN PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP THAT WOULD DEPRIVE THE OWNER OF THE REASONABLE USE OF HIS OR HER LAND AND/OR BUILDINGS.

**PROPERTY OWNER INFORMATION:**

Name: David Dallago (DRD MANAGEMENT, INC.) Phone: 505-722-6638  
Address: 2411 E. AZTEC City: Gallup State: NM Zip Code: 87301  
Cell Phone: (505) 870-3419 Email Address: drd@dallagocorp.com

**APPLICANT INFORMATION:**

Name: David Dallago Phone: 722-6638  
Address: 2411 E AZTEC City: Gallup State: NM Zip Code: 87301

**AGENT INFORMATION (if applicable):**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**SITE ADDRESS:** 509 FORD DRIVE

**LEGAL DESCRIPTION:** Lot: 21-26 Block: 18 Subdivision: FH Ford Hwy 66 Addition

**CURRENT ZONING:** MXN ALSO WITHIN THE CHARACTER PROTECTION OVERLAY DISTRICT **DESCRIPTION OF REQUESTED USE:** MULTI-FAMILY DWELLING UNITS

**SECTION(S) OF THE LAND DEVELOPMENT STANDARDS FROM WHICH A VARIANCE IS SOUGHT:** 10-2-15 Front yard Set Back; Front, min/max. 5'/15' **SECTION 10-2-B-d-iii-B3 CHARACTER PROTECTION OVERLAY SETBACKS**

**AMOUNT OF VARIANCE SOUGHT:** 60' Front yard Set Back

**SPECIAL HARDSHIP OF APPLICANT NOT GENERALLY SHARED BY PROPERTY OWNERS:** THERE IS A CITY SEWER LINE CROSSING THE PROPERTY IN THE SOUTHWEST CORNER. A VARIANCE IS BEING REQUESTED BECAUSE THAT SEWER LINE CANNOT BE BUILT ON TOP OF, WHICH IS WHY A LARGER FRONT YARD SETBACK OF 60' IS BEING REQUESTED.

David Dallago Print Property Owner's Name      [Signature] Signature      27 May 2020 Date  
David Dallago Print Applicant's Name      [Signature] Signature      27 May 2020 Date

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

Pre-App. Confr. \_\_\_\_\_ Fee Accepted by: AD  
Fee Paid: \$ 50.00 Method of Payment: Check # 3157  
Hearing Date: 8/12/2020 Case #: 20-00800001

**RECEIVED**  
[ DATE STAMP ]  
**JUN 18 2020**  
CITY OF GALLUP  
PLANNING & DEVELOPMENT  
BY: AL TIME: 4:50 PM

29 May 2020

Roman Herrera  
Planning & Development  
P.O. Box 1270  
Gallup, NM 87301

Re: Variance for 509 Ford Drive

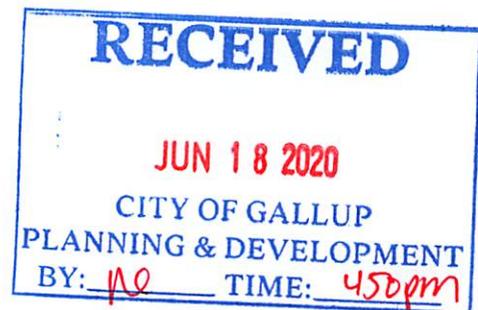
I am requesting a variance from present codes due to the fact I cannot meet present set back requirements due to the City Sewer Main in the southwest corner of my property.

This hardship will require me to move the apartment building to the center of the property.

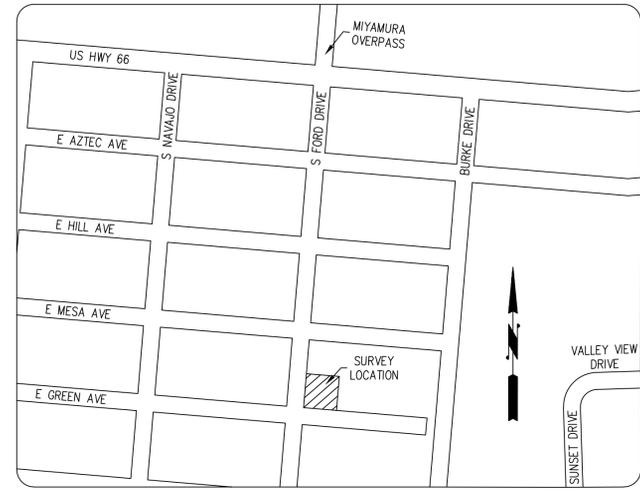
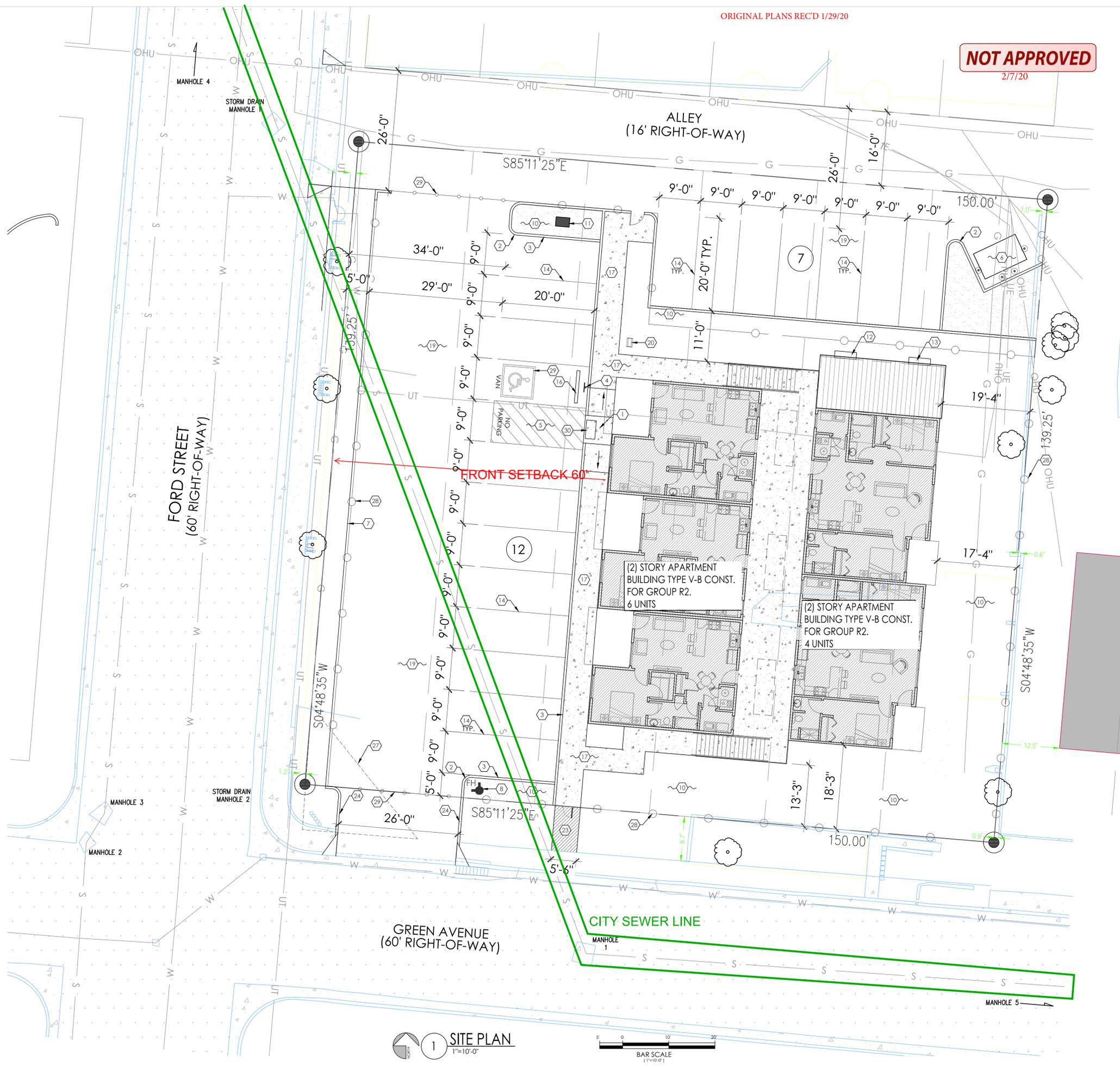
I am requesting a variance.

Sincerely,

  
David Dallago



**NOT APPROVED**  
2/7/20



**BUILDING AREA BREAKDOWN**

<b>1ST FLOOR</b>	
(3) ONE BEDROOM APARTMENT HEATED AREA:	691 S.F. EACH x 3 = 2,073 S.F.
(2) ONE BEDROOM APARTMENT HEATED AREA:	930 S.F. EACH x 2 = 1,860 S.F.
<b>2ND FLOOR</b>	
(3) ONE BEDROOM APARTMENT HEATED AREA:	691 S.F. EACH x 3 = 2,073 S.F.
(2) ONE BEDROOM APARTMENT HEATED AREA:	930 S.F. EACH x 2 = 1,860 S.F.
TOTAL HEATED AREA:	7,866 S.F.
TOTAL 1ST FLOOR COVERED PATIOAREA:	1,320 S.F.
TOTAL 2ND FLOOR COVERED DECK AREA:	1,464 S.F.
TOTAL BUILDING AREA:	10,650 S.F.
ALLOWABLE AREA PER TABLE 506.2 FOR GROUP R2, VB CONSTRUCTION, (SM);	21,000 S.F.
ACTUAL BUILDING AREA:	10,650 S.F.

**LANDSCAPING CALC'S**  
 AREA OF LOT = 20,887 S.F./43560 = 0.47 ACRES  
 AREA OF BLDGS = 3,932 S.F.  
 3,932 S.F. x 15% = 589.80  
 LANDSCAPING REQUIRED = 589.80 SQ FT  
 LANDSCAPING PROVIDED = 12,820 SQ FT

**PARKING REQUIRED**  
 DWELLING, MULTI-FAMILY = 1.5 PARKING SPACES PER UNIT  
 10 UNITS x 1.5 = 15  
 SPACES REQUIRED = 15  
 SPACES PROVIDED = 19  
**BICYCLE PARKING**  
 CITY OF GALLUP TABLE 10-4-5 : NUMBER OF REQUIRED BICYCLE SPACES  
 AMOUNT OF VEHICLE PARKING PROVIDED = 50  
 NUMBER OF REQUIRED BICYCLE SPACES (3) PROVIDED (4)

**ACCESSIBLE PARKING REQUIRED**  
 CITY OF GALLUP TABLE 10-4-3:  
 1 TO 25 PARKING SPACES = 1  
 ACCESSIBLE REQUIRED PARKING SPACE REQUIRED = 1  
 ACCESSIBLE PARKING SPACES PROVIDED = 1, (1) SPACE VAN ACCESSIBLE

- KEYED NOTES**
1. ACCESSIBLE CURB RAMP, REF: DETAIL A8/AS-2.0.
  2. 2'-0" CURB RADIUS, TYP.
  3. 6" RAISED CONCRETE CURB, TYP.
  4. ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
  5. PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN [66-1-4, 1.8 NMSA 1978], REF: DETAIL A8/AS-2.0.
  6. DUMPSTER ENCLOSURE, REF: DETAIL A1/AS-2.0.
  7. FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE "NO PARKING, FIRE LANE, TYP.
  8. FIRE HYDRANT LOCATION, TYP. REF: UTILITY PLAN.
  9. FIRE DEPARTMENT CONNECTION (FDC) LOCATION, NOTE: FDC LOCATION TO BE WITH 100 FEET OF FIRE HYDRANT.
  10. LANDSCAPING AREA, REF: LANDSCAPING PLAN.
  11. ELECTRICAL TRANSFORMER LOCATION, COORDINATE LOCATION WITH PNM.
  12. ELECTRICAL MODULAR METERING LOCATION, REF: ELECTRICAL SITE PLAN.
  13. GAS METER BANK PER PNM AND CITY OF ALBUQUERQUE STANDARDS, REF: PLUMBING PLANS.
  14. 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL A8/AS-2.0., TYP.
  15. PIV LOCATION.
  16. CONCRETE WHEEL STOP, TYP.
  17. 4" THICK CONCRETE SIDEWALK, TYP.
  18. CONSTRUCT NEW CONCRETE DRIVE-PAD PER CITY OF GALLUP STANDARD DWG NO. 2418, REF: GRADING AND DRAINAGE PLAN. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC OF CITY GALLUP APPROVED PLANS.
  19. ASPHALT PAVING OVER GRAVEL BASE COURSE, REF: GEOTECHNICK.
  20. MOTORCYCLE PARKING SIGNAGE PER C.O.A. STANDARDS, TYP.
  21. BIKE RACK FOR (4) BIKES, TYPE (1) PLACES.
  22. ROLL OVER CONC. CURB, REF: GRADING AND DRAINAGE PLAN.
  23. 6 FOOT WIDE ACCESSIBLE PEDESTRIAN PATH, TYP.
  24. CONSTRUCT NEW RAISED CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A.
  25. ACCESSIBLE CURB RAMPS PER C.O.A. STANDARDS.
  26. 25' x 25' CLEAR SITE TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENT, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AT MEASURED FROM THE GUTTER WILL NOT BE ACCEPTABLE IN THIS AREA. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
  28. NEW FENCE AT PROPERTY LINE.
  29. NEW GATE AT ENTRY WAY.

**FORD CANYON APARTMENTS**  
**SITE PLAN**  
**FORD STREET**  
**GALLUP, NM**  
**PROJECT # 1852**

REVISION DATE

**RBA ARCHITECTURE, PC**  
 ARCHITECTURE  
 PLANNING  
 DESIGN

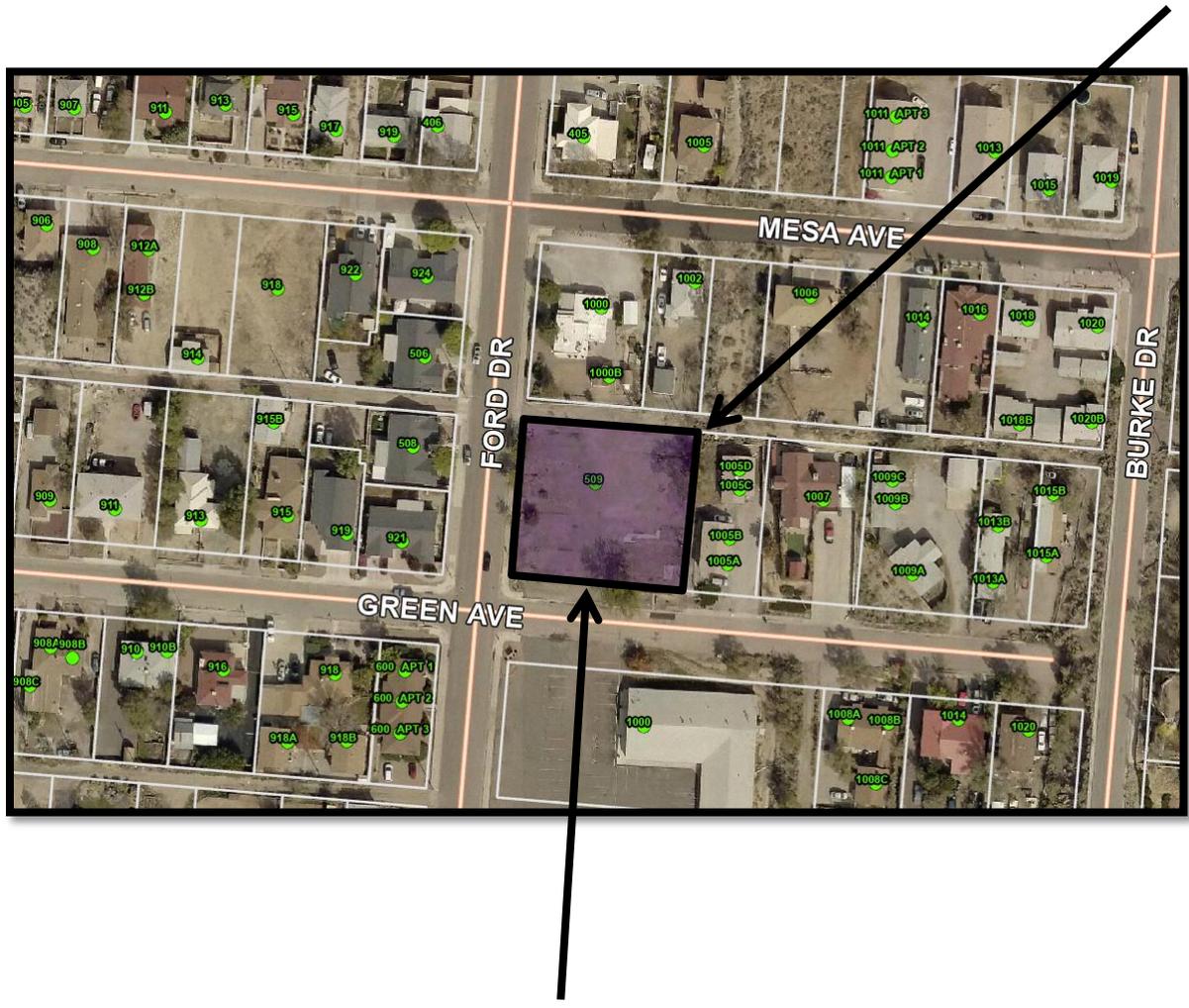
DATE: 1-10-2019

SHEET NUMBER: AS-1.0

Request by David Dallago property owner of DRD Management, Inc. for a Variance of forty-three feet (43') from the maximum front yard setback of seventeen feet (17') within the base zone district Mixed-Use Neighborhood (MXN) per Table 10-2-15 and the overlay zone Character Protection Overlay District per Section 10-2-B-d-iii3a of the City of Gallup Land Development Standards to allow for the construction of a multi-family dwelling unit.

The property is located at 509 Ford Drive; more particularly described as Lots 21 through 26, Block 18, I.H. Ford's Hwy 66 Addition.

### AERIAL IMAGERY



Request by David Dallago property owner of DRD Management, Inc. for a Variance of forty-three feet (43') from the maximum front yard setback of seventeen feet (17') within the base zone district Mixed-Use Neighborhood (MXN) per Table 10-2-15 and the overlay zone Character Protection Overlay District per Section 10-2-B-d-iii3a of the City of Gallup Land Development Standards to allow for the construction of a multi-family dwelling unit. The property is located at 509 Ford Drive; more particularly described as Lots 21 through 26, Block 18, I.H. Ford's Hwy 66 Addition.

### SITE PHOTOS



June 26, 2020

**MEMORANDUM**

**TO: GALLUP TASK FORCE {GTF}**

- C.B. Strain, Community Planner
- Stan Henderson, Executive Director, Public Works Division
- Mike DeClercq, Water/Waste Water Superintendent
- Marita Joe, Senior Electrical Engineer
- Adrian Marrufo, Solid Waste Director
- Jacob LaCroix, GFD, Fire Marshal
- Dianne Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Operations Supervisor
- John Ortiz & Matthew Baca, Comcast Superintendent
- Jayson Grover, Traffic Engineer, NM DOT

**FROM: /s/ Nikki Lee**

Nikki Lee, Planning Specialist

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

<b>CASE #:</b> VAR2020-00800001
<b>PROJECT NAME:</b> Variance- for 43' Front Yard Setback from required 17' Setback in MXN Zone District/Character Protection Overlay
<b>PROPERTY OWNER:</b> DRD Management, Inc. (David Dallago)
<b>PROJECT LOCATION:</b> 509 Ford Drive / Lots 21 through 26, Block 18, I.H. Ford's Hwy 66 Addition
<b>DESCRIPTION:</b> The property owner is requesting a Variance to be given relief on the front yard setback requirements in order to construct a multi-family dwelling with ten (10) units.  In January 2020 the property owner applied for a building permit (BP2020-011) to construct a new multi-family dwelling. When the Building Inspector was reviewing the permit he noticed that the proposed plans did not meet the required front yard setbacks for the MXN Zone District and Character Protection Overlay. According to the Building Inspector's calculations the dwellings must have a minimum 5' and maximum 17' front yard setback. The plans submitted show the dwelling setback 60' from the property line, which is 43' in excess of the requirement whereas the permit was denied. The property does have a special hardship because there is a City sewer line crossing the property in the southwest corner. Therefore the property owner has requested a Variance of 43' from the required 17' front yard setback, which will allow him to setback his multi-family dwelling 60' total whereas he will not be obstructing/blocking the sewer line.  The Variance will be presented to the Planning and Zoning Commission as soon as possible, any conditions for approval should be included in staff's recommendation to the Commission.
<b>ELECTRONIC COMMENTS ARE DUE BY: 6 JULY 2020</b>

**NO Task Force Meeting has been scheduled**

**COMMUNITY PLANNER COMMENTS:**

P1.) An existing eight inch (8") city sewer mainline is cutting across the southwest corner of the property preventing the proposed apartment building from meeting the maximum allowed front yard setback of seventeen feet (17'). A variance of forty-three feet (43') is necessary in order to allow for the placement of said multi-family structure outside of the existing sewer mainline and to allow for construction of the required off street parking area to accommodate the proposed development.

P2.) Variance application meets the following criteria for requesting and granting a variance:

- Special conditions and circumstances exist which are peculiar to the land (such as exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions), structure or building involved and which are not generally applicable to other lands, structures or buildings in the same district.

***CITY ENGINEER COMMENTS:***

1. All pedestrian infrastructure requirements will be triggered by the building permit application and will be required during construction.

***WATER DEPARTMENT COMMENTS:***

On reviewing the pdf, there is no issues in the water lines.

***WASTEWATER DEPARTMENT COMMENTS:***

Variance is necessary for access to sewer line, no other options are available for sewer due to elevation issues.

***ELECTRIC DEPARTMENT COMMENTS:***

No comments submitted by the Electric Department by the given deadline.

***FIRE DEPARTMENT COMMENTS:*** No issues with variance. Access addressed with construction plans.

***SOLID WASTE COMMENTS:*** no issues with variance

***CENTURYLINK COMMENTS:***

No conflicts with CenturyLink.

***NM GAS COMPANY COMMENTS:***

New Mexico Gas Company currently has service lines that are running through the property. They were for the trailers that were there prior, and are live.

**COMCAST COMMENTS:**

Comcast currently has infrastructure running through this property.

If this project is approved Comcast will temporarily terminate our lines in the alley and abandon what's left on the property. This is at no expense to the property owner/developer.

Comcast would then explore the option of joining the new development and rebuild our infrastructure onsite. We will work with the developer to keep costs minimal to meet our ROI model in an attempt to avoid an added expense to the developer.

**NM DEPT. OF TRANSPORTATION COMMENTS:**

It is not anticipated that this development/change will pose any direct or indirect impacts to the State highway, and therefore we have no specific comments. The NMDOT does however recommend that the City consider the possible impacts of allowing the minimal corner clearances (as currently proposed) between the two property entrances on Green St. and the alley.

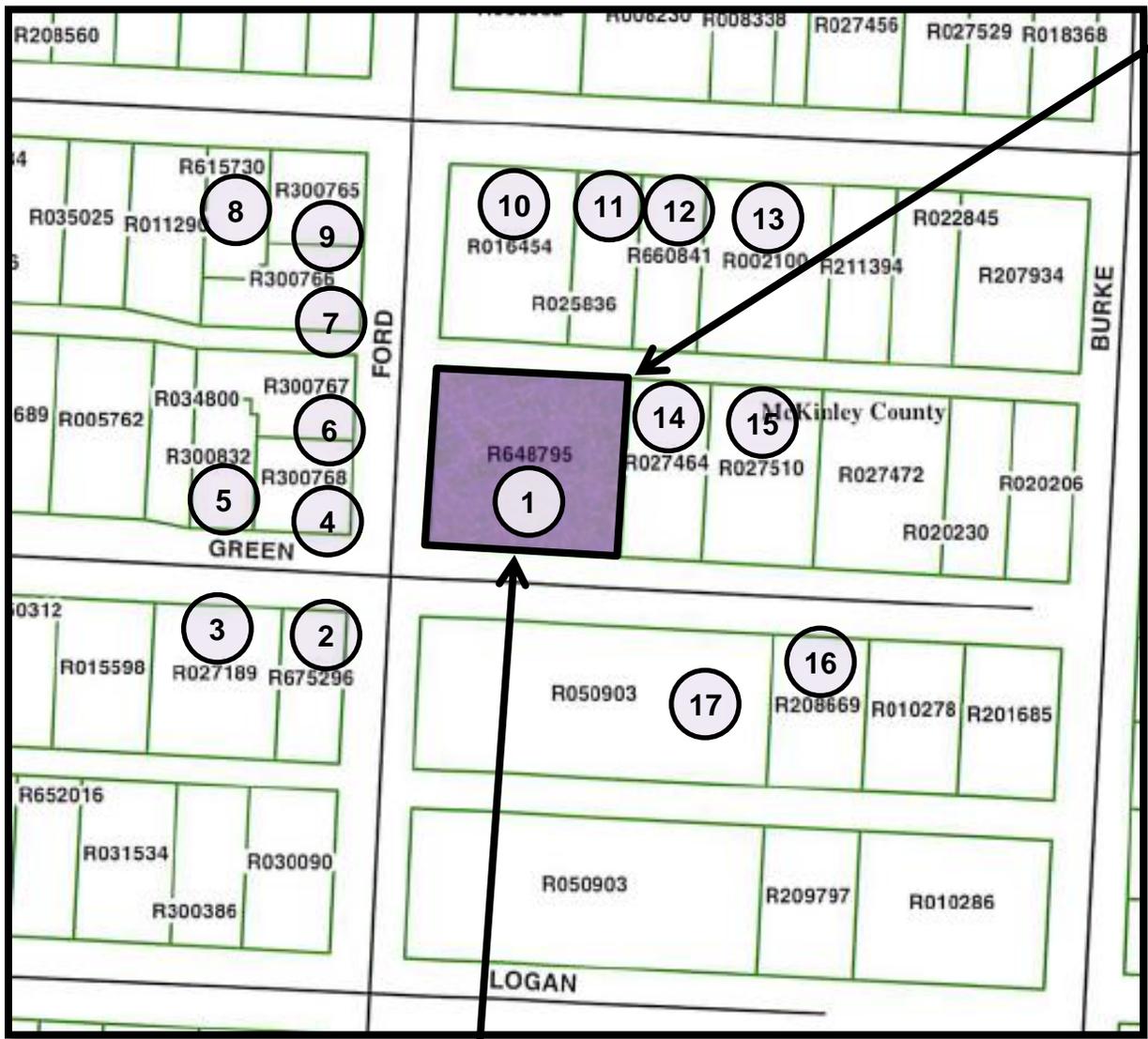
Request by David Dallago property owner of DRD Management, Inc. for a Variance of forty-three feet (43') from the maximum front yard setback of seventeen feet (17') within the base zone district Mixed-Use Neighborhood (MXN) per Table 10-2-15 and the overlay zone Character Protection Overlay District per Section 10-2-B-d-iii3a of the City of Gallup Land Development Standards to allow for the construction of a multi-family dwelling unit. The property is located at 509 Ford Drive; more particularly described as Lots 21 through 26, Block 18, I.H. Ford's Hwy 66 Addition.

### AREA MAP



Request by David Dallago property owner of DRD Management, Inc. for a Variance of forty-three feet (43') from the maximum front yard setback of seventeen feet (17') within the base zone district Mixed-Use Neighborhood (MXN) per Table 10-2-15 and the overlay zone Character Protection Overlay District per Section 10-2-B-d-iii3a of the City of Gallup Land Development Standards to allow for the construction of a multi-family dwelling unit. The property is located at 509 Ford Drive; more particularly described as Lots 21 through 26, Block 18, I.H. Ford's Hwy 66 Addition.

### PROPERTY MAP



*Letters sent 07/27/2020 & 07/28/2020*

Request by David Dallago property owner of DRD Management, Inc. for a Variance of forty-three feet (43') from the maximum front yard setback of seventeen feet (17') within the base zone district Mixed-Use Neighborhood (MXN) per Table 10-2-15 and the overlay zone Character Protection Overlay District per Section 10-2-B-d-iii3a of the City of Gallup Land Development Standards to allow for the construction of a multi-family dwelling unit. The property is located at 509 Ford Drive; more particularly described as Lots 21 through 26, Block 18, I.H. Ford's Hwy 66 Addition.

**ADDRESS LIST**

- |    |   |   |   |
|----|---|---|---|
| 1. | DRD MANAGEMENT, INC.<br>2411 E. AZTEC AVE.<br>GALLUP, NM 87301<br>LOTS 21 THRU 26, BLOCK 18,<br>FORD HWY 66 ADDN.<br>R648795  | LOT 36A, REPLAT NO. 2 OF<br>LOTS 2A & 39A, REPLAT NO. 1<br>OF LOTS 1 THRU 3 AND 38<br>THRU 40, BLOCK 11, I.H. FORD<br>HIGHWAY 66 ADDN. CONT.<br>0.1150 ACS M/L<br>R300832 |   |
| 2. | BUTLER BROTHERS, LLC<br>1900 E. HWY 66, SUITE 3<br>GALLUP, NM 87301<br>LOTS 1 & 2, BLOCK 10, FORD<br>HWY 66 ADDN.<br>R675296  | 6.  | ZALDY T. & PAMELA P.<br>LAYUGAN<br>508 FORD DR.<br>GALLUP, NM 87301<br>LOT 39A1, REPLAT NO. 2 OF<br>LOTS 2A AND 39A, REPLAT<br>NO. 1 OF LOTS 1 THRU 3 AND<br>LOTS 38 THRU 40, BLOCK 11,<br>I.H. FORD HWY 66 ADDN.<br>CONT. 0.1596 ACS M/L<br>R300767                |
| 3. | SHIRLEY SUE WILSON,<br>TRUSTEE<br>603 SOPHIE DR.<br>GALLUP, NM 87301<br>LOTS 3 THRU 6, BLOCK 10,<br>FORD HWY 66 ADDITION<br>R027189   | 7.  | NAEL & NAGLAA AL ASSI<br>506 FORD DR.<br>GALLUP, NM 87301<br>LOT 2A1, REPLAT NO. 2 OF<br>LOTS 4, 5, 36, BLOCK 11 AND<br>LOTS 2A AND 39A, REPLAT<br>NO. 1 OF LOTS 1 THRU 3 AND<br>38 THRU 40, BLOCK 11, I.H.<br>FORD HWY 66 ADDN. CONT.<br>0.1596 ACS M/L<br>R300766 |
| 4. | DELBERT A. JOHNSON<br>921 E. GREEN AVE.<br>GALLUP, NM 87301<br>LOT 40A, REPLAT NO. 2 OF<br>LOTS 2A & 39A, REPLAT NO. 1<br>OF LOTS 1 THRU 3 AND LOTS<br>38 THRU 40, BLOCK 11, I.H.<br>FORD HWY 66 ADDN. CONT.<br>0.1249 ACS M/L<br>R300768 | 8.  | DONALD GOOD<br>922 E. MESA AVE.<br>GALLUP, NM 87301   |
| 5. | HELENA ATTAKAI<br>919 E. GREEN AVE.<br>GALLUP, NM 87301   |   |   |

- LOT 5A, REPLAT NO. 2 OF  
LOTS 2A & 39A, REPLAT NO. 1  
OF LOTS 1 THRU 3 AND 38  
THRU 40, BLOCK 11, I.H. FORD  
HWY 66 ADDN. CONT. 0.1153  
ACS M/L  
R615730
9. LAWRENCE A. & BRENDA  
GRIEGO  
924 E. MESA AVE.  
GALLUP, NM 87301  
LOT 1A, REPLAT NO. 2 OF  
LOTS 2A AND 39A, REPLAT  
NO. 1 OF LOTS 1 THRU 3 AND  
LOTS 38 THRU 40, BLOCK 11,  
I.H. FORD HWY 66 ADDN.  
CONT. 0.1249 ACS M/L  
R300765
10. ALVIN D. & MARIA E. BLOUGH  
1000 E. MESA AVE.  
GALLUP, NM 87301  
LOTS 17 THRU 20, BLOCK 18,  
FORD HWY 66 ADDN.  
R016454
11. JUAN MONTOYA  
1002 E. MESA AVE.  
GALLUP, NM 87301  
LOTS 15-16, BLOCK 18, FORD  
HWY 66 ADDITION  
R025836
12. THOMAS PEREZ  
815 PARKVIEW  
KINGMAN, AZ 86401  
LOTS 13 & 14, BLOCK 18,  
FORD HWY 66 ADDN.  
R660841
13. LINDA S. SHERMAN, TRUSTEE  
1006 E. MESA AVE.  
GALLUP, NM 87301  
LOTS 9 THRU 12, BLOCK 18,  
FORD HWY 66 ADDN.  
R002100
14. ORR FAMILY, LLC  
1111 PIANO AVE.  
GALLUP, NM 87301  
LOTS 27 & 28, THE W. ½ OF  
LOT 29, BLOCK 18, FORD HWY  
66 ADDITION  
R027464
15. LOUIE R. & WILDA ORR,  
TRUSTEES  
1007 E. GREEN AVE.  
GALLUP, NM 87301  
THE E. 12½' OF LOT 29, LOTS  
30 THRU 32, BLOCK 18, FORD  
HWY 66 ADDN.  
R027510
16. HECTOR & SHARLETT J.  
CORRAL, TRUSTEES  
1711 LINDA DR.  
GALLUP, NM 87301  
LOTS 7 THRU 9, BLOCK 19,  
FORD HWY 66 ADDN.  
R208669
17. GALLUP CHURCH OF CHRIST  
1000 E. GREEN AVE.  
GALLUP, NM 87301-5440  
LOTS 10 THRU 31, BLOCK 19,  
FORD HWY 66 ADDN.  
R050903



August 6, 2020

**MEMORANDUM**

TO: Planning and Zoning Commission

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

REF: Case No. REZ2020-00600003: request by the City of Gallup, property owners, for a change in zoning designation from Single Family Residential (SFR-A) Zone District to Heavy Commercial (HC) Zone District for certain described real property.

**BACKGROUND**

The City of Gallup, property owner, has petitioned the Gallup Planning and Zoning Commission for a change in zoning designation from Single Family Residential (SFR-A) Zone District to Heavy Commercial (HC) Zone District for certain real property described as Lots 13 and 14, Block A, Burke George Heights Addition.

**DISCUSSION**

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

Subject properties are currently zoned Single Family Residential (SFR-A) Zone District. The purpose for the request for a change in zoning designation from Single Family Residential (SFR-A) Zone District to Heavy Commercial (HC) Zone District is to allow for a replat to reduce five (5) city owned lots to one (1) city owned lot. Lots 13 and 14 lie within the Single Family Residential (SFR-A) Zone District whereas the remaining three (3) lots lie within the Heavy Commercial (HC) Zone District.

Said city properties currently contain the City Dog Park. Without a zone change there would be a small portion of the new lot that would lie within the SFR-A District. City code does not allow one lot to have more than one zone designation therefore the lots have

to be rezoned to the zone district that would match the remaining lots which is the Heavy Commercial (HC) zone district. Once these lots are rezoned we can then proceed with completing the subdivision process.

Section 10-5-B-di2 of the City of Gallup Land Development Standards list Zoning Map Amendment and Text Amendment Criteria. A copy of Section 10-5-B-di2 is included in your agenda packed and marked as "Exhibit A" for your review.

The Gallup Task Force has reviewed this request, a copy of their comments are included in your agenda packet for your review.

### **FINDINGS**

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

1. The exact location of a district boundary is obscure or irrational or severs a lot area into two (2) or more districts so that it is difficult to develop the lot area properly.
2. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one.

Staff recommends approval of the zone change request from Single Family Residential (SFR-A) Zone District to Heavy Commercial (HC) Zone District for the property as described above.

**RESOLUTION NO. RP2020-8**

**A RESOLUTION [ ] GRANTING [ ] DENYING A REQUEST BY THE CITY OF GALLUP, PROPERTY OWNER, FOR A CHANGE IN ZONING DESIGNATION FOR CERTAIN DESCRIBED REAL PROPERTY FROM SINGLE FAMILY RESIDENTIAL (SFR-A) ZONE DISTRICT TO HEAVY COMMERCIAL (HC) ZONE DISTRICT.**

WHEREAS, The City of Gallup, property owner, has petitioned the Gallup Planning and Zoning Commission for a change in zoning designation from Single Family Residential (SFR-A) Zone District to Heavy Commercial (HC) Zone District for certain real property described as Lots 13 and 14, Block A, Burke George Heights Addition; and

WHEREAS, a change in zone designation is being requested in order to prevent two separate zone districts from existing on an single lot after a replat of City lands to reduce five (5) existing lots into one (1) new lot; and

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

WHEREAS, the petitioning property owner, the City of Gallup, holds one hundred percent (100%) of the ownership of the area of land involved in the proposed zoning map amendment from Single Family Residential (SFR-A) Zone District to Heavy Commercial (HC) Zone District for the property as described above; and

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

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

1. The exact location of a district boundary is obscure or irrational or severs a lot area into two (2) or more districts so that it is difficult to develop the lot area properly.
2. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one; and

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

WHEREAS, the Planning and Zoning Commission deems it in the best interest of the public that this application be [ ] granted [ ] denied.

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

1. The application, Case #REZ2020-00600003, for a change in zoning designation from Single Family Residential (SFR-A) Zone District to Heavy Commercial (HC) Zone District for certain real property as described above is hereby [ ] granted [ ] denied.
2. The rezone if approved is subject to compliance with the regulations of the Heavy Commercial (HC) Zone District.
3. The rezone pertains only to the properties described herein.

**PASSED, ADOPTED AND APPROVED THIS 12<sup>TH</sup> DAY OF AUGUST 2020**

CITY OF GALLUP, MCKINLEY COUNTY

BY: \_\_\_\_\_  
KENT WILSON, CHAIRMAN  
PLANNING AND ZONING COMMISSION

ATTEST:

\_\_\_\_\_  
Clyde (C.B.) Strain, Planning & Development Director  
Secretary Planning and Zoning Commission

Exhibit "A"

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

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

1. There was a mistake in the original mapping of the district for a particular area and the proposed amendment would correct this mistake. In most instances, a mistake would imply that the zoning district which was applied originally did not correspond well to the character of the existing land use in the area.
2. The exact location of a particular zoning district boundary is obscure or irrational or severs a lot area into two (2) or more zoning districts so that it is difficult to develop the lot area properly.
3. Due to changing circumstances of land use in the area, the proposed zoning district would be better suited to the area than the existing zoning district.
4. The land area within a Rural Holding Zone designation has become appropriate for urban development as a result of availability of public utilities and services as well as the needs of the public.
5. The social, economic or environmental interests of the general public good would be better served by the proposed zoning district than the existing one.
6. The proposed change in zoning district boundaries is needed to bring the Official Zoning Map into conformance with changes in the text of the Zoning Ordinance or with the City Master Plan.

APPLICATION FOR REZONING

(ZONE CHANGE)

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

PROPERTY OWNER INFORMATION:

Name: CITY OF GALLUP
Address: PO BOX 1270 City: GALLUP State: NM Zip Code: 87305
Telephone: (505) 863-1220 Fax:

APPLICANT INFORMATION:

Name: SAME AS PROPERTY OWNER
Address: City: State: Zip Code:
Telephone: Fax:

SITE ADDRESS: VL'S ON MORGAN AVE. BETWEEN S. 2ND ST. & PUERCO DR. LEGAL DESCRIPTION: Lot: 13 & 14 Block: A Subdivision: BURKE GEORGE

Other (if not lot and block): HEIGHTS ADDITION

TOTAL SITE ACREAGE: 0.7100 ACS M/L DESCRIPTION OF REQUESTED USE: CURRENTLY SERVES NO USE AS VACANT LOTS, BUT PROPOSING TO COMBINE THE 2 LOTS WITH LARGER LOT WHERE THE CITY DOG PARK IS LOCATED.

PRESENT ZONING DESIGNATION OF THE LAND: SINGLE FAMILY RESIDENTIAL (SFR-A) REQUESTED ZONE CHANGE: HEAVY COMMERCIAL (HC)

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

REASON(S) FOR THE REQUESTED CHANGE: CHANGE ZONING DESIGNATION TO HEAVY COMMERCIAL TO BE CONSISTENT WITH OTHER LOTS BEING COMBINED INTO PROPOSED LOT 1A. REFERENCE REPLAT NO. 1 OF LOTS 13 & 14, BLOCK A, LOTS 1 & 2, BLOCK B; AND LOTS 2 & 3, BLOCK C OF BURKE GEORGE HEIGHTS ADDITION AND REPLAT NO. 1 OF LOT 1 OF REPLAT NO. 1 OF A PORTION OF BLOCK B, AND BLOCK C BURKE GEORGE HEIGHTS ADDITION.

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

MARYANN USTICK Print Property Owner's Name Signature Date 7-1-20

SAME AS PROPERTY OWNER Print Applicant's Name Signature Date

OFFICE USE ONLY

Pre-App. Confr. Application & Fee Accepted by:
Fee Paid: \$ Method of Payment: N/A
Hearing Date: 8/12/2020 Case #: 20-00600003

RECEIVED [ DATE STAMP ] JUL 01 2020 CITY OF GALLUP PLANNING & DEVELOPMENT BY: TIME: 4:45 pm

8700

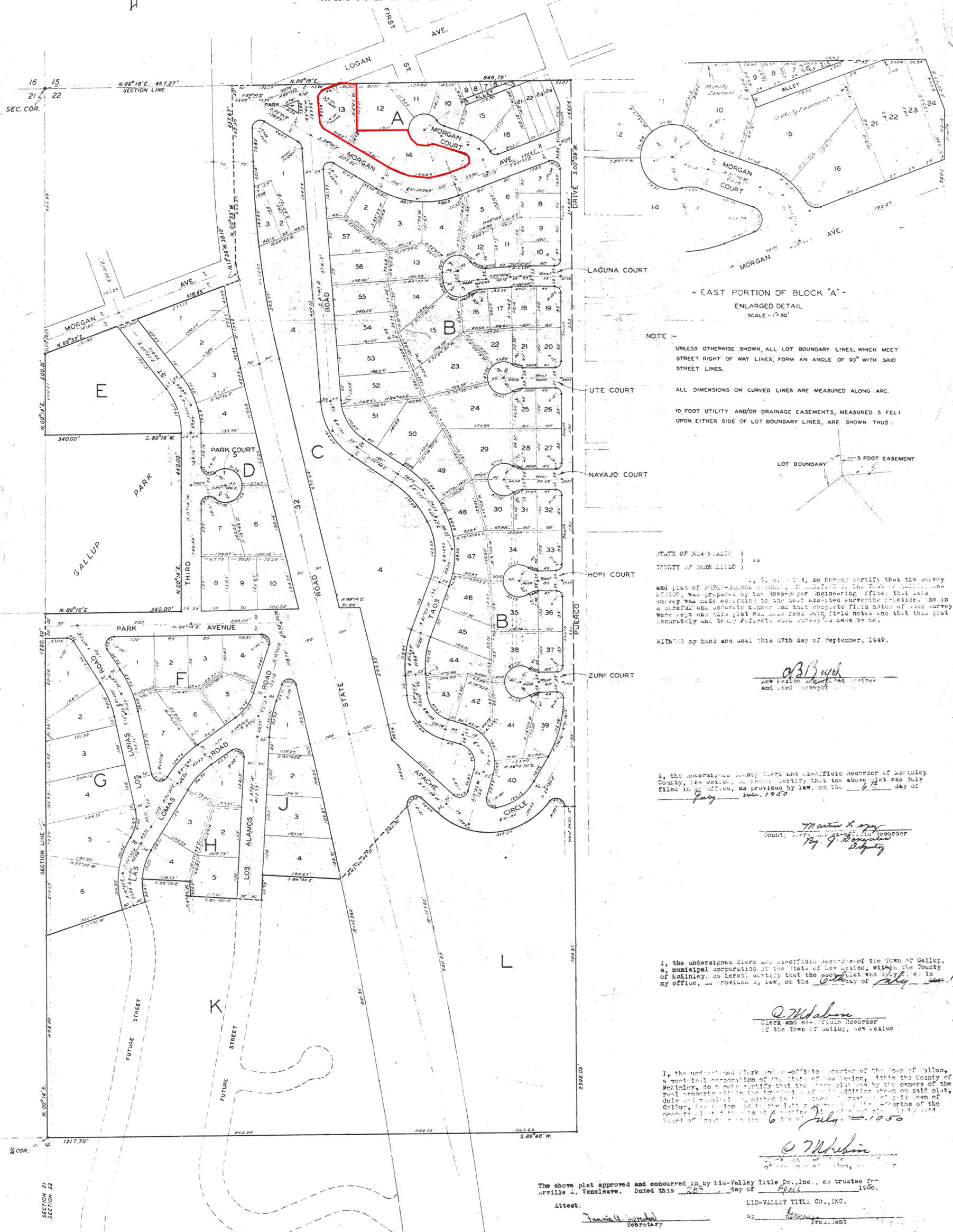
# FIRST UNIT OF BURKE-GEORGE HEIGHTS

(BEING A REPLAT OF A PORTION OF VANCELEAVE'S SUBDIVISION)

## AN ADDITION TO THE TOWN OF GALLUP - NEW MEXICO

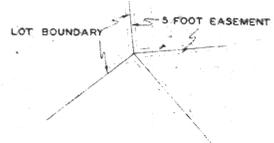
SCALE: 1 IN. = 100 FT.

ROSS-BEYER ENGINEERING OFFICE - ALBUQUERQUE, N.M. CBS-RM SEPT., 1949



EAST PORTION OF BLOCK "A" ENLARGED DETAIL SCALE - 1" = 50'

NOTE -  
UNLESS OTHERWISE SHOWN, ALL LOT BOUNDARY LINES, WHICH MEET STREET RIGHT OF WAY LINES, FORM AN ANGLE OF 90° WITH SAID STREET LINES.  
ALL DIMENSIONS ON CURVED LINES ARE MEASURED ALONG ARC.  
10 FOOT UTILITY AND/OR DRAINAGE EASEMENTS, MEASURED 5 FEET UPON EITHER SIDE OF LOT BOUNDARY LINES, ARE SHOWN THUS:



STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )  
I, J. S. [Signature], do hereby certify that the survey and plat of BURKE-GEORGE HEIGHTS, a subdivision of the Town of Gallup, New Mexico, was prepared by the Ross-Beyer Engineering Office, that said survey was made according to the best accepted surveying practices and in a careful and accurate manner and that accepted field notes of such survey were kept and this plat was made from such field notes and that this plat accurately and truthfully reflects such survey as made by me.

WITNESS my hand and seal this 27th day of September, 1949.  
[Signature]  
New Mexico Licensed Engineer and Land Surveyor

I, the undersigned County Clerk and ex-officio recorder of Bernalillo County, New Mexico, do hereby certify that the above plat was duly filed in my office, as provided by law, on the 6th day of July, 1950.

I, the undersigned Clerk and ex-officio recorder of the Town of Gallup, a municipal corporation of the State of New Mexico, within the County of Bernalillo, do hereby certify that the above plat was duly filed in my office, as provided by law, on the 6th day of July, 1950.

I, the undersigned Clerk and ex-officio recorder of the Town of Gallup, a municipal corporation of the State of New Mexico, within the County of Bernalillo, do hereby certify that the above plat was by the owners of the real property within the boundaries of said addition shown on said plat, duly and lawfully submitted to the Board of Public Works of the County of Gallup, New Mexico, and by their affirmative vote of the Board of the County of Gallup, New Mexico, on the 6th day of July, 1950.

The above plat approved and concurred in by Mid-Valley Title Co., Inc., as trustees for Arville A. Vancleave. Dated this 28th day of April, 1950.  
Attest: [Signature] Secretary  
Mid-Valley Title Co., Inc. [Signature] President

The foregoing subdivision of that certain tract of land situate in the East Half Northwest quarter (W1/2) of Section 22, Township 15 North, Range 16 East, N. M. P. M., Bernalillo County, New Mexico, and more particularly described as follows: Beginning, for a tie, at the Section Corner common to Sections 15, 16, 21 and 22, of said Township and Range, and running N. 89° 18' E., 467.27 feet along the North line of said Section 22 to the Northeast and certain corner nail of the tract herein set forth; thence N. 00° 14' E., 846.79 feet to the Northeast corner No. 2; a point in the right of way of Puerto Drive; thence S. 00° 09' E., 2592.05 feet to the Southeast corner No. 3; thence S. 89° 48' W., 1317.70 feet to the Quarter Corner on the line between said Sections 21 and 22 and the Southwest corner No. 4 of the tract herein set forth; thence N. 00° 14' E., 1290.30 feet along the West line of said Section 22 to corner No. 5 thence S. 89° 16' W., 340.00 feet along the South boundary of GALLUP PARK to the Southeast corner thereof and corner No. 6 of the tract herein set forth; thence N. 00° 14' E., 440.00 feet along the West boundary of GALLUP PARK to the Northeast corner thereof and corner No. 7 of the tract herein set forth; thence S. 89° 16' W., 340.00 feet along the North boundary of GALLUP PARK to corner No. 8, a point on the East line of said Section 22; thence N. 00° 14' E., 200.01 feet along the East line of said Section 22 to corner No. 9, a point on the Southern right of way line of Morgan Avenue; thence N. 89° 33' E., 518.45 feet along said Southern right of way line to corner No. 10, a point on the South tangent to center line of a 100' curve in the right of way of State Road No. 32; thence S. 13° 32' E., 38.10 feet to the point of intersection of the South and North tangents of said curve and corner No. 11 of the tract herein set forth; thence S. 00° 09' E., 437.67 feet along the East boundary thereof, as a Northernly projection thereof, to the Northwest and beginning corner No. 1; comprising a portion of VANCELEAVE'S SUBDIVISION and lands adjacent thereto; surveyed and subdivided as the same appears hereon, comprising blocks lettered A, B, C, D, E, F, G, H, J, K and L of BURKE-GEORGE HEIGHTS, AN ADDITION TO THE TOWN OF GALLUP, NEW MEXICO, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

[Signatures of Owners and Proprietors: Frank George, Arma P. George, Frank J. Burke, Mary J. Burke, Louis J. Gregorio, Leonard J. Gregorio, Frank W. Parker Jr., Frances B. Parker, James J. Gregorio, Hill J. Gregorio]

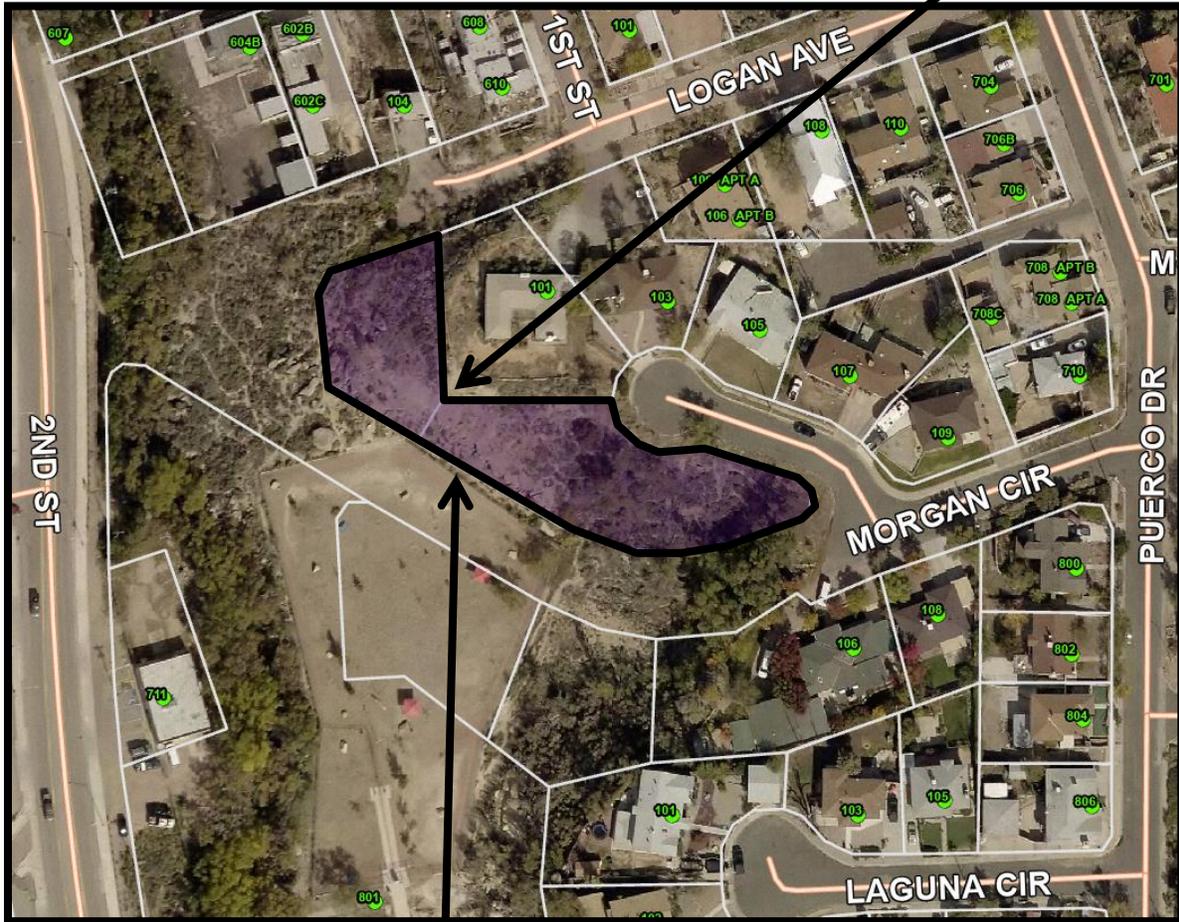
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )  
On this 27th day of September, 1949, before me, a Notary Public in and for said County, personally appeared FRANK J. BURKE and MARY J. BURKE, his wife; ARMA P. GEORGE and ANMA P. GEORGE, his wife; DAN DI GREGORIO and CAROL DI GREGORIO, his wife; FRANK W. PARKER, JR., and FRANCES B. PARKER, his wife; and FRANCIS J. GREGORIO and HILL J. GREGORIO, his wife, to be known to me by the names described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.  
WITNESS my hand and seal this 27th day of September, 1949.

My Commission expires 7/31/1951

Request by the City of Gallup, property owner for the Rezoning of 0.7100 acres M/L **FROM** Single-Family Residential (SFR-A) Zone District **TO** Heavy Commercial (HC) Zone District.

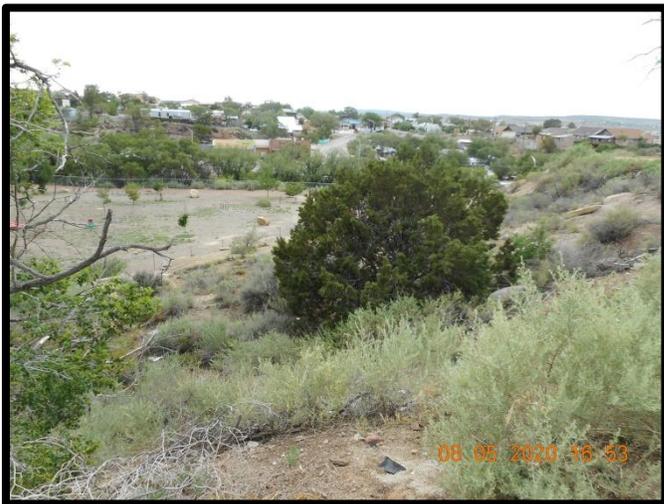
The properties are generally located on Morgan Avenue between South Second Street and Puerco Drive; more particularly described as Lots 13 and 14, Block A, Burke George Heights Addition.

### AERIAL IMAGERY



Request by the City of Gallup, property owner for the Rezoning of 0.7100 acres M/L **FROM** Single-Family Residential (SFR-A) Zone District **TO** Heavy Commercial (HC) Zone District. The properties are generally located on Morgan Avenue between South Second Street and Puerco Drive; more particularly described as Lots 13 and 14, Block A, Burke George Heights Addition.

**SITE PHOTOS**



July 20, 2020

**MEMORANDUM**

**TO: GALLUP TASK FORCE {GTF}**

- C.B. Strain, Planning & Development Director
- C.B. Strain, Public Works Department
- Mike DeClercq, Water/Waste Water Superintendent
- Marita Joe, Senior Electrical Engineer
- Adrian Marrufo, Solid Waste Director
- Jacob LaCroix, GFD, Fire Marshal
- Dianne Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Operations Supervisor
- 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

<b>CASE #:</b> REZ2020-00600003
<b>PROJECT NAME:</b> Rezone from SFR-A to Heavy Commercial Zone District
<b>PROPERTY OWNER:</b> City of Gallup
<b>PROJECT LOCATION:</b> Vacant Lot's on Morgan Ave. between South 2 <sup>nd</sup> St. and Puerco Dr. / Lots 13&14, Block A, Burke George Heights Addition
<b>DESCRIPTION:</b> The property owner is requesting the two (2) lots described above be granted a zone change from Single-Family Residential (SFR-A) to Heavy Commercial (HC) Zone District. The reason for the rezone is so the two (2) existing lots can be combined (replatted) with a larger lot currently zoned Heavy Commercial. The rezone is necessary in order for the new proposed lot to comply with the Land Development Standards. Reference the Minor Subdivision case for the City of Gallup and George Athens; Replat No. 1 of Lots 13&14, Block A, Lots 1&2, Block B and Lots 2&3, Block C of Burke George Heights Addition.
The Rezone and Minor Subdivision case will be concurrently presented to the Planning and Zoning Commission as soon as possible, any conditions for approval should be included in staff's recommendation to the Commission.
<b>ELECTRONIC COMMENTS ARE DUE BY: 27 JULY 2020</b>

**NO Task Force Meeting has been scheduled**

***COMMUNITY PLANNER COMMENTS:***

P1.) Rezone is necessary in order to prevent two zone district designations on a single lot after subdivision.

P2.) Rezone criteria met is as follows:

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

P3.) Ok to proceed to public hearing.

**CITY ENGINEER COMMENTS:**

No comment regarding the subject rezone.

**WATER DEPARTMENT COMMENTS:** No water issues at this time.

**WASTEWATER DEPARTMENT COMMENTS:** East/west sewer lines are sized for residential, may need upgrade depending on future use.

**ELECTRIC DEPARTMENT COMMENTS:** No issue with rezone

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

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

**CENTURYLINK COMMENTS:**

There are no conflicts with CenturyLink for this rezoning. CenturyLink facilities are not in conflict.

**NM GAS COMPANY COMMENTS:**

NM Gas Company has no comments.

**COMCAST COMMENTS:**

Comcast does not have any facilities near these 2 lots and therefore we have no concerns regarding this rezone case.

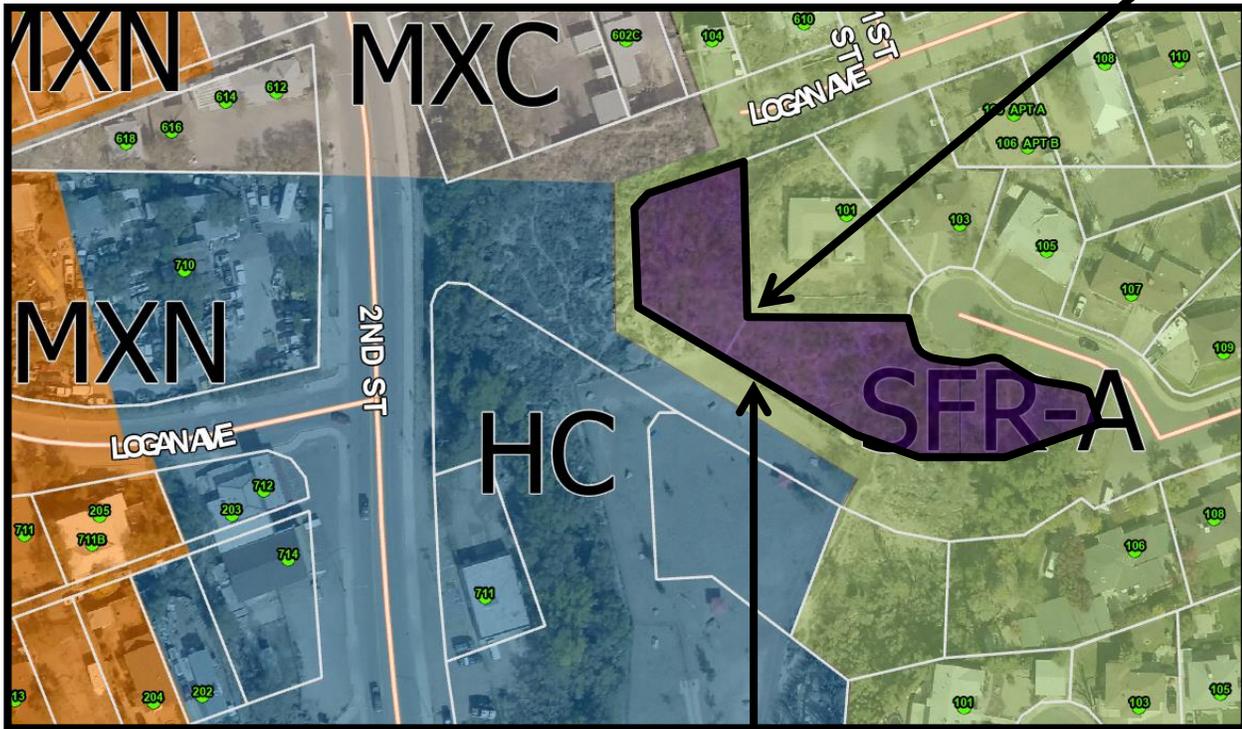
**NM DEPT. OF TRANSPORTATION COMMENTS:**

The NMDOT has no comments at this time on the proposed rezoning and combination of the two lots into one.

The NMDOT may have comments in the future regarding access to the state highway for any future property development.

Request by the City of Gallup, property owner for the Rezoning of 0.7100 acres M/L **FROM** Single-Family Residential (SFR-A) Zone District **TO** Heavy Commercial (HC) Zone District. The properties are generally located on Morgan Avenue between South Second Street and Puerco Drive; more particularly described as Lots 13 and 14, Block A, Burke George Heights Addition.

### AREA MAP





*Letters sent 07/28/2020*

Request by the City of Gallup, property owner for the Rezoning of 0.7100 acres M/L **FROM** Single-Family Residential (SFR-A) Zone District **TO** Heavy Commercial (HC) Zone District. The properties are generally located on Morgan Avenue between South Second Street and Puerco Drive; more particularly described as Lots 13 and 14, Block A, Burke George Heights Addition.

**ADDRESS LIST**

- |     |   |  |
|-----|---|--|
| 1A. | CITY OF GALLUP<br>P.O. BOX 1270<br>GALLUP, NM 87305-1270<br>BLOCK A, LOT 13, BURKE-<br>GEORGE HEIGHT ADD.<br>R100412  | LOT 12, BURKE-GEORGE<br>HEIGHTS ADDN.<br>R002275   |
| 1B. | LOT 14, BLOCK A, BURKE-<br>GEORGE HEIGHT ADD.<br>R100420  | 4. FERMIN R. & LINDA C.<br>GALLEGOS<br>P.O. BOX 954<br>GALLUP, NM 87305-0954<br>LOT 12A, OF THE REDIVISION<br>OF LOTS 7 THRU 12, BLOCK<br>38, A&P RAILWAY CO. ADDN.<br>R207471                     |
| 12. | LOTS 1 & 2, BLOCK B, BURKE<br>GEORGE HEIGHTS ADDN.<br>FIRST UNIT<br>R301462   | 5. CONCHA MONTANO<br>2006 S. TOMBAUGH WAY<br>FLAGSTAFF, AZ 86001<br>LOT 10, BLOCK A, BURKE-<br>GEORGE HEIGHTS ADD.<br>R025615  |
| 13. | LOT 1, REPLAT NO. 1 OF A<br>PORTION OF BLOCK B AND<br>BLOCK C, BURKE GEORGE<br>HEIGHTS ADDN.<br>R100595   | 6. EDWARD KLINE JR. & LEONA<br>O. DIAZ<br>107 MORGAN CIR.<br>GALLUP, NM 87301<br>LOT 15B, REPLAT NO. 1 OF<br>REPLAT NO. 1 OF LOTS 15A &<br>16B, BLOCK A, BURKE-<br>GEORGE HEIGHTS ADDN.<br>R009547 |
| 2.  | DONNA A. BRUCE, TRUSTEE<br>618 ZECCA DR.<br>GALLUP, NM 87301<br>FRAC. LOTS 1 THRU 6, BLOCK<br>40, A&P ADDN., A PORTION OF<br>LOT 11, ALL LOT 12, BLOCK A,<br>BURKE-GEORGE HEIGHTS<br>ADDN.<br>R012424 | 7. TIMOTHY D. & JENNIFER L.<br>ADCOCK<br>109 MORGAN CIR.<br>GALLUP, NM 87301<br>LOT 16B, REPLAT NO. 1 OF<br>REPLAT NO. 1 OF LOTS 15A &<br>16A, BLOCK A, BURKE-<br>GEORGE HEIGHTS ADDN.             |
| 3.  | EDWARD SMITH<br>103 MORGAN CIR.<br>GALLUP, NM 87301<br>LOT 11, BLOCK A, LESS<br>PORTION CONVEYED BY QCD<br>9-172 & 173 A PORTION OF   |  |

- R009555
8. RICHARD L. & RITA M.  
CASTILLO  
800 S. PUERCO DR.  
GALLUP, NM 87301  
LOT 7, BLOCK B, BURKE-  
GEORGE HEIGHTS ADDN.  
R014559
9. JOHN EDWARD & MICHELLE  
MARY KILLGORE  
106 MORGAN CIR.  
GALLUP, NM 87301  
LOT 5A, REPLAT NO. 1 OF  
LOTS 4, 5, 6 & 13, BLOCK B,  
BURKE GEORGE HEIGHTS  
ADDN.  
R050822
10. LOT 4A, REPLAT NO. 1 OF  
LOTS 4, 5, 6 & 13, BLOCK B,  
BURKE GEORGE HEIGHTS  
ADDN.  
R179248
11. LOT 3, REPLAT NO. 1 OF LOTS  
4, 5, 6 & 13, BLOCK B, BURKE  
GEORGE HEIGHTS ADDN.  
R208858
14. NEW MEXICO STATE HWY  
DEPT.  
P.O. BOX 1149  
SANTA FE, NM 87503-1149  
LOTS 14 & 15, BLOCK 30, A&P  
RAILWAY CO. ADDN.  
R026867
15. JAMES D. MARTINEZ, ETAL  
1507 S. CLIFF DR.  
GALLUP, NM 87301  
LOTS 16 THRU 19, BLOCK 30,  
A&P RAILWAY CO. ADDN.  
R626414
16. LOTS 20 & 21, BLOCK 30, A&P  
RAILWAY CO. ADDN.  
R023388
17. TRES MILPAS, LLC  
P.O. BOX 898  
GALLUP, NM 87305-0898  
LOTS 22 & 23, BLOCK 30, A&P  
ADDN. LOT 22, A&P AMENDED  
PLAT  
R023523
18. LOT 1, BLOCK 30, A&P ADDN.  
REPLAT NO. 1 OF LOTS 24, 25  
& 26  
R030600



August 6, 2020

**MEMORANDUM**

TO: Planning and Zoning Commission

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

REF: Case No. 2020-00300006, request for final plat review and approval of Replat No. 1 of Lots 13 & 14, Block A; and Lots 2 & 3, Block C Burke George Heights Addition, and Replat No. 1 of Lot 1 of Replat No. 1 of a portion of Block B & C, Burke George Heights Addition., minor subdivision.

**BACKGROUND**

George Athens and the City of Gallup, property owners, have petitioned the Gallup Planning and Zoning Commission for final plat review and approval of Replat No. 1 of Lots 13 & 14, Block A; and Lots 2 & 3, Block C Burke George Heights Addition, and Replat No. 1 of Lot 1 of Replat No. 1 of a portion of Block B & C, Burke George Heights Addition, containing a total of 6.3658 acres. The City of Gallup is also requesting the vacation of sixty foot (60') wide, undeveloped portion of the Morgan Avenue right-of-way between Block A and Block B. The properties are located at 711 and 801 South Second Street containing a total of 6.3658 acres M/L which includes the portion of right-of-way proposed for vacation containing 0.5741 acres.

**DISCUSSION**

Currently the properties contains seven (7) lots and an undeveloped portion of the Morgan Avenue right-of-way. Five (5) of the lots are currently owned by the City of Gallup and two (2) lots are owned by George Athens. Mr. Athens wishes purchase a portion of Lot 1 of Replat No. 1 of a Portion of Block B, and Block C Burke George Heights Addition, in order to allow for construction of an addition to the south side of the existing building which lies within his property. Currently the existing building lies directly on the southern property boundary line which doesn't allow for expansion of said building. Acquiring additional land from the city to add to his already existing property will provide the square footage needed to accommodate placement of said structure.

Also as part of this subdivision the City is wishing to clean up some vacant properties owned by the City which are located directly adjacent to the City Dog Park. Included will be a vacation of an unused, undeveloped portion of the Morgan Avenue right-of-way that

will never be developed, however there is an existing sewer mainline within this right-of-way so as part of this plat a public utility easement will be dedicated over the existing sewer mainline. There are also some existing public utility/drainage easements that have no utilities or drainage within them which will also be vacated as part of this plat. To achieve this, this replat will combine Lots 13 & 14 of Block A, and Lots 1 & 2 of Block B and the vacated portion Morgan Avenue into Lot 1 of Replat No. 1 of a Portion of Block B, And Block C, Burke George Heights Addition, to create one Lot which will contain the Dog Park development.

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 August 25, 2020 for final approval of the vacation of the aforementioned public right-of-way as well as the existing public utility and drainage easements.

NL  
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)

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

1. APPLICANT INFORMATION

(a) NAME: George Athens Phone #: 505-879-0819  
 Mailing Address: P.O. Box 1524 Fax #: -  
 City: GALLUP State: NM Zip: 87305

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

(c) Project Engineer: DePauli ENGR. - Kyle Phone #: 505-863-5440  
 Mailing Address: 307 S. 4<sup>TH</sup> St. Zip: 87301  
 City: GALLUP State: NM E-mail: Kyle.Spolar@depauliengineering.com

(d) **Signature of Applicant or Agent:** Kyle Spolar Date: 4-22-20  
 Printed Name: Kyle Spolar

2. PROPERTY OWNER

(a) NAME: George Athens Phone #: 505-879-0819  
 Mailing Address: P.O. Box 1524 E-mail: 92tel-auto@YAHOO.COM  
 City: GALLUP State: NM Zip Code: 87305

(b) **Signature of Property Owner:** George Athens Date: 4-22-20  
 Printed Name: George Athens

3. LOCATION OF REQUEST

(a) Street Address (if any): 711 + 801 S. 2ND ST. (SEE PURCHASE AGREEMENT WHERE 0.1380 ACS FROM CITY TO GEORGE ATHENS)  
 (b) Present Legal Description: Lots /Tracts: Lot 2+3, Burke / George Heights ADD +  
LOT 1, Replat No. 1 ... PLAT E-185, 10-3-05  
 0.1380 ACS OF LOT 1, REPLAT NO. 1 OF A PORTION OF BLOCK B AND BLOCK C, BURKE GEORGE HEIGHTS ADDN.

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): NA

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

(e) Total Land Area: 4.6836 GEORGE ATHENS 0.3447 ACS & CITY 4.3389 ACS 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: NL  
 Fee Paid: \$ 25.00 Method of Payment: check # 2874  
 Filing Date: N/A Case #: 20-00400002



NL

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)

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

**1. APPLICANT INFORMATION**

- (a) NAME: CITY OF GALLUP Phone #: (505) 863-1220  
 Mailing Address: PO BOX 1270 Fax #: \_\_\_\_\_  
 City: GALLUP State: NM Zip: 87305
- (b) Agent (if any): \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ E-mail: \_\_\_\_\_
- (c) Project Engineer: DEPAULI ENGINEERING & SURVEYING Phone #: (505) 863-5440  
 Mailing Address: 307 S. 4TH ST. Zip: 87301  
 City: GALLUP State: NM E-mail: MDEPAULI@DEPAULIENGINEERING.COM
- (d) **Signature of Applicant or Agent:** *Maryann Ustick* **Date:** 4/28/20  
 Printed Name: MARYANN USTICK, CITY MANAGER

**2. PROPERTY OWNER**

- (a) NAME: SAME AS APPLICANT (CITY OF GALLUP) Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_
- (b) **Signature of Property Owner:** *Maryann Ustick* **Date:** 4/28/20  
 Printed Name: MARYANN USTICK, CITY MANAGER

**3. LOCATION OF REQUEST**

- (a) Street Address (if any): 801 S. SECOND ST.
- (b) Present Legal Description: Lots /Tracts: LOT 1, REPLAT NO. 1 OF A PORTION OF BLOCK B AND BLOCK C, BURKE GEORGE HEIGHTS ADDN.

**4. PROJECT DETAILS**

- (a) Project is within jurisdiction of: CITY OF GALLUP
- (b) Present Zoning: <sup>HEAVY</sup> COMMERCIAL (HC) Number of Existing Structures: 1
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): \_\_\_\_\_
- (d) Number of Existing Lots: 1 Number of Proposed Lots: 1
- (e) Total Land Area: 4.3389 ACRES M/L 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: *NO*

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

Hearing Date: \_\_\_\_\_ Case #: 20-00400002

RECEIVED

DATE STAMP

APR 28 2020

V2016.04.06

*ne* 455 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)

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

**1. APPLICANT INFORMATION**

- (a) NAME: GEORGE ATHENS Phone #: (505) 879-0819  
 Mailing Address: PO BOX 1524 Fax #: aztec\_auto@yahoo.com  
 City: GALLUP State: NM Zip: 87305
- (b) Agent (if any): \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ E-mail: \_\_\_\_\_
- (c) Project Engineer: DEPAULI ENGINEERING & SURVEYING Phone #: (505) 863-5440  
 Mailing Address: 307 S. 4TH ST. Zip: 87301  
 City: GALLUP State: NM E-mail: MDEPAULI@DEPAULIENGINEERING.COM
- (d) **Signature of Applicant or Agent:** George Athens **Date:** 6-22-20  
 Printed Name: GEORGE ATHENS

**2. PROPERTY OWNER**

- (a) NAME: SAME AS APPLICANT (GEORGE ATHENS) Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_
- (b) **Signature of Property Owner:** George Athens **Date:** 6-22-20  
 Printed Name: GEORGE ATHENS

**3. LOCATION OF REQUEST**

- (a) Street Address (if any): 711 & 801 S. 2ND ST. (see purchase agreement where 0.1380 acres from City to George Athens)
- (b) Present Legal Description: Lots /Tracts: LOT 2 & 3, BLOCK C, BURKE GEORGE HEIGHTS ADDITION & 0.1380 ACS OF LOT 1, REPLAT NO. 1 OF A PORTION OF BLOCK B & BLOCK C, BURKE GEORGE HEIGHTS ADDN.

**4. PROJECT DETAILS**

- (a) Project is within jurisdiction of: CITY OF GALLUP
- (b) Present Zoning: COMMERCIAL (HC) <sup>HEAVY</sup> Number of Existing Structures: 2
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): \_\_\_\_\_
- (d) Number of Existing Lots: 1 Number of Proposed Lots: 1
- (e) Total Land Area: 0.3447 ACRES M/L 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: AD  
 Fee Paid: \$ 50.00 Method of Payment: Cash  
 Hearing Date: 8/12/2020 Case #: 20-00300006

RECEIVED

JUN 22 2020

CITY OF GALLUP

PLANNING & DEVELOPMENT

BY: NO TIME: 2PM

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)

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

**1. APPLICANT INFORMATION**

- (a) NAME: CITY OF GALLUP Phone #: (505) 863-1220  
 Mailing Address: PO BOX 1270 Fax #: \_\_\_\_\_  
 City: GALLUP State: NM Zip: 87305
- (b) Agent (if any): \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ E-mail: \_\_\_\_\_
- (c) Project Engineer: DEPAULI ENGINEERING & SURVEYING Phone #: (505) 863-5440  
 Mailing Address: 307 S. 4TH ST. Zip: 87301  
 City: GALLUP State: NM E-mail: MDEPAULI@DEPAULIENGINEERING.COM
- (d) **Signature of Applicant or Agent:** *Maryann Ustick* **Date:** 6/29/2020  
 Printed Name: MARYANN USTICK, CITY MANAGER

**2. PROPERTY OWNER**

- (a) NAME: SAME AS APPLICANT (CITY OF GALLUP) Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_
- (b) **Signature of Property Owner:** *Maryann Ustick* **Date:** 6/29/2020  
 Printed Name: MARYANN USTICK, CITY MANAGER

**3. LOCATION OF REQUEST**

- (a) Street Address (if any): 801 S. SECOND ST. & 3 VACANT LOTS
- (b) Present Legal Description: Lots /Tracts: LOT 1, REPLAT NO. 1 OF A PORTION OF BLOCK B AND BLOCK C, BURKE GEORGE HEIGHTS ADDN; LOTS 1 & 2, BLOCK B, BURKE GEORGE HEIGHTS ADDN, FIRST UNIT; LOT 14, BLOCK A, BURKE GEORGE HEIGHTS ADDN.; LOT 13, BLOCK A, BURKE GEORGE HEIGHTS ADDN.

**4. PROJECT DETAILS**

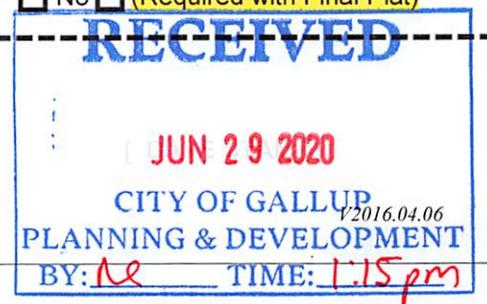
- (a) Project is within jurisdiction of: CITY OF GALLUP  
HC (2 LOTS)
- (b) Present Zoning: SFR-A (2 LOTS) Number of Existing Structures: \_\_\_\_\_
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): \_\_\_\_\_
- (d) Number of Existing Lots: 4 Number of Proposed Lots: 1 (ALSO VACATE ROW)
- (e) Total Land Area: 6.0211 ACRES M/L Acres
- (f) \*\* The McKinley County Parcel Tracking Sheet is attached: Yes  No  (Required with Final Plat)

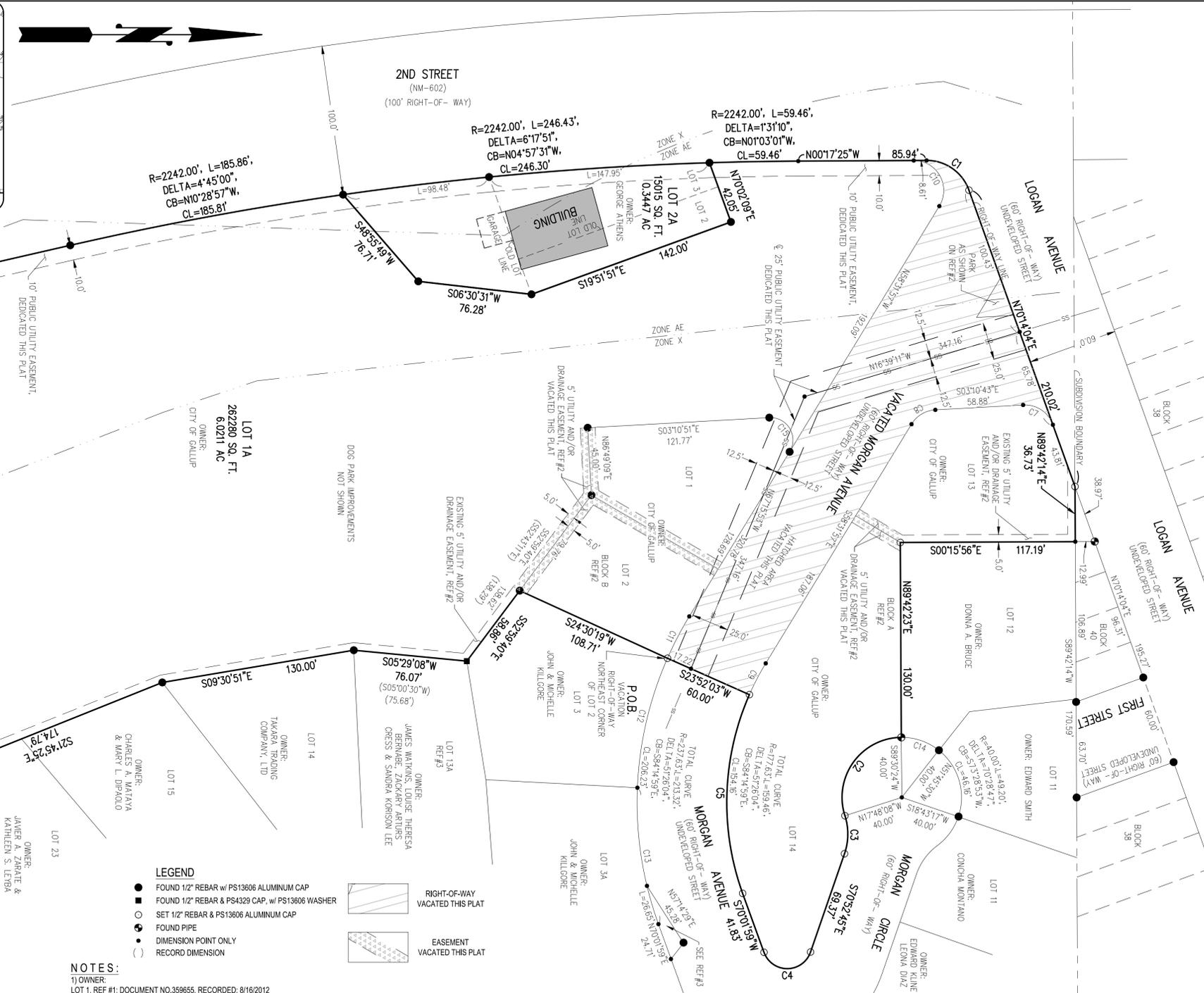
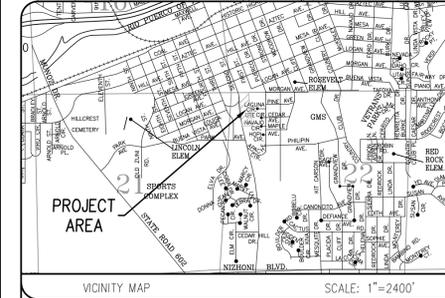
O F F I C E U S E O N L Y

Pre-App. Confr.: \_\_\_\_\_ Application/Fees Accepted By: *MU*

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

Hearing Date: 8/12/2020 Case #: 20-00300006





OWNERS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING REPLAT IS DESCRIBED AS FOLLOWS:
LOTS 13 AND 14, BLOCK A; LOTS 1 AND 2, BLOCK B; AND LOTS 2 AND 3, BLOCK C OF BURKE GEORGE HEIGHTS ADDITION AS THE SAME IS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON JULY 6, 1950.

ACKNOWLEDGEMENT
STATE OF NEW MEXICO )
COUNTY OF MCKINLEY )
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_ BY \_\_\_\_\_

ACKNOWLEDGEMENT
STATE OF NEW MEXICO )
COUNTY OF MCKINLEY )
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_ BY \_\_\_\_\_

VACATED PORTION OF MORGAN AVENUE
A PORTION OF MORGAN AVENUE AND LOGAN AVENUE AND THE LOT "PARK" AS SHOWN ON BURKE GEORGE HEIGHTS ADDITION AS THE SAME IS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY NEW MEXICO ON JULY 6, 1950.

CERTIFICATION OF ACCEPTANCE AND APPROVAL
THE ABOVE DESCRIBED SUBDIVISION AND CONDITIONAL ACCEPTANCE OF THE DEDICATION OF RIGHTS OF WAYS, 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.

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 \_\_\_\_\_

- LEGEND
● FOUND 1/2" REBAR w/ PS13606 ALUMINUM CAP
○ FOUND 1/2" REBAR & PS4329 CAP, w/ PS13606 WASHER
○ SET 1/2" REBAR & PS13606 ALUMINUM CAP
● FOUND PIPE
○ DIMENSION POINT ONLY
○ RECORD DIMENSION

NOTES:
1) OWNER: LOT 1, REF #1; DOCUMENT NO.359855, RECORDED: 8/16/2012

Curve Table
Table with 5 columns: Curve #, Radius, Length, Delta, Chord Bearing, Chord Length. Contains 15 rows of curve data.

REFERENCE PLAT:
1) DePAULI ENGINEERING & SURVEYING PLAT - FINAL PLAT REPLAT NO. 1 OF A PORTION OF BLOCK B, AND BLOCK C BURKE GEORGE HEIGHTS ADDITION; RECORDED: OCTOBER 3, 2005 BK. 25 COMP., PG. 5776, E- 185.
2) ROSS-BEYER ENGINEERING PLAT - BURKE GEORGE HEIGHTS ADDITION; RECORDED: JULY 6, 1950. FILING INFORMATION UNKNOWN.
3) DePAULI ENGINEERING & SURVEYING PLAT - FINAL PLAT REPLAT NO. 1 OF LOTS 4, 5, 6 & 13, BLOCK B BURKE GEORGE HEIGHTS ADDITION; RECORDED: JUNE 12, 2013 DOCUMENT No. 363539 F- 026.
4) DePAULI ENGINEERING & SURVEYING PLAT - FINAL PLAT REPLAT NO. 1 OF REPLAT NO. 1 OF LOTS 15A AND 16A, IN BLOCK A, BURKE GEORGE HEIGHTS; RECORDED: DECEMBER 4, 2015 DOCUMENT No. 374138, F- 034.

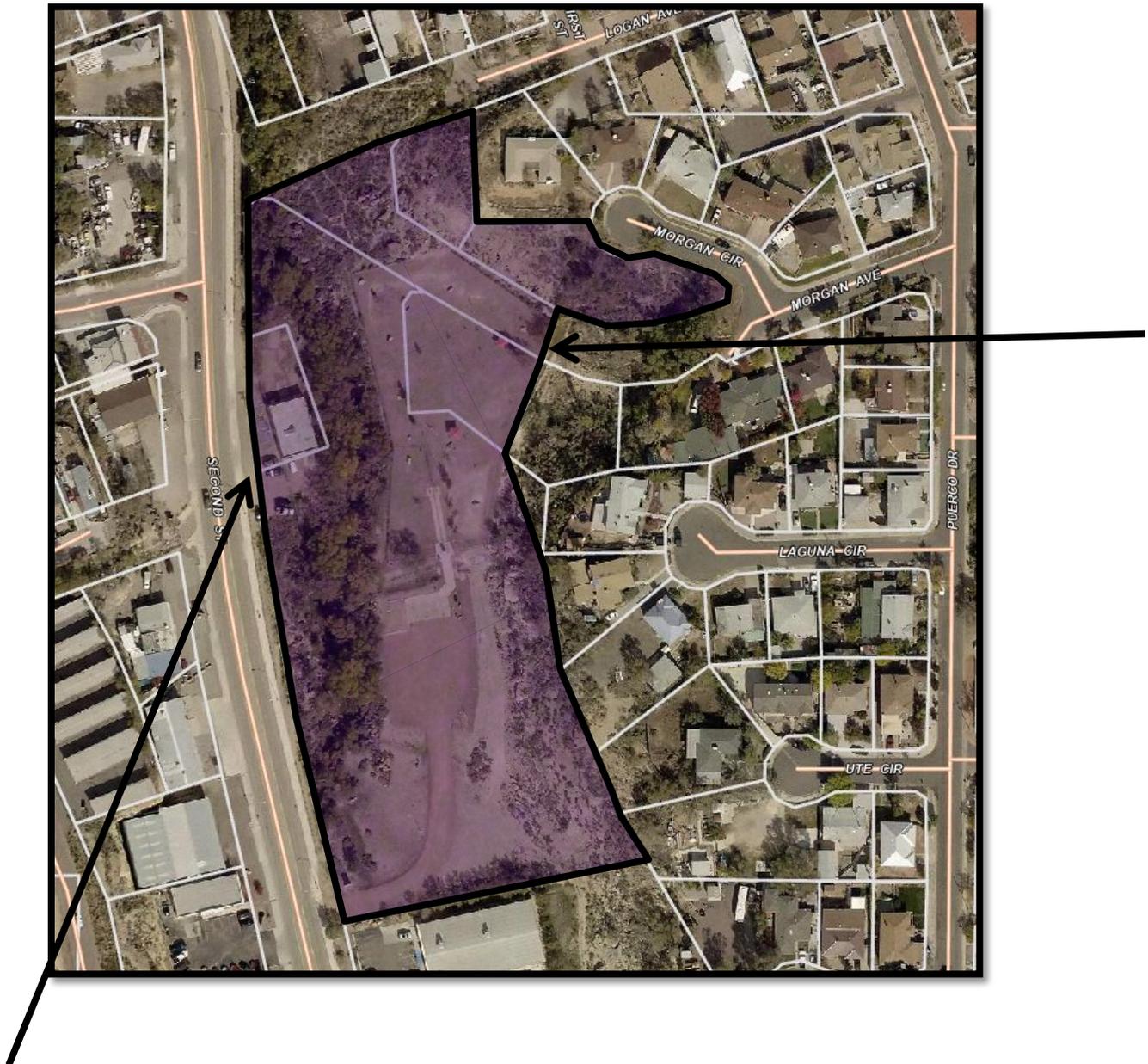
APPROVALS
CITY OF GALLUP CITY ENGINEER
CITY OF GALLUP WATER & WASTEWATER DIRECTOR
CITY OF GALLUP ELECTRIC UTILITY DIRECTOR
NM GAS COMPANY
QWEST CORPORATION dba CENTURYLINK QC

RECEIVED
By Nikki Lee at 9:31 am, Aug 07, 2020

Request by George Athens and the City of Gallup, property owners for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lots 13 & 14, Block A; Lots 1 & 2, Block B; and Lots 2 & 3, Block C of Burke George Heights Addition and Replat No. 1 of Lot 1 of Replat No. 1 of a Portion of Block B, and Block C, Burke George Heights Addition. Also requesting for the City of Gallup to vacate a 60' wide, undeveloped street right-of-way (R.O.W.) between Block A and Block B and vacate several existing unoccupied public utility and drainage easements within proposed Lot 1A.

The properties are located at 711 and 801 South Second Street; subdivision contains 6.3658 acres M/L which includes the vacated R.O.W. of 0.5741 acres.

### AERIAL IMAGERY



Request by George Athens and the City of Gallup, property owners for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lots 13 & 14, Block A; Lots 1 & 2, Block B; and Lots 2 & 3, Block C of Burke George Heights Addition and Replat No. 1 of Lot 1 of Replat No. 1 of a Portion of Block B, and Block C, Burke George Heights Addition. Also requesting for the City of Gallup to vacate a 60' wide, undeveloped street right-of-way (R.O.W.) between Block A and Block B and vacate several existing unoccupied public utility and drainage easements within proposed Lot 1A.

The properties are located at 711 and 801 South Second Street; subdivision contains 6.3658 acres M/L which includes the vacated R.O.W. of 0.5741 acres.

### SITE PHOTOS

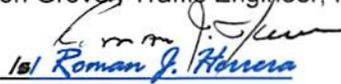


April 29, 2020

**MEMORANDUM**

**TO: GALLUP TASK FORCE {GTF}**

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

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

<b>CASE #:</b> 20-00400002
<b>PROJECT NAME:</b> Replat of Lot 1, Block C & Lots 2 & 3, Block C, Burke George Heights Addn. Subdivision
<b>PROPERTY OWNER:</b> George Athens & The City of Gallup
<b>PROJECT LOCATION:</b> 711 S. Second Street & 801 S. Second Street
<b>DESCRIPTION: Administrative Subdivision; Sketch Plat Review:</b> The replat request consist of lot line adjustments to the western, southern &, eastern lot lines of Lots 2 & 3 (98.48' x 76.71' x 76.28') into Lot 1. The new lot designations will be changed to Lot 1A & Lot 2A, the property is zoned Heavy Commercial (HC), a zone change is not being requested. Approval of the replat will be handled administratively, any conditions for approval should be included staff recommendation to the approving official.
<b>ELECTRONIC COMMENTS ARE DUE BY: 7 MAY 2020</b>

**NO TASK FORCE MEETING HAS BEEN SCHEDULED**

***COMMUNITY PLANNER COMMENTS:***

P1.) Incorporate Lots 1 & 2, Block B, and Lots 13 & 14, Block A, Burke George Heights Addition into proposed Lot 1A of proposed subdivision. Per discussion with DePauli's Engineering & Surveying.

P2.) Change description to "Replat No.1 of Lots 13 & 14, Block A, Lots 1 & 2, Block B, and Lots 2 & 3, Block C, of Burke George Heights Addition"

P3.) Change Subdivision Name. Per discussion with DePauli's Engineering & Surveying.

4.) Vacate a Portion of Morgan Avenue right-of-way adjacent to proposed Lot 1A. Per discussion with DePauli's Engineering & Surveying.

P5.) Change from Administrative Subdivision to Minor Subdivision. Subdivision will be required to go before a public hearing. Add "Certification of Acceptance and Approval" language for Planning and Zoning Commission. And add "Vacated Right of Way Certification of Approval" for City Council.

P6.) Update City of Gallup's contact information.

P7.) Change to final plat.

P8.) Add Document# or Book & Page# for existing easements.

P9.) Add Owner's Certificate & Notary for 2 owners. Add approvals for Departments/Entities. Add Certificate of filing for City and County.

**CITY ENGINEER COMMENTS:** City sponsored subdivision; therefore, no issues noted.

**WATER DEPARTMENT COMMENTS:** No comments

**WASTEWATER DEPARTMENT COMMENTS:** No comments

**ELECTRIC DEPARTMENT COMMENTS:** No issues with Lot Line adjustment. However, electric will need additional easements for the existing OH line, a 10' PUE along Second Street

**FIRE DEPARTMENT COMMENTS:** No Fire Department Issues with replat.

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

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

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

**COMCAST COMMENTS:** No comments were submitted.

**NM DEPT. OF TRANSPORTATION COMMENTS:** No comments were submitted.

June 22, 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 Department
- 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, NMDOT

**FROM:** *161 Nikki Lee*

Nikki Lee, Planning Specialist

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

<b>CASE #:</b> MNSB2020-00300006
<b>PROJECT NAME:</b> Replat No. 1 of Lots 13 & 14, Block A; Lots 1 & 2, Block B; And Lots 2 & 3, Block C of Burke George Heights Addition and Replat No. 1 of Lot 1 of Replat No. 1 of a Portion of Block B, and Block C Burke George Heights Addition
<b>PROPERTY OWNER:</b> George Athens & The City of Gallup
<b>PROJECT LOCATION:</b> 711 S. Second Street & 801 S. Second Street & Vacant Lots
<b>DESCRIPTION:</b> <b>FINAL PLAT REVIEW-</b> This replat has changed from an Admin to a Minor subdivision being that a portion of Morgan Avenue will be vacated. This revised plat also added 4 more lots (Lots 13 & 14, Block A and Lots 1 & 2, Block B), which are owned by the City of Gallup. The purpose of including the 4 additional City lots and Vacated Morgan Avenue is to combine with the proposed Lot 1A whereas Lot 1A will be increasing its acreage (new total for Lot 1A 6.0211 acres). Lots 2 & 3, Block C (George Athens property) will remain as presented during the Sketch Plat. Five lots are presently zoned Heavy Commercial (HC) and two lots zoned Single-Family Residential (SFR-A). A zone change will be requested for the 2 City lots in order to comply with subdivision regulations. 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.
<b>ELECTRONIC COMMENTS ARE DUE BY: 29 JUNE 2020</b>

**NO Task Force Meeting has been scheduled**

***COMMUNITY PLANNER COMMENTS:***

Thank you for addressing our previous comments and concerns. Please make the administrative changes shown on the attached marked up plat. Okay to proceed to the public hearings for Planning and Zoning and the City Council.

The two City lots (Lots 13 & 14, Block A) will also concurrently request for a rezone from SFR-A to HC zone district.

**CITY ENGINEER COMMENTS:**

No issues noted.

**WATER DEPARTMENT COMMENTS:** No comments

**WASTEWATER DEPARTMENT COMMENTS:** No comments

**ELECTRIC DEPARTMENT COMMENTS:** Thank you for addressing our previous comments. The dedicated 10' easement along Second Street is accepted by the City Electric Department. No issues with replat.

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

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

**CENTURYLINK COMMENTS:**

No comments submitted from CenturyLink by the deadline.

**NM GAS COMPANY COMMENTS:**

New Mexico Gas Co does not have any issues at this time.

**COMCAST COMMENTS:**

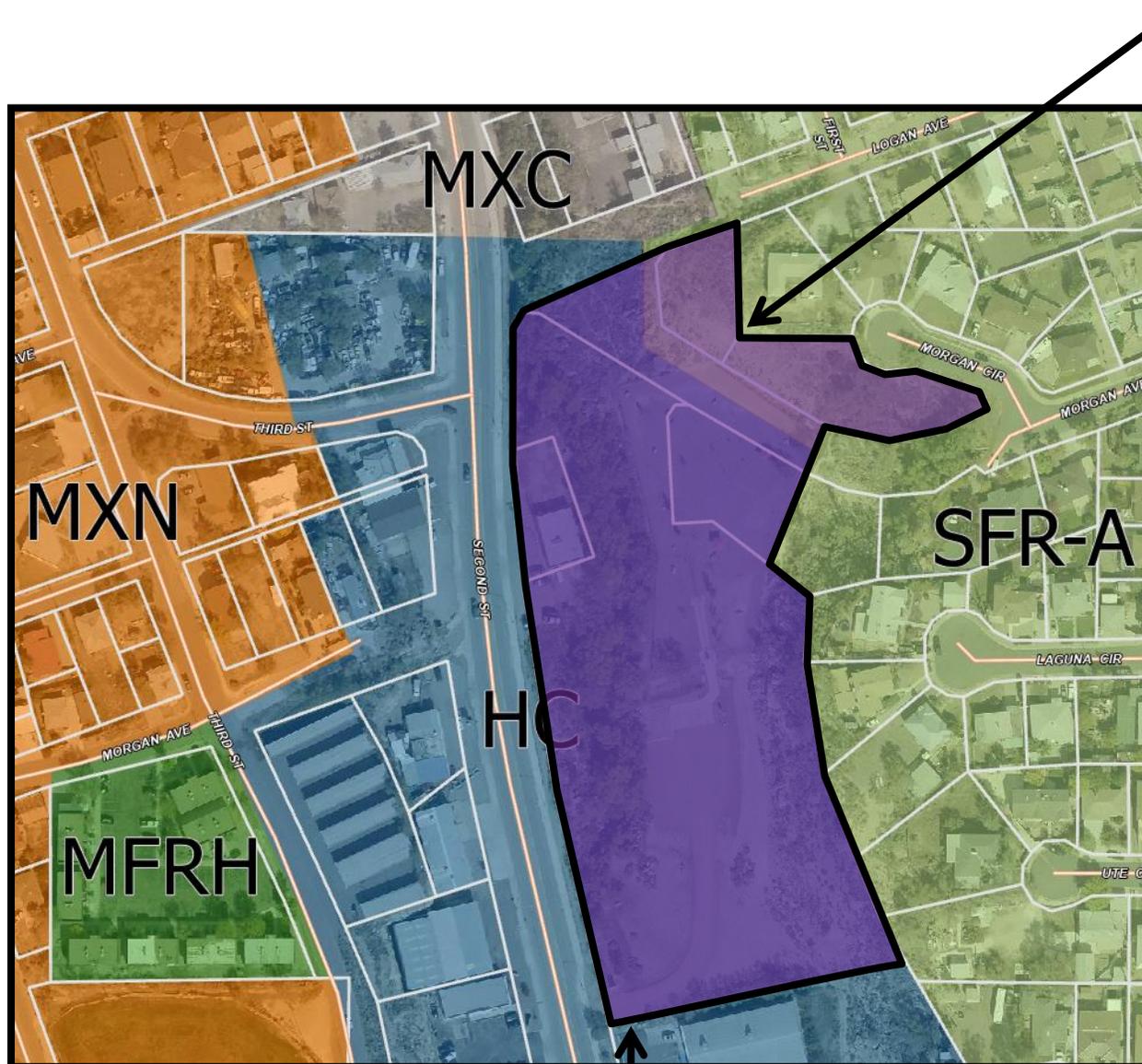
Comcast does not have any concerns or comments with the revised plat.

**NM DEPT. OF TRANSPORTATION COMMENTS:**

If any future changes to access location or traffic demand are expected on any lot adjacent to NM 602, the NMDOT will need to be consulted.

Request by George Athens and the City of Gallup, property owners for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lots 13 & 14, Block A; Lots 1 & 2, Block B; and Lots 2 & 3, Block C of Burke George Heights Addition and Replat No. 1 of Lot 1 of Replat No. 1 of a Portion of Block B, and Block C, Burke George Heights Addition. Also requesting for the City of Gallup to vacate a 60' wide, undeveloped street right-of-way (R.O.W.) between Block A and Block B and vacate several existing unoccupied public utility and drainage easements within proposed Lot 1A. The properties are located at 711 and 801 South Second Street; subdivision contains 6.3658 acres M/L which includes the vacated R.O.W. of 0.5741 acres.

### AREA MAP





*Letters sent 07/27/2020 & 07/28/2020*

Request by George Athens and the City of Gallup, property owners for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lots 13 & 14, Block A; Lots 1 & 2, Block B; and Lots 2 & 3, Block C of Burke George Heights Addition and Replat No. 1 of Lot 1 of Replat No. 1 of a Portion of Block B, and Block C, Burke George Heights Addition. Also requesting for the City of Gallup to vacate a 60' wide, undeveloped street right-of-way (R.O.W.) between Block A and Block B and vacate several existing unoccupied public utility and drainage easements within proposed Lot 1A. The properties are located at 711 and 801 South Second Street; subdivision contains 6.3658 acres M/L which includes the vacated R.O.W. of 0.5741 acres.

**ADDRESS LIST**

- |     |   |  |
|-----|---|--|
| 1A. | GEORGE ATHENS<br>P.O. BOX 1524<br>GALLUP, NM 87305-1524<br>LOTS 2 & 3, BLOCK C, BURKE<br>GEORGE HEIGHTS ADDN.<br>R156159  | LOT 11, ALL LOT 12, BLOCK A,<br>BURKE-GEORGE HEIGHTS<br>ADDN.<br>R012424   |
| 1B. | CITY OF GALLUP<br>P.O. BOX 1270<br>GALLUP, NM 87305-1270<br>LOT 1, REPLAT NO. 1 OF A<br>PORTION OF BLOCK B AND<br>BLOCK C, BURKE GEORGE<br>HEIGHTS ADDN.<br>R100595 | 3. EDWARD SMITH<br>103 MORGAN CIR.<br>GALLUP, NM 87301<br>LOT 11, BLOCK A, LESS<br>PORTION CONVEYED BY QCD<br>9-172 & 173 A PORTION OF<br>LOT 12, BURKE-GEORGE<br>HEIGHTS ADDN.<br>R002275 |
| 1C. | LOTS 1 & 2, BLOCK B, BURKE<br>GEORGE HEIGHTS ADDN.<br>FIRST UNIT<br>R301462   | 4. FERMIN R. & LINDA C.<br>GALLEGOS<br>P.O. BOX 954<br>GALLUP, NM 87305-0954<br>LOT 12A, OF THE REDIVISION<br>OF LOTS 7 THRU 12, BLOCK<br>38, A&P RAILWAY CO. ADDN.<br>R207471             |
| 1D. | BLOCK A, LOT 13, BURKE-<br>GEORGE HEIGHT ADD.<br>R100412  | 5. CONCHA MONTANO<br>2006 S. TOMBAUGH WAY<br>FLAGSTAFF, AZ 86001<br>LOT 10, BLOCK A, BURKE-<br>GEORGE HEIGHTS ADD.<br>R025615  |
| 1E. | LOT 14, BLOCK A, BURKE-<br>GEORGE HEIGHT ADD.<br>R100420  | 6. EDWARD KLINE JR. & LEONA<br>O. DIAZ<br>107 MORGAN CIR.  |
| 2.  | DONNA A. BRUCE, TRUSTEE<br>618 ZECCA DR.<br>GALLUP, NM 87301<br>FRAC. LOTS 1 THRU 6, BLOCK<br>40, A&P ADDN., A PORTION OF   |  |

- GALLUP, NM 87301  
 LOT 15B, REPLAT NO. 1 OF  
 REPLAT NO. 1 OF LOTS 15A &  
 16B, BLOCK A, BURKE-  
 GEORGE HEIGHTS ADDN.  
 R009547
7. TIMOTHY D. & JENNIFER L.  
 ADCOCK  
 109 MORGAN CIR.  
 GALLUP, NM 87301  
 LOT 16B, REPLAT NO. 1 OF  
 REPLAT NO. 1 OF LOTS 15A &  
 16A, BLOCK A, BURKE-  
 GEORGE HEIGHTS ADDN.  
 R009555
8. RICHARD L. & RITA M.  
 CASTILLO  
 800 S. PUERCO DR.  
 GALLUP, NM 87301  
 LOT 7, BLOCK B, BURKE-  
 GEORGE HEIGHTS ADDN.  
 R014559
9. JOHN EDWARD & MICHELLE  
 MARY KILLGORE  
 106 MORGAN CIR.  
 GALLUP, NM 87301  
 LOT 5A, REPLAT NO. 1 OF  
 LOTS 4, 5, 6 & 13, BLOCK B,  
 BURKE GEORGE HEIGHTS  
 ADDN.  
 R050822
10. LOT 4A, REPLAT NO. 1 OF  
 LOTS 4, 5, 6 & 13, BLOCK B,  
 BURKE GEORGE HEIGHTS  
 ADDN.  
 R179248
11. LOT 3, REPLAT NO. 1 OF LOTS  
 4, 5, 6 & 13, BLOCK B, BURKE  
 GEORGE HEIGHTS ADDN.  
 R208858
12. JAMES B. WATKINS & LOUISE  
 THERESA BERNABE  
 C/O ZACHARY ARTURS CRESS  
 & SANDRA KORISON LEE  
 HC 62 BOX 2612  
 THOREAU, NM 87323  
 LOT 13A, REPLAT NO. 1 OF  
 LOTS 4, 5, 6 & 13, BLOCK B,  
 BURKE GEORGE HEIGHTS  
 ADDN.  
 R002496
13. TAKARA TRADING COMPANY,  
 LTD.  
 215 S. THIRD ST.  
 GALLUP, NM 87301  
 LOT 14, BLOCK B, BURKE-  
 GEORGE HEIGHTS ADDN.  
 R035157
14. CHARLES A. MATAYA & MARY  
 L. DIPAOLO  
 815 LAGUNA CIR.  
 GALLUP, NM 87301  
 LOT 15, BLOCK B, BURKE-  
 GEORGE HEIGHTS ADDN.  
 R206934
15. JAVIER A. ZARATE &  
 KATHLEEN S. LEYBA  
 101 UTE CIRCLE  
 GALLUP, NM 87301  
 LOT 23, BLOCK B, BURKE-  
 GEORGE HEIGHTS ADDN.  
 R141283
16. P&P INVESTMENTS, LLC  
 905 PLATEAU CIR.  
 GALLUP, NM 87301  
 LOTS 24 & 25, BLOCK B,  
 BURKE-GEORGE HEIGHTS  
 ADDN.  
 R023868
17. GEORGE V. & LAURA J. LONG  
 103 NAVAJO CIR.  
 GALLUP, NM 87301

- LOT 29, BLOCK B, BURKE-GEORGE HEIGHTS ADDN.  
R207715
18. ROSE E. GLICK, TRUSTEE  
26964 HELMOND DR.  
AGOORA, CA 91301  
LOT 2, REPLAT NO. 1 OF A  
PORTION OF BLOCK B AND  
BLOCK C, BURKE-GEORGE  
HEIGHTS ADDN. CONT. 1.27  
ACS M/L  
R300678
19. BLAKES LOTABURGER, LLC  
#37  
3205 RICHMOND DR. NE  
ALBUQUERQUE, NM 87107  
LOT 6, BLOCK D, BURKE-  
GEORGE HEIGHTS  
R002860
20. ELEVENTH CONSTELLATION,  
LLC  
808 S. SECOND ST.  
GALLUP, NM 87301  
LOT 5A, REPLAT NO. 1 OF  
LOTS 4 & 5, BLOCK D AND  
INCLUDING PORTIONS OF  
VACATED PARK CT. AND  
THIRD ST. BURKE-GEORGE  
HEIGHTS ADDN. FIRST UNIT  
FINAL PLAT  
R001082
21. KEVIN & LISA A. BRITE  
502 SANDS CT.  
GALLUP, NM 87301  
LOT 4A, REPLAT NO. 1 OF  
LOTS 4 & 5, BLOCK D AND  
INCLUDING PORTIONS OF  
VACATED PARK CT. AND  
THIRD ST. BURKE-GEORGE  
HEIGHTS ADDN. FIRST UNIT  
R003883
22. JANE'S ENTERPRISES, LLC
- C/O MICHAEL L. & TERRY M.  
JONES, TRUSTEES  
2000 MCDEVITT PL.  
GALLUP, NM 87301  
EAST PORTION OF LOT 3 AKA  
LOT 3A, BLOCK D, REPLAT  
BURKE GEORGE HEIGHTS  
ADDN.  
R174807
23. M CUBED, LLC  
2275 SUNRISE POINT RD.  
LAS CRUCES, NM 88011  
W ½ OF LOTS 1 & 2, & W.  
PORTION OF LOT 3, A/K/A LOT  
3-B, BLK D, REPLAT BURKE-  
GEORGE HEIGHT ADDN, ALSO  
THAT PORT ST. VACTED BY  
THE CITY OF GALLUP, CONT.  
.088 ACS M/L  
R100609
24. PABLO ANDABLO  
716 S. SECOND ST.  
GALLUP, NM 87301  
THE EAST ½ OF LOTS 1 & 2,  
BLOCK D, BURKE-GEORGE  
HEIGHTS UNIT 1  
R154768
25. MARK C. GARTNER  
714 S. SECOND ST.  
GALLUP, NM 87301  
LOTS 22 THRU 24, BLOCK 4,  
VANCLEAVE SUB. ALSO THE S  
½ OF THE FOLLOWING DESC.  
ALLEY. BOUNDED ON THE N.  
BY LOTS 1 THRU 5, & ON THE  
S. BY LOTS 22 THRU 24  
R017140
26. GUADALUPE & NANCY VALLES  
P.O. BOX 423  
GAMERCO, NM 87317-0423  
BLOCK 4, LOTS 20 & 21,  
VANCLEAVE SUB.  
R005509

27. MICHAEL A. & MARREL LINN  
CONDREY  
712 S. SECOND ST.  
GALLUP, NM 87301  
BLOCK 4, LOTS 1 THRU 5 &  
THE N ½ OF ALLEY ADJACENT  
TO SAID LOTS, VANCLEAVE  
ADDN.  
R205473
28. TOBY E. & LINDA L.  
DEARMOND  
P.O. BOX 628  
MENTMORE, NM 87319-0628  
LOT 2, REPLAT NO. 1 OF  
TRACT 1 OF THE THIRD  
STREET CONNECTION,  
VANCLEAVE SUB., ALSO  
SITUATED WITHIN THE NW ¼  
NW ¼ OF SEC. 22 T15N R18W,  
CONT. 1.1591 ACRES M/L  
R141127
29. CHARLES R. & LISA M.  
STEWART  
1206 ROCKY POINT CIR.  
GALLUP, NM 87301  
BLOCK 29 FRAC. LOTS 33  
THRU 36, A&P ADDITION  
FRAC. LOTS 24 THRU 36, A&P  
AMENDED PLAT  
R039470
30. NEW MEXICO STATE HWY  
DEPT.  
P.O. BOX 1149  
SANTA FE, NM 87503-1149  
LOTS 14 & 15, BLOCK 30, A&P  
RAILWAY CO. ADDN.  
R026867
31. JAMES D. MARTINEZ, ETAL  
1507 S. CLIFF DR.  
GALLUP, NM 87301  
LOTS 16 THRU 19, BLOCK 30,  
A&P RAILWAY CO. ADDN.  
R626414
32. LOTS 20 & 21, BLOCK 30, A&P  
RAILWAY CO. ADDN.  
R023388
33. TRES MILPAS, LLC  
P.O. BOX 898  
GALLUP, NM 87305-0898  
LOTS 22 & 23, BLOCK 30, A&P  
ADDN. LOT 22, A&P AMENDED  
PLAT  
R023523
34. LOT 1, BLOCK 30, A&P ADDN.  
REPLAT NO. 1 OF LOTS 24, 25  
& 26  
R030600

## Summary of City Council Actions

*July 2020*

**July 28<sup>th</sup>, 2020:**

**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.

City Council **approved** the vacation of easements- by plat

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
--	--

DESCRIPTION	MONTH OF: JULY		YEAR TO DATE: 2020	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	3	\$ 102,000.00	14	\$ 387,154.00
RESIDENTIAL STORAGE SHED	1	\$ 3,000.00	4	\$ 31,200.00
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	3	\$ 13,195.00
RESIDENTIAL SITE PERMITS	0	\$ -	1	\$ 1,200.00
NEW COMMERCIAL BUILDINGS	0	\$ -	0	\$ -
COMMERCIAL ADDITIONS / ALTERATIONS	3	\$ 88,000.00	19	\$ 5,573,661.00
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	14	\$ 110,689.00	50	\$ 629,389.00
DEMOLITION	1	\$ 11,000.00	4	\$ 20,700.00
FENCE / RETAINING WALL	5	\$ 11,882.00	20	\$ 41,687.00
FOUNDATION ONLY - CHARGE	0	\$ -	3	\$ 53,805.00
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
<b>TOTAL PERMITS &amp; VALUATION</b>	<b>27</b>	<b>\$ 326,571.00</b>	<b>118</b>	<b>\$ 6,751,991.00</b>
<b>TOTAL PERMIT FEES</b>		<b>\$ 4,206.11</b>		<b>\$ 47,363.20</b>

**CITY OF GALLUP  
PLANNING & DEVELOPMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED  
JULY 2020**

DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
7/2/20	20 - 108	NEAL G. BUTLER	MERRILL FENCE CO. LLC	3002 CINIZA DRIVE	FENCE PERMIT	\$ 33.00	\$ 1,340.00
7/2/20	20 - 109	NEAL G. BUTLER	MERRILL FENCE CO. LLC	3004 CINIZA DRIVE	FENCE PERMIT	\$ 31.00	\$ 1,300.00
7/2/20	20 - 113	ERLINDA FERGUSON	ABT BUILDERS	501 SUNSET DRIVE	RESIDENTIAL RE-ROOFING	\$ 63.00	\$ 3,050.00
7/6/20	20 - 032	JOHN PAREDES	MBH BUILDERS, LLC	900 N. STRONG DRIVE	RESIDENTIAL ALTERATIONS	\$ 365.40	\$ 25,000.00
7/7/20	20 - 112	CASSANDRA J. HENDERSON	GALLUP FENCE CO.	409 W. GREEN AVENUE	FENCE PERMIT	\$ 63.00	\$ 3,842.00
7/7/20	20 - 114	DAVID J. SCHMITT	GALLUP ROOFING, INC.	3710 CHACO DRIVE	RESIDENTIAL RE-ROOFING	\$ 117.00	\$ 9,120.00
7/7/20	20 - 115	JOHN A. SALAZ	GALLUP ROOFING, INC.	908 E. MESA AVENUE	RESIDENTIAL RE-ROOFING	\$ 108.00	\$ 8,250.00
7/14/20	20 - 118	OM SAI CORPORATION	GALLUP FENCE CO.	1300 E. HISTORIC HIGHWAY 66	FENCE PERMIT	\$ 63.00	\$ 4,000.00
7/14/20	20 - 119	MICHAEL TILEY	H.T. ENTERPRISES	1707 PLACIDA DRIVE	RESIDENTIAL RE-ROOFING	\$ 135.00	\$ 12,000.00
7/15/20	20 - 089	PHILIP DRISCOLL	20X EXCAVATION, INC.	1212 S. PUERCO DRIVE	DEMOLITION	\$ 195.30	\$ 11,000.00
7/16/20	20 - 120	JUDY SALAS	GALLUP FENCE CO.	1713 CALLE PINON	FENCE PERMIT	\$ 33.00	\$ 1,400.00
7/16/20	20 - 127	CONSTANCE A. MCCLANAHAN	H.T. ENTERPRISES	601 S. 7TH STREET	RESIDENTIAL RE-ROOFING	\$ 117.00	\$ 9,214.00
7/17/20	20 - 117	EUGENE THOMPSON	HOMEOWNER	501 APACE COURT	RESIDENTIAL STORAGE SHED	\$ 78.30	\$ 3,000.00
7/17/20	20 - 122	RICHARD DURAN	DIAZ RESIDENTIAL CONSTRUCTION, LLC	711 S. 4TH STREET	RESIDENTIAL RE-ROOFING	\$ 99.00	\$ 7,200.00
7/17/20	20 - 123	VINCENT AZUA	DIAZ RESIDENTIAL CONSTRUCTION, LLC	312 CANYON DE CHELLY LANE	RESIDENTIAL RE-ROOFING	\$ 81.00	\$ 5,600.00
7/17/20	20 - 126	SOUTHWEST INDIAN FOUNDATION, INC.	BONAGUIDI CONSTRUCTION, LLC	100 W. COAL AVENUE	COMMERCIAL ALTERATIONS	\$ 45.00	\$ 2,000.00
7/20/20	20 - 091	JAMES ERBES	STEEL MOUNTAIN CONSTRUCTION	400 N. PUERCO DRIVE	RESIDENTIAL ALTERATIONS	\$ 365.40	\$ 25,000.00
7/21/20	20 - 135	SOUTHWEST INDIAN FOUNDATION, INC.	BONAGUIDI CONSTRUCTION, LLC	100 W. COAL AVENUE	COMMERCIAL ALTERATIONS	\$ -	\$ 2,000.00
7/23/20	20 - 125	MICHAEL TILEY	H.T. ENTERPRISES	1707 PLACIDA DRIVE	RESIDENTIAL ALTERATIONS	\$ 614.08	\$ 52,000.00
7/23/20	20 - 128	BEECHER R. COPE, JR.	HOMEOWNER	1112 MARTINELLI DRIVE	RESIDENTIAL RE-ROOFING	\$ 63.00	\$ 4,000.00
7/23/20	20 - 130	FRANCIS MANFIELD	DOMINGUEZ CONSTRUCTION, INC.	3705 MAYA DRIVE	RESIDENTIAL RE-ROOFING	\$ 81.00	\$ 5,985.00
7/23/20	20 - 131	PETE ALONZO	DOMINGUEZ CONSTRUCTION, INC.	618 N. 3RD STREET	RESIDENTIAL RE-ROOFING	\$ 90.00	\$ 6,750.00
7/27/20	20 - 129	HOWARD JOHNSON INN & SUITES	K & M BUILDERS, INC.	2915 W. HISTORIC HIGHWAY 66	COMMERCIAL ALTERATIONS	\$ 879.63	\$ 84,000.00
7/27/20	20 - 132	KELLY L. SCHUKAR	GALLUP ROOFING, INC.	1413 LINDA DRIVE	RESIDENTIAL RE-ROOFING	\$ 90.00	\$ 6,100.00
7/27/20	20 - 133	STEPHEN KENNEDY	GALLUP ROOFING, INC.	1503 S. CLIFF DRIVE	RESIDENTIAL RE-ROOFING	\$ 90.00	\$ 6,900.00
7/29/20	20 - 137	CHARLES MUIR	DIAZ RESIDENTIAL CONSTRUCTION, LLC	1507 LINDA DRIVE	RESIDENTIAL RE-ROOFING	\$ 171.00	\$ 15,120.00
7/29/20	20 - 138	FARID KHOURY	DIAZ RESIDENTIAL CONSTRUCTION, LLC	1912 MOUNTAIN VIEW DRIVE	RESIDENTIAL RE-ROOFING	\$ 135.00	\$ 11,400.00
<b>TOTALS:</b>						<b>\$ 4,206.11</b>	<b>\$ 326,571.00</b>

3	RESIDENTIAL ADDITIONS / ALTERATIONS
1	RESIDENTIAL STORAGE SHED
3	COMMERCIAL ADDITIONS / ALTERATIONS
14	ROOF REPAIR
1	DEMOLITION
5	FENCE / RETAINING WALL
<b>27</b>	<b>TOTAL PERMITS</b>