

**PLANNING AND ZONING COMMISSION  
AGENDA****Wednesday, May 13<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 during the meeting at (505) 863-1240. Please leave your name and a return phone number.**

\*\*\*

Call to Order / Roll Call

\*\*\*

Approval of February 12<sup>th</sup>, 2020 Meeting Minutes

**PUBLIC HEARINGS**

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

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

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

acres and also the vacated R.O.W. outside the subdivision area of 0.3101 acres. This item will go before City Council for final approval on May 26, 2020.

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

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

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

### **INFORMATION ITEMS**

**ITEM SEVEN:** City Council Actions Taken

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

\*\*\* Open Floor

\*\*\* Adjourn

**Planning & Zoning Commission**  
**February 12<sup>th</sup>, 2020 Minutes**  
**City Council Chambers**

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

Upon roll call, the following were present:

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

Upon roll call, the following were absent:

Commissioner F. Pawlowski

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

Upon roll call, the following votes were:

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

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

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

Upon roll call, the following votes were:

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

*Chairman Wilson administered the oath required by State Law for public forum.*

Chairman Wilson stated anyone wishing to speak limit their comments to three minutes and not to duplicate a previous point; they will have one opportunity to testify.

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

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

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

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

4. The land area within a RHZ district designation has become appropriate for urban development because of availability of public utilities and services as well as the needs of the public.
5. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one.

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

were present to answer any questions the Commission may have.

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

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

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

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

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

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

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

however they would meet all city requirements. Commissioner Dooley clarified that as of right now all they have planned for the property is to permit Industrial uses. Mr. Murphy stated that was correct.

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

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

Chairman Wilson stated that the hearing was closed.

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

Upon roll call, the following votes were:

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

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

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

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

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

1. Owner shall pay all applicable local, state, and federal taxes including sales and lodging taxes.
2. The owner is responsible for ensuring the accessory short-term rental meets all applicable local, state, and federal regulations.
3. Parties renting the designated bedroom or unit shall have access to a private or shared full bathroom.
4. Guest stays may only occur within the dwelling unit that the owner or resident manager

occupies.

5. Occupancy of the accessory short-term rental shall not exceed the occupancy allowed for single-family use as defined in the Municipal Code.
6. In single-family residential zone districts, all vehicles associated with the accessory short-term rental use shall be parked in designated parking areas, such as driveways and garages, or on-street parking, where permitted. No parking shall occur on lawns or sidewalks.

CB read aloud the following condition that was added to Resolution No. RP2020-3:

7. Working smoke alarms and fire extinguisher meeting NFPA 10 and IFC 2015 are required.

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

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

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

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

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

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

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

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

Chairman Wilson asked if there was anyone wishing to speak against this case.

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

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

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

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

Chairman Wilson stated that the hearing was closed.

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

Upon roll call, the following votes were:

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

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

**INFORMATION ITEMS**

**ITEM THREE:** City Council Actions Taken

**ITEM FOUR:** January 2020 Building Permit Activity Report

**OPEN FLOOR:**

No discussion

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

Upon roll call, the following votes were:

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

Commission Adjourned at 6:26 p.m.

PLANNING & ZONING COMMISSION

---

KENT WILSON, CHAIRMAN

ATTEST:

---

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



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

Maryann Ustick, City Manager  
Curtis Hayes, City Attorney

May 6, 2020

## MEMORANDUM

TO: Planning and Zoning Commission

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

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

### BACKGROUND

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

### DISCUSSION

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

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

### FINDINGS

It is the findings of staff based on Gallup Task Force (GTF) comments that there are no issues with vacation of the described 10' wide 98.07' long public utility (P.U.E.) and drainage easement along the northern property boundary line of said property. Staff recommends that the Planning and Zoning Commission sends a positive recommendation to City Council for vacation of said easement.

**Gallup Planning and Zoning Commission recommendations will be presented to the Gallup City Council at their regular meeting scheduled on May 26, 2020.**

**RESOLUTION NO. RP2020-5**

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

.

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

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

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

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

**THENCE N87°52'15"E, 98.07' TO A POINT;**

**THENCE S00°01'30"W, 10.00' TO A POINT;**

**THENCE S87°52'15"W, 98.07' TO A POINT;**

**THENCE N00°01'30"E, 10.00' TO THE POINT OF BEGINNING**

**CONTAINING 0.0225 AC.; and**

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

**WHEREAS, the Planning and Zoning Commission deems it in the best interest of the public and recommends to the Gallup City Council that this application be [ ] approved [ ] denied.**

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

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

**PASSED, ADOPTED AND APPROVED THIS 13<sup>TH</sup> DAY OF MAY 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**

**ORDINANCE NO. S2020-5**

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

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

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

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

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

**CONTAINING 0.0225 AC.; and**

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

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

**NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GALLUP, NEW MEXICO that:**

**SECTION ONE:** CASE NO. 2020-01000003; the application to vacate a ten foot (10') wide, public utility (P.U.E.) and drainage easement along the northern property boundary line of said property as described above, is hereby [ ] approved [ ] denied; and

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

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

**ATTEST:**

**CITY OF GALLUP, MCKINLEY COUNTY**

\_\_\_\_\_  
**ALFRED ABEITA, CITY CLERK**

**BY:** \_\_\_\_\_  
**LOUIS O. BONAGUIDI, MAYOR**

APPLICATION FOR VACATING STREET ALLEY OR PUBLIC EASEMENT



1. APPLICANT INFORMATION

- (a) NAME: MATTHEW K. HUBBANKS Phone #: 505-879-2053  
 Mailing Address: 3735 MAYA DR. Fax #: \_\_\_\_\_  
 City: GALLUP State: NM Zip: 87301
- (b) Applicant's Signature: [Signature] Date: 2/26/2020
- (c) Agent / Representative: N/A Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ E-mail: \_\_\_\_\_
- (d) Agent / Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_

2. PROPERTY OWNER (Please complete if Applicant is NOT the Property Owner)

- (a) NAME: MATTHEW & GENE HUBBANKS Phone #: \_\_\_\_\_  
 Mailing Address: SAME AS ABOVE E-mail: swlongcoit45@gmail.com  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_
- (b) Property Owner's Signature: [Signature] Date: 2/26/2020

3. LOCATION OF REQUEST

- (a) Street Address (if any): 3735 MAYA DR. GALLUP, NM 87301
- (b) Present Legal Description of the Vacation: 10 FOOT PUBLIC UTILITY EASEMENT  
DRAINAGE EASEMENT &  
LEGAL SUMMARY: LOT 10, DOUG ALAN DEVELOPMENT SUBDIVISION
- (c) General Description of Vacation: 10 FT BY 98.07' WOOD FENCE  
CONNECTING TO NEIGHBORS BACK YARD ALLEY/UTILITIES  
LOCATED ON WEST SIDE OF PROPERTY LINE  
VACATING A TOTAL OF 0.0225 ACRES M/L; SEE METES AND BOUNDS DESCRIPTION  
NL

4. PROJECT DETAILS

- (a) Written statement explaining request for proposed vacation: Yes  No
- (b) Five (5) copies of a plat identifying the proposed vacation: Yes  No
- (c) Processing fee of \$100.00 included: Yes  No

OFFICE USE ONLY

Pre-App. Conf.: 2/26/2020 Application/Fees Accepted By: [Signature]  
 Fee Paid: \$100.00 Method of Payment: CHECK # 1472  
 Hearing Date: 4/8/2020 Case #: 20-01000003

MAR 10 2020

NE

To: Whom it May Concern

Fr: Matthew Hughbanks

Re: Public Utility Easement Vacate for 3735 Maya Dr.

Date: February 28, 2020

This letter is to request to vacate the public utility easement <sup>& DRAINAGE EASEMENT</sup> located at my current residence 3735 Maya Dr. in the ~~Indian Hills Subdivision~~ <sup>DOUG ALAN DEVELOPMENT SUBDIVISION</sup> ↑

NL

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

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

Thank you for your time and consideration on this matter!

Sincerely,



Matthew K. Hughbanks  
Property Owner

MAR 10 2020

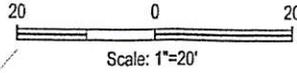
KE

125 pm



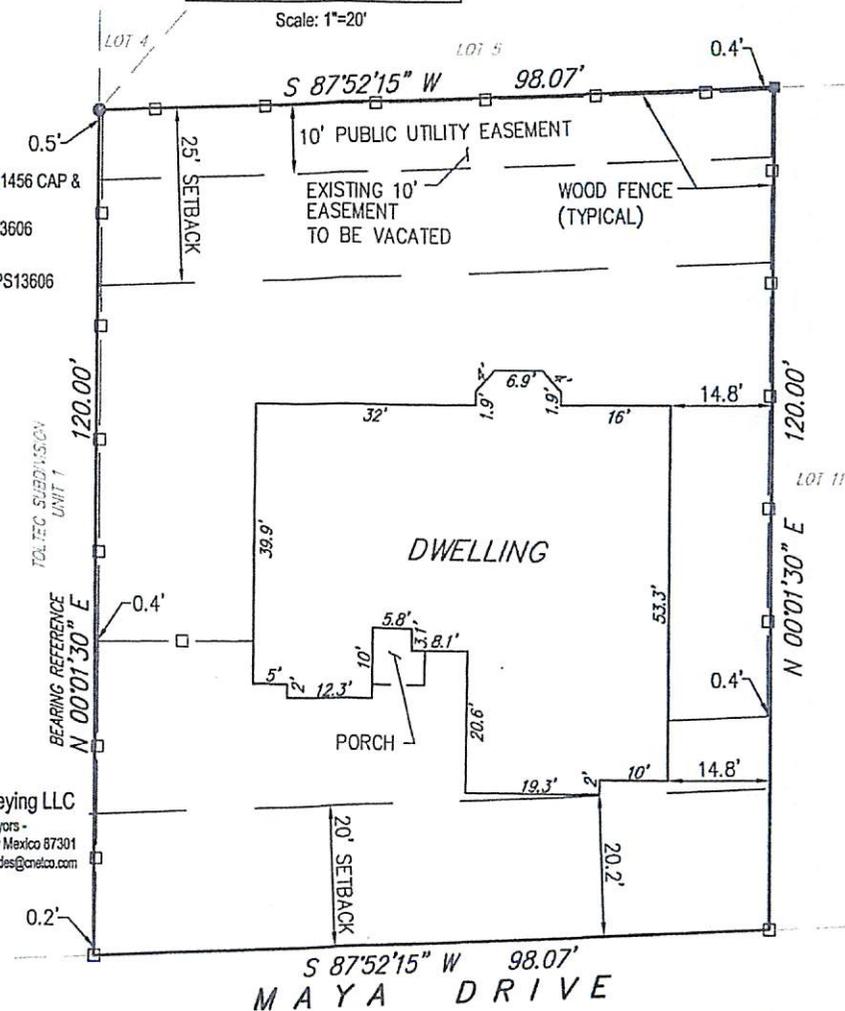
# EASEMENT SURVEY OF THE NORTH 10' OF LOT 10 DOUG ALAN DEVELOPMENT SUBDIVISION

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



### LEGEND

- FOUND 1/2" REBAR w/PS11456 CAP & PS13606 WASHER
- FOUND 1/2" REBAR w/PS13606 ALUMINUM CAP
- FOUND 1/2" REBAR, SET PS13606 ALUMINUM CAP



C:\Users\Public\Public\Survey\ROW-1034 (3735 MAYA DRIVE)\ROW-1034.dwg:RAYAN-APP% 2-44:08:00:REDAPIRLOT DATE: MARCH 16, 2020.

Prepared by:  
**DePauli Engineering & Surveying LLC**  
 - Civil Engineers and Land Surveyors -  
 102 West Hill Avenue Gallup, New Mexico 87301  
 Tel: (505) 863-5440 Fax: (505) 863-1919 Email: des@oneco.com

- NOTES:**
- 1) OWNER: RICHARD WORCESTER & JULIE FARRELL  
BK. 23 COMP., PG. 1854
  - 2) ADDRESS: 3735 MAYA DRIVE, GALLUP, NM.
  - 3) FIELD SURVEY PERFORMED: DECEMBER 9, 2009
  - 4) TITLE COMMITMENT PROVIDED BY GALLUP TITLE COMPANY,  
COMMITMENT No. 280, FILE NO. 09110630, EFFECTIVE DATE: NOVEMBER 24, 2009.  
SCHEDULE B - PART II:  
ITEM 12: EASEMENTS AND SETBACKS SHOWN HEREON.  
ITEM 13: WOOD FENCE SHOWN HEREON.
  - 5) DRIVEWAY, INTERIOR WALLS, LANDSCAPING AND SIDEWALKS NOT SHOWN.
  - 6) ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER  
350042 0015D, EFFECTIVE DATE: DECEMBER 16, 1988, THE LOT SHOWN HEREON LIES  
WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

**DESCRIPTION OF A STRIP OF LAND - TO BE VACATED**  
 A STRIP OF LAND 10' IN WIDTH, LYING WITHIN LOT 10, DOUG ALAN DEVELOPMENT SUBDIVISION, GALLUP, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME AS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO ON MAY 22, 1997, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, AND BEING THE REAL POINT OF BEGINNING,  
 THENCE N87°52'15"E, 98.07' TO A POINT;  
 THENCE S00°01'30"W, 10.00' TO A POINT;  
 THENCE S87°52'15"W, 98.07' TO A POINT;  
 THENCE N00°01'30"E, 10.00' TO THE POINT OF BEGINNING.  
 CONTAINING 0.0225 AC.

I, Marc A. DePauli, New Mexico Registered Surveyor, do hereby certify that this Plat was prepared from an actual ground survey performed by me or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, that this Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Marc A. DePauli N.M.P.S. Lic. No. 13606 \_\_\_\_\_  
 Date \_\_\_\_\_

MAR 10 2020

we 125 pm



DePauli Engineering  
& Surveying, LLC.

Civil Engineers and Land Surveyors

Phone: 505-863-5440 • Fax: 505-863-1919 • www.depauliengineering.com

307 South 4<sup>th</sup> Street • Gallup, NM 87301

PO BOX 876 • Gallup, NM 87305

DESCRIPTION OF A STRIP OF LAND – TO BE VACATED

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

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

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

CONTAINING 0.0225 AC.

Marc DePauli PE/PS 13606



**RECEIVED**

By Nikki Lee at 1:39 pm, Mar 18, 2020

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

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

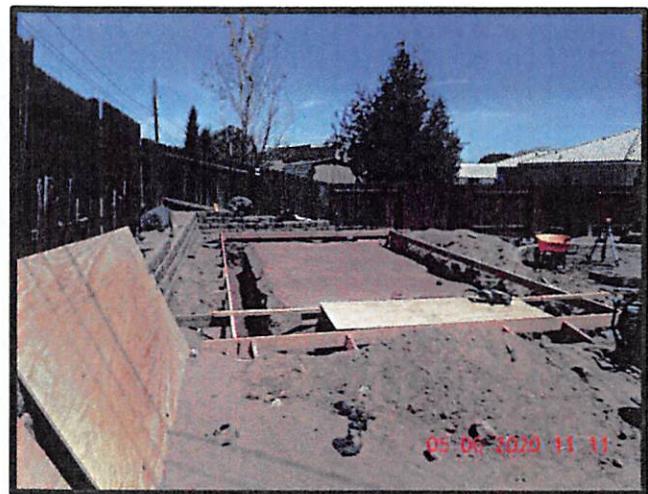
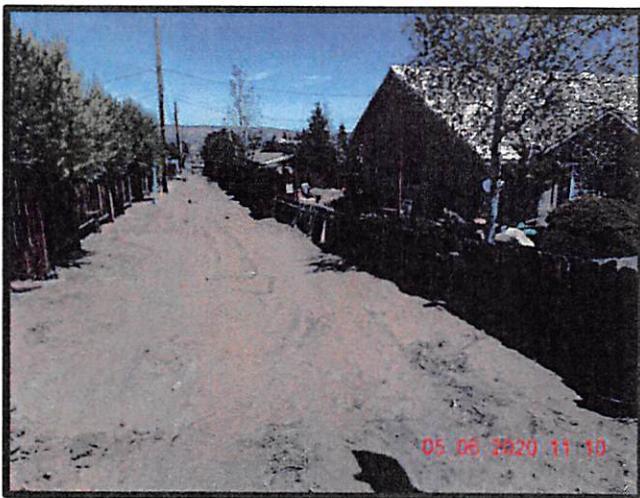
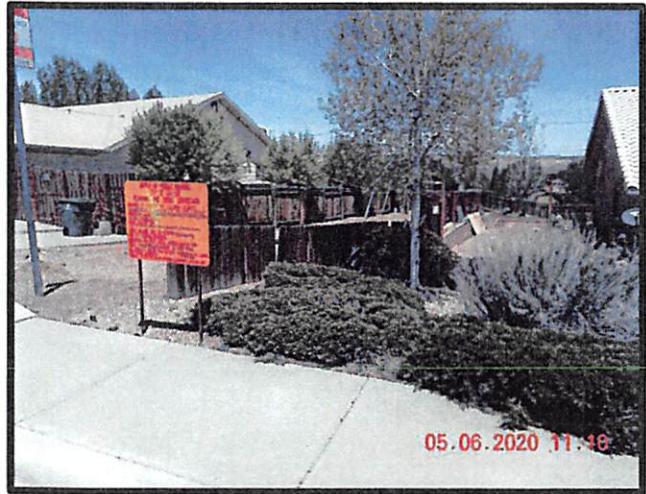
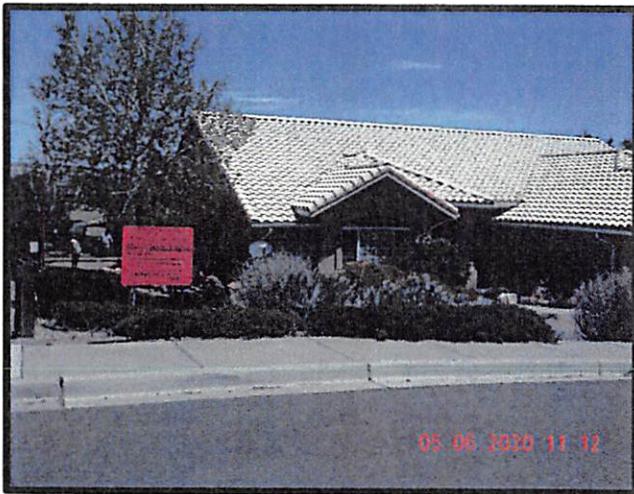
## AERIAL IMAGERY



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

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

### SITE PHOTOS

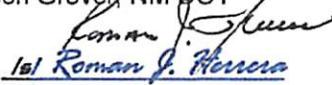


March 12, 2020

**MEMORANDUM**

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

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

**FROM:**   
 Roman J. Herrera, Development Review Coordinator

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

<b>CASE #:</b> 20-01000003
<b>PROJECT NAME:</b> Vacation
<b>PROPERTY OWNER:</b> Matthew Hughbanks
<b>PROJECT LOCATION:</b> 3735 Maya Drive
<b>DESCRIPTION:</b> VACATION: The property owner is requesting that the 98.07' x 10' Public Utility Easement located in his rear yard be vacated. The request will be scheduled to be heard at Public Hearing as soon as possible, any conditions for approval should be included in staff recommendation to the Commission.
<b>ELECTRONIC COMMENTS ARE DUE BY 18 MARCH 2020</b>

**NO TASK FORCE MEETING HAS BEEN SCHEDULED**

**COMMUNITY PLANNER COMMENTS:**

P1.) Request is to vacate an unused 10'x98.07' Public Utility Easement (PUE) and Drainage Easement.

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

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

**CITY ENGINEER COMMENTS:** No concerns with PUE vacation.

**WATER DEPARTMENT COMMENTS:** No comments

**WASTEWATER DEPARTMENT COMMENTS:** No comments

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

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

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

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

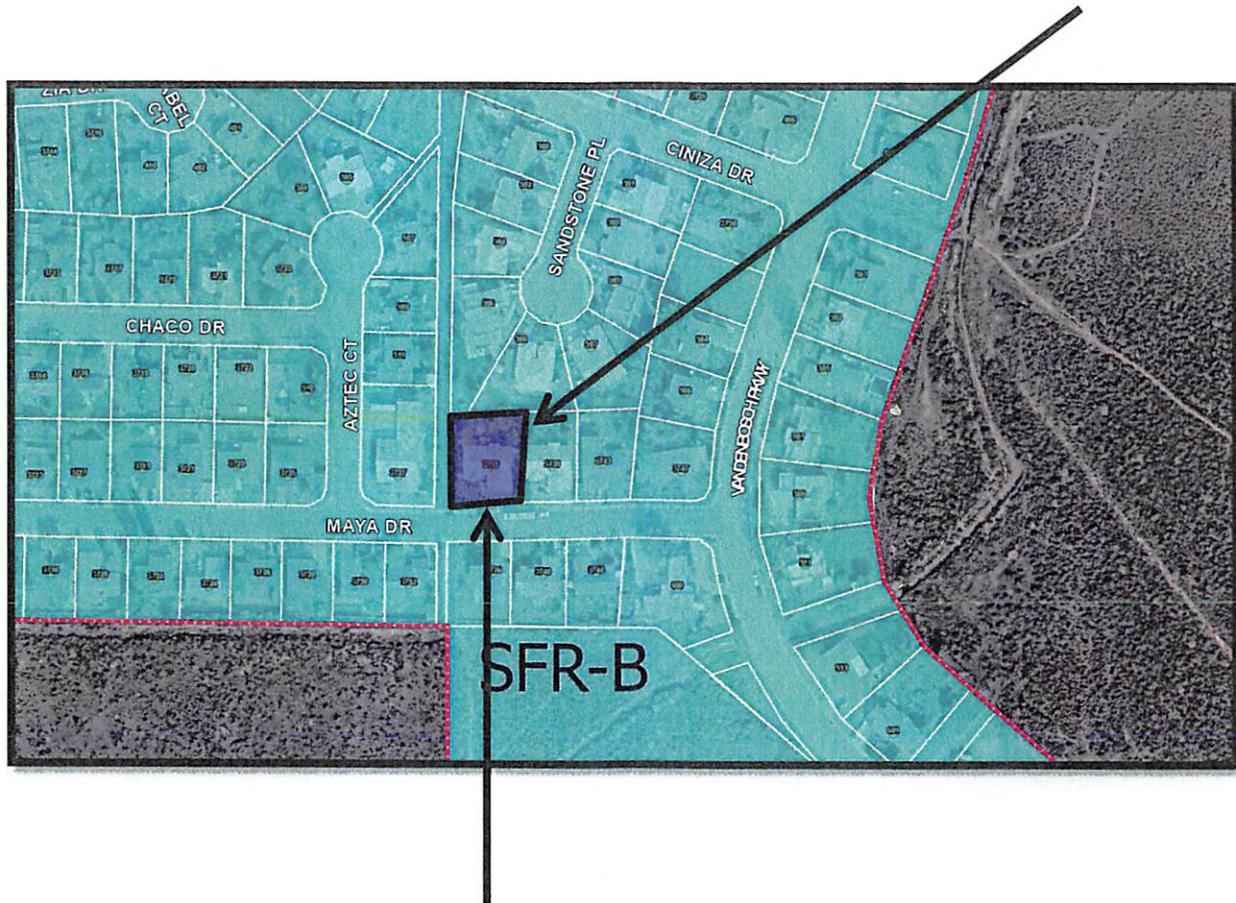
**NM GAS COMPANY COMMENTS:** No comments received from NM Gas.

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

**NM D.O.T.:** No comments received from NM DOT.

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

### AREA MAP



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

### PROPERTY MAP



*Letters sent 04/24/2020*

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

**ADDRESS LIST**

- |  |  |
|--|--|
| 1. MATTHEW & GERI<br>HUGHBANKS<br>3735 MAYA DR.<br>GALLUP, NM 87301<br>LOT 10, DOUG ALAN<br>DEVELOPMENT SUB.<br>R215192                | 6. WILSON & MILDRED A. SMITH<br>3743 MAYA DR.<br>GALLUP, NM 87301<br>LOT 12, DOUG ALAN<br>DEVELOPMENT SUB.<br>R131113        |
| 2. RICHARD A. ORTEGA<br>506 SANDSTONE PL.<br>GALLUP, NM 87301<br>LOT 4-A, DOUG ALAN<br>DEVELOPMENT SUB.<br>R215198                     | 7. DAVID I. MCDONNELL &<br>DIANNE E. HUGHES<br>3744 MAYA DR.<br>GALLUP, NM 87301<br>LOT 3, MORNING STAR SUB.<br>R212751      |
| 3. GERALD O'HARA & MILDRED J.<br>DUNNING<br>508 SANDSTONE PL.<br>GALLUP, NM 87301<br>LOT 5-A, DOUG ALAN<br>DEVELOPMENT SUB.<br>R215197 | 8. DANIEL E. & NANCY CADIGAN<br>3740 MAYA DR.<br>GALLUP, NM 87301<br>LOT 2, MORNING STAR SUB.<br>R212750                     |
| 4. ROBERT A. & KAREN<br>KERCHER, TRUSTEES<br>507 SANDSTONE PL.<br>GALLUP, NM 87301<br>LOT 6, DOUG ALAN<br>DEVELOPMENT SUB.<br>R215196  | 9. JAMES ROBERT DE MOL AND<br>JOCELYN MACAYAYONG<br>3736 MAYA DR.<br>GALLUP, NM 87301<br>LOT 1, MORNING STAR SUB.<br>R209391 |
| 5. CINDI MARIE MCLURE &<br>THEDEOUS D. TAH<br>3739 MAYA DR.<br>GALLUP, NM 87301<br>LOT 11, DOUG ALAN<br>DEVELOPMENT SUB.<br>R215191    | 10. IRVIN J. & NORMA J. JONES<br>3732 MAYA DR.<br>GALLUP, NM 87301<br>LOT 59, BLOCK 5, TOLTEC<br>SUB. UNIT 1<br>R205155      |
|  | 11. FRANCES A. BACA<br>3730 MAYA DR.<br>GALLUP, NM 87301   |

LOT 58, BLOCK 5, TOLTEC  
SUB. UNIT 1  
R208101

12. BRIAN C. & JULIE ANN  
ARCHULETA  
3727 MAYA DR.  
GALLUP, NM 87301  
LOTS 35 & 36, BLOCK 3,  
TOLTEC SUB. UNIT 1  
R206797
13. JOSHUA P. GOODENOUGH &  
FLORENCE N. YAZZIE  
913 E. HILL AVE.  
GALLUP, NM 87301  
LOT 34, BLOCK 3, TOLTEC  
SUB. UNIT 1  
R206796
14. KELLY EUGENE & STEFANIE  
JO MORTENSEN  
509 AZTEC CT.  
GALLUP, NM 87301  
LOT 33, BLOCK 3, TOLTEC  
SUB. UNIT 1  
R206734



May 5, 2020

**MEMORANDUM**

TO: Planning and Zoning Commission

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

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

**BACKGROUND**

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

**DISCUSSION**

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

Subject properties are currently zoned Rural Holding Zone (RHZ) Zone District. The purpose for the request for a change in zoning designation from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District is one, to allow for commercial development of Lots 12 through 17, and Lots 30 through 37, owned by Joseph Sanchez, and two, to zone developed Lots 18 and 19 owned by George T. & Wilma Taira that are currently not zoned in order to bring these developed lots into compliance with the zoning requirements of the City of Gallup Land Development Standards.

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

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

### **FINDINGS**

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

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

Staff recommends approval of the zone change request from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District for the property as described above.

**RESOLUTION NO. RP2020-6**

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

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

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

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

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

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

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

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

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

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

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

1. The application, Case #REZ2020-00600002, for a change in zoning designation from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District for certain real property as described above is hereby [ ] granted [ ] denied.
2. The rezone if approved is subject to compliance with the regulations of the General Commercial (GC) Zone District.
3. The rezone pertains only to the properties described herein.

**PASSED, ADOPTED AND APPROVED THIS 13<sup>TH</sup> DAY OF MAY 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: RED ROCK SELF STORAGE / JOSEPH SANCHEZ

Address: 212 W. COAL AVE. City: GALLUP State: NM Zip Code: 87301

Telephone: (505) 863-8992 / 879-1836 Fax: jsanchez@guestoffice.net

APPLICANT INFORMATION:

Name: SAME AS PROPERTY OWNER

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

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

SITE ADDRESS: 299 NIZHONI BLVD. **LOTS 12-17, BLOCK 1 AND LOTS 30-37, BLOCK 2, CEDAR PINE ADDN. UNIT 1**  
LEGAL DESCRIPTION: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
& VACANT LOTS SEE PROPERTY CARDS FOR LEGAL DESCRIPTIONS

Other (if not lot and block): \_\_\_\_\_  
TOTAL SITE ACREAGE: 1.9307 DESCRIPTION OF REQUESTED USE: Would like to build NL Storage Units which are permitted in (H.C.) GC

PRESENT ZONING DESIGNATION OF THE LAND: RH2 REQUESTED ZONE CHANGE: H.C. GC

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

REASON(S) FOR THE REQUESTED CHANGE: Current Zoning Designation of (RH2) Does Not Allow Uses I Wish To Develop Property For Storage Units.

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

Property For Storage Units.  
JOSEPH SANCHEZ  
Print Property Owner's Name

Joseph Sanchez  
Signature

3-11-20  
Date

Print Applicant's Name

Signature

Date

OFFICE USE ONLY

Pre-App. Confr. 3/11/2020 Application & Fee Accepted by: NO  
Fee Paid: \$ 175.00 Method of Payment: CHECK #1016  
Hearing Date: 4/8/2020 Case #: 20-00600002





# Red Rock Self Storage, Inc.

Liz A. Sanchez  
Manager  
Email: lizasanchez@qwestoffice.net

212 West Coal Avenue  
Gallup, New Mexico 87301

Telephone: (505) 863-8992  
Toll Free: 1-877-207-7438  
Fax: (505) 863-2608

March 12, 2020

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

Re: Zoning Change

Planning & Zoning Department

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

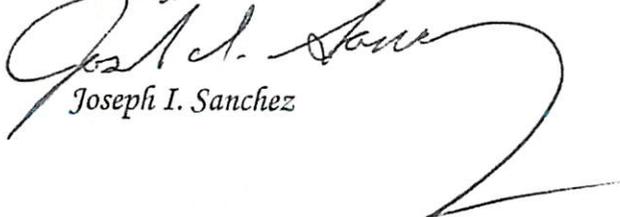
10-5-B-d-i Zoning Map Amendment and Text Amendment Requirements and Procedures

- c. Due to changing circumstances of land use in the area, the proposed district would be better suited to the area than the existing district.
- d. The land area within the RHZ district designation has become appropriate for urban development because of availability of public utilities and services as well as the needs of the public.
- e. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one.

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

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

Sincerely,

  
Joseph I. Sanchez

MAR 12 2020  
1140am  
NE

APPLICATION FOR REZONING  
(ZONE CHANGE)

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

PROPERTY OWNER INFORMATION:

Name: GEORGE T. & WILMA TAIRA  
Address: 1300 COUNTRY CLUB DR. City: GALLUP State: NM Zip Code: 87301  
Telephone: 505-722-3849 Fax: 505-722-7274

APPLICANT INFORMATION:

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

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

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

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

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

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

GEORGE T. / WILMA TAIRA SEE POWER OF ATTORNEY \_\_\_\_\_  
Print Property Owner's Name Signature Date

KEVIN TAIRA Kevin Taira POA GEORGE & WILMA TAIRA 3/25/2020  
Print Applicant's Name Signature Date

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

Pre-App. Confr. \_\_\_\_\_ Application & Fee Accepted by: NL  
Fee Paid: \$ 0 Method of Payment: N/A  
Hearing Date: 04/08/2020 Case #: 20-00600002

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

**Bronco Self Storage**

P.O. Box 3069, Gallup, NM 87305, 505-722-3849

March 25, 2020

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

To whom it may concern:

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

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

If there are any questions, I can be contacted at 505-722-3849 or [kevin.taira@tairasinc.com](mailto:kevin.taira@tairasinc.com)

Sincerely,



Kevin Taira

**RECEIVED**

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

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

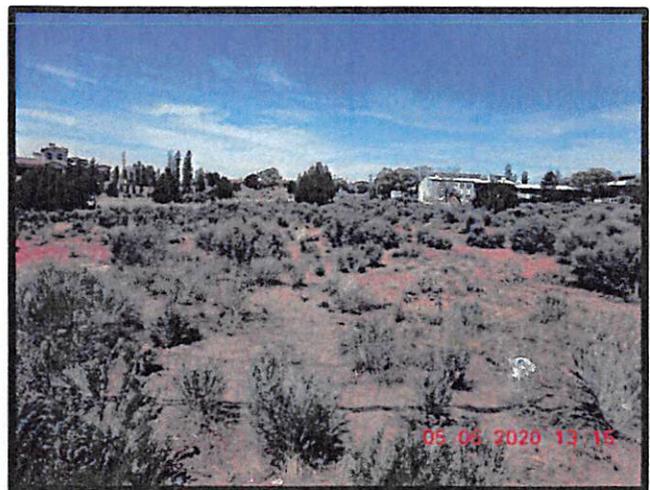
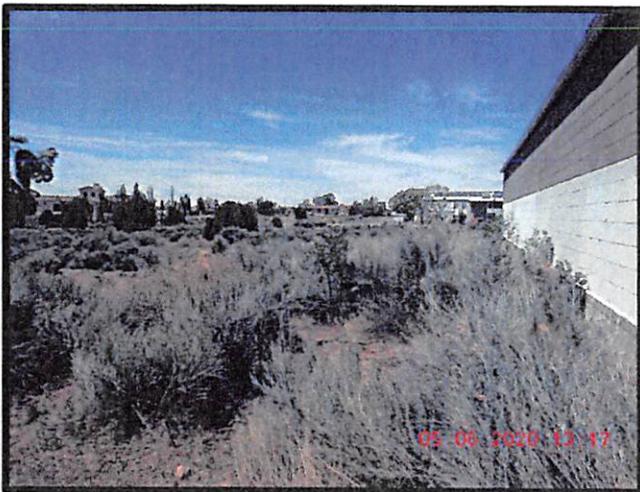
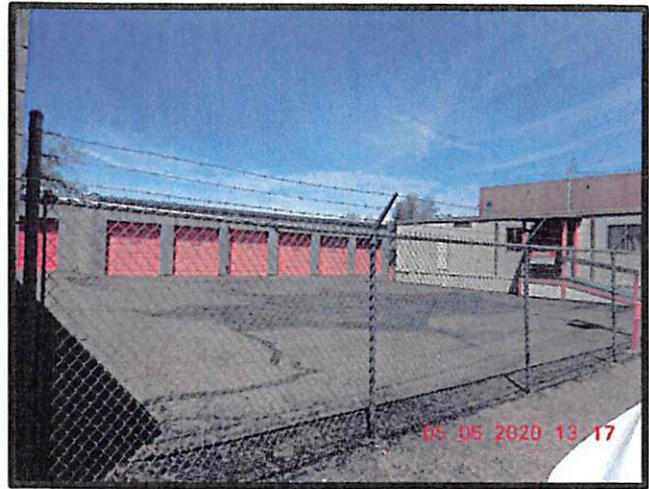
The properties are generally located northwest of Nizhoni Boulevard and Mesquite Drive; more particularly described as Lots 12 through 19, Block 1 and Lots 30 through 37, Block 2, Cedar Pine Addition Unit 1.

### AERIAL IMAGERY



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

### SITE PHOTOS

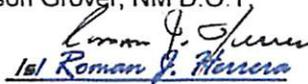


March 17, 2020

**MEMORANDUM**

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

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

**FROM:**  Roman J. Herrera

Roman J. Herrera, Development Review Coordinator

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

<b>CASE #:</b> 20-0600002
<b>PROJECT NAME:</b> Re-Zone
<b>PROPERTY OWNER:</b> Red Rock Self Storage / Joseph Sanchez
<b>PROJECT LOCATION:</b> Block 1 & 2, Cedar Pine Addn. Unit 1 – E. Nizhoni Blvd.
<b>DESCRIPTION: RE-ZONE:</b> The property owner is requesting that the property described above be granted a zone change from Rural Holding Zone (RHZ) to General Commercial (GC) so that it can be developed as a commercial use (storage units). The zoning change request will be scheduled to be heard by the Planning & Zoning Commission at their next regularly scheduled meeting, any conditions for approval should be included in staff recommendation to the Commission.
<b>ELECTRONIC COMMENTS ARE DUE BY:</b> 24 MARCH 2020

**NO TASK FORCE MEETING HAS BEEN SCHEDULED**

**COMMUNITY PLANNER COMMENTS:**

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

P2.) Request for rezone meets the following criteria:

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

P3.) Ok to proceed to public hearing.

**CITY ENGINEER COMMENTS:** PW has no issue with rezoning.

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

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

**ELECTRIC DEPARTMENT COMMENTS:** Electric has no issue with Rezone.

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

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

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

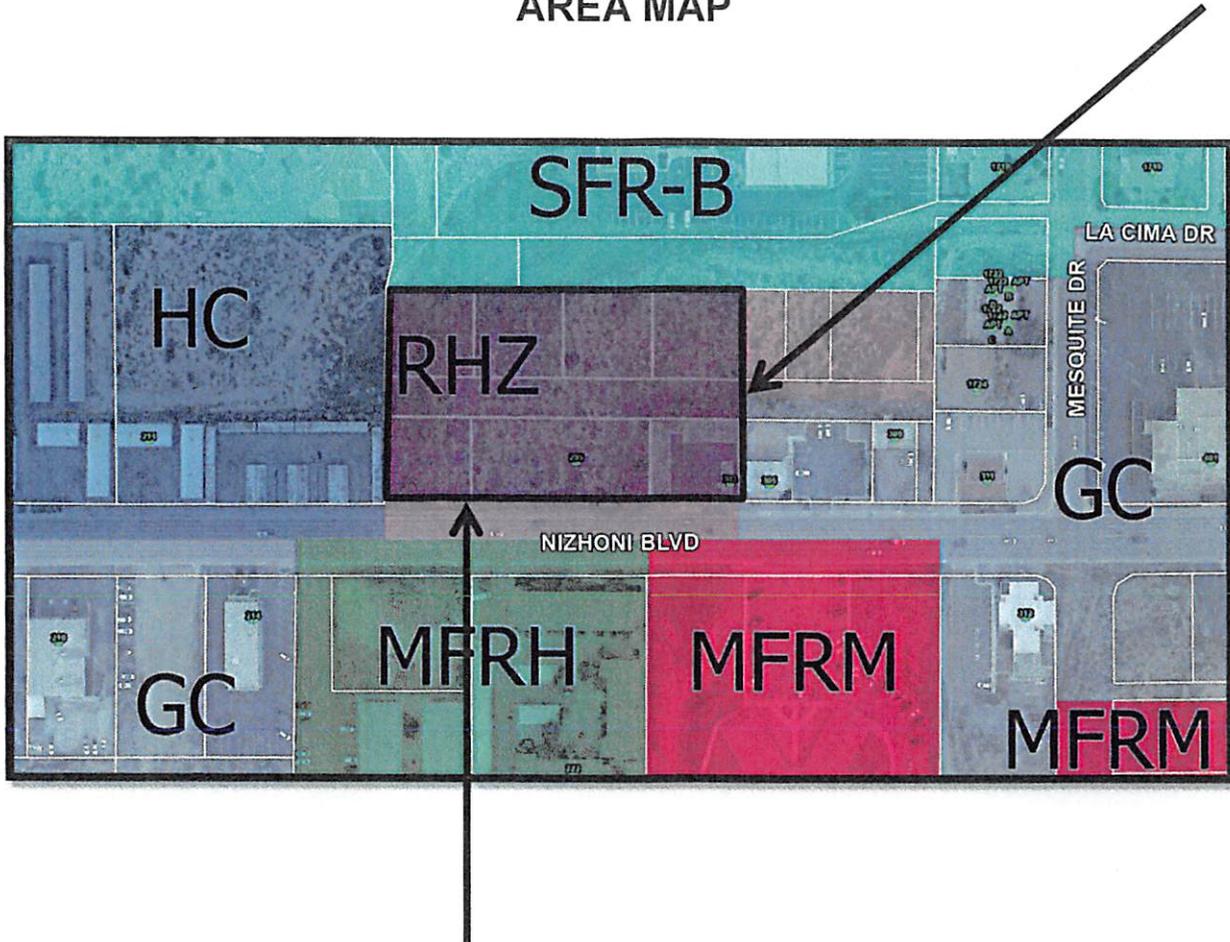
**NM GAS COMPANY COMMENTS:** New Mexico Gas has no issues.

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

**NM D.O.T. COMMENTS:** No comments from the NMDOT. A re-zoning will not impact NMDOT Right of Way or highway function.

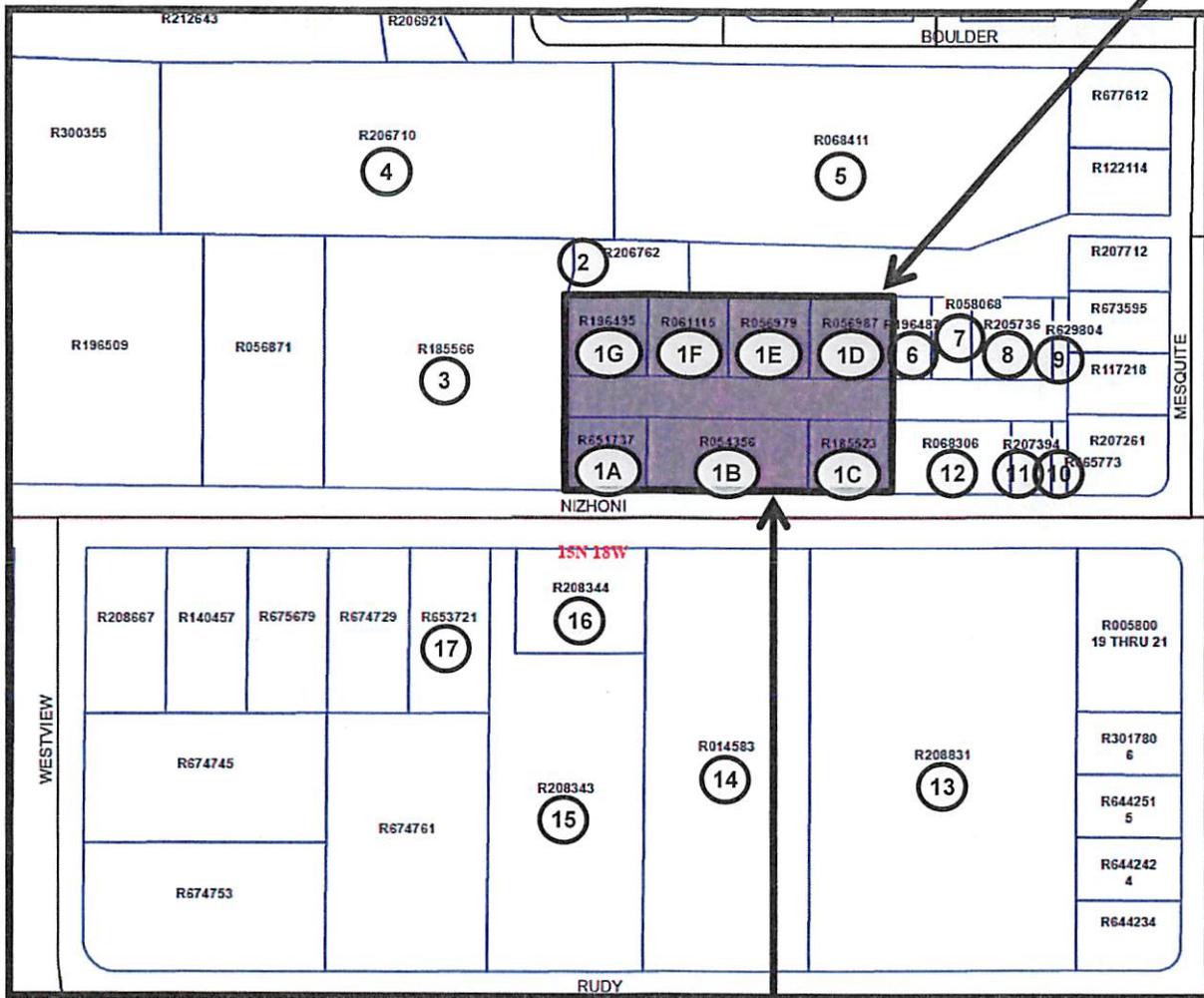
Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc. and Kevin Taira on behalf of George T. & Wilma Taira, property owners, for the Rezoning of 2.1917 acres M/L **FROM** Rural Holding Zone (RHZ) Zone District **TO** General Commercial (GC) Zone District. The properties are generally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

### AREA MAP



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

### PROPERTY MAP



*Letters sent 04/24/2020*

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

**ADDRESS LIST**

- |  |   |
|--|---|
| <p>1A. RED ROCK SELF STORAGE<br/>INC.<br/>212 W. COAL AVE.<br/>GALLUP, NM 87301<br/>LOTS 12 &amp; 13, BLOCK 1,<br/>CEDAR PINE ADDN. UNIT 1<br/>R651737</p>   | <p>3. NIZHONI SELF STORAGE, INC.<br/>P.O. BOX 269<br/>GALLUP, NM 87305-0269<br/>LOTS 3A-5A, REPLAT NO. 2<br/>BERTINETTI ADDN. &amp; SUB. &amp; A<br/>PORTION OF CEDAR PINE<br/>SUB.<br/>R185566</p>                           |
| <p>1B. LOTS 14 THRU 17, BLOCK 1,<br/>CEDAR PINE ADDN. UNIT 1<br/>R054356</p>   | <p>4. JOSEPH &amp; ELIZABETH<br/>SANCHEZ<br/>200 BOULDER DR.<br/>GALLUP, NM 87301<br/>A TRACT OF LAND WITHIN THE<br/>SW ¼ OF SEC. 22 T15 R18,<br/>CONT. 2.58 ACS M/L<br/>R206710</p>  |
| <p>1D. LOTS 30 &amp; 31, BLOCK 2,<br/>CEDAR PINE ADDN. UNIT 1<br/>R056987</p>  | <p>5. GRACE BIBLE CHURCH OF<br/>GALLUP, NEW MEXICO<br/>222 BOULDER DR.<br/>GALLUP, NM 87301<br/>A TRACT OF LAND IN THE E ½<br/>SW ¼ OF 22 15 18, CONT. 2.74<br/>ACS M/L A/K/A GALLUP<br/>BAPTIST CHURCH ADDN.<br/>R068411</p> |
| <p>1E. LOTS 32 &amp; 33, BLOCK 2,<br/>CEDAR PINE ADDN. UNIT 1<br/>R056979</p>  | <p>6. LOT 29, BLOCK 2, CEDAR PINE<br/>ADDN. UNIT 1<br/>R196487</p>  |
| <p>1F. LOTS 34 &amp; 35, BLOCK 2,<br/>CEDAR PINE ADDN. UNIT 1<br/>R061115</p>  |   |
| <p>1G. LOTS 36 &amp; 37, BLOCK 2,<br/>CEDAR PINE ADDN. UNIT 1<br/>R196495</p>  |   |
| <p>1C. GEORGE T. &amp; WILMA TAIRA<br/>1300 COUNTRY CLUB DR.<br/>GALLUP, NM 87301<br/>LOTS 18 &amp; 19, BLOCK 1,<br/>CEDAR PINE ADDN. UNIT 1<br/>R185523</p> |   |
| <p>2. STEPHEN RANDOLPH LARSON<br/>785 NE WOOD LANE</p>   |   |

7. KIRSTEN MARIE HART  
FUHRING COOK  
2026 12<sup>TH</sup> AVE.  
SAN FRANCISCO, CA 94116  
LOT 28, BLOCK 2, CEDAR PINE  
ADDN. UNIT 1  
R058068
8. CYD. T. HANNS  
P.O. BOX 1326  
BARROW, AK 99723  
LOTS 26 & 27, BLOCK 2,  
CEDAR PINE ADDN. UNIT 1  
R205736
9. HIGH & KAUZLARIC, INC.  
9817 MENAUL BLVD. NE  
ALBUQUERQUE, NM 87112  
LOT 25, BLOCK 2, CEDAR PINE  
ADDN. UNIT 1  
R629804
10. DRD MANAGEMENT  
CORPORATION  
2411 E. AZTEC AVE.  
GALLUP, NM 87301  
W. 17.73' OF LOT 24, BLOCK 1,  
CEDAR PINE ADDN. UNIT 1  
R065773
11. LOT 23, BLOCK 1, CEDAR PINE  
ADDN. UNIT 1  
R207394
12. ROBERT LEE & EILEEN A.  
D'ORAZIO, REV. TRUST  
1611 KIVA DR.  
GALLUP, NM 87301  
LOTS 20, 21 & 22, BLOCK 1,  
CEDAR PINE ADDN. UNIT 1  
R068306
13. MCKINLEY PROPCO LLC  
ATTN: GMF CAPITAL  
650 MADISON AVE.  
NEW YORK, NY 10022
14. NIZHONI TERRACE  
APARTMENTS, LLC  
222 NIZHONI BLVD.  
GALLUP, NM 87301  
2.5 ACS M/L IN SEC. 27 T15N  
R18W, NE ¼ NW ¼ A/K/A  
NIZHONI APARTMENTS  
R014583
15. GURLEY PROPERTIES LTD.  
C/O 1638 S. SECOND ST.  
GALLUP, NM 87301  
1.88 ACS M/L IN 27 15 18, THE  
NW ¼ OF A/K/A LOT 1, CEDAR  
CREST SUB.  
R208343
16. .466 ACS M/L IN THE NW ¼ OF  
27 15 18, A/K/A LOT 2, CEDAR  
CREST SUB.  
R208344
17. TONY D. GONZALES  
P.O. BOX 1100  
GALLUP, NM 87305-0000  
BLOCK 1, LOT 1, ZIA SUB. UNIT  
#1  
R653721
- TRACT C, OF THE REPLAT OF  
ROLLING HILLS UNIT 2  
R208831



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

Maryann Ustick, City Manager  
Curtis Hayes, City Attorney

May 6, 2020

## MEMORANDUM

TO: Planning and Zoning Commission

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

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

### BACKGROUND

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

### DISCUSSION

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

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

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

### FINDINGS

It is the findings of staff that the proposed subdivision complies with the City of Gallup Subdivision Regulations for a minor subdivision including all dimensional requirements for the General Commercial (GC) Zone District. Staff's recommendation is for approval of said subdivision.

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

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

REVIEW TYPE: (check only one category per submittal)

<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 checked="" 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: SAME AS PROPERTY OWNER Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

(c) Project Engineer: H.E.I. Albert Hamm Phone #: 505-870-6901  
 Mailing Address: PO BOX 770 Zip: 87321  
 City: Ramah State: NM E-mail: heisurveys@yahoo.com

(d) Signature of Applicant or Agent: [Signature] Date: 3.5.20  
 Printed Name: JOSEPH SANCHEZ

2. PROPERTY OWNER

(a) NAME: Joseph Sanchez / Red Rock Self Storage Inc. Phone #: 863-8992 / 879-1836  
 Mailing Address: 312 W. Coal Ave E-mail: JSANCHEZ@QWESTOFFICE.NET  
 City: GALLUP State: NM Zip Code: 87301

(b) Signature of Property Owner: [Signature] Date: 3.5.20  
 Printed Name: Joseph Sanchez

3. LOCATION OF REQUEST

(a) Street Address (if any): 299 Nizhoni & Vacant lots

(b) Present Legal Description: Lots /Tracts: LOTS 12-17, BLOCK 1 AND LOTS 30-37, BLOCK 2.  
CEDAR PINE ADDN. UNIT 1

4. PROJECT DETAILS

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

(b) Present Zoning: HC ~~HC~~ RHZ Number of Existing Structures: 0 **NL**

(c) Proposed Zoning (if a zone change is proposed there is a separate application process): \_\_\_\_\_

(d) Number of Existing Lots: 14 ~~5~~ 4 Number of Proposed Lots: 1 Also Vacate Row

(e) Total Land Area: 1.9307 Acres

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

OFFICE USE ONLY

Pre-App. Confr.: 2/12/20 Application/Fees Accepted By: [Signature]  
 Fee Paid: \$ 25.00 Method of Payment: Check # 1015  
 Hearing Date: \_\_\_\_\_ Case #: 20-00300002

MAR - 5 2020  
 V2016.04.06  
nl 235pm

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

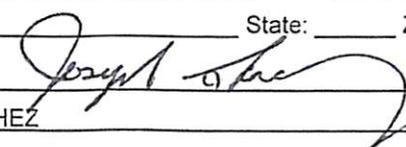
REVIEW TYPE: (check only one category per submittal)

<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: RED ROCK SELF STORAGE / JOSEPH SANCHEZ Phone #: (505) 863-8992  
 Mailing Address: 212 W. COAL AVE. Fax #: \_\_\_\_\_  
 City: GALLUP State: NM Zip: 87301
- (b) Agent (if any): \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ E-mail: \_\_\_\_\_
- (c) Project Engineer: H.E.I. ALBERT HAMMONS Phone #: (505) 870-6901  
 Mailing Address: PO BOX 770 Zip: 87321  
 City: RAMAH State: NM E-mail: HEISURVEYS@YAHOO.COM
- (d) Signature of Applicant or Agent: \_\_\_\_\_ Date: \_\_\_\_\_  
 Printed Name: JOSEPH SANCHEZ

2. PROPERTY OWNER

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

3. LOCATION OF REQUEST

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

4. PROJECT DETAILS

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

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

Pre-App. Confr.: \_\_\_\_\_ Application/Fees Accepted By: ND  
 Fee Paid: \$ 50.00 Method of Payment: Check # 1024  
 Hearing Date: 5/13/2020 Case #: 20-00300002



# FINAL PLAT RED ROCK SELF STORAGE SUBDIVISION

GALLUP, MCKINLEY COUNTY, NEW MEXICO

Being a Replat of Lots 12 through 17, Block 1, Lots 30 through 37, Block 2, Amended Cedar Pine Subdivision, together with a part of the un-named public street right-of-way lying between said Blocks 1 & 2 which is more particularly described by metes & bounds hereon.

### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING 'RED ROCK SELF STORAGE SUBDIVISION', CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO, BEING DESCRIBED TO WIT:

LOTS 12 THROUGH 17, BLOCK 1, LOTS 30 THROUGH 37, BLOCK 2, AMENDED CEDAR PINE SUBDIVISION, TOGETHER WITH A PART OF THE UN-NAMED PUBLIC RIGHT-OF-WAY LYING BETWEEN SAID BLOCKS 1 & 2 WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WEST LINE OF LOT 12, BLOCK 1, CEDAR PINE SUBDIVISION, UNIT 1, WITH THE NORTH LINE OF THE UNRESTRICTED EASEMENT AND RIGHT-OF-WAY OF NIZHONI BOULEVARD WHERE THE NORTHWEST CORNER OF LOT 37, BLOCK 2 OF SAID SUBDIVISION BEARS N89°45'12"W (N.M.S.P.W.2. GRID BRG.), 238.82' DISTANT; THENCE N89°45'12"W ALONG THE WEST LINE OF SAID LOT 12, 88.71' TO THE SOUTHWEST CORNER OF THE UN-NAMED PUBLIC RIGHT-OF-WAY AND THE REAL POINT OF BEGINNING; THENCE CONTINUE N89°45'12"W TO THE NORTHWEST CORNER; THENCE N89°45'12"W ALONG THE SOUTH LINE OF LOTS 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26 & 25, OF SAID BLOCK 2, 628.43' TO A POINT ON THE WEST LINE OF LOT 5, MESQUITE SUBDIVISION AND THE NORTHEAST CORNER; THENCE S89°45'12"W TO A POINT ON THE NORTH LINE OF LOT 24, BLOCK 1, CEDAR PINE SUBDIVISION AND THE SOUTHEAST CORNER; THENCE S89°45'12"W ALONG THE NORTH LINE OF LOTS 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13 & 12, OF SAID BLOCK 1, 618.63' TO THE POINT OF BEGINNING, CONTAINING 8.7177 ACRES.

CONTAINING 2.2408 ACRES, LOT 12A 1.9307 ACRES (WHICH INCLUDES VACATED R.O.W. OF 8,4016 ACRES) AND VACATED R.O.W. OF 8,3101 ACRES, MORE OR LESS, NOW SURVEYED AND PLATTED AS SHOWN HEREON, COMPRISING THE TRACT KNOWN AS 'RED ROCK SELF STORAGE SUBDIVISION', CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO, AS APPEARS ON THIS PLAT TO WHICH THIS DEDICATION IS ATTACHED AND MADE A PART HEREOF AND THIS PLAT HAS BEEN SUBMITTED TO THE CITY OF GALLUP BY STATUTE PROVIDED IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. ELECTRIC, TELEPHONE, GAS, WATER, SEWER AND CABLE TELEVISION FACILITIES AND OTHER TRANSMISSION PUBLIC UTILITIES WILL BE INSTALLED UNDERGROUND OR OVERHEAD, BY OR ALONG STREETS AND ALLEYS, UTILITY EASEMENTS, PUBLIC AREAS AND IN OWNER'S FACILITIES. ALL INSTALLATIONS SHALL CONFORM WITH APPLICABLE LOCAL CODES IN EFFECT. THE STREETS, ALLEYS, PUBLIC WAYS OR OTHER PUBLIC PROPERTY AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. THE EASEMENTS AS SHOWN HEREON ARE GRANTED FOR UNDERGROUND PIPELINES, OVERHEAD AND UNDERGROUND CABLES, POLES, ANCHORS, CONDUCTORS, CONDUITS, TRANSFORMER INSTALLATION (INCLUDING PADMOUNT AND CONVENTIONAL) PULLBOXES, MANHOLES, SERVICE FACILITIES AND ALL OTHER NECESSARY EQUIPMENT FOR AN UNDERGROUND OR AERIAL DISTRIBUTION SYSTEM, TOGETHER WITH OVERHEAD OR SERVICE WIRE AND WITH THE RIGHTS OF ACCESS AND EGRESS THEREIN FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, REPLACEMENT AND RENEWAL THEREOF AND ALSO THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. PERMANENT STRUCTURES WILL NOT BE PERMITTED ON OR OVER ANY EASEMENT. FENCES, SIDEWALKS AND DRIVEWAYS ARE HEREBY EXEMPTED BUT MAY BE REMOVED BY RECEIPT OF THIS EASEMENT DEDICATION.

WE, THE UNDERSIGNED OWNER WITH FREE CONSENT, HEREBY SET OUR HANDS AND SEALS.

RED ROCK SELF STORAGE, INC.  
JOSEPH SANCHEZ, DIRECTOR  
212 W. COAL AVE.  
GALLUP, NM 87301  
PH: (505) 863-8982

RED ROCK SELF STORAGE, INC.  
ELIZABETH SANCHEZ, DIRECTOR  
212 W. COAL AVE.  
GALLUP, NM 87301  
PH: (505) 863-8982

### ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF MCKINLEY ) 25

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES

### ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF MCKINLEY ) 25

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES

**RECEIVED**  
By Nikki Lee at 3:43 pm, Apr 27, 2020

### SURVEYOR'S CERTIFICATE

I, Clyde J. King, New Mexico Professional Surveyor No. 12978, do hereby certify that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this instrument is based upon a Boundary Survey of an existing tract or tracts.

*Clyde J. King*  
Clyde J. King, P.S. 12978  
4-27-20  
Date



### CERTIFICATION OF ACCEPTANCE AND APPROVAL

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

ATTEST

Secretary

Chairman, Planning & Zoning Commission

### VACATED RIGHT OF WAY CERTIFICATION OF APPROVAL

PORTION OF THE UN-NAMED PUBLIC RIGHT-OF-WAY SHOWN HEREON, LYING BETWEEN BLOCKS 1 & 2, CEDAR PINE SUBDIVISION, UNIT 1, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF LOT 12, BLOCK 1, CEDAR PINE SUBDIVISION, UNIT 1 WITH THE NORTH LINE OF THE UNRESTRICTED EASEMENT AND RIGHT-OF-WAY OF NIZHONI BOULEVARD WHERE THE NORTHWEST CORNER OF LOT 37, BLOCK 2 OF SAID SUBDIVISION BEARS N89°45'12"W (N.M.S.P.W.2. GRID BRG.), 238.82' DISTANT; THENCE N89°45'12"W ALONG THE WEST LINE OF SAID LOT 12, 88.71' TO THE SOUTHWEST CORNER OF THE UN-NAMED PUBLIC RIGHT-OF-WAY AND THE REAL POINT OF BEGINNING; THENCE CONTINUE N89°45'12"W, 500.71' TO THE NORTHWEST CORNER; THENCE N89°45'12"W ALONG THE SOUTH LINE OF LOTS 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26 & 25, OF SAID BLOCK 2, 628.43' TO A POINT ON THE WEST LINE OF LOT 5, MESQUITE SUBDIVISION AND THE NORTHEAST CORNER; THENCE S89°45'12"W TO A POINT ON THE NORTH LINE OF LOT 24, BLOCK 1, CEDAR PINE SUBDIVISION AND THE SOUTHEAST CORNER; THENCE S89°45'12"W ALONG THE NORTH LINE OF LOTS 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13 & 12, OF SAID BLOCK 1, 618.63' TO THE POINT OF BEGINNING, CONTAINING 8.7177 ACRES.

THE RIGHT OF WAY THOUGH DEDICATED TO PUBLIC USE, ARE NOT NOW NEEDED FOR THE PUBLIC'S BENEFIT AND HEREOF UPON WHICH THIS CERTIFICATION APPEARS AND APPROVED FOR

VACATION BY THE CITY OF GALLUP, NEW MEXICO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

CITY CLERK  
CITY OF GALLUP, NEW MEXICO

MAYOR  
CITY OF GALLUP, NEW MEXICO

### CERTIFICATE OF FILING

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

CLERK AND EX-OFFICIO RECORDER  
MCKINLEY COUNTY, NEW MEXICO

### APPROVALS

CITY OF GALLUP, CITY ENGINEER

CITY OF GALLUP, ELECTRIC DIRECTOR

CITY OF GALLUP, WATER & WASTEWATER DIRECTOR

NM GAS COMPANY

QUEST CORPORATION DBA CENTURYLINK QC

### CERTIFICATE OF FILING

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

LAW ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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



VICINITY MAP  
NOT TO SCALE

### RECORD DOCUMENTS

- 1. AMENDED CEDAR PINE SUBDIVISION UNIT 1, FILED OCT. 06, 1923.
- 2. GALLUP JOINT UTILITIES INFRASTRUCTURE PANELS S8225W & S827N4.
- 3. REPLAT NO. 2 BERTINETTI ADD. & SUBD., DOC. 288204.
- 4. GALLUP BAPTIST CHURCH ADD., DOC. 231527.
- 5. MESQUITE SUBDIVISION, DOC. 185912.

### NOTES

- 1. BOUNDARY SURVEY MADE NOVEMBER 06, 2018, UPDATED ON JAN. 02, 2020.
- 2. ADDRESS: 299 E. NIZHONI BOULEVARD, GALLUP, NM.
- 3. BEARINGS ARE REFERENCED TO THE N.M. STATE PLANE WEST ZONE GRID. DISTANCES ARE HORIZONTAL DISTANCES.
- 4. ALTHOUGH VISIBLE UTILITY APPLIANCES WERE LOCATED AS PART OF THIS SURVEY, UNDERGROUND UTILITY LOCATIONS WERE NOT POTHOLED AND THE LOCATIONS SHOWN HEREON SHALL NOT BE RELIED UPON AS A DEFINITE LOCATION OF BURIED UTILITIES.
- 5. OWNER: RED ROCK SELF STORAGE INCORPORATED, A NEW MEXICO CORPORATION. SEE RECORD DOCUMENTS SHOWN ON DRAWING.
- 6. ZONING: RURAL HOLDING ZONE

LOT 5A

REPLAT NO. 2 BERTINETTI ADD. & SUBDIVISION  
ZONING: HC

NIZHONI BOULEVARD

ZONING: SFR-B

UNNAMED PUBLIC STREET R.O.W.

BLOCK 2

LOT 12A  
1.9307 ACRES, 84,099 Sq. Ft.

UNNAMED PUBLIC STREET R.O.W., 8,4016 ACRE VACATED BY THIS PLAT  
--VACATED AREA DENOTED BY HATCH PATTERN--

BLOCK 1

299 E. NIZHONI BOULEVARD



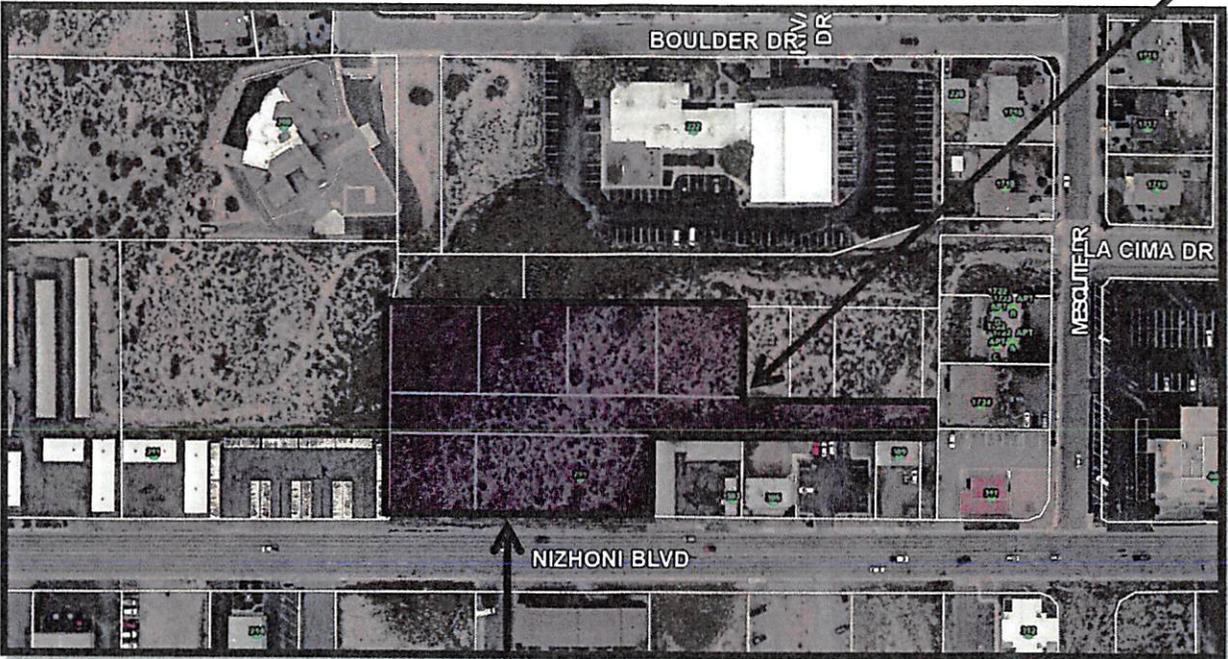
### LEGEND

- FOUND 1/2" REBAR W/PS4329 YELLOW PLASTIC CAP
- SET 3/8" REBAR W/PS1979 ORANGE PLASTIC CAP
- △ FOUND 1/2" REBAR, SET PS12979 ORANGE PLASTIC CAP
- ◇ DIMENSION POINTS ONLY
- ( ) RECORD DIMENSIONS

Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc., for Final Plat approval of a Minor Subdivision; Red Rock Self Storage Subdivision Replat No. 1 of Lots 12 through 17, Block 1 and Lots 30 through 37, Block 2, Amended Cedar Pine Subdivision. Also requesting for the City of Gallup to vacate a 50' wide, 620.43' long landlocked, undeveloped street right-of-way (R.O.W.) between Block 1 and Block 2.

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

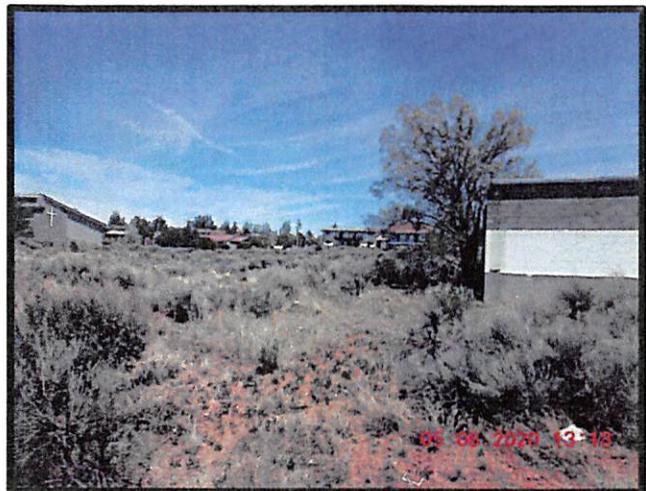
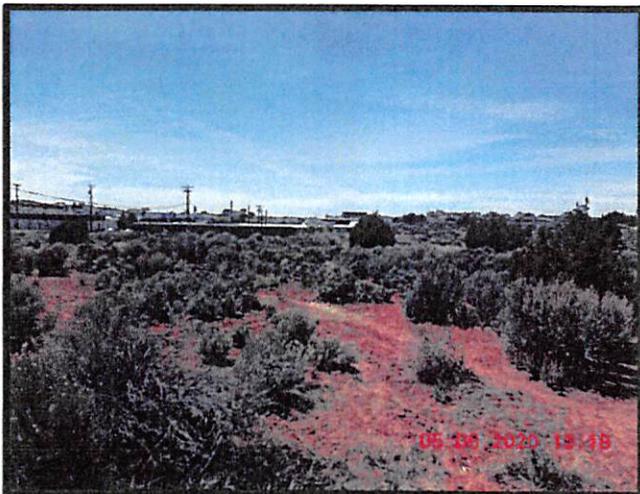
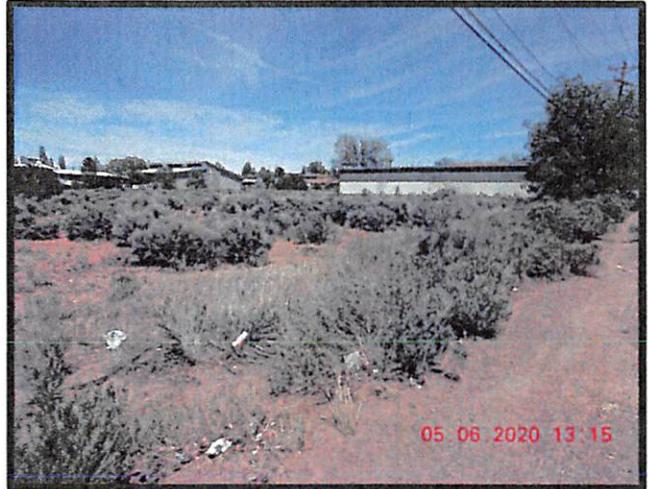
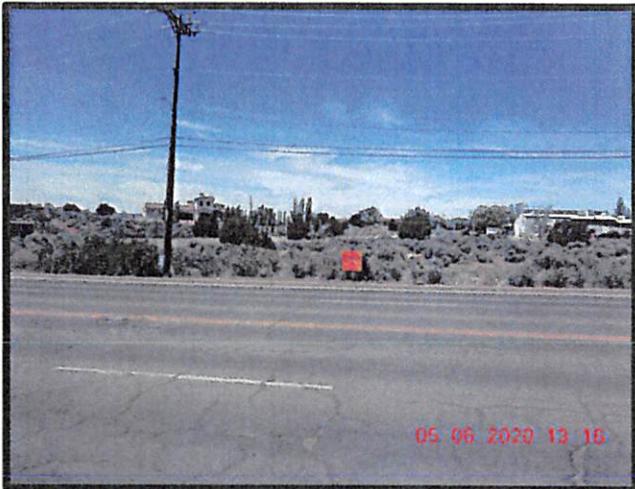
### AERIAL IMAGERY



Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc., for Final Plat approval of a Minor Subdivision; Red Rock Self Storage Subdivision Replat No. 1 of Lots 12 through 17, Block 1 and Lots 30 through 37, Block 2, Amended Cedar Pine Subdivision. Also requesting for the City of Gallup to vacate a 50' wide, 620.43' long landlocked, undeveloped street right-of-way (R.O.W.) between Block 1 and Block 2.

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

### SITE PHOTOS

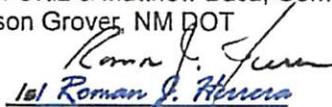


MARCH 12, 2020

**MEMORANDUM**

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

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

**FROM:**   
 Roman J. Herrera, Development Review Coordinator

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

<b>CASE #:</b> 20-00300002
<b>PROJECT NAME:</b> Replat of Block 1 & 2, Cedar Pine Subdivision
<b>PROPERTY OWNER:</b> Red Rock Self Storage Inc. / Joseph Sanchez
<b>PROJECT LOCATION:</b> Block 1, Lots 12 thru 17 & Block 2, Lots 30 thru 37, Cedar Pine Subdivision & Unnamed Street
<b>DESCRIPTION: MINOR SUBDIVISION – SKETCH PLAT REVIEW:</b> The property owner is requesting that the aforementioned Lots in Blocks 1 & 2 be replated into one (1) Lot, he is also requesting that a 400' x 25' x 100' x 299.88' x 50' section of the unnamed Street in between Blocks 1 & 2 be vacated as part of this replat. The site is presently zoned as Rural Holding Zone (RHZ), the property owner will be submitting a separate application for re-zone to Heavy Commercial (HC).
<b>ELECTRONIC COMMENTS ARE DUE BY: 20 MARCH 2020</b>

**NO TASK FORCE MEETING HAS BEEN SCHEDULED**

***COMMUNITY PLANNER COMMENTS:***

P1.) Change title of subdivision to "Red Rock Self Storage Subdivision".

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

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

P4.) Entire unnamed ROW must be vacated as part of this plat and not just a portion, amend plat to include entire land locked ROW to be vacated.

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

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

**CITY ENGINEER COMMENTS:** Upon development:

1. Storm drainage plan by a NM civil engineer will be required including compliance with said plan. See LDS for specific drainage plan requirements.
2. Nizhoni Blvd street frontage will require 6' wide ADA compliant sidewalks.

**WATER DEPARTMENT COMMENTS:** No comments

**WASTEWATER DEPARTMENT COMMENTS:** No comments

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

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

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

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

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

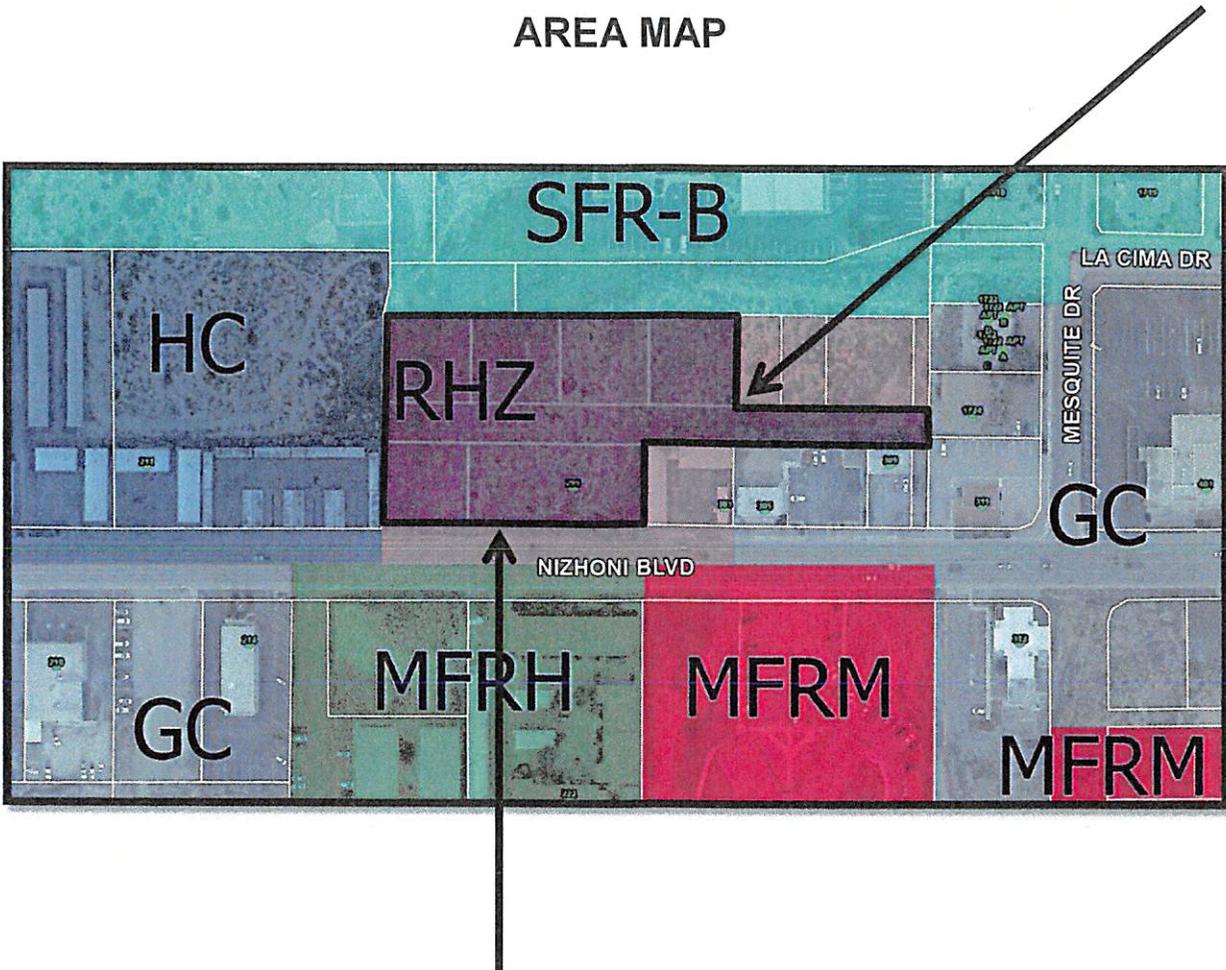
**COMCAST COMMENTS:** Comcast does not have any conflict with CASE 20-00300002 - Replat of Block 1&3 Cedar Pine Subdivision

**NM D.O.T.:** The NMDOT does not have any comments for the subject reviews, as they do not impact NMDOT Right of Way

Request by Joseph Sanchez property owner of Red Rock Self Storage, Inc., for Final Plat approval of a Minor Subdivision; Red Rock Self Storage Subdivision Replat No. 1 of Lots 12 through 17, Block 1 and Lots 30 through 37, Block 2, Amended Cedar Pine Subdivision.

Also requesting for the City of Gallup to vacate a 50' wide, 620.43' long landlocked, undeveloped street right-of-way (R.O.W.) between Block 1 and Block 2. The properties are generally located Northwest of Nizhoni Boulevard and Mesquite Drive; subdivision contains 1.9307 Acres M/L which includes the vacated R.O.W. of 0.4016 acres and also the vacated R.O.W. outside the subdivision area of 0.3101 acres.

### AREA MAP





*Letters sent 04/24/2020*

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

**ADDRESS LIST**

- |     |   |    |   |
|-----|---|----|---|
| 1A. | RED ROCK SELF STORAGE<br>INC.<br>212 W. COAL AVE.<br>GALLUP, NM 87301<br>LOTS 12 & 13, BLOCK 1,<br>CEDAR PINE ADDN. UNIT 1<br>R651737 | 3. | STEPHEN RANDOLPH LARSON<br>785 NE WOOD LANE<br>CLATSKANIE, OR 97016<br>.11 ACS M/L IN E ½ SW ¼ OF<br>SEC. 22 T15 R18<br>R206762   |
| 1B. | LOTS 14 THRU 17, BLOCK 1,<br>CEDAR PINE ADDN. UNIT 1<br>R054356   | 4. | NIZHONI SELF STORAGE, INC.<br>P.O. BOX 269<br>GALLUP, NM 87305-0269<br>LOTS 3A-5A, REPLAT NO. 2<br>BERTINETTI ADDN. & SUB. & A<br>PORTION OF CEDAR PINE<br>SUB.<br>R185566                                  |
| 1C. | LOTS 30 & 31, BLOCK 2,<br>CEDAR PINE ADDN. UNIT 1<br>R056987  | 5. | JOSEPH & ELIZABETH<br>SANCHEZ<br>200 BOULDER DR.<br>GALLUP, NM 87301<br>A TRACT OF LAND WITHIN THE<br>SW ¼ OF SEC. 22 T15 R18,<br>CONT. 2.58 ACS M/L<br>R206710   |
| 1D. | LOTS 32 & 33, BLOCK 2,<br>CEDAR PINE ADDN. UNIT 1<br>R056979  | 6. | GRACE BIBLE CHURCH OF<br>GALLUP, NEW MEXICO<br>222 BOULDER DR.<br>GALLUP, NM 87301<br>A TRACT OF LAND IN THE E ½<br>SW ¼ OF 22 15 18, CONT. 2.74<br>ACS M/L A/K/A GALLUP<br>BAPTIST CHURCH ADDN.<br>R068411 |
| 1E. | LOTS 34 & 35, BLOCK 2,<br>CEDAR PINE ADDN. UNIT 1<br>R061115  |    |   |
| 1F. | LOTS 36 & 37, BLOCK 2,<br>CEDAR PINE ADDN. UNIT 1<br>R196495  |    |   |
| 2.  | GEORGE T. & WILMA TAIRA<br>1300 COUNTRY CLUB DR.<br>GALLUP, NM 87301<br>LOTS 18 & 19, BLOCK 1,<br>CEDAR PINE ADDN. UNIT 1<br>R185523  |    |   |

- |     |   |     |  |
|-----|---|-----|--|
| 7.  | LOT 29, BLOCK 2, CEDAR PINE<br>ADDN. UNIT 1<br>R196487  | 14. | MCKINLEY PROPCO LLC<br>ATTN: GMF CAPITAL<br>650 MADISON AVE.<br>NEW YORK, NY 10022<br>TRACT C, OF THE REPLAT OF<br>ROLLING HILLS UNIT 2<br>R208831                   |
| 8.  | KIRSTEN MARIE HART<br>FUHRING COOK<br>2026 12 <sup>TH</sup> AVE.<br>SAN FRANCISCO, CA 94116<br>LOT 28, BLOCK 2, CEDAR PINE<br>ADDN. UNIT 1<br>R058068   | 15. | NIZHONI TERRACE<br>APARTMENTS, LLC<br>222 NIZHONI BLVD.<br>GALLUP, NM 87301<br>2.5 ACS M/L IN SEC. 27 T15N<br>R18W, NE ¼ NW ¼ A/K/A<br>NIZHONI APARTMENTS<br>R014583 |
| 9.  | CYD. T. HANNS<br>P.O. BOX 1326<br>BARROW, AK 99723<br>LOTS 26 & 27, BLOCK 2,<br>CEDAR PINE ADDN. UNIT 1<br>R205736                                      | 16. | GURLEY PROPERTIES LTD.<br>C/O 1638 S. SECOND ST.<br>GALLUP, NM 87301<br>1.88 ACS M/L IN 27 15 18, THE<br>NW ¼ OF A/K/A LOT 1, CEDAR<br>CREST SUB.<br>R208343         |
| 10. | HIGH & KAUZLARIC, INC.<br>9817 MENAUL BLVD. NE<br>ALBUQUERQUE, NM 87112<br>LOT 25, BLOCK 2, CEDAR PINE<br>ADDN. UNIT 1<br>R629804                       | 17. | .466 ACS M/L IN THE NW ¼ OF<br>27 15 18, A/K/A LOT 2, CEDAR<br>CREST SUB.<br>R208344   |
| 11. | DRD MANAGEMENT<br>CORPORATION<br>2411 E. AZTEC AVE.<br>GALLUP, NM 87301<br>W. 17.73' OF LOT 24, BLOCK 1,<br>CEDAR PINE ADDN. UNIT 1<br>R065773          | 18. | TONY D. GONZALES<br>P.O. BOX 1100<br>GALLUP, NM 87305-0000<br>BLOCK 1, LOT 1, ZIA SUB. UNIT<br>#1<br>R653721   |
| 12. | LOT 23, BLOCK 1, CEDAR PINE<br>ADDN. UNIT 1<br>R207394  |     |  |
| 13. | ROBERT LEE & EILEEN A.<br>D'ORAZIO, REV. TRUST<br>1611 KIVA DR.<br>GALLUP, NM 87301<br>LOTS 20, 21 & 22, BLOCK 1,<br>CEDAR PINE ADDN. UNIT 1<br>R068306 |     |  |



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

Maryann Ustick, City Manager  
Curtis Hayes, City Attorney

May 6, 2020

## MEMORANDUM

TO: Planning and Zoning Commission

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

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

### BACKGROUND

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

### DISCUSSION

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

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

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

**FINDINGS**

**It is the findings of staff that the proposed subdivision complies with the City of Gallup Subdivision Regulations for a minor subdivision. Staff's recommendation is for approval of said subdivision.**

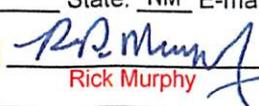
USE ADDITIONAL SHEETS IF NECESSARY. SUBMIT THE COMPLETED APPLICATION WITH ALL RELATED MATERIALS AND FILING FEE (PAYABLE TO THE CITY OF GALLUP) TO THE PLANNING DEPARTMENT. INCOMPLETE OR INACCURATE APPLICATIONS MAY DELAY HEARING OR DECISION DATE.

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

REVIEW TYPE: (check only one category per submittal)

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

2. PROPERTY OWNER

- (a) NAME: Gallup Holding & Investment Corp.(Gallup Development Corp.) Phone #: 505-863-6274  
 Mailing Address: 808 S. Boardman Ave.Dr. E-mail: rick@murphybuilders.com NL  
 City: Gallup State: NM Zip Code: 87301
- (b) Signature of Property Owner:  Date: 2/7/20  
 Printed Name: Rick Murphy

3. LOCATION OF REQUEST

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

4. PROJECT DETAILS

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

OFFICE USE ONLY

Pre-App. Confr.: \_\_\_\_\_ Application/Fees Accepted By: NO

Fee Paid: \$ 25.00 Method of Payment: Cash

Hearing Date: \_\_\_\_\_ Case #: 20-00300001

RECEIVED

FEB 07 2020

CITY OF GALLUP  
PLANNING & DEVELOPMENT

BY: NO TIME: 4:50pm

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

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

REVIEW TYPE: (check only one category per submittal)

Major Subdivision: Sketch Plat, Preliminary Plat, Final Plat & Parcel Tracking Sheet \*\*, Amendment
Minor Subdivision: Sketch Plat, X Final Plat & Parcel Tracking Sheet \*\*
Administrative Subdivision: Sketch Plat, Final Plat & Parcel Tracking Sheet \*\*
Site Development: Plan Review

1. APPLICANT INFORMATION Gallup Holding & Investment AKA

- (a) NAME: GALLUP DEVELOPMENT CORPORATION Phone #: (505) 863-6274
Mailing Address: 808 BOARDMAN DR. Fax #: (505) 863-9442
City: GALLUP State: NM Zip: 87301
(b) Agent (if any): RICK MURPHY Phone #: (505) 979-5255
Mailing Address: 808 BOARDMAN DR. Zip: 87301
City: GALLUP State: NM E-mail: RICK@MURPHYBUILDERS.COM
(c) Project Engineer: DEPAULI ENGINEERING & SURVEYING Phone #: (505) 863-5440
Mailing Address: 307 S. 4TH ST. Zip: 87301
City: GALLUP State: NM E-mail: MDEPAULI@DEPAULIENGINEERING.COM
(d) Signature of Applicant or Agent: R.D. Murphy Date: 3/16/2020
Printed Name: RICK MURPHY

2. PROPERTY OWNER

- (a) NAME: SAME AS APPLICANT (GALLUP DEVELOPMENT CORP.) Phone #:
Mailing Address: E-mail:
City: State: Zip Code:
(b) Signature of Property Owner: R.D. Murphy Date: 3/16/2020
Printed Name: RICK MURPHY

3. LOCATION OF REQUEST

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

4. PROJECT DETAILS

- (a) Project is within jurisdiction of: CITY OF GALLUP
(b) Present Zoning: RHZ Number of Existing Structures: none
(c) Proposed Zoning (if a zone change is proposed there is a separate application process):
(d) Number of Existing Lots: 1 Number of Proposed Lots: 7 tracts 6
(e) Total Land Area: 46.43 Gallup Holding & Investment Acres & 33.8056 ACS (27.2942 Acs existing deeded to City and combined with 6.5114 Acs of City property) Acres
(f) \*\* The McKinley County Parcel Tracking Sheet is attached: Yes [ ] No [ ] (Required with Final Plat)

& 1.9311 DEEDED TO GALLUP HOLDING & INVESTMENT FROM CITY (City Council aprvd' at 04/28/2020 meeting) See Special Warranty Deeds

OFFICE USE ONLY

Pre-App. Confr.: Application/Fees Accepted By: ND
Fee Paid: \$50.00 Method of Payment: Check #: 1476
Hearing Date: 5/13/2020 Case #: 20-00300001

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

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 checked="" type="checkbox"/> Sketch Plat  <input 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: 2/25/2020  
 Printed Name: MARYANN USTICK, CITY MANAGER

2. PROPERTY OWNER

- (a) NAME: SAME AS APPLICANT (CITY OF GALLUP) Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_
- (b) Signature of Property Owner: *Maryann Ustick* Date: 2/25/2020  
 Printed Name: MARYANN USTICK, CITY MANAGER

3. LOCATION OF REQUEST

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

4. PROJECT DETAILS

- (a) Project is within jurisdiction of: CITY OF GALLUP
- (b) Present Zoning: RHZ Number of Existing Structures: 1
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): \_\_\_\_\_
- (d) Number of Existing Lots: 5 Number of Proposed Lots: 1
- (e) Total Land Area: 179.5504 ACRES M/L Acres
- (f) \*\* The McKinley County Parcel Tracking Sheet is attached: Yes  No  (Required with Final Plat)

-----  
**O F F I C E U S E O N L Y**  
 Pre-App. Confr.: \_\_\_\_\_ Application/Fees Accepted By: *A-L*  
 Fee Paid: \$ 0 Method of Payment: N/A  
 Hearing Date: \_\_\_\_\_ Case #: 20-00300001

**RECEIVED**

**FEB 25 2020**

CITY OF GALLUP  
 PLANNING & DEVELOPMENT  
 BY: *AL* 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: 5-1-20  
 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: 5-1-20  
 Printed Name: MARYANN USTICK, CITY MANAGER

3. LOCATION OF REQUEST

- (a) Street Address (if any): <sup>5</sup> 4 VACANT TRACTS OF LAND; 1109B SUSAN AVE.; 7.4808 ACRES DEEDED TO CITY FROM GALLUP HOLDING & INVESTMENT CORP; 27.2942 ACRES DEEDED TO CITY FROM GALLUP HOLDING
- (b) Present Legal Description: Lots /Tracts: \_\_\_\_\_  
SEE-6 PROPERTY CARDS & SPECIAL WARRANTY DEEDS (deeds aprvd' at 04/28/2020 City Council meeting)

4. PROJECT DETAILS

- (a) Project is within jurisdiction of: CITY OF GALLUP
- (b) Present Zoning: RHZ Number of Existing Structures: 1
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): \_\_\_\_\_
- (d) Number of Existing Lots: 5-6 Number of Proposed Lots: 1-2
- (e) Total Land Area: 186.3192 ACRES M/L <sup>& 33.8056 ACS</sup> (6.5114 Acs existing & 27.2942 Acs deed to City 04/28/20) Acres **NL**
- (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

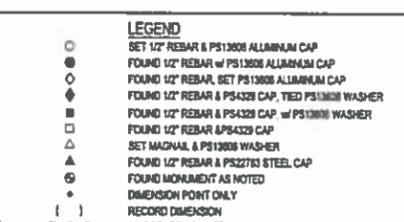
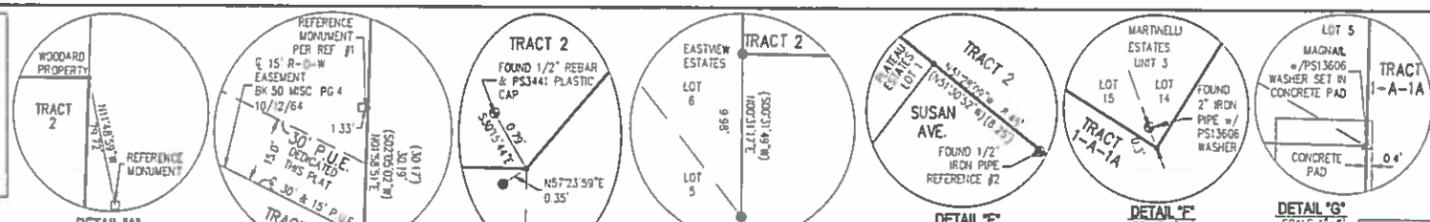
Pre-App. Confr.: \_\_\_\_\_ Application/Fees Accepted By: ND

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

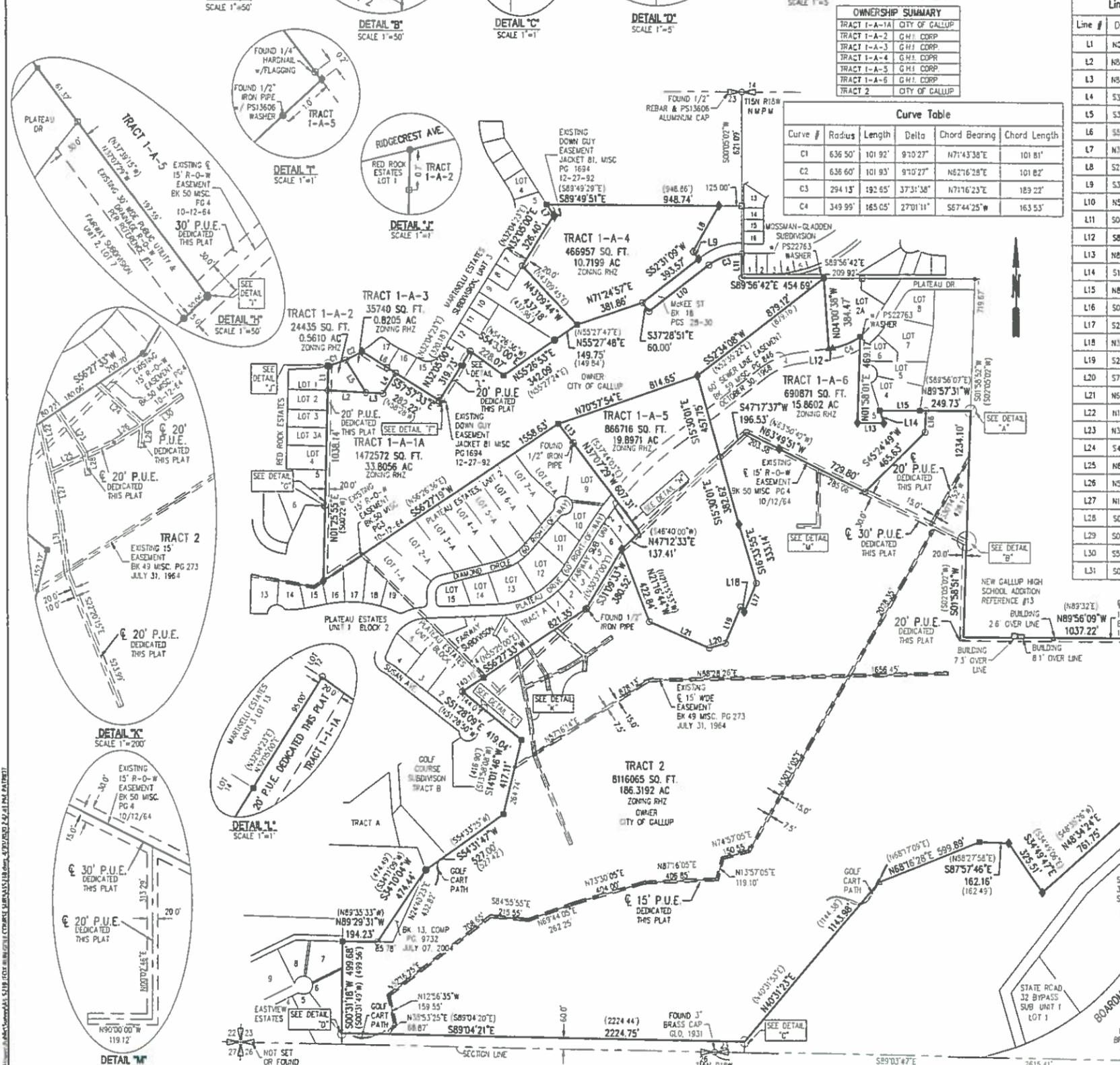
Hearing Date: 5/13/2020 Case #: 20-00300001



NO 2:50 PM



OWNERS CERTIFICATE: KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING SUBDIVISION DESCRIBED AS FOLLOWS: TRACT 1-A-1, REPLAT No. 1 OF LOT 2, WOODARD SUBDIVISION UNIT 1 AS THE SAME AS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO ON AUGUST 23, 1972 AND TRACT 1-A, GOLF COURSE SUBDIVISION UNIT 2, AS THE SAME AS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON JULY 22, 1998, CABRIET D. FOLLOU, GALLUP, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME AS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF CLERK OF MCKINLEY COUNTY, NEW MEXICO ON JULY 03, 2018, CABRIET F. FOLLOU, GALLUP, MCKINLEY COUNTY, NEW MEXICO AS THE SAME AS SHOWN ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON AUGUST 03, 1977, CABRIET F. FOLLOU, GALLUP, MCKINLEY COUNTY, NEW MEXICO AS THE SAME AS SHOWN ON THE PLAT OF SAID ANNEXATION FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON OCTOBER 10, 1982, AS THE SAME AS SHOWN ON THE PLAT OF SAID ANNEXATION FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON DECEMBER 16, 1982.



Line Table

Line #	Direction	Length
L1	N01°25'56"W	134.13'
L2	N86°57'40"W	212.11'
L3	N86°57'40"W	95.00'
L4	S31°57'12"W	132.85'
L5	S32°14'35"E	209.57'
L6	S87°57'33"E	220.41'
L7	N02°41'13"W	68.79'
L8	S79°26'53"W	287.58'
L9	S37°29'25"E	50.00'
L10	S89°31'09"E	418.59'
L11	S00°05'02"W	129.87'
L12	S81°15'38"W	21.00'
L13	N89°24'36"W	144.67'
L14	S17°33'58"E	72.46'
L15	N89°57'31"W	253.62'
L16	S01°58'05"W	117.34'
L17	S23°09'33"W	170.39'
L18	N05°50'27"W	32.67'
L19	S23°09'33"W	216.21'
L20	S73°39'33"W	90.22'
L21	N66°50'27"W	361.07'
L22	N13°15'46"W	181.76'
L23	N33°26'49"W	183.14'
L24	S47°55'29"E	219.88'
L25	N65°12'20"E	258.18'
L26	N57°58'06"E	112.16'
L27	N11°30'57"W	180.33'
L28	S08°33'21"E	80.36'
L29	S04°33'47"W	83.64'
L30	S53°53'44"W	180.76'
L31	S06°54'25"E	190.49'

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	636.50'	101.92'	9°10'27"	N71°43'38"E	101.81'
C2	636.60'	101.93'	9°10'27"	N62°16'28"E	101.82'
C3	294.13'	192.65'	37°31'38"	N71°16'23"E	189.22'
C4	349.99'	165.05'	27°01'11"	S67°44'25"W	163.53'

OWNERSHIP SUMMARY

TRACT	OWNER
TRACT 1-A-1A	CITY OF GALLUP
TRACT 1-A-2	G.H.I. CORP.
TRACT 1-A-3	G.H.I. CORP.
TRACT 1-A-4	G.H.I. CORP.
TRACT 1-A-5	G.H.I. CORP.
TRACT 1-A-6	G.H.I. CORP.
TRACT 2	CITY OF GALLUP

NOTES: 1) OWNER: GALLUP DEVELOPMENT CORPORATION BK 7 PG. 267L, RECORDED: 08-28-85 PLAT 00000004, RECORDED: 07-45-18 OWNER: CITY OF GALLUP BK 22 PG. 173-174, RECORDED: 08-28-77 BK 29 PG. 508-509, RECORDED: 08-31-78 BK 3 PG. 1533-1535, RECORDED: 04-23-81 BK 3 PG. 1535-1537, RECORDED: 04-23-81 BK 3 PG. 1535-1544, RECORDED: 04-23-81 BK 3 PG. 332, RECORDED: 08-28-80

REFERENCE DOCUMENTS: 1) STERLING & MATAYA, ENGINEERS-SURVEYORS, REPLAT No. 2 PLATEAU ESTATES SUBDIVISION UNIT 2, GALLUP, NEW MEXICO AND REPLAT No. 2 WOODARD SUBDIVISION GALLUP, NEW MEXICO, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON JULY 22, 1998, DOCS 270558 (DWG AS-264)

ACKNOWLEDGEMENT: STATE OF NEW MEXICO ) COUNTY OF MCKINLEY ) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF BY: NOTARY PUBLIC: MY COMMISSION EXPIRES: MAYOR, CITY OF GALLUP: P.O. BOX 1270 GALLUP, NM 87305 (505) 879-8255

ACKNOWLEDGEMENT: STATE OF NEW MEXICO ) COUNTY OF MCKINLEY ) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF BY: NOTARY PUBLIC: MY COMMISSION EXPIRES:

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. THIS DAY OF ATTEST: SECRETARY: CHAIRMAN OF PLANNING AND ZONING COMMISSION:

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

CERTIFICATE OF FILING: I, COUNTY CLERK AND EX-OFFICIO RECORDER FOR MCKINLEY COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT CONTAINED HEREON WAS FILED IN MY OFFICE AS PROVIDED BY LAW ON THE DAY OF PROVIDED BY LAW ON THE DAY OF CITY OF GALLUP CITY ENGINEER CITY OF GALLUP WATER & WASTEWATER DIRECTOR CITY OF GALLUP ELECTRIC UTILITY DIRECTOR NM GAS COMPANY ONEST CORPORATION aka CENTURYLINK CO

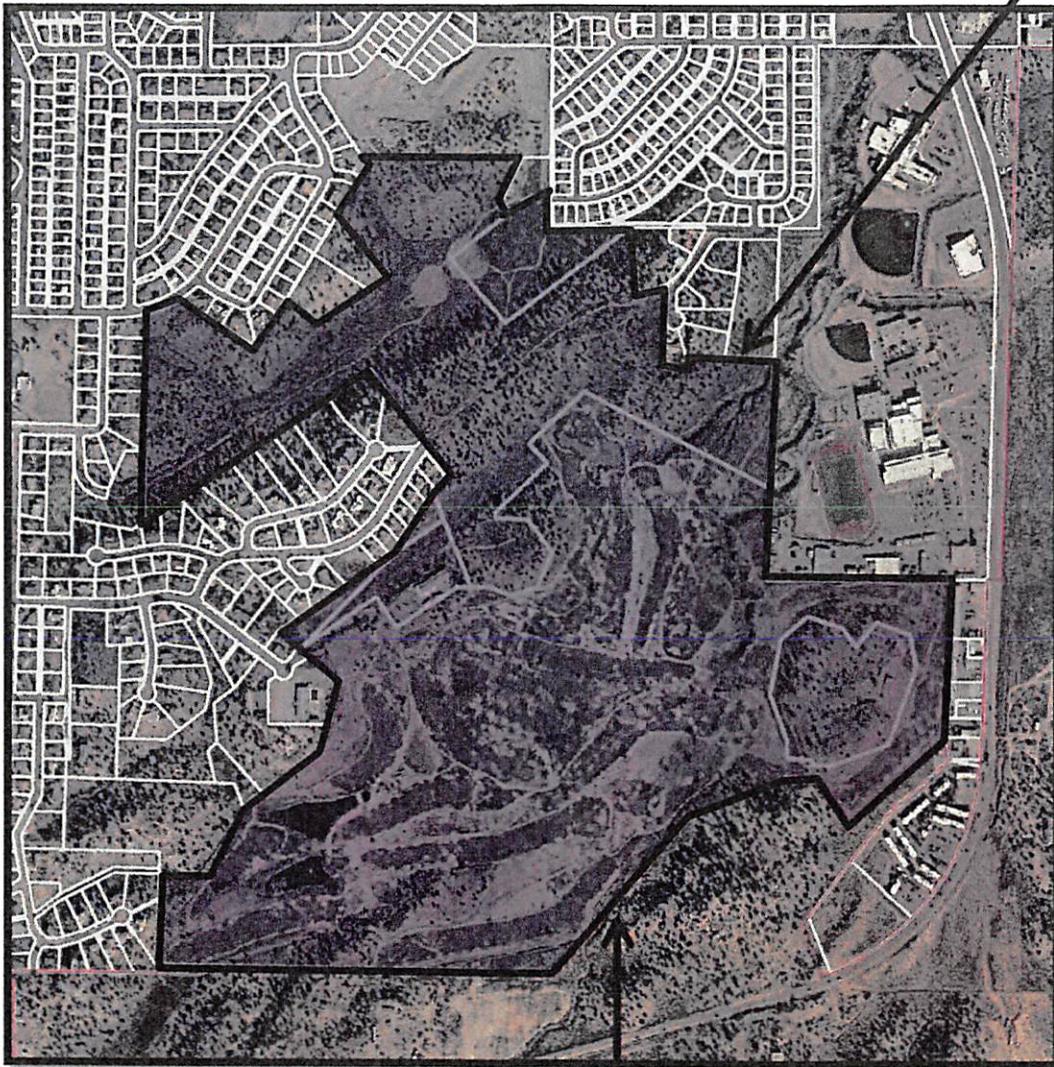
RECEIVED: By Nikki Lee at 8:11 am, May 01, 2020

I, Marc A. DePaul, New Mexico Professional Surveyor No. 13006, do hereby certify that this Boundary Survey Plat and the entire survey on the ground upon which it is based were performed by me or under my direct supervision, that I am responsible for the survey; that the survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief.

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

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

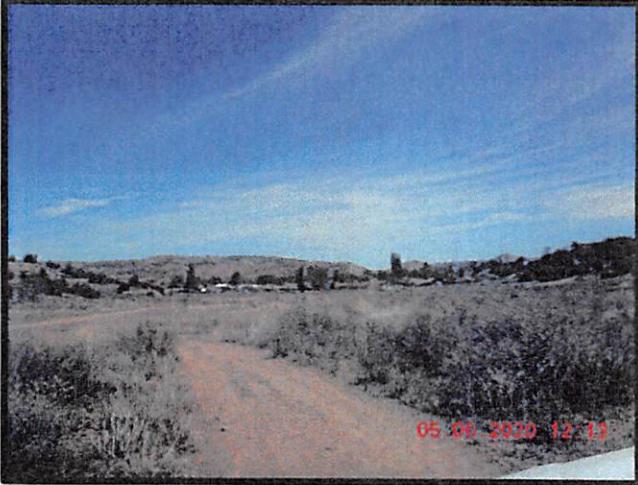
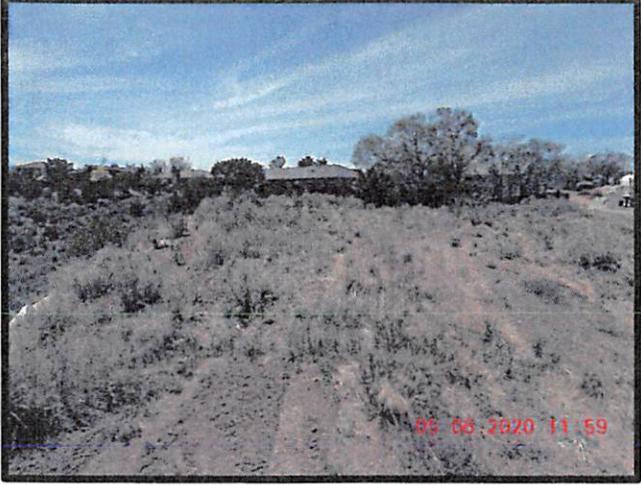
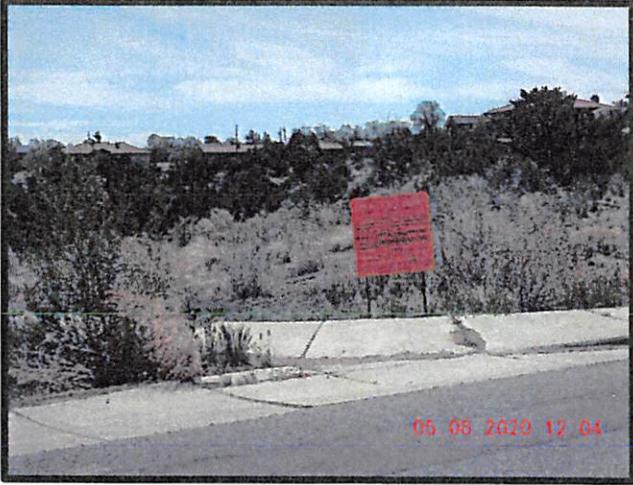
### AERIAL IMAGERY



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

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

**SITE PHOTOS**

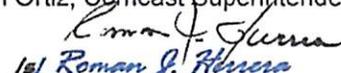


February 28, 2020

**MEMORANDUM**

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

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

**FROM:**   
Roman J. Herrera  
 Roman J. Herrera, Development Review Coordinator

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

<b>CASE #:</b> 20-00300001
<b>PROJECT NAME:</b> Minor Subdivision – Fox Run Golf Course Subdivision
<b>PROPERTY OWNER:</b> Gallup Development Corporation & the City of Gallup
<b>PROJECT LOCATION:</b> 1109 Susan, aka; 160.84 Acres in Sec. 23, T15N R18W, 11.76 Acres in SE ¼ of Sec. 23, T15N, R18W, .576 Acres in Sec. 23, T15N, R18W, 5.924 Acres in Sec. 23, T15N, R18W, 1.295 Acres in SW ¼ of Sec. 23, T15N, R18W; Golf Course Add. & Extension (City of Gallup Property) & Tract 1-A-1, Replat No.1 of Lot 2, Woodard Subdivision Unit 1 & Tract 1-A, Golf Course Subdivision, Unit 2 (Gallup Development Corporation Property)
<b>DESCRIPTION: MINOR SUBDIVISION; SKETCH PLAT REVIEW:</b> The property owners are requesting that the existing six (6) Tracts be replated into eight (8) tracts; Tract 1-A-1A, 1-A-2, 1-A-3, 1-A-4, 1-A-5, 1-A-6, 1-A-7 & Golf Course. The replat of the City of Gallup property will eliminate the smaller tracts created by deed. The entire property is currently zoned as Rural Holding Zone; a zoning change has not been requested.
<b>ELECTRONIC COMMENTS ARE DUE BY:</b> 10 MARCH 2020

**A TASK FORCE MEETING HAS NOT BEEN SCHEDULED**

**COMMUNITY PLANNER COMMENTS:**

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

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

P3.) McKee Drive right-of-way does not extend through the City of Gallup tract as shown on subdivision plat. Remove McKee Drive right-of-way from City of Gallup tract.

P4.) Is the 15' wide Tel. & Elec. Easement along the northern lot line of Golf Course Tract new or existing? If new then language needs to be added dedicating the easement this plat. If existing language needs to be added that it is an existing easement.

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

P6.) Rename Golf Course Tract "Tract 2".

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

- Renumber Tract 1-A-5 to Tract 1-A-2.
- Renumber Tract 1-A-6 to Tract 1-A-3.
- Renumber Tract 1-A-2 to Tract 1-A-4.
- Renumber Tract 1-A-3 to Tract 1-A-5.
- Renumber Tract 1-A-4 to Tract 1-A-6.

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

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

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

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

***CITY ENGINEER COMMENTS:***

1. Subdivision plat is confusing. Shows landlocked lots, and no public access. Development will require a 2nd subdivision dedicating public right-of-ways.
2. Public right-of-ways will require full construction including curb and gutter, sidewalks, and roadway with storm drainage improvements.
3. Storm drainage plan is required for a major subdivision per LDS.

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

***WASTEWATER DEPARTMENT COMMENTS:*** Sewer lines will need to be extended and easements provided. A study of that area's sewer system capacity will need to be done.

**ELECTRIC DEPARTMENT COMMENTS:** Easements are needed on all existing electric line operated and Maintained by the City Electric Department. Please see marked up plat.

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

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

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

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

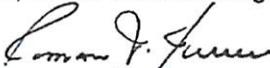
**COMCAST COMMENTS:** No comments were received from Comcast.

April 1, 2020

**MEMORANDUM**

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

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

**FROM:**   
Roman J. Herrera

Roman J. Herrera, Development Review Coordinator

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

<b>CASE #:</b> 20-00300001
<b>PROJECT NAME:</b> Minor Subdivision – Fox Run Golf Course / Gallup Development Corporation Subdivision
<b>PROPERTY OWNER:</b> Gallup Development Corporation & the City of Gallup
<b>PROJECT LOCATION:</b> 1109 Susan, aka; 160.84 Acres in Sec. 23, T15N R18W, 11.76 Acres in SE ¼ of Sec. 23, T15N, R18W, .576 Acres in Sec. 23, T15N, R18W, 5.924 Acres in Sec. 23, T15N, R18W, 1.295 Acres in SW ¼ of Sec. 23, T15N, R18W; Golf Course Add. & Extension (City of Gallup Property) & Tract 1-A-1, Replat No.1 of Lot 2, Woodard Subdivision Unit 1 & Tract 1-A, Golf Course Subdivision, Unit 2 (Gallup Development Corporation Property)
<b>DESCRIPTION:</b> MINOR SUBDIVISION; <b>FINAL PLAT REVIEW:</b> This is a final plat review the Fox Run Golf Course / Gallup Development Corporation Subdivision; which consists of six (6) Tracts to be replated into seven (7) tracts. The entire property is currently zoned as Rural Holding Zone; a zoning change has not been requested.
<b>ELECTRONIC COMMENTS ARE DUE BY:</b> 10 APRIL 2020

**A TASK FORCE MEETING HAS NOT BEEN SCHEDULED**

***COMMUNITY PLANNER COMMENTS:***

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

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

P3.) Identify zoning on plat.

P4.) Ok to proceed to public hearing after all corrections are made.

**CITY ENGINEER COMMENTS:** For future development:

1. Public right-of-ways will require full construction including curb and gutter, sidewalks, and roadway with storm drainage improvements.
2. Storm drainage plan is required when subdivided for development per LDS.

**WATER DEPARTMENT COMMENTS:** Original comments apply.

**WASTEWATER DEPARTMENT COMMENTS:** Original comments apply.

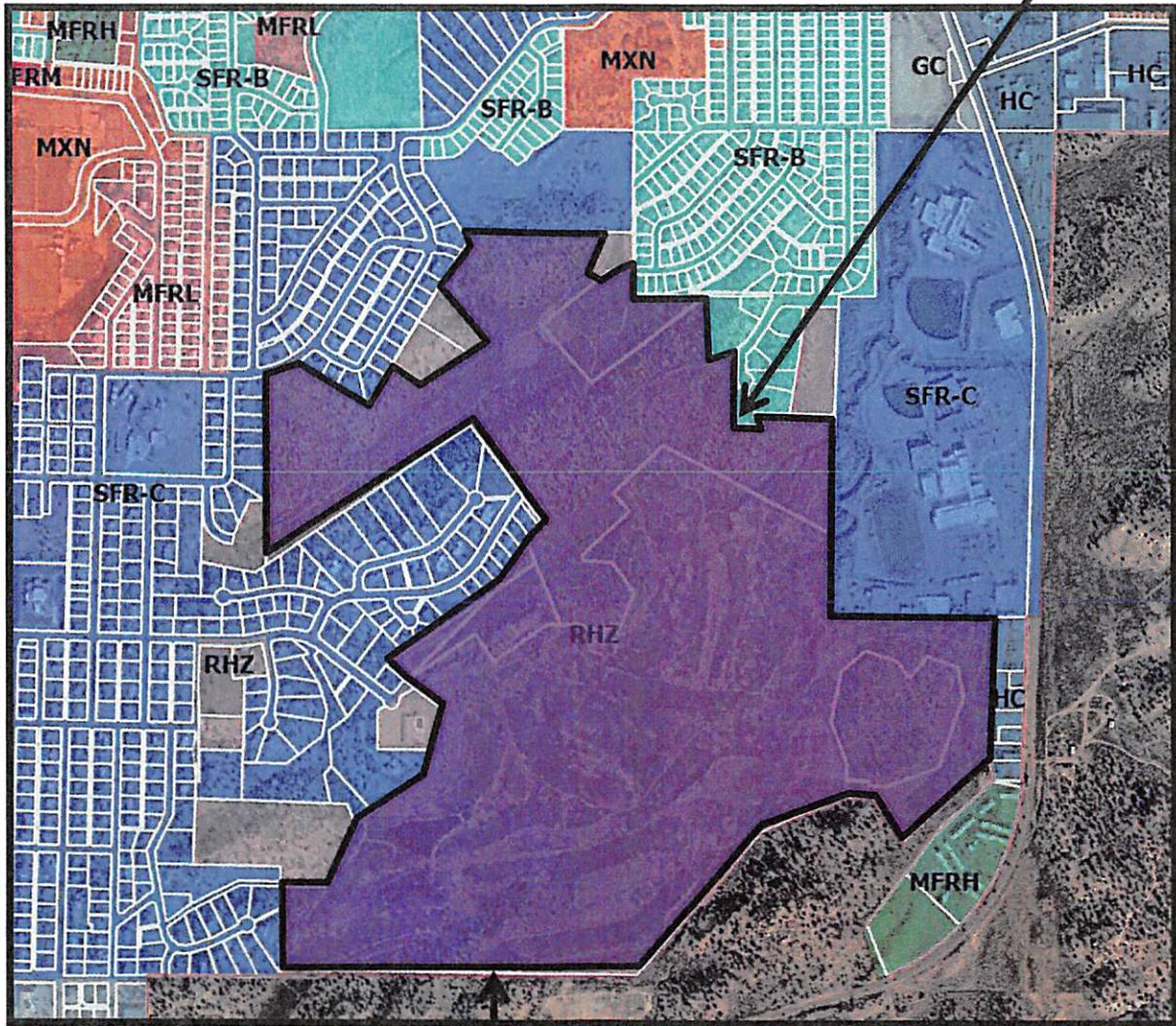
**ELECTRIC DEPARTMENT COMMENTS:** 4/2/20

Detail K area need Additional 20' between 258.18n65 to end of node 219 s47.

Increase easement doc 91650 to 20' tract 1-A-1A.

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

### AREA MAP



The property map will be distributed on Monday, May 11, 2020

*Letters sent 04/27/2020*

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

**ADDRESS LIST**

- |     |   |         |     |  |
|-----|---|---------|-----|--|
| 1A. | GALLUP DEVELOPMENT CORPORATION<br>808 S. BOARDMAN DR.<br>GALLUP, NM 87301<br>TRACT 1-A-1, REPLAT NO. 1 OF LOT 2, WOODWARD SUB. UNIT 1 & TRACT 1-A, GOLF COURSE SUB. UNIT 2, CONT. 80.5992 ACRES M/L<br>R056235        | R211366 | 1F. | 5.924 ACS M/L IN SEC. 23 T15N R18W<br>R149934  |
| 64. | A PARCEL OF LAND WITHIN THE NE ¼ NW ¼ SEC. 23 T15N R18W, N.M.P.M. CONT. 1.026 ACS M/L<br>R212637  |         | 1G. | 1.295 ACRES M/L 23 15 18, IN SW ¼<br>R012556   |
| 1B. | CITY OF GALLUP<br>P.O. BOX 1270<br>GALLUP, NM 87305-1270<br>6.50 ACRES M/L IN SEC. 23 T15N R18W, THE NE ¼ OF ALSO A STRIP OF LAND BEING 60' IN WIDTH SEC. 23 T15N R18W & 30' ON EITHER SIDE OF CENTER LINE<br>R207943 |         | 7.  | CITY RIGHT-OF-WAY DRAINAGE   |
| 1C. | 160.84 ACRES M/L IN SEC. 23 T15N R18W, GOLF COURSE ADD & EXTENSION<br>R058254   |         | 15. | TRACT A, FAIRWAY SUB. UNIT #2, .92 ACS M/L 220' WIDE CITY DRAINAGE R.O.W.<br>R300492   |
| 1D. | 11.76 ACRES M/L IN SE ¼ OF SEC. 23 T15N R18W<br>R199729   |         | 23. | A 30' WIDE PUBLIC UTILITY & DRAINAGE R.O.W. CONT. 0.13 ACS<br>R300496  |
| 1E. | .576 ACS M/L IN 23 15 18  |         | 2.  | JULIA NOELLE<br>BEAMESDERFER & HALEY<br>REYNOLDS THUN<br>1814 MONTEREY CT.<br>GALLUP, NM 87301<br>LOT 5, BLOCK 2, EASTVIEW ESTATES SUB.<br>R661961 |
|     |   |         | 3.  | JASON & DAISY ARSENAULT,<br>TRUSTEES<br>P.O. BOX 4777<br>GALLUP, NM 87305-4777<br>LOT 6, BLOCK 2, EASTVIEW ESTATES SUB.                            |

- R676195
4. FRANK R. JR. & LORRAINE GRUDA  
1819 MONTEREY CT.  
GALLUP, NM 87301-5675  
LOT 7, ALSO THE E. 5' OF THE  
10' DRAINAGE R.O.W.  
BETWEEN LOTS 7 & 8, BLOCK  
2, EASTVIEW ESTATES SUB.  
R204992
5. FERDINAND DAVID ROSALES  
& DENA VAUGHN ROSALES  
REV. TRUST  
1675 MONTEREY DR.  
GALLUP, NM 87301  
LOTS 9 & 10, BLOCK 7, BURKE  
BUENA VISTA ADDN. ALSO  
TRACT A, BLOCK 2, EASTVIEW  
ESTATES SUB.  
R031925
6. RICHARD D. & LINDA R.  
MURPHY, TRUSTEES  
506 DEFIANCE AVE.  
GALLUP, NM 87301  
9.57 ACRES M/L IN SW ¼ OF  
SEC. 23 T15 R18  
R062472
78. LOT 2A, 23 15 18, LEWIS BROS.  
SUBDIVISION  
R020826
79. LOT 3A, 23 15 18, LEWIS BROS,  
SUBDIVISION  
R190527
82. TRACT 3, DOTY SUB.  
R000728
8. DONALD C. & LOUISE C.  
TANNER, TRUSTEES  
1110 SUSAN AVE.  
GALLUP, NM 87301-4968
- TRACT B, GOLF COURSE SUB.  
UNIT 1 CONT. 5.08 ACRES M/L  
R214328
9. ELKS LODGE #1440  
BENEVOLENT & PROTECTIVE  
ORDER  
P.O. BOX 40  
GALLUP, NM 87305-0040  
2.438 ACRES M/L IN SW ¼ OF  
SEC. 23 T15N R18W, GALLUP  
COUNTRY CLUB TRACT  
R199702
10. JOHN & AMANDA O'LEARY  
1107 SUSAN DR.  
GALLUP, NM 87301  
BLOCK 2, LOT 1, PLATEAU  
ESTATES SUB.  
R208575
11. KENNETH D. & CARRIE I.  
MIKOS  
1105 SUSAN AVE.  
GALLUP, NM 87301  
LOT 2, BLOCK 2, PLATEAU  
ESTATES SUB. UNIT 1  
R206632
12. MIA KRISTEN LOZADA &  
JENNIE WEI  
1506 FAIRWAYS CIR.  
GALLUP, NM 87301  
LOT 4, FAIRWAY SUB.  
R300318
13. KAMAL JAWAD  
1516 FAIRWAYS CIR.  
\*1508 FAIRWAYS CIR.  
GALLUP, NM 87301  
LOT 5, FAIRWAY SUB.  
R300319
14. MICHELLE A. STAM & SCOTT  
R. MACLAREN  
1520 FAIRWAY CIR.  
\*1503 FAIRWAYS CIR.

\*CORRECT ADDRESS DERIVED FROM THE CITY OF GALLUP GIS MAP

- GALLUP, NM 87301-4937  
LOT 6, FAIRWAY SUB.  
R300320
16. JULIA A. AZUA  
1508 PLATEAU DR.  
GALLUP, NM 87301  
LOT 1, FAIRWAY SUB. UNIT 2  
R300314
17. DUANE M. & PECOLA M.  
CHASE  
1510 PLATEAU DR.  
GALLUP, NM 87301  
LOT 2, FAIRWAY SUB. UNIT # 2  
R300486
18. ANTHONY & CYNTHIA S.  
VITALI  
1512 PLATEAU CIR.  
\*1512 PLATEAU DR.  
GALLUP, NM 87301  
LOT 3-A, FAIRWAY SUB. UNIT  
#2  
R300487
19. KIMBERLY M. KESLER  
P.O. BOX 461398  
LOS ANGELES, CA 90046-9398  
LOT 4-A, FAIRWAY SUB, UNIT  
#2  
R300488
20. LAWRENCE & AEDRA D.  
ANDRADE  
1516 PLATEAU DR.  
GALLUP, NM 87301  
LOT 5A-1, FAIRWAY SUB UNIT  
#2 REPLAT NO. 2 OF LOTS 5A  
& 6A REPLAT  
R300489
21. CHARLES A. & LAURA JANE  
ARNOLD, TRUSTEES  
1518 PLATEAU DR.  
GALLUP, NM 87301
- LOT 6A-1, FAIRWAY SUB. UNIT  
#2 REPLAT NO. 2 OF LOTS 5A  
& 6A  
R300490
22. SILVANO CORRAL & JESSICA  
P. CHAVEZ  
P.O. BOX 3774  
GALLUP, NM 87305  
LOT 7-A, FAIRWAY SUB UNIT  
#2  
R300491
24. REED JOE & BARBARA IRENE  
FERRARI, REV TRUST  
1512 DIAMOND CIR.  
GALLUP, NM 87301  
BLOCK 1, LOT 10, REPLAT OF  
BLKS 1 & 2, PLATEAU  
ESTATES UNIT #2  
R210756
25. LIZARD TRUST  
917 N. HWY. 491  
GALLUP, NM 87301  
LOT 9, BLOCK 1, REPLAT OF  
BLOCKS 1 & 2, PLATEAU  
ESTATES UNIT 2  
R210755
26. GABRIEL & ARLENE C.  
SANDOVAL  
1515 DIAMOND CIR.  
GALLUP, NM 87301-4900  
BLOCK 1, LOT 8A, REPLAT OF  
BLKS 1 & 2, PLATEAU  
ESTATES UNIT #2  
R210754
27. PAUL W. & LESLIE B. GRAVES  
1511 DIAMOND CIR.  
GALLUP, NM 87301  
BLOCK 1, LOTS 6A & 7A,  
REPLAT OF BLKS 1 & 2,  
PLATEAU ESTATES UNIT #2  
R210752

\*CORRECT ADDRESS DERIVED FROM THE CITY OF GALLUP GIS MAP

28. PERRY WHEELER, JR. & MARYANN I. USTICK  
1509 DIAMOND CIR.  
GALLUP, NM 87301  
LOT 5A, BLOCK 1, REPLAT OF BLOCKS 1 & 2, PLATEAU ESTATES UNIT 2  
R210751
29. MARK HORN  
1507 DIAMOND CIR.  
GALLUP, NM 87301  
BLOCK 1, LOT 4-A REPLAT NO. 2 PLATEAU ESTATES UNIT #2  
CONT. 1.2942 ACS M/L  
R210750
30. CYNTHIA R. FERRARI, REV. TRUST & ROSE M. CULVER, REV. TRUST  
121 W. HWY. 66  
GALLUP, NM 87301  
BLOCK 1, LOT 3-A REPLAT NO. 2 PLATEAU ESTATES UNIT #2  
CONT. 1.3205 ACS M/L  
R210749
31. MICHAEL & ANGELYNE ESQUIVEL  
2481 N. GRANITE CT.  
CASA GRANDE, AZ 85122-6241  
BLOCK 1, LOT 2-A REPLAT NO. 2. PLATEAU ESTATES UNIT #2  
CONT. 1.2897 ACS M/L  
R210748
32. HIGH DESERT QSRS, LLC  
P.O. BOX 2980  
GALLUP, NM 87305-2980  
BLOCK 1, LOT 1-A REPLAT NO. 2 PLATEAU ESTATES UNIT #2  
AND REPLAT NO. 2  
WOODWARD SUB. CONT.  
1.4173 ACS M/L  
R138282
33. VICTOR J. & TERI L. GARCIA
- 1010 YEI AVE.  
GALLUP, NM 87301-4920  
BLOCK 1, LOT 18, PLATEAU ESTATES  
R620130
34. DAMIEN RALEIGH & TANDI LYNN SMITH  
1008 YEI AVE.  
GALLUP, NM 87301  
LOT 17, BLOCK 1, PLATEAU ESTATES UNIT 1  
R207722
35. MICHEAL DAMIAN & BRINN KLEIN KING, TRUSTEES  
1006 YEI AVE.  
GALLUP, NM 87301  
LOT 16, LESS 970.08 SQ.FT. TO CITY OF GALLUP FOR EASEMENT, BLOCK 1, PLATEAU ESTATES UNIT 1  
R207707
36. ERIC DWIGHT & JANIS COLLETTE JAMES, TRUSTEES  
1004 YEI AVE.  
GALLUP, NM 87301  
LOT 15, BLOCK 1, PLATEAU ESTATES SUB. UNIT 1  
R609145
37. RILEY JOHNSON  
1407 LINDA DR.  
GALLUP, NM 87301  
TRACT A OF 22 15 18 ,  
JOHNSON ESTATES SUB UNIT 2  
R211377
38. DAVID A. SMITH  
1313 COUNTRY CLUB PLACE  
GALLUP, NM 87301  
BLOCK 2, LOT 6, RED ROCK ESTATES  
R652971

39. FRANK R. GARCIA  
1311 COUNTRY CLUB PL.  
GALLUP, NM 87301  
LOT 5, BLOCK 2, RED ROCK  
ESTATES SUB.  
R623733
40. ITAF RASHID  
1309 COUNTRY CLUB PL.  
GALLUP, NM 87301  
LOT 4, BLOCK 2, RED ROCK  
ESTATES SUB.  
R207839
41. ERICA MICHELLE LINDSEY &  
BOBBY ALLEN MARTINEZ  
1307 COUNTRY CLUB PL.  
GALLUP, NM 87301  
BLOCK 2, LOT 3A RED ROCK  
ESTATES SUB.  
R208506
42. PERRY JR. & ROSAMOND  
LINDA RILEY JAMES  
1305 COUNTRY CLUB PLACE  
GALLUP, NM 87301  
LOT 3 OF THE REDIVISION OF  
LOT 3, BLOCK 2, RED ROCK  
ESTATES SUB.  
R208401
43. ANTHONY & NELLY  
MORRISON  
1303 COUNTRY CLUB PL.  
GALLUP, NM 87301  
LOT 2, BLOCK 2, REDROCK  
ESTATES SUB.  
R212581
44. GARY B. & GAYLE  
WOODCOCK  
1301 COUNTRY CLUB PL.  
GALLUP, NM 87301  
LOT 1, BLOCK 2, RED ROCK  
ESTATES SUB.  
R207286
45. J & S PARTNERSHIP  
918 E. HILL AVE.  
GALLUP, NM 87301  
LOT 12, BLOCK 1, MARTINELLI  
ESTATES SUB #1  
R208193
46. SALEH OWEIS  
1105 RIDGECREST AVE.  
GALLUP, NM 87301  
LOTS 6 & 7, BLOCK 6,  
MARTINELLI ESTATES UNIT 2  
R036870
47. THUTHUY T. LAM & DUOC T.  
NGUYEN, TRUSTEES  
1109 RIDGECREST AVE.  
GALLUP, NM 87301  
LOT 5, BLOCK 6, NOT WITHIN  
UNITS 1 OR 2, MARTINELLI  
ESTATES SUB.  
R029270
48. DENISSE & DOMNICK RIFFLE  
1111 RIDGECREST AVE.  
GALLUP, NM 87301  
LOT 4, BLOCK 6, NOT WITHIN  
UNITS 1 OR 2, MARTINELLI  
ESTATES SUB.  
R215757
49. ZACHARY & LAURA GREEN  
1110 RIDGECREST AVE.  
GALLUP, NM 87301  
BLOCK 4, LOT 17, MARTINELLI  
ESTATES SUB UNIT 3  
R206253
50. MEENA ANANDAN  
1133 BOGGIO DR.  
GALLUP, NM 87301  
LOT 16, BLOCK 4, MARTINELLI  
EST. SUB. #3  
R208797
51. CLARENCE E. & BRIDGET S.  
BAILEY

- 812 IRONBRIDGE RD.  
COLUMBIA, TN 38401  
BLOCK 4, LOT 15, MARTINELLI  
ESTATES SUB. UNIT #3  
R208358
52. JOE & BERNADETTE ARRIOLA  
P.O. BOX 2517  
GALLUP, NM 87305-2517  
LOT 14, BLOCK 4, MARTINELLI  
ESTATES SUB. UNIT 3  
R208652
53. GARRETT L. LASHLEY  
1127 BOGGIO DR.  
GALLUP, NM 87301  
LOT 13, BLOCK 4, MARTINELLI  
ESTATES SUB. UNIT 3  
R206149
54. DUNCAN WHITE & ELIZABETH  
KETNER, TRUSTEES  
1125 BOGGIO DR.  
GALLUP, NM 87301  
LOT 12, BLOCK 4, MARTINELLI  
ESTATES SUB. UNIT 3  
R208310
56. 2.094 ACRES M/L IN SEC. 23  
T15N R18W, N. OF PLATEAU  
DR.  
R210728
55. MOHAMMAD AYSHEH &  
BONNIE J. AYSHEH  
1123 BOGGIO DR.  
GALLUP, NM 87301  
LOT 11, BLOCK 4, MARTINELLI  
ESTATES SUB. UNIT 3  
R206125
57. DENNIS & JILL L. O'KEEFE  
1119 BOGGIO DR.  
GALLUP, NM 87301  
1.786 ACRES M/L IN SEC. 23  
T15N R18W, N. OF PLATEAU  
DR.
- R211297
58. GEORGE & CHRISTINA G.  
BRASINIKAS  
1117 BOGGIO RD.  
\*1117 BOGGIO DR.  
GALLUP, NM 87301  
LOT 8, BLOCK 4, MARTINELLI  
ESTATES SUB. UNIT #3  
R206143
59. TERRENCE SLOAN  
1115 BOGGIO DR.  
GALLUP, NM 87301  
LOT 7, BLOCK 4, MARTINELLI  
ESTATES UNIT 3  
R207328
60. JESUS MARTIN & MAYRA DE  
LA RIVA, TRUSTEES  
P.O. BOX 2139  
GALLUP, NM 87305-2139  
LOT 6, BLOCK 4, MARTINELLI  
ESTATES SUB. UNIT 3  
R208655
61. DEVON A. MCCABE & ALICIA A.  
SLIM  
1111 BOGGIO DR.  
GALLUP, NM 87301  
LOT 5, BLOCK 1, MARTINELLI  
ESTATES SUB. 3  
R206129
62. VIREN S. & SANGITA V. PATEL  
P.O. BOX 91720  
ALBUQUERQUE, NM 87199-  
1720  
LOT 4, BLOCK 1, MARTINELLI  
ESTATES UNIT 3  
R206195
63. KHALAF INVESTMENTS, INC.  
1603 W. HWY. 66  
GALLUP, NM 87301

\*CORRECT ADDRESS DERIVED FROM THE CITY OF GALLUP GIS MAP

- PARCEL 3, SITUATED IN THE N  
½ OF SEC. 23 T15N R18W,  
CONT. 14.33 ACRES M/L  
R152315
65. JEFFREY G. & HELEN J. KIELY  
625 MCKEE DR.  
GALLUP, NM 87301  
LOT 5, BLOCK 3, MOSSMAN  
GLADDEN SUB. NO. 1  
R630187
66. CLARA J. LYNCH  
623 MCKEE DR.  
GALLUP, NM 87301  
LOT 6, BLOCK 3, MOSSMAN  
GLADDEN SUB. NO. 1  
R616362
67. KARRIE ABEITA TORRES &  
CARLOS ADAN TORRES  
603 ZECCA DR.  
GALLUP, NM 87301  
LOT 7, BLOCK 3, MOSSMAN  
GLADDEN SUB. NO. 1  
R011452
68. TOMMY D. & EILEEN K. HAWS  
709 JULIE CT.  
GALLUP, NM 87301  
LOT 30, BLOCK 3, MOSSMAN  
GLADDEN SUB. NO. 1  
R030864
69. DAVID & JUDITH A. CONEJO  
2001 PLATEAU DR.  
\*810 PLATEAU CIR.  
GALLUP, NM 87301  
LOT 2A, REPLAT NO. 1 OF LOT  
2, WOODWARD SUB. UNIT 1 &  
TRACT 1-A, GOLF COURSE  
SUB. UNIT 2, CONT. 2.0029  
ACRES M/L  
R112216
70. WILLIAM & DAVETTE KEELER,  
REV. TRUST.
- 2002 PLATEAU DR.  
\*811 PLATEAU CIR.  
GALLUP, NM 87301  
LOT 7A, WOODARD SUB. UNIT  
#1  
R039330
71. DANIEL P. WOODARD,  
TRUSTEE  
2418 E. HWY. 66 PMB 244  
GALLUP, NM 87301  
BLOCK A LOT 6A, WOODARD  
SUB. UNIT #1  
R112240
72. ROBERT A. & KAREN L. FULTZ  
P.O. BOX 999  
GALLUP, NM 87305-0999  
BLOCK A LOT 5 WOODARD  
SUB. UNIT #1  
R112232
73. PATRICK D. & PATRICIA A.  
MATAYA, TRUSTEES  
2215 LANCE ST.  
GALLUP, NM 87301  
LOT 4, WOODARD SUB. UNIT 1  
R174637
74. JOE A. & ANITA CARETTO,  
REV. TRUST  
907 PLATEAU CIR.  
GALLUP, NM 87301  
LOT 3A, REPLAT NO. 2  
WOODARD SUBDIVISION  
R676209
75. PHILLIP F. & MARY ANN  
WOODARD  
5502 CYPRESS CT.  
MIDLAND, TX 79707-1522  
3.72 ACRES M/L IN NE ¼ SEC.  
23 T15N R18W  
R069671
76. SCHOOL BOARD OF  
EDUCATION

\*CORRECT ADDRESS DERIVED FROM THE CITY OF GALLUP GIS MAP

- P.O. BOX 1318  
 GALLUP, NM 87305-1318  
 80.434 ACRES M/L IN E ½ SEC.  
 23 T15 R18, WD19-207 GALLUP  
 MID SCHOOL, BUS TERMINAL  
 & JFK  
 R033553
- 2, STATE ROAD 32 BY PASS  
 SUB. UNIT #1 CONT. 6.35 ACS  
 M/L  
 R208880
77. SCHOOL BOARD OF  
 EDUCATION  
 700 BOARDMAN AVE.  
 \*700 BOARDMAN DR.  
 GALLUP, NM 87301  
 1.529 ACS M/L IN SE ¼ SEC.23  
 T15 R18, LOT 1, ANZAC ANNEX  
 REPLAT  
 R206330
80. ROBERT L. OLIVE, TRUSTEE  
 P.O. BOX 1839  
 GALLUP, NM 87305-1839  
 TRACT 1, DOTY SUB.  
 R207392
81. ELECTRONIC CENTER, INC.  
 812 S. BOARDMAN AVE.  
 \*812 BOARDMAN DR.  
 GALLUP, NM 87301  
 TRACT #2, 100' X 150' DOTY  
 SUB.  
 R000205
83. PINEHAVEN KENNELS, LLC  
 C/O SOPHARI LLC  
 9119 WALLACE AVE. NE  
 ALBUQUERQUE, NM 87109  
 TRACT 3, STATE RD. 32  
 BYPASS SUB. 1 IN THE SE ¼  
 OF SEC. 23 T15N R18W  
 R153605
84. ORLEANS MANOR USGI, INC.  
 ATTN: NOW LTD.  
 729 SUNRISE AVE., SUITE 303  
 ROSEVILLE, CA 95661  
 LOT 2-A OF THE SEC. 23 T15N  
 R18W, REVISION OF LOTS 1 &

\*CORRECT ADDRESS DERIVED FROM THE CITY OF GALLUP GIS MAP



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

Maryann Ustick, City Manager  
Curtis Hayes, City Attorney

May 6, 2020

## MEMORANDUM

TO: Planning and Zoning Commission

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

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

## BACKGROUND

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

## DISCUSSION

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

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

The property is presently fully serviced with water/wastewater and electric infrastructure therefore no additional infrastructure improvements are required at this time. Public Utility Easements (P.U.E.'s) will be dedicated over all existing utility infrastructure located on proposed Lot 5A to allow city access for maintenance.

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

**FINDINGS**

**It is the findings of staff that the proposed subdivision complies with the City of Gallup Subdivision Regulations for a minor subdivision including all dimensional requirements for the Multi-Family Residential High (MFRH) Zone District. Staff's recommendation is for approval of said subdivision.**

THIS VACATION APPLICATION WILL SERVE AS THE SKETCH PLAT APPLICATION FOR MNSB2020-00300003 NL

APPLICATION FOR VACATING STREET ALLEY OR PUBLIC EASEMENT



1. APPLICANT INFORMATION

- (a) NAME: GALLUP HOUSING AUTHORITY Phone #: (505) 722-4388  
 Mailing Address: PO BOX 1334 Fax #: \_\_\_\_\_  
 City: GALLUP State: NM Zip: 87305
- (b) Applicant's Signature: [Signature] Date: 02/12/2020  
RICHARD KONTZ, DIRECTOR
- (c) Agent / Representative: Michael Burnside Phone #: Same  
 Mailing Address: Same Zip: mike.burnside@galluphousing.com  
 City: \_\_\_\_\_ State: \_\_\_\_\_ E-mail: \_\_\_\_\_
- (d) Agent / Representative Signature: [Signature] Date: 2/12/20  
MICHAEL BURNSIDE, Project Coordinator

2. PROPERTY OWNER (Please complete if Applicant is NOT the Property Owner)

- (a) NAME: SAME AS APPLICANT Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_
- (b) Property Owner's Signature: [Signature] Date: 02/12/2020

3. LOCATION OF REQUEST

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

4. PROJECT DETAILS

- (a) Written statement explaining request for proposed vacation: Yes  No
- (b) Five (5) copies of a plat identifying the proposed vacation: Yes  No
- (c) Processing fee of \$100.00 included: Yes  No

-----  
 O F F I C E U S E O N L Y  
 Pre-App. Conf.: 2/11/20 Application/Fees Accepted By: [Signature]  
 Fee Paid: \$ 100.<sup>00</sup> Method of Payment: Credit Card  
 Hearing Date: 3/11/2020 Case #: 20-01000001



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 checked="" type="checkbox"/> Final Plat & Parcel <input type="checkbox"/> Tracking Sheet **	<b>Administrative Subdivision:</b> <input 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: GALLUP HOUSING AUTHORITY Phone #: (505) 722-4388  
 Mailing Address: PO BOX 1334 Fax #: \_\_\_\_\_  
 City: GALLUP State: NM Zip: 87305
- (b) Agent (if any): MICHAEL BURNSIDE Phone #: (505) 722-4388  
 Mailing Address: PO BOX 1334 Zip: 87305  
 City: GALLUP State: NM E-mail: mike.burnside@galluphousing.com
- (c) Project Engineer: DEPAULI'S ENGINEERING & SURVEYING Phone #: (505) 863-5440  
 Mailing Address: 307 S. 4TH ST. Zip: 87301  
 City: GALLUP State: NM E-mail: mdepauli@depauliengineering.com
- (d) Signature of Applicant or Agent: *Michael Burnside* Date: 3/9/2020  
 Printed Name: MICHAEL BURNSIDE, PROJECT COORDINATOR

2. PROPERTY OWNER

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

3. LOCATION OF REQUEST

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

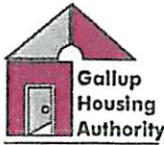
4. PROJECT DETAILS

- (a) Project is within jurisdiction of: CITY OF GALLUP
- (b) Present Zoning: MFRH Number of Existing Structures: \_\_\_\_\_
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A
- (d) Number of Existing Lots: 32 Number of Proposed Lots: 1
- (e) Total Land Area: 3.3944 ACRES 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.: 3/6/2020 Application/Fees Accepted By: NL  
 Fee Paid: \$ WAIVED Method of Payment: \_\_\_\_\_  
 Hearing Date: \_\_\_\_\_ Case #: 20-00300003

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



# Gallup Housing Authority

PH.505.722.4388 FAX.505.863.3386 POBX.1334 Gallup, NM 87301  
*Making Our Community Stronger One Family at a Time.*

February 3, 2020

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

Mr. Strain,

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

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

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

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

Sincerely,

Richard F. Kontz

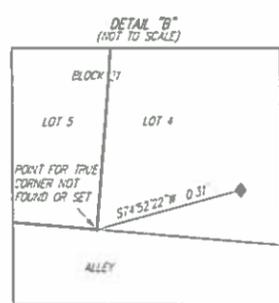
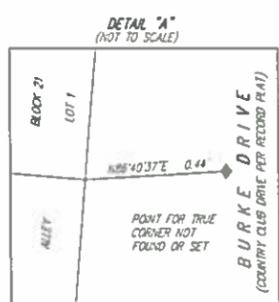
cc. Marc Depauli, Depauli Engineering, On-call Engineer for City of Gallup  
 Michael Burnside, Capital Projects Coordinator - Gallup Housing Authority  
 Curtis Hayes, City Attorney, City of Gallup



- LEGEND**
- SET 1/2" REBAR & P513008 ALUM. CAP
  - ◇ FOUND 1/2" REBAR
  - FOUND 1/2" REBAR & P513028 CAP
  - ◆ FOUND 1/2" REBAR & P513079 CAP
  - × FOUND CHKS. "V"
  - FOUND 1/2" REBAR & P54479 CAP & P513001 WASHER

AREA OF MORGAN AVE. TO BE VACATED THIS PLAT (0.5503 ACRES)

- DIMENSION POINT ONLY
- ( ) RECORDED DIMENSION
- PROPORTIONED DISTANCE



- NOTES:**
- 1) OWNER: GALLUP HOUSING AUTHORITY, BK. 19 DEEDS, PG. 637, RECORDED: APRIL 7, 1971.
  - 2) ADDRESS: MORGAN AVENUE, GALLUP, NM.
  - 3) FIELD SURVEY PERFORMED: APRIL 12 - JULY 13, 2018.
  - 4) SEE SEARCH AND REPORT BY GALLUP TITLE COMPANY DATED MAY 22, 2018, FILE NO. 1955198, PARCEL 1 & 2.
  - 5) SOME DRIVEWAYS AND SIDEWALKS NOT SHOWN.
  - 6) BEARINGS REFERENCED TO THE NEW MEXICO STATE PLANE WEST ZONE GRID OBTAINED USING GPS OBSERVATIONS (DELTA ALPHA = -0°31'10"). DISTANCES ARE GROUND.
  - 7) ZONING: MULTI-FAMILY RESIDENTIAL HIGH (MFRH)



**OWNERS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING REPLAT NO. 1, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 20, T8N, R18W, N.M.P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 AND 36 OF BLOCK 20 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 OF BLOCK 21, U.S. FORD HIGHWAY 66 ADDITION TO THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO, ON JULY 1, 1935.

CONTAINING 3.984 ACRES, MORE OR LESS, INCLUDING THE 0.5503 ACRES FROM THE PORTION OF MORGAN AVENUE RIGHT-OF-WAY VACATED THIS PLAT.

NOW SURVEYED AND PLATED, THIS PLAT HAS BEEN SUBMITTED TO THE CITY OF GALLUP AS BY STATUTE PROVIDED WITH FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. ELECTRIC, TELEPHONE, GAS, WATER, SEWER AND CABLE TELEVISION FACILITIES AND OTHER FRANCHISED PUBLIC UTILITIES WILL BE INSTALLED UNDERGROUND OR OVERHEAD, IN OR ALONG STREETS AND ALLEYS, UTILITY EASEMENTS, PUBLIC WAYS AND OTHER PUBLIC PROPERTY AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. THE EASEMENTS AS SHOWN HEREON ARE GRANTED FOR UNDERGROUND PIPELINES, OVERHEAD AND UNDERGROUND CABLES, POLES, ANCHORS, CONDUCTORS, CONDUITS, TRANSFORMER INSTALLATION INCLUDING FOUNDATION AND CONVENTIONAL PULLBOXES, MANHOLES, SERVICE WIRE AND WITH THE RIGHTS OF ACCESS AND EGRESS THEREFOR FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, REPLACEMENT AND REMOVAL THEREOF AND ALSO THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. PERMANENT STRUCTURES WILL NOT BE PERMITTED ON OR OVER ANY EASEMENT, FENCES, SIDEWALKS AND DRIVEWAYS ARE HEREBY EXEMPTED BUT MAY BE REMOVED BY THE RECIPIENT OF THIS EASEMENT DEDICATION WE, THE UNDERSIGNED OWNERS, WITH FREE CONSENT, HEREBY SET OUR HAND AND SEAL.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 COUNTY OF MCKINLEY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**VACATED RIGHT-OF-WAY CERTIFICATE:**

THE FOLLOWING DESCRIBED RIGHT-OF-WAY IS HEREBY VACATED BY THIS INSTRUMENT AND RECORDED WITH THIS PLAT:

A PARCEL OF LAND BETWEEN BLOCKS 20 AND 21 OF U.S. FORD HIGHWAY 66 ADDITION TO THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO, ON JULY 1, 1935, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID BLOCK 20; SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE S87°17'42"E, 88.83' TO A POINT; THENCE N85°17'48"W, 388.54' TO A POINT; THENCE N1°48'41"E, 85.00' TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 20 AND THE REAL POINT OF BEGINNING.

CONTAINING 0.5503 ACRES, MORE OR LESS.

**MAJOR CITY OF GALLUP**  
 P.O. BOX 1276  
 GALLUP, NM 87301

**CITY CLERK**  
 CITY OF GALLUP, NM

**SUBDIVISION AGREEMENT**

ANY IMPROVEMENTS TO THE LAND CONTAINED WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS CONTAINED WITHIN THE SUBDIVISION AGREEMENT APPROVED BY THE GALLUP PLANNING AND ZONING COMMISSION ON \_\_\_\_\_, 20\_\_\_\_ AND RECORDED IMMEDIATELY WITH THIS PLAT.

**CERTIFICATE OF FILING:**

I, THE UNDERSIGNED CLERK AND EX-OFFICIO RECORDER FOR 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 PLAT CONTAINED HEREON WAS DULY FILED IN MY OFFICE AS PROVIDED BY LAW ON \_\_\_\_\_ DAY OF \_\_\_\_\_.

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

**CERTIFICATE OF FILING:**

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

**COUNTY CLERK AND EX-OFFICIO RECORDER**  
 MCKINLEY COUNTY, NEW MEXICO

**APPROVALS**

CITY OF GALLUP ENGINEER \_\_\_\_\_

CITY OF GALLUP WATER & WASTEWATER DIRECTOR \_\_\_\_\_

CITY OF GALLUP ELECTRIC UTILITY DIRECTOR \_\_\_\_\_

**RECEIVED**  
 By Nikki Lee at 4:56 pm, May 05, 2020

**CERTIFICATION OF ACCEPTANCE AND APPROVAL**

THE ABOVE DESCRIBED SUBDIVISION AND CONDITIONAL ACCEPTANCE OF THE DEDICATION OF RIGHTS OF WAYS, EASEMENTS AND BITES FOR CITY USE AND THE PLAT THEREOF UPON WHICH THIS CERTIFICATE APPEARS IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, NEW MEXICO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTENT: \_\_\_\_\_

SECRETARY \_\_\_\_\_ CHURMAN OF PLANNING AND ZONING COMMISSION

**NOTARY PUBLIC**  
 \_\_\_\_\_

**SECRETARY**  
 \_\_\_\_\_

**NOTARY PUBLIC**  
 \_\_\_\_\_

**SECRETARY**  
 \_\_\_\_\_

I, Marc A. DePaul, New Mexico Professional Surveyor, do hereby certify that the Subdivision Plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, that this Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico.

Marc A. DePaul N.M.P.S. Lic. No. 13808 Date \_\_\_\_\_

**DePAUL ENGINEERING & SURVEYING LLC**  
 - CIVIL ENGINEERS AND LAND SURVEYORS -  
 475 S. 7TH STREET GALLUP, NM 87301  
 TEL: (505)663-5448 DEPAUL2@ENGINEERING.COM

OFFICE OF THE CLERK - MCKINLEY COUNTY, NEW MEXICO FILING INFORMATION

**REPLAT NO. 1**

OF LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 AND 36 OF BLOCK 20 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 OF BLOCK 21, U.S. FORD HIGHWAY 66 ADDITION TO THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO, ON JULY 1, 1935.

**FINAL PLAT**

**DRAWING No. BT-1037 (AS-589)**  
 DATE: 5/05/2020  
 DRAWN BY: J  
 CHECKED BY: MDP

SCALE: 1" = 30'  
 GRAPHIC SCALE

SHEET: 1  
 OF: 1

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

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

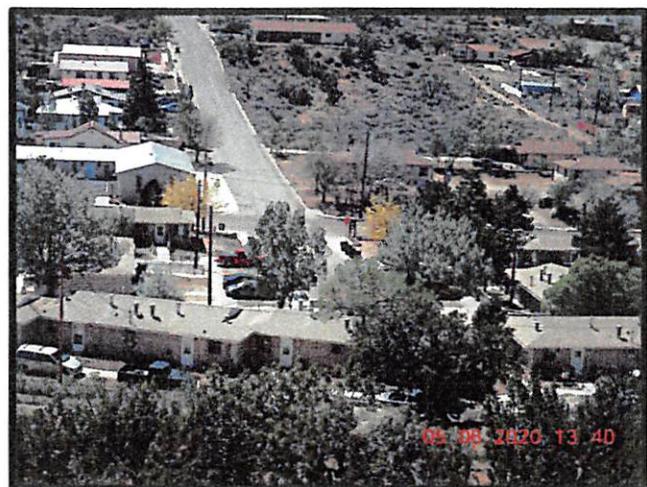
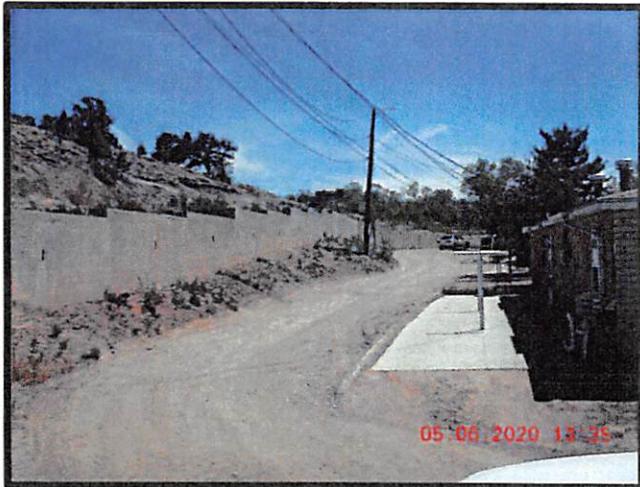
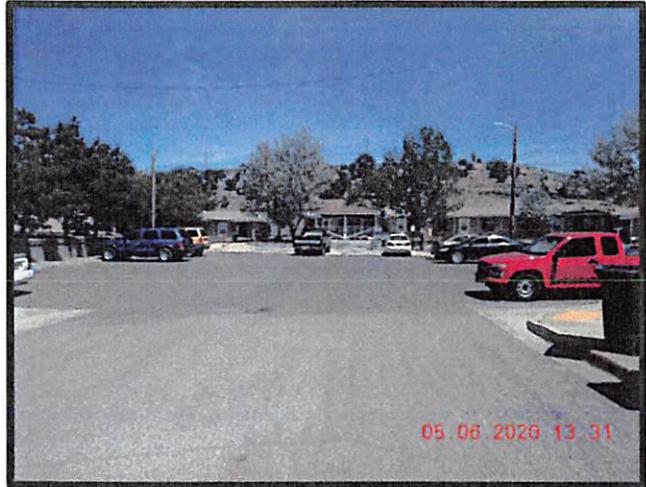
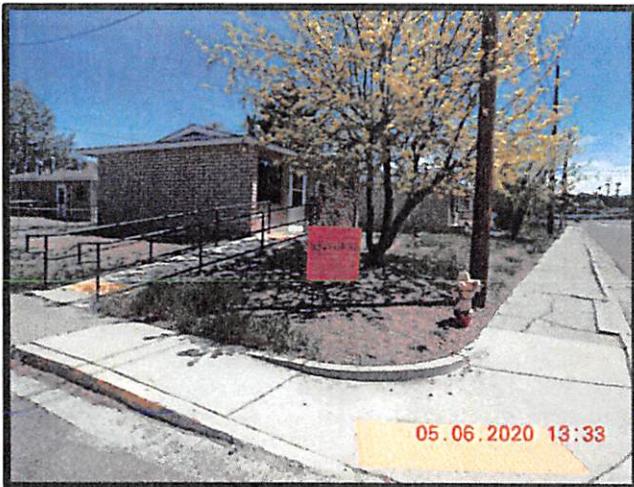
### AERIAL IMAGERY



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

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

### SITE PHOTOS

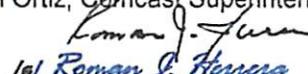


February 26, 2020

**MEMORANDUM**

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

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

**FROM:**  Roman J. Herrera

Roman J. Herrera, Development Review Coordinator

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

<b>CASE #:</b> 20-01000001
<b>PROJECT NAME:</b> Vacation
<b>PROPERTY OWNER:</b> Gallup Housing Authority
<b>PROJECT LOCATION:</b> The corner of Ford Drive & East Morgan Avenue
<b>DESCRIPTION: VACATION:</b> The property owner is requesting that a 60' x 399.54 +/- section of East Morgan Avenue; between Blocks 20 & 21 be vacated to accommodate the housing units already built in the Street Right of Way. There is presently a sewer line in the developed portion E. Morgan Ave. & a water line intersecting E. Morgan Avenue from north to south. The request for Vacation will be scheduled to be heard by the Planning & Zoning Commission at their next regularly scheduled meeting any conditions for approval should be included in staff recommendation to the Commission.
<b>ELECTRONIC COMMENTS ARE DUE BY 4 MARCH 2020</b>

**NO TASK FORCE MEETING HAS BEEN SCHEDULED**

***COMMUNITY PLANNER COMMENTS:***

P1.) Add required signature lines to plat.

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

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

P4.) Ok to proceed to public hearing.

***CITY ENGINEER COMMENTS:*** No issues noted.

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

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

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

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

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

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

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

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

April 15, 2020

**MEMORANDUM**

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

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

**FROM:**   
Roman J. Herrera  
 Roman J. Herrera, Development Review Coordinator

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

<b>CASE #:</b> 20-00300003
<b>PROJECT NAME:</b> Ford Highway 66 Addition Subdivision
<b>PROPERTY OWNER:</b> Gallup Housing Authority
<b>PROJECT LOCATION:</b> East Morgan Avenue at Ford Drive & LOTS 21 THRU 36 BLOCK 20, LOTS 5 THRU 20, BLOCK 21 FORD HWY. 66 ADDN.
<b>DESCRIPTION:</b> <b>Minor Subdivision: Final Plat Review:</b> The property owner is requesting that a 60' x 399.54' +/- portion of E. Morgan Avenue be vacated to accommodate the housing units already built in the Street Right of Way. The vacation of the street via subdivision will allow the City access to the existing sewer line located on E. Morgan Ave. The subdivision request will be scheduled to be heard by the Planning & Zoning Commission as soon as possible, any conditions for approval should be included in staff recommendation to the Commission.
<b>ELECTRONIC COMMENTS ARE DUE BY: 23 APRIL 2020</b>

**NO TASK FORCE MEETING HAS BEEN SCHEDULED**

**COMMUNITY PLANNER COMMENTS:**

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

- P10.) Add the vicinity map.
- P11.) Correct property owner's information.
- P12.) Correct zoning information.
- P13.) Ok to proceed to final plat after all corrections are made.

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

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

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

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

**FIRE DEPARTMENT COMMENTS:**

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

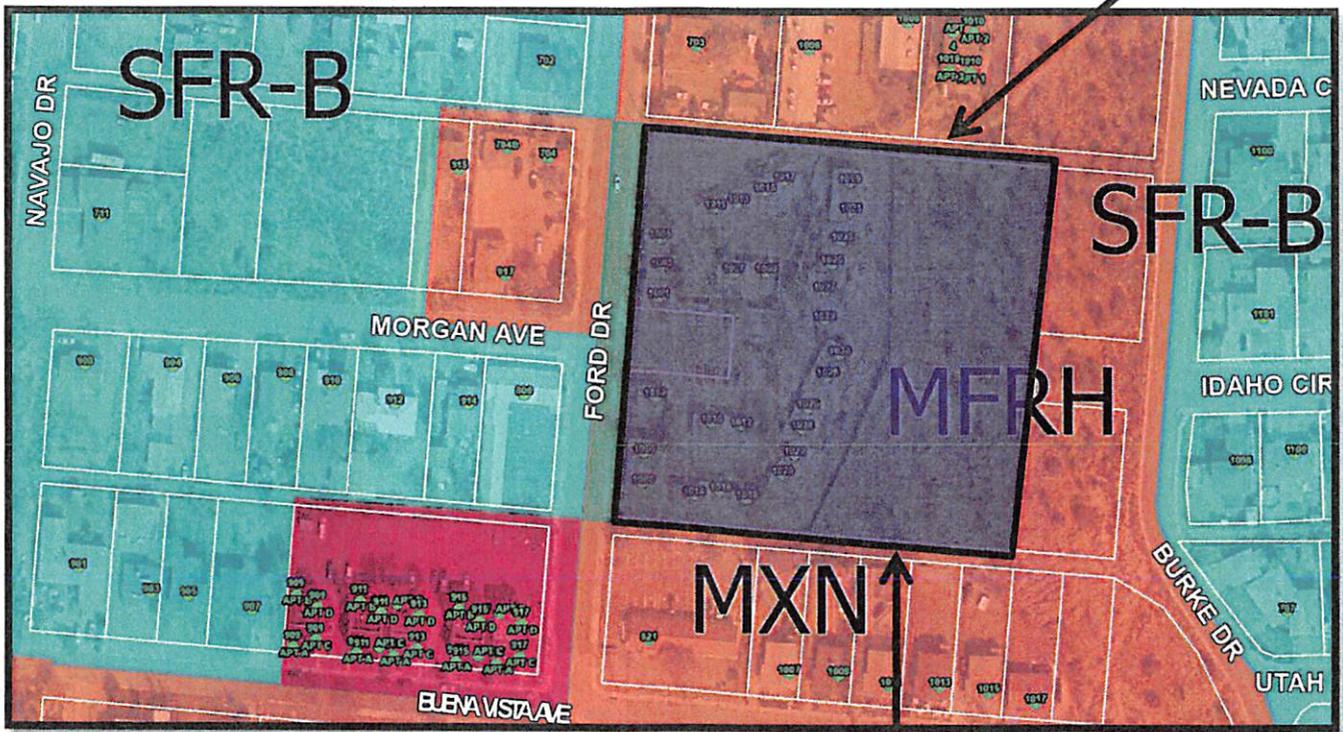
**CENTURYLINK COMMENTS:** CenturyLink did not submit comments.

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

**COMCAST COMMENTS:** Comcast Cable did not submit comments.

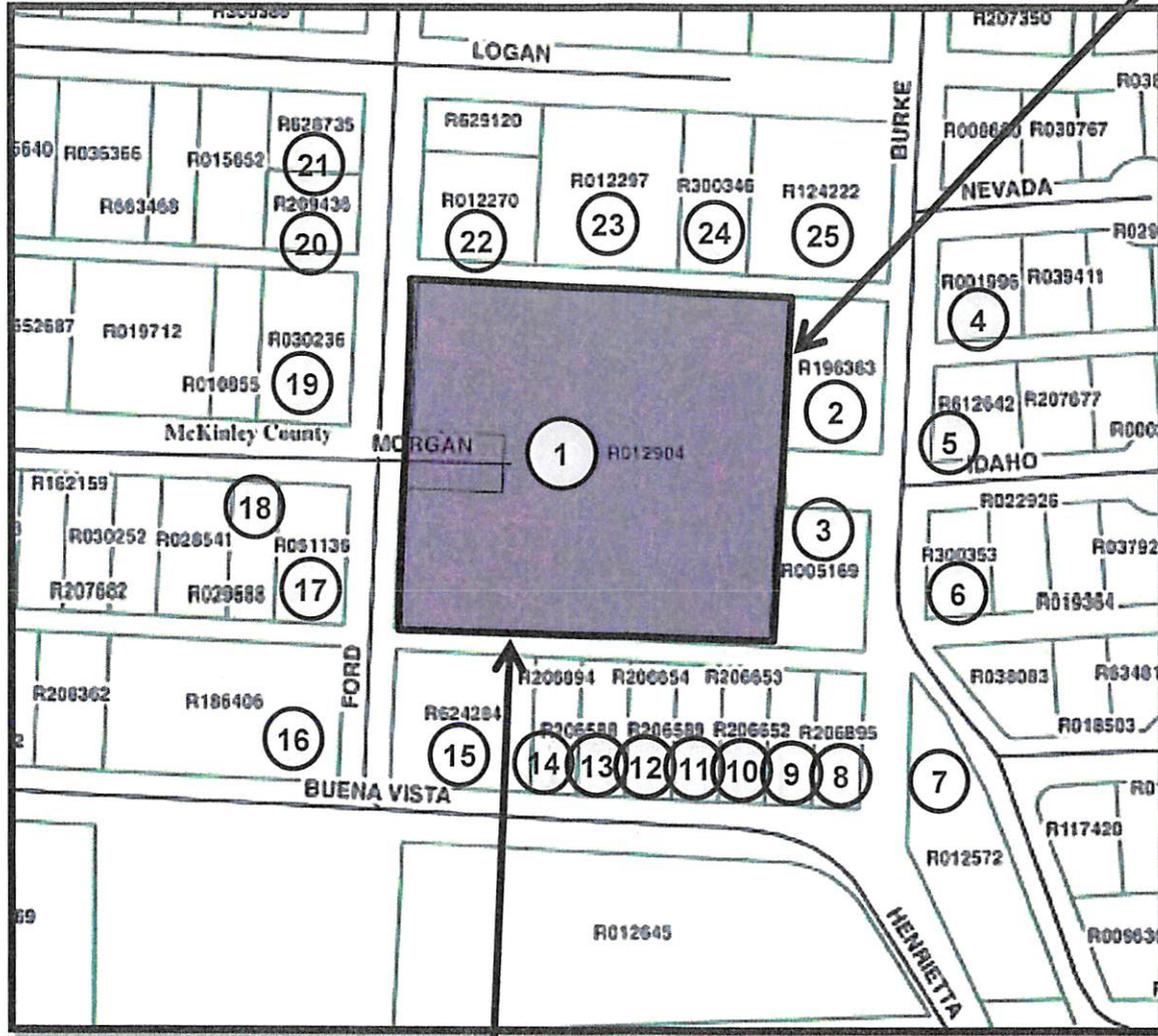
Request by Gallup Housing Authority, property owner, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lots 21 through 36, Block 20 and Lots 5 through 20, Block 21, Ford Highway 66 Addition. Also requesting for the City of Gallup to vacate an unused portion of Morgan Avenue; a sixty foot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

### AREA MAP



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

### PROPERTY MAP



*Letters sent 04/24/2020*

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

**ADDRESS LIST**

- |     |  |   |
|-----|--|---|
| 1.  | GALLUP HOUSING AUTHORITY<br>PO BOX 1334<br>GALLUP, NM 87305-1334<br>LOTS 21 THRU 36 BLOCK 20,<br>LOTS 5 THRU 20, BLOCK 21,<br>FORD HWY 66 ADDN.<br>R012904 | LOT 1, BLOCK C, BURKE<br>HIGHWAY 66 ADDN.<br>R612642  |
| 2.  | RICHARD THOMAS KROUTH<br>REMOVABLE TRUST ETAL<br>1014 E. GREEN AVE.<br>GALLUP, NM 87301<br>LOTS 37, 38, 39 & 40, BLK 20,<br>FORD HWY 66 ADDN.<br>R196363   | 6.  |
| 25. | LOTS 1 THRU 6, BLK 20, FORD<br>HWY. 66 ADDN.<br>R124222  | AARON LEE ROSETTA<br>1098 IDAHO CIR.<br>GALLUP, NM 87301<br>LOT 11, BLOCK C, BURKE<br>HIGHWAY 66 ADDN<br>R300353                        |
| 3.  | RT2, LLC<br>PO BOX 2084<br>MCCALL, ID 83638-2084<br>LOTS 1 THRU 4, BLOCK 21,<br>FORD HWY 66 ADDITION<br>R005169  | 7.  |
| 4.  | NICOLE L. GARCIA<br>1100 NEVADA CIR.<br>GALLUP, NM 87301<br>LOT 10, BLOCK B, BURKE<br>HIGHWAY 66 ADDN.<br>R001996  | TOWN OF GALLUP<br>PO BOX 1270<br>GALLUP, NM 87305-1270<br>LOT 14, BLOCK D, BURKE<br>HIGHWAY 66 ADDN<br>R012572                          |
| 5.  | RYAN GARCIA<br>1101 IDAHO CIR.<br>GALLUP, NM 87301   | 8.  |
|     |  | ANTONIO VILLICANA<br>PO BOX 1141<br>GALLUP, NM 87305-1141<br>LOTS 39 & 40, BLOCK 21,<br>FORD HWY. 66 ADDN.<br>R206895                   |
|     |  | 9.  |
|     |  | JOHN ALLEN &<br>JESSICA SANCHEZ<br>1422 #C RED ROCK DR.<br>GALLUP, NM 87301<br>LOTS 37 & 38, BLOCK 21,<br>FORD HWY. 66 ADDN.<br>R206652 |
|     |  | 10.   |
|     |  | LARRY F. & ELIZABETH<br>MARTINEZ<br>1015 E. BUENA VISTA AVE.<br>GALLUP, NM 87301  |

- LOTS 35 & 36, BLOCK 21,  
FORD HWY. 66 ADDN.  
R206653
11. KATHLEEN R. MALDONADO  
1013 E. BUENA VISTA AVE.  
GALLUP, NM 87301  
LOTS 33 & 34, BLK 21, FORD  
HWY 66 ADDN.  
R206589
12. MARK A. WERNER  
1011 E. BUENA VISTA AVE.  
GALLUP, NM 87301  
LOTS 31 & 32, BLOCK 21,  
FORD HWY. 66 ADDN.  
R206654
13. TIFFANY TAFOYA  
1009 E. BUENA VISTA AVE.  
GALLUP, NM 87301  
LOTS 29 & 30, BLOCK 21, IH  
FORD HWY. 66 ADDN.  
R206588
14. FAITH PROPERTIES, LLC  
PO BOX 717  
GALLUP, NM 87305-0717  
LOTS 27 & 28, BLOCK 21,  
FORD HWY. 66 ADDN.  
R206894
15. STEVEN F. SEEGAR &  
BOBBIE P. FRANKLIN  
821 FORD DRIVE  
GALLUP, NM 87301  
LOTS 21 – 26, BLK 21, FORD  
HWY. 66 ADDN.  
R624284
16. GURLEY PROPERTIES, LTD.  
C/O 1638 S. SECOND ST.  
GALLUP, NM 87301  
LOTS 31 THRU 40, BLOCK 8,  
FORD HWY. 66 ADDN.  
R186406
17. BOARD OF TRUSTEES OF THE  
CHURCH OF GOD OF THE  
APOSTOLIC FAITH  
800 FORD DR.  
GALLUP, NM 87301  
LOTS 1 THRU 3, BLOCK 8,  
FORD HWY. 66 ADDN  
R051136
18. JOSEPH JR. & CECELIA  
LUERAS  
914 E. MORGAN AVE.  
GALLUP, NM 87301  
LOTS 4-5, BLOCK 8, FORD  
HWY. 66 ADDN.  
R029688
19. ALICE REYES  
917 E. MORGAN AVE.  
GALLUP, NM 87301  
LOTS 37 THRU 40, BLOCK 9,  
FORD HWY. 66 ADDN.  
R030236
20. B.S.S. CORPORATION  
ATTN: PHYLIS M. BRITT  
2811 E. AGRITOPA LOOP  
NORTH, APT. 124  
GILBERT, AZ 85296-7835  
LOT B, BLOCK 9, OF THE  
REDIVISION OF LOTS 1 THRU  
4, FORD HWY. 66 ADDN.  
R209436
21. LOT A, BLOCK 9, OF THE  
REDIVISION OF LOTS 1 THRU  
4, FORD HWY ADDN.  
R628735
22. MICHEAL SEKIYA  
703 FORD DR.  
GALLUP, NM 87301  
THE SOUTH 112.17 FEET OF  
LOTS 16 THRU 20, BLOCK 20,  
I.H. FORD HWY. 66 ADDN.  
R012270
23. LEONARD E. & DOLORES D.  
OLIVAR, REV. TRUST

PO BOX 656  
GALLUP, NM 87305-0656  
LOTS 10 THRU 15, BLOCK 20,  
FORD HWY. 66 ADDITION.  
R012297

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



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

Maryann Ustick, City Manager  
Curtis Hayes, City Attorney

May 6, 2020

## MEMORANDUM

TO: Planning and Zoning Commission

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

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

### BACKGROUND

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

### DISCUSSION

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

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

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

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

## **FINDINGS**

**It is the findings of staff that the proposed subdivision complies with the City of Gallup Subdivision Regulations for a minor subdivision including all dimensional requirements for the Multi-Family Residential High (MFRH) Zone District. Staff's recommendation is for approval of said subdivision.**

THIS VACATION APPLICATION WILL SERVE AS THE SKETCH PLAT APPLICATION FOR MBSB2020-00300004 NL

APPLICATION FOR VACATING STREET ALLEY OR PUBLIC EASEMENT



1. APPLICANT INFORMATION

- (a) NAME: GALLUP HOUSING AUTHORITY Phone #: (505) 722-4388  
 Mailing Address: PO BOX 1334 Fax #: \_\_\_\_\_  
 City: GALLUP State: NM Zip: 87305
- (b) Applicant's Signature: *Richard Kontz* Date: 02/12/2020  
 RICHARD KONTZ, DIRECTOR
- (c) Agent / Representative: Michael Burnside Phone #: Same  
 Mailing Address: Same Zip: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ E-mail: mike.burnside@galluphousing.com
- (d) Agent / Representative Signature: *Michael Burnside* Date: 2/12/20  
 MICHAEL BURNSIDE, Project Coordinator

2. PROPERTY OWNER (Please complete if Applicant is NOT the Property Owner)

- (a) NAME: SAME AS APPLICANT Phone #: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_
- (b) Property Owner's Signature: *Richard Kontz* Date: 02/12/2020

3. LOCATION OF REQUEST

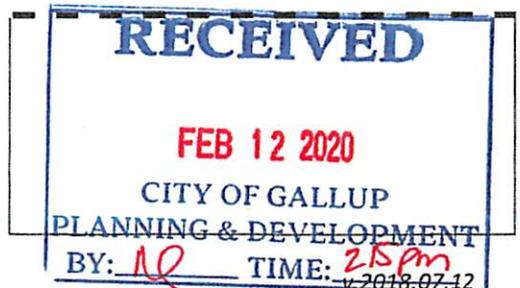
- (a) Street Address (if any): SKY CITY AREA VEGA AVE. & STRONG DR.
- (b) Present Legal Description of the Vacation: SEE METES & BOUNDS DESCRIPTION
- (c) General Description of Vacation: VACATE 20' ALLEY BETWEEN VEGA AVENUE & CURTIS AVENUE; CONTAINING 0.2411 ACRES M/L

4. PROJECT DETAILS

- (a) Written statement explaining request for proposed vacation: Yes  No
- (b) Five (5) copies of a plat identifying the proposed vacation: Yes  No
- (c) Processing fee of \$100.00 included: Yes  No

OFFICE USE ONLY

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



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 checked="" type="checkbox"/> Final Plat & Parcel <input type="checkbox"/> Tracking Sheet **	<b>Administrative Subdivision:</b> <input 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: GALLUP HOUSING AUTHORITY Phone #: (505) 722-4388  
 Mailing Address: PO BOX 1334 Fax #: \_\_\_\_\_  
 City: GALLUP State: NM Zip: 87305
- (b) Agent (if any): MICHAEL BURNSIDE Phone #: (505) 722-4388  
 Mailing Address: PO BOX 1334 Zip: 87305  
 City: GALLUP State: NM E-mail: mike.burnside@galluphousing.com
- (c) Project Engineer: DEPAULI'S ENGINEERING & SURVEYING Phone #: (505) 863-5440  
 Mailing Address: 307 S. 4TH ST. Zip: 87301  
 City: GALLUP State: NM E-mail: mdepauli@depauliengineering.com
- (d) Signature of Applicant or Agent: *Michael Burnside* Date: 3/9/2020  
 Printed Name: MICHAEL BURNSIDE, PROJECT COORDINATOR

2. PROPERTY OWNER

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

3. LOCATION OF REQUEST

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

4. PROJECT DETAILS

- (a) Project is within jurisdiction of: CITY OF GALLUP
- (b) Present Zoning: MFRH Number of Existing Structures: \_\_\_\_\_
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A
- (d) Number of Existing Lots: 105 Number of Proposed Lots: 1 NL
- (e) Total Land Area: 3.2547 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.: 3/6/2020 Application/Fees Accepted By: NL  
 Fee Paid: \$ WAIVED Method of Payment: \_\_\_\_\_  
 Hearing Date: \_\_\_\_\_ Case #: 20-00300004

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



# Gallup Housing Authority

PH.505.722.4388 FAX.505.863.3386 POBX.1334 Gallup, NM 87301  
*Making Our Community Stronger One Family at a Time.*

February 3, 2020

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

Mr. Strain,

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

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

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

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

Sincerely,

Richard F. Kontz

cc. Marc Depauli, Depauli Engineering, On-call Engineer for City of Gallup  
 Michael Burnside, Capital Projects Coordinator - Gallup Housing Authority  
 Curtis Hayes, City Attorney, City of Gallup



**OWNERS CERTIFICATE**  
 Scale: 1"=40'  
 KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING REPLAT NO. 1, SITUATED PARTLY WITHIN THE SOUTH-WEST 1/4 OF SECTION 10, AND PARTLY WITHIN THE SOUTH-EAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 9, T15N, R10W, N.M.P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BLOCK 4 OF LA LOMA SUBDIVISION, IN THE CITY OF GALLUP, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO, ON DECEMBER 12, 1945, CONTAINING 0.2971 ACRES, MORE OR LESS, INCLUDING THE 0.2111 ACRES FROM THE ALLEY RIGHT-OF-WAY WITHIN SAID BLOCK 4 VACATED THIS PLAT.  
 NOW SHOWN AND PLATED, THIS PLAT HAS BEEN SUBMITTED TO THE CITY OF GALLUP AS BY STATUTE PROVIDED WITH FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, ELECTRIC, TELEPHONE, GAS, WATER, BENCH AND CABLE TELEVISION FACILITIES AND OTHER FRANCHISED PUBLIC UTILITIES WILL BE INSTALLED UNDERGROUND OR OVERHEAD, IN OR ALONG STREETS AND ALLEYS, UTILITY EASEMENTS, PUBLIC WAYS AND OTHER PUBLIC PROPERTY AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. THE EASEMENTS AS SHOWN HEREON ARE GRANTED FOR UNDERGROUND PIPELINES, OVERHEAD AND UNDERGROUND CABLES, POLES, ARCHES, CONDUCTORS, CONDUITS, TRANSFORMER INSTALLATION (INCLUDING PAINTMOUNT AND CONVENTIONAL FLUORESCENT, MANHOLE, SERVICE WIRE AND WITH THE RIGHT OF ACCESS AND EGRESS THEREFOR FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, REPLACEMENT AND REMOVAL THEREOF AND ALSO THE RIGHT TO TRIM INTERFERING TREES AND BRUSH. PERMANENT STRUCTURES WILL NOT BE PERMITTED ON OR OVER ANY EASEMENT, FENCES, SIDEWALKS AND DRIVEWAYS ARE HEREBY EXEMPTED BUT MAY BE REMOVED BY THE RECIPIENT OF THIS EASEMENT DEDICATION, WE, THE UNDERSIGNED OWNERS, WITH FREE CONSENT, HEREBY SET OUR HAND AND SEAL.

**ACKNOWLEDGMENT**  
 STATE OF NEW MEXICO )  
 COUNTY OF MCKINLEY )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 BY \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**VACATED RIGHT-OF-WAY CERTIFICATE:**  
 THE FOLLOWING DESCRIBED RIGHT-OF-WAY IS HEREBY VACATED BY THIS INSTRUMENT AND RECORDED WITH THIS PLAT.  
 A PORTION OF LAND WITHIN BLOCK 4 OF LA LOMA SUBDIVISION, IN THE CITY OF GALLUP, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO, ON DECEMBER 12, 1945, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 4, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF STRONG STREET; THENCE 80°30'10"W, ALONG SAID EAST RIGHT-OF-WAY LINE 125.00' TO THE POINT OF BEGINNING.  
 THENCE 80°30'10"W, 125.00' TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLIFF STREET;  
 THENCE 80°28'40"W, ALONG SAID WEST RIGHT-OF-WAY LINE 20.00' TO A POINT;  
 THENCE 80°30'10"W, 20.00' TO A POINT ON THE EAST LINE OF STRONG STREET;  
 THENCE 40°30'10"E, ALONG SAID EAST RIGHT-OF-WAY LINE 20.00' TO THE POINT OF BEGINNING  
 CONTAINING 0.2411 ACRES, MORE OR LESS.

**SUBDIVISION AGREEMENT**  
 ANY IMPROVEMENTS TO THE LAND CONTAINED WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS CONTAINED WITHIN THE SUBDIVISION AGREEMENT APPROVED BY THE GALLUP PLANNING AND ZONING COMMISSION ON \_\_\_\_\_ AND RECORDED IMMEDIATELY WITH THIS PLAT.  
**CERTIFICATE OF FILING:**  
 I, THE UNDERSIGNED CLERK AND EX-OFFICIO RECORDER FOR 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 PLAT CONTAINED HEREON WAS DULY FILED IN MY OFFICE AS PROVIDED BY LAW ON \_\_\_\_\_ DAY OF \_\_\_\_\_  
 CLERK AND EX-OFFICIO RECORDER  
 CITY OF GALLUP, NEW MEXICO

**CERTIFICATE OF FILING:**  
 COUNTY CLERK AND EX-OFFICIO RECORDER FOR MCKINLEY COUNTY,  
 NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT CONTAINED HEREON WAS DULY FILED IN MY OFFICE AS PROVIDED BY LAW ON \_\_\_\_\_ DAY OF \_\_\_\_\_  
 COUNTY CLERK AND EX-OFFICIO RECORDER  
 MCKINLEY COUNTY, NEW MEXICO

**APPROVALS**  
 CITY OF GALLUP ENGINEER \_\_\_\_\_  
 CITY OF GALLUP WATER & WASTEWATER DIRECTOR \_\_\_\_\_  
 CITY OF GALLUP ELECTRIC UTILITY DIRECTOR \_\_\_\_\_  
 GAS COMPANY \_\_\_\_\_  
 CHEST CORPORATION DBA CENTURY LINK CO \_\_\_\_\_

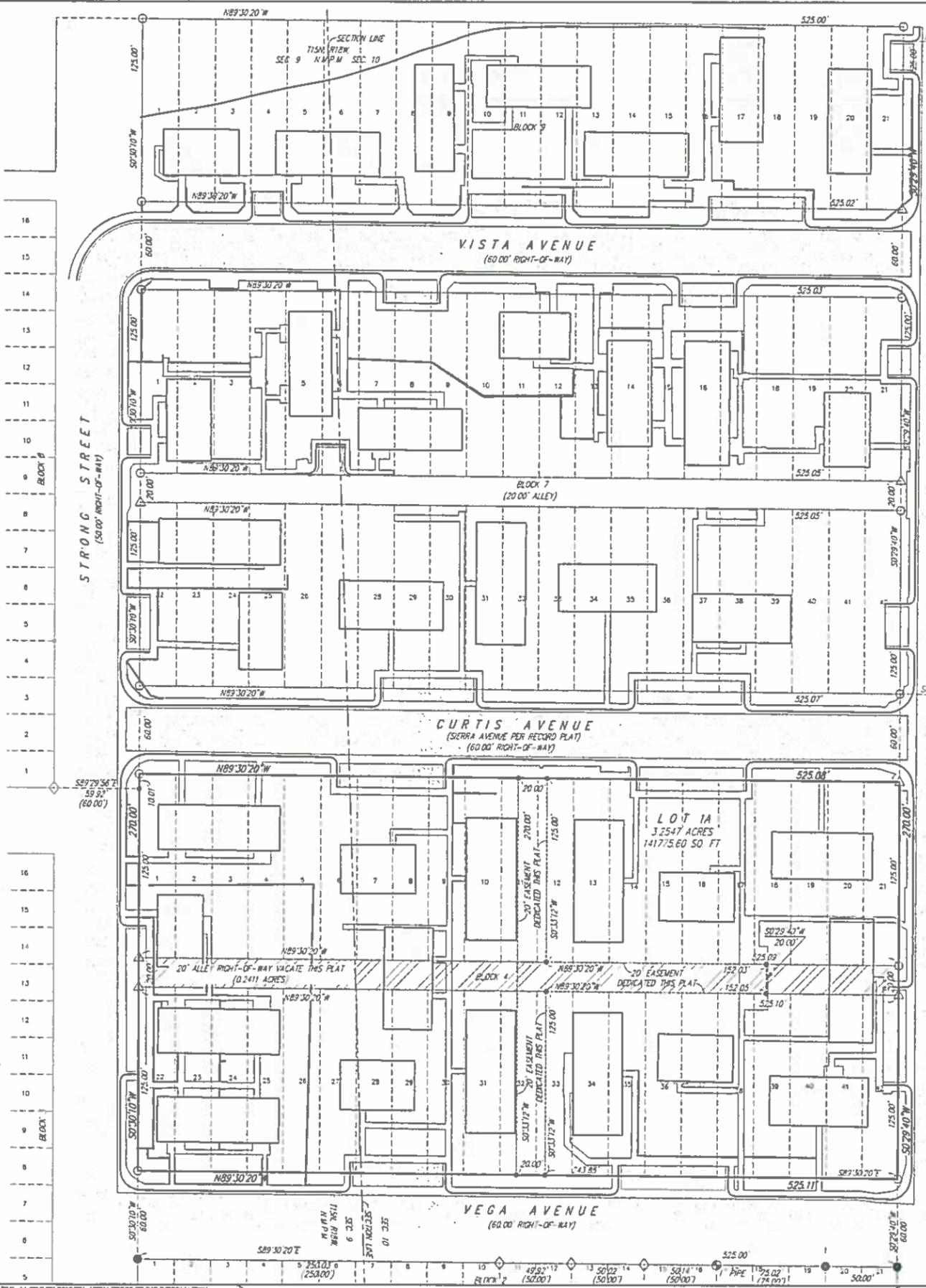
**CERTIFICATION OF ACCEPTANCE AND APPROVAL**  
 THE ABOVE DESCRIBED SUBDIVISION AND CONDITIONAL ACCEPTANCE OF THE DEDICATION OF RIGHTS OF WAYS, EASEMENTS AND SITES FOR CITY USE AND THE PLAT THEREON UPON WHICH THIS CERTIFICATE APPEARS IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, NEW MEXICO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ CHAIRMAN OF PLANNING AND ZONING COMMISSION

**RECEIVED**  
 By Nikki Lee at 4:57 pm, May 05, 2020

I, Marc A. DePaul, New Mexico Professional Surveyor, do hereby certify that this Subdivision Plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, that this Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico.

- LEGEND**
- SET 1/2" REBAR & PS13008 ALUM. CAP
  - FOUND 1/2" REBAR & PS13008 ALUM. CAP
  - ◇ FOUND 1/2" REBAR
  - △ SET MAGNOL & PS10008 WASHER
  - ⊕ FOUND PIPE, SIZE NOTED ON PLAT
  - FOUND 1/2" REBAR & PS13079 CAP
  - DIMENSION POINT ONLY, NOT FOUND OR SET
  - ( ) RECORD DIMENSION
  - SECTION LINE
  - ////// AREA OF 20' ALLEY TO BE VACATED THIS PLAT (0.2411 ACRES)

- NOTES:**
- 1) OWNER, GALLUP HOUSING AUTHORITY, BK 11 DEED, PG 167, RECORDED FEBRUARY 23, 1982; BK 18 DEED, PG 236, RECORDED FEBRUARY 23, 1982; BK 19 DEED, PG 759-761, RECORDED JUNE 7, 1971.
  - 2) ADDRESS: 203 DEBRA DRIVE, GALLUP, NM 87301
  - 3) FIELD SURVEY PERFORMED APRIL 4 - JUNE 26, 2018
  - 4) NO TITLE COMMITMENT PROVIDED FOR THIS SURVEY
  - 5) SOME WALLS AND SIDEWALKS NOT SHOWN
  - 6) BEARINGS REFERENCED TO THE NEW MEXICO STATE PLANE WEST ZONE GRID OBTAINED USING GPS OBSERVATIONS DELTA ALPHA+ (F2112), DISTANCES ARE GROUND.
  - 7) NO DEEDS OF RECORD FOR LOTS 1-4 & 22-26, BLOCK 4
  - 8) ALL LOTS WITHIN THIS BOUNDARY IN BLOCK 4, AS SHOWN HEREON, ARE 127 X 25 PER SAID SUBDIVISION PLAT
  - 9) ZONING: MULTI-FAMILY RESIDENTIAL HIGH (MFH)



**DePAUL ENGINEERING & SURVEYING LLC**  
 - CIVIL ENGINEERS AND LAND SURVEYORS -  
 307 S. 4TH STREET GALLUP, NM 87301  
 TEL: (505) 863-5446 DEPAULENGINEERING.COM

OFFICE OF THE CLERK - MCKINLEY COUNTY, NEW MEXICO FILING INFORMATION

**REPLAT NO. 1**  
 OF BLOCK 4 OF LA LOMA SUBDIVISION, IN THE CITY OF GALLUP, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO, ON DECEMBER 12, 1945.

**FINAL PLAT**

DRAWING No.: BT-1038 (AS-570)  
 DATE: 5/05/2020  
 DRAWN BY: J  
 CHECKED BY: MDP

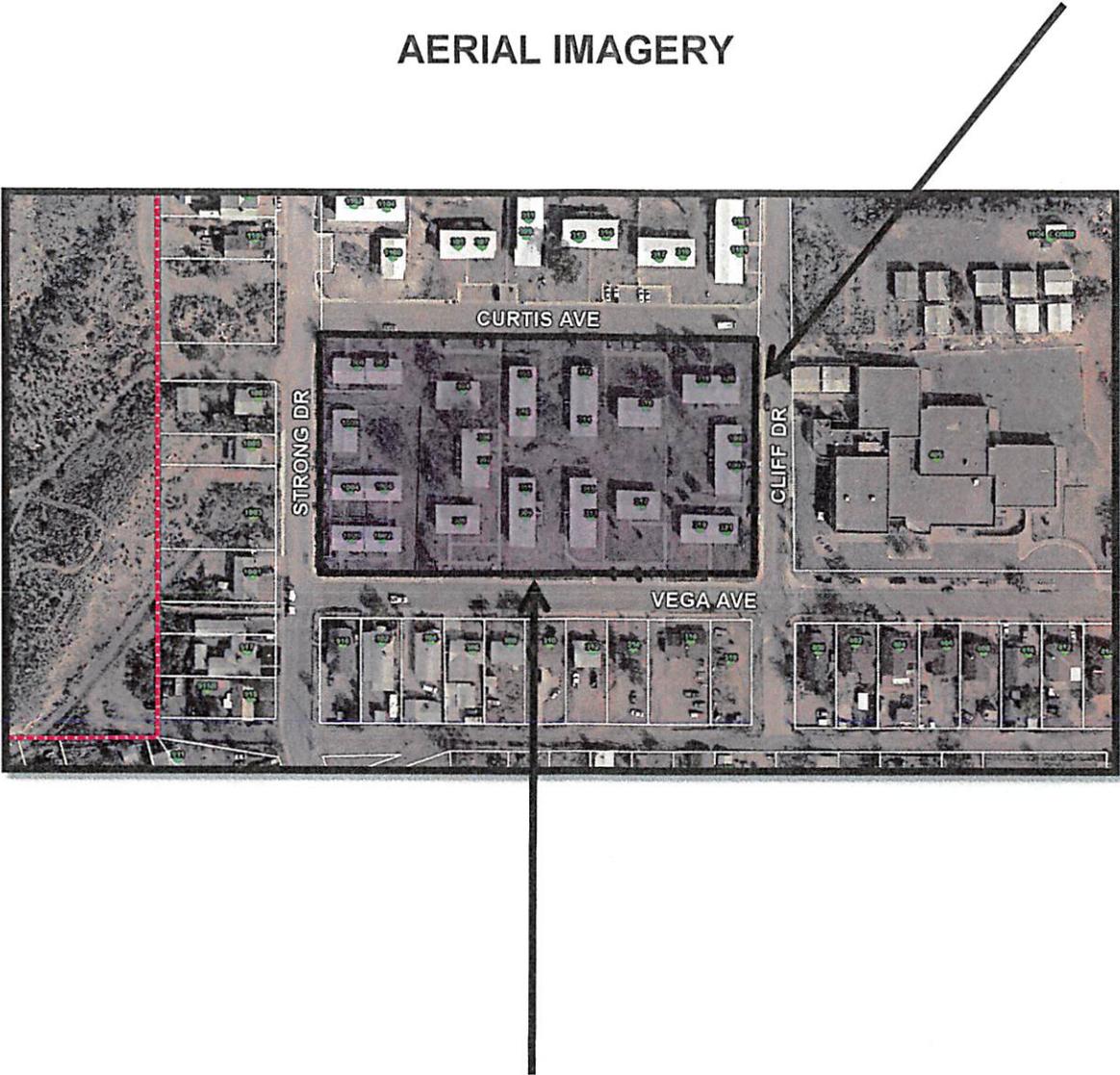
SCALE: 1" = 40'  
 40 30 20 10 0 10 20 30 40  
 GRAPHIC SCALE

SHEET: 1  
 OF: 1

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

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

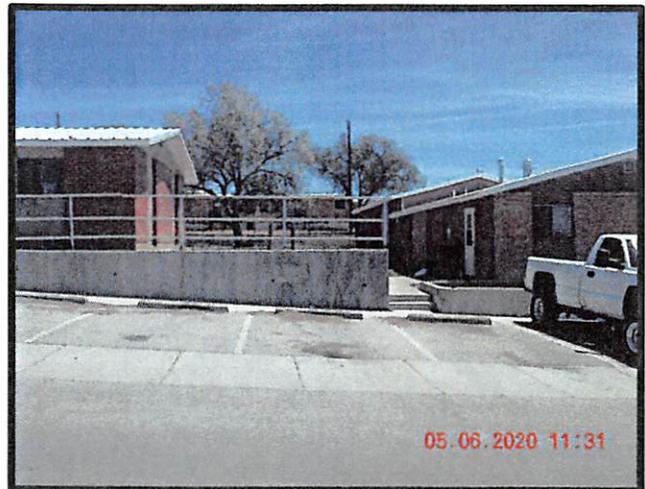
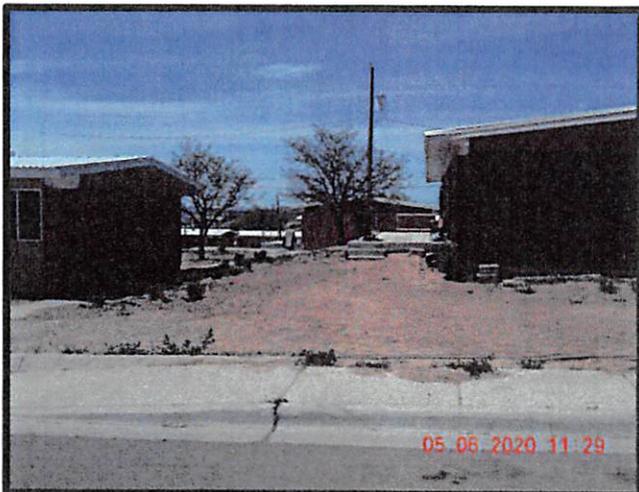
**AERIAL IMAGERY**



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

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

**SITE PHOTOS**

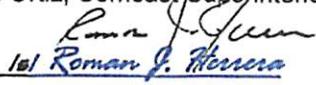


February 26, 2020

**MEMORANDUM**

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

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

**FROM:**   
 Roman J. Herrera, Development Review Coordinator

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

<b>CASE #:</b> 20-01000002
<b>PROJECT NAME:</b> Vacation
<b>PROPERTY OWNER:</b> Gallup Housing Authority
<b>PROJECT LOCATION:</b> A section of Alley between Vega Avenue & Curtis Avenue (aka Sierra Ave.) – Block 4, La Loma Subdivision
<b>DESCRIPTION: VACATION:</b> The property owner is requesting that the alley in Block 4; approximately 20' x 525.10' +/- be vacated in order to accommodate the housing units already built in there. At present there is a water line intersecting the alley from north to south & a sewer line also intersecting the alley from north to south & running east from 307 Vega Ave. inside of the alley, there is also an electrical pole in the alley, also east of 307 Vega Ave. & in the alley. The request for Vacation will be scheduled to be heard by the Planning & Zoning Commission at their next regularly scheduled meeting any conditions for approval should be included in staff recommendation to the Commission.
<b>ELECTRONIC COMMENTS ARE DUE BY:</b> 4 March 2020

**NO TASK FORCE MEETING HAS BEEN SCHEDULED**

**COMMUNITY PLANNER COMMENTS:**

- P1.) Add required signature lines to plat.
- P2.) Change title of plat to "Gallup Housing Authority Alley Right-of-Way Vacation Plat"
- P3.) Label alley right-of-way being vacated "Vacated This Plat"
- P4.) Ok to proceed to public hearing.

**CITY ENGINEER COMMENTS:** No issues noted.

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

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

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

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

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

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

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

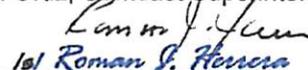
**COMCAST COMMENTS:** No comments were submitted by Comcast.

April 15, 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, Director, Solid Waste Department
- Jacob LaCroix, GFD, Fire Inspector
- Diane Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Distribution Superintendent
- John Ortiz, Comcast Superintendent

**FROM:**   
 Roman J. Herrera, Development Review Coordinator

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

<b>CASE #:</b> 20-003000004
<b>PROJECT NAME:</b> La Loma Subdivision
<b>PROPERTY OWNER:</b> Gallup Housing Authority
<b>PROJECT LOCATION:</b> A section of Alley between Vega Avenue & Curtis Avenue (aka Sierra Ave.) – Block 4, La Loma Subdivision
<b>DESCRIPTION: MINOR SUBDIVISION: FINAL PLAT REVIEW:</b> The property owner is requesting that the alley in Block 4; approximately 20' x 525.10' +/- be vacated in order to accommodate the housing units already built in Right of Way. The vacation of the alley via subdivision will allow the City access to the existing sewer line located there. The subdivision request will be scheduled to be heard by the Planning & Zoning Commission as soon as possible, any conditions for approval should be included in staff recommendation to the Commission.
<b>ELECTRONIC COMMENTS ARE DUE BY:</b> 23 APRIL 2020

**NO TASK FORCE MEETING HAS BEEN SCHEDULED**

**COMMUNITY PLANNER COMMENTS:**

- P1.) Rename from Lot 1 to Lot 1A. And switch the order of square footage and acreage.
- P2.) Call out vacated area: 20' alley Right-of-Way vacated this plat containing 0.2411 acres M/L)
- P3.) Identify the lengths of the vacated alley.
- P4.) Identify what the 152' measurements are for.
- P5.) Remove description below subdivision title being that it's already listed at the top right of plat.
- P6.) Add language to the Owner's Certificate identifying that this is Replat No. 1

- P7.) Add language to the Owner's Certificate calling out how 0.2411 acres vacated from alley right-of-way is now included in this subdivision.
- P8.) Correct the total acreage of subdivision.
- P9.) Correct property owner's information.
- P10.) The metes & bounds description have been verified as accurate.
- P11.) Add attest language under the Vacated Right-of-Way Certificate.
- P12.) Add the legend for area to be vacated.
- P13.) Add the vicinity map.
- P14.) Correct property owner's information.
- P15.) Complete address.
- P16.) What's the purpose of this language?
- P17.) Identify the name of this plat in the notes.
- P18.) Add zoning information.
- P19.) Ok to proceed to final plat after all corrections are made.

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

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

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

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

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

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

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

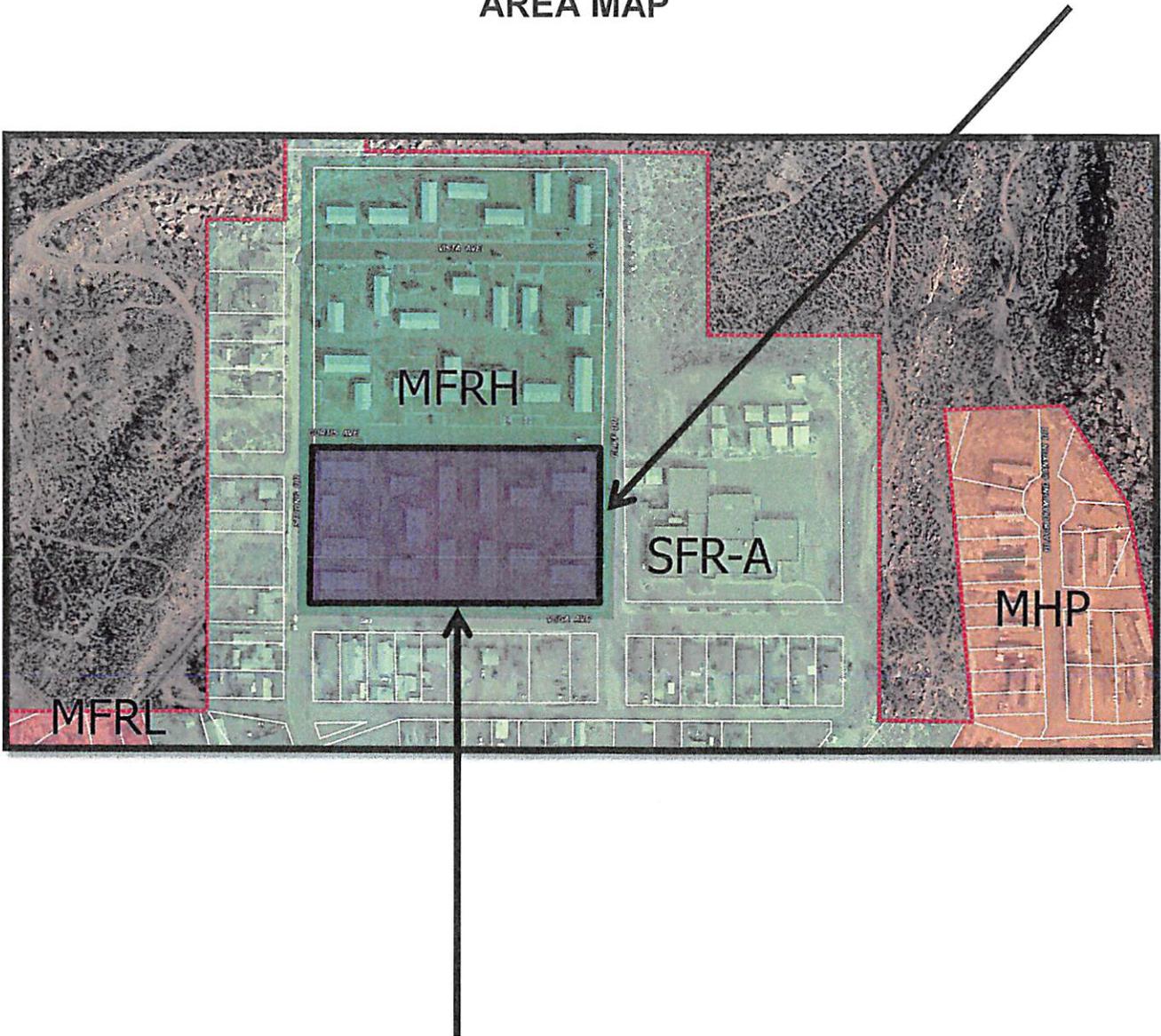
**NM GAS COMPANY COMMENTS:** NM Gas did not submit comments.

**COMCAST COMMENTS:** Comcast did not submit comments.

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

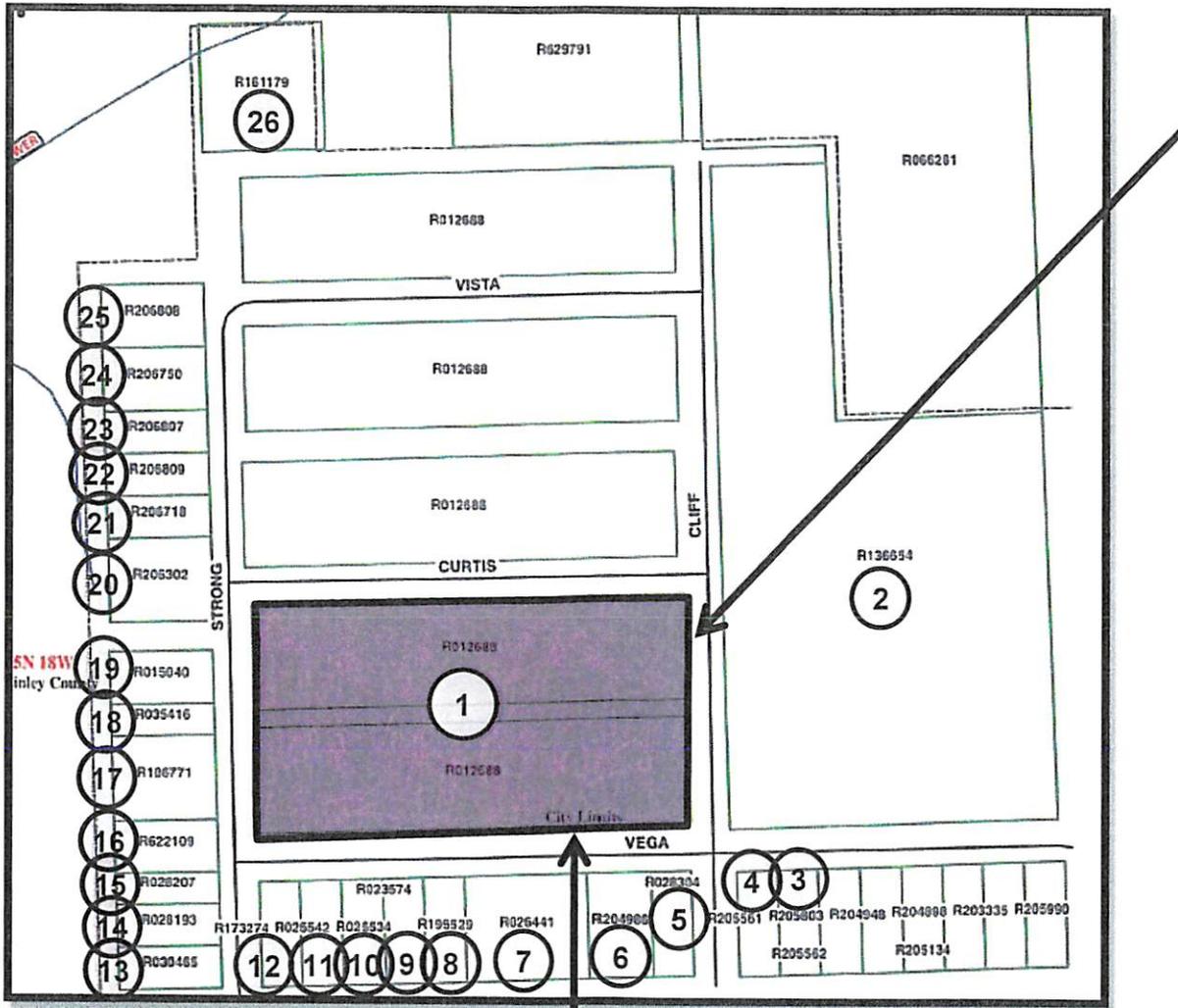
The property is generally located between Vega Avenue and Curtis Avenue; subdivision contains 3.2547 acres M/L which includes the vacated R.O.W. of 0.2411 acres.

### AREA MAP



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

### PROPERTY MAP



*Letters sent 04/24/2020*

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

**ADDRESS LIST**

- |   |  |
|---|--|
| 1. GALLUP HOUSING AUTHORITY<br>PO BOX 1334<br>GALLUP, NM 87305-1334<br>ALL OF BLOCKS 4, 7 & 9 01 15<br>18, LA LOMA ADDN.<br>R012688                                     | 6. ROBERT M. ESTRADA & ROBIN<br>L. HARTOM<br>316 VEGA AVE.<br>GALLUP, NM 87301<br>BLOCK 2, LOTS 17, 18, 19, LA<br>LOMA ADDN.<br>R204986  |
| 2. NEW LIFE APOSTOLIC<br>CHURCH OF GALLUP<br>300 CANYON DE CHELLY LN<br>GALLUP, NM 87301<br>BLOCK 5, ALL OF BLOCK 6,<br>ALL OF ALL BLOCK 10, LA<br>LOMA SUB.<br>R136654 | 7. HARRY D. MARTINEZ<br>510 S. THIRD ST., APT. B<br>GALLUP, NM 87301<br>LOT 11A, REPLAT NO. 1 OF<br>LOTS 11 THRU 16, BLOCK 2,<br>LA LOMA SUB. CONT. 0.1435<br>ACS M/L<br>R026441 |
| 3. THEODORE C. SAUCEDO<br>PO BOX 252<br>OLD LAGUNA, NM 87026-0252<br>BLOCK 1, LOTS 3 & 4, LA LOMA<br>SUB.<br>R205562  | 8. ELAINE MONTANO, TRUSTEE<br>304 VEGA AVE.<br>GALLUP, NM 87301<br>BLOCK 2, LOTS 9 & 10, LA<br>LOMA SUB.<br>R195529  |
| 4. ENRIQUE M. MORENO<br>400 VEGA AVE.<br>GALLUP, NM 87301<br>LOTS 1 & 2, BLOCK 1, LA LOMA<br>SUB.<br>R205561  | 10. BLOCK 2, LOTS 5 & 6, LA LOMA<br>ADDN.<br>R025534   |
| 5. RAY & BEVERLY L. TRUJILLO<br>410 VEGA AVE.<br>GALLUP, NM 87301<br>BLOCK 2, LOTS 20 & 21, LA<br>LOMA SUB.<br>R028304  | 9. ROBERT C. MARTINEZ,<br>TRUSTEE<br>306 VEGA AVE.<br>GALLUP, NM 87301<br>BLOCK 2, LOTS 7 & 8, LA LOMA<br>SUBDIVISION<br>R023574   |
|   | 11. MICHAEL MONTANO<br>302 VEGA AVE.   |

- GALLUP, NM 87301  
BLOCK 2, LOTS 3 & 4, LA LOMA  
ADDITION.  
R025542
12. BENNY DUBOIS  
916 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 2, LOTS 1 & 2, LA LOMA  
SUB.  
R173274
13. ANGELINA RAMIREZ  
915 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 3, LOTS 1 & 2, LA LOMA  
SUB.  
R030465
14. SIMON PAREDES  
917 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 3, LOTS 3 & 4, LA LOMA  
ADDITION  
R028193
15. BLOCK 3, LOT 5, THE S ½ OF  
LOT 6, LA LOMA SUB.  
R028207
16. SEPIE & ALICE P. CALDERON,  
TRUSTEES  
1001 N. STRONG DR.  
GALLUP, NM 87301  
NORTH ½ OF LOT 6, ALL OF  
LOTS 7 & 8, BLOCK 3, LA LOMA  
ADDN.  
R622109
17. ROBERT & ROSITA SALAZAR,  
TRUSTEES  
2403 LA HONDA AVE.  
ANCHORAGE, AK 99517  
BLOCK 3, LOTS 9 THRU 12, LA  
LOMA ADDN.  
R106771
18. CARMEN SWETEN &  
DEBBIE L. VIGIL  
923 N. STRONG DR.  
\*1005 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 3, LOTS 13 & 14, LA  
LOMA ADDN.  
R035416
19. JUAN R. & LISA S. TRUJILLO  
1107 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 8, LOTS 7 & 8, LA LOMA  
SUB.  
R206809
20. MARGARET PEARSON &  
NORMA J. MYERS, TRUSTEE  
710 NAVAJO DR.  
GALLUP, NM 87301  
LOTS 1 THRU 4, BLOCK 8, LA  
LOMA ADDN.  
R206302
21. PAUL A. & CHARLOTTE M.  
LOVATO  
1105 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 8, LOTS 5 & 6, LA LOMA  
SUB.  
R206718
22. ROSIE GONZALES  
1007 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 3, LOTS 15 & 16, LA  
LOMA SUB.  
R015040
23. ANTONIO J. OLGUIN  
1109 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 8, LOTS 9 & 10, LA  
LOMA SUB.  
R206807

*\*CORRECT ADDRESS DERIVED FROM THE CITY OF GALLUP GIS MAP*

24. ERICA DE LA TORRE  
1111 N. STRONG DR.  
GALLUP, NM 87301  
BLOCK 8, LOTS 11, 12 & 13, LA  
LOMA SUB.  
R206750
  
25. CECELIA P. PAIZ  
1113 N. STRONG DR.  
GALLUP, NM 87301  
LOTS 14, 15 & 16, BLOCK 8, LA  
LOMA SUB.  
R206808
  
26. CITY OF GALLUP  
PO BOX 1270  
GALLUP, NM 87305-1270  
PARCEL A, 150'X150' LA LOMA  
SUB. WATER TANK SITE  
R161179

**Summary of City Council Actions**

*February, March & April 2020*

**[No actions taken on any Planning & Zoning items]**

**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: FEBRUARY		YEAR TO DATE: 2020	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	2	\$ 9,800.00	4	\$ 123,400.00
RESIDENTIAL STORAGE SHED	0	\$ -	1	\$ 7,000.00
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
RESIDENTIAL SITE PERMITS	0	\$ -	0	\$ -
NEW COMMERCIAL BUILDINGS	0	\$ -	0	\$ -
COMMERCIAL ADDITIONS / ALTERATIONS	1	\$ 3,800,000.00	2	\$ 3,950,000.00
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	1	\$ 8,250.00	4	\$ 189,951.00
DEMOLITION	1	\$ 6,500.00	3	\$ 9,700.00
FENCE / RETAINING WALL	0	\$ -	2	\$ 11,675.00
FOUNDATION ONLY - CHARGE	1	\$ 19,000.00	1	\$ 19,000.00
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
<b>TOTAL PERMITS &amp; VALUATION</b>	<b>6</b>	<b>\$ 3,843,550.00</b>	<b>17</b>	<b>\$ 4,310,726.00</b>
<b>TOTAL PERMIT FEES</b>		<b>\$ 16,742.93</b>		<b>\$ 21,034.11</b>

**CITY OF GALLUP  
PLANNING & DEVELOPMENT  
MONTHLY COMPILATION OF PERMITS ISSUED  
FEBRUARY 2020**

DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
2/7/20	19 - 243	MICHELES READY MIX	BONGUIDI CONSTRUCTION, LLC	1661 HASLER VALLEY ROAD	FOUNDATION ONLY CHARGE	\$ 253.00	\$ 19,000.00
2/10/20	20 - 014	EUGINA AUBUCHON	GALLUP ROOFING, INC.	3715 CINIZA DRIVE	RESIDENTIAL RE-ROOFING	\$ 123.00	\$ 8,250.00
2/11/20	20 - 016	AARON BECKLER	FEDDES HOMES, LLC	AARON BECKLER	RESIDENTIAL ALTERATIONS	\$ 90.00	\$ 7,000.00
2/13/20	20 - 018	ROBERTO SANDOVAL	SB BUILDERS, LLC	226 VIRO CIRCLE	RESIDENTIAL ALTERATIONS	\$ 93.30	\$ 2,800.00
2/18/20	19 - 277	SAFEWAY	MURPHY BUILDERS, INC.	980 US HIGHWAY 491	COMMERCIAL ALTERATIONS	\$ 16,019.13	\$ 3,800,000.00
2/18/20	20 - 017	RMCHS COLLEGE CLINIC	MURPHY BUILDERS, INC.	2111 COLLEGE DRIVE	DEMOLITION	\$ 164.50	\$ 6,500.00
<b>TOTALS:</b>						<b>\$ 16,742.93</b>	<b>\$ 3,843,550.00</b>

2	RESIDENTIAL ADDITIONS / ALTERATIONS
1	COMMERCIAL ADDITIONS / ALTERATIONS
1	ROOF REPAIR
1	DEMOLITION
1	FOUNDATION ONLY - CHARGE
<b>6</b>	<b>TOTAL PERMITS</b>

**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:	MARCH	YEAR TO DATE: 2020	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	1	\$ 10,000.00	5	\$ 133,400.00
RESIDENTIAL STORAGE SHED	1	\$ 20,000.00	2	\$ 27,000.00
RESIDENTIAL GARAGES & CARPORTS	1	\$ 2,305.00	1	\$ 2,305.00
RESIDENTIAL SITE PERMITS	0	\$ -	0	\$ -
NEW COMMERCIAL BUILDINGS	0	\$ -	0	\$ -
COMMERCIAL ADDITIONS / ALTERATIONS	4	\$ 440,661.00	6	\$ 4,390,661.00
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	9	\$ 133,999.00	13	\$ 323,950.00
DEMOLITION	0	\$ -	3	\$ 9,700.00
FENCE / RETAINING WALL	2	\$ 5,294.00	4	\$ 16,969.00
FOUNDATION ONLY - CHARGE	2	\$ 34,805.00	3	\$ 53,805.00
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
<b>TOTAL PERMITS &amp; VALUATION</b>	<b>20</b>	<b>\$ 647,064.00</b>	<b>37</b>	<b>\$ 4,957,790.00</b>
<b>TOTAL PERMIT FEES</b>		<b>\$ 7,050.93</b>		<b>\$ 28,085.04</b>

**CITY OF GALLUP  
PLANNING & DEVELOPMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED  
MARCH 2020**

DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
3/2/20	20 - 019	F.D.A PARTNERSHIP	VIC PERRY CONSTRUCTION, INC.	2907 E. AZTEC AVENUE	FOUNDATION ONLY-CHARGE	\$ 506.28	\$ 33,705.00
3/3/20	20 - 025	BARRY BUTLER	DIAZ RESIDENTIAL CONSTRUCTION, LLC	217 VERDI DRIVE	RESIDENTIAL RE-ROOFING	\$ 96.00	\$ 5,985.00
3/3/20	20 - 026	PATRICK BUTLER	DIAZ RESIDENTIAL CONSTRUCTION, LLC	1602 AIDA COURT	RESIDENTIAL RE-ROOFING	\$ 96.00	\$ 5,985.00
3/3/20	20 - 027	BARRY BUTLER	DIAZ RESIDENTIAL CONSTRUCTION, LLC	3004 CINIZA DRIVE	RESIDENTIAL RE-ROOFING	\$ 96.00	\$ 5,985.00
3/4/20	20 - 028	PAUL MADRID	DOMINGUEZ CONSTRUCTION, INC.	402 JEFF KING STREET	RESIDENTIAL RE-ROOFING	\$ 123.00	\$ 8,985.00
3/10/20	20 - 020	ROLLIE MORTUARY	GALLUP FENCE, CO.	401 E. NIZHONI BOULEVARD	COMMERCIAL RE-ROOFING	\$ 520.50	\$ 68,000.00
3/10/20	20 - 023	T-MOBIL	HART DESIGN & CONSTRUCTION, INC.	819 US HIGHWAY 491	COMMERCIAL ALTERATIONS	\$ 1,835.75	\$ 217,000.00
3/11/20	19 - 135	PMV REALTOR	AMERICAN STEEL CARPORTS, INC.	3205 INDUSTRY DRIVE	COMMERCIAL ADDITIONS	\$ 1,419.80	\$ 178,661.00
3/11/20	20 - 024	WILLIAM M. SERBAN	AMERICAN STEEL CARPORTS, INC.	513 E. MESA AVENUE	RESIDENTIAL GARAGES &	\$ 78.30	\$ 2,305.00
3/12/20	20 - 030	DICKEY'S BARBECUE PIT	DIVERSE DEVELOPMENT, LLC	3900 E. HISTORIC HIGHWAY 66	COMMERCIAL ALTERATIONS	\$ 781.20	\$ 25,000.00
3/12/20	20 - 033	RODNEY SKERSICK	HOMEOWNER	3500 CAMINO DE LOS CABALLOS	FOUNDATION ONLY-CHARGE	\$ 54.15	\$ 1,100.00
3/13/20	20 - 031	RAMAH CARE SERVICES	MERRILL FENCE COMPANY, LLC	2405 FUHS AVENUE	FENCE PERMIT	\$ 122.65	\$ 3,695.00
3/16/20	19 - 298	AMIT PANDE	BUTLER BUILDING SYSTEMS	102 E. JEFERSON AVENUE	RESIDENTIAL RE-ROOFING	\$ 126.00	\$ 10,200.00
3/18/20	20 - 038	SHARA SUTHERIN BURGESS	GALLUP ROOFING, INC.	1825 MILDA AVENUE	RESIDENTIAL RE-ROOFING	\$ 117.00	\$ 9,075.00
3/24/20	20 - 040	ALAN BEAMSLEY	MERRILL FENCE COMPANY, LLC	1010 MILDA AVENUE	FENCE PERMIT	\$ 53.65	\$ 1,599.00
3/25/20	20 - 042	STEPHEN GRAHAM	HOMEOWNER	1700 HELENA DRIVE	RESIDENTIAL RE-ROOFING	\$ 72.00	\$ 5,000.00
3/26/20	20 - 039	DARREL BROWN	DIAZ RESIDENTIAL CONSTRUCTION, LLC	1102 MARTINELLI DRIVE	RESIDENTIAL RE-ROOFING	\$ 162.00	\$ 14,784.00
3/30/20	20 - 037	AT&T	MASTEC NETWORK SOLUTIONS, LLC	1450 KIT CARSON DRIVE	COMMERCIAL ALTERATIONS	\$ 320.85	\$ 20,000.00
3/31/20	20 - 006	MATT HUGHBANKS	CAHILL CONSTRUCTION & REMODELING, LLC	3735 MAYA DRIVE	RESIDENTIAL STORAGE SHED	\$ 300.15	\$ 20,000.00
3/31/20	20 - 043	MANUEL RODRIGUEZ	MACIAS BUILDERS	1004 SUSAN AVENUE	RESIDENTIAL ADDITIONS	\$ 169.65	\$ 10,000.00
<b>TOTALS:</b>						<b>\$ 7,050.93</b>	<b>\$ 647,064.00</b>

1	RESIDENTIAL ADDITIONS / ALTERATIONS
1	RESIDENTIAL STORAGE SHED
1	RESIDENTIAL GARAGES & CARPORTS
4	COMMERCIAL ADDITIONS / ALTERATIONS
9	ROOF REPAIR
2	FENCE / RETAINING WALL
2	FOUNDATION ONLY - CHARGE
<b>20</b>	<b>TOTAL PERMITS</b>

**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: APRIL		YEAR TO DATE: 2020	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	1	\$ 600.00	6	\$ 134,000.00
RESIDENTIAL STORAGE SHED	0	\$ -	2	\$ 27,000.00
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	1	\$ 2,305.00
RESIDENTIAL SITE PERMITS	1	\$ 1,200.00	1	\$ 1,200.00
NEW COMMERCIAL BUILDINGS	0	\$ -	0	\$ -
COMMERCIAL ADDITIONS / ALTERATIONS	4	\$ 380,000.00	10	\$ 4,770,661.00
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	7	\$ 68,350.00	20	\$ 392,300.00
DEMOLITION	0	\$ -	3	\$ 9,700.00
FENCE / RETAINING WALL	0	\$ -	4	\$ 16,969.00
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>13</b>	<b>\$ 450,150.00</b>	<b>50</b>	<b>\$ 5,407,940.00</b>
<b>TOTAL PERMIT FEES</b>		<b>\$ 4,734.12</b>		<b>\$ 32,819.16</b>

**CITY OF GALLUP  
PLANNING & DEVELOPMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED  
APRIL 2020**

DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
4/2/20	20 - 041	STEVEN ALONZO	HOMEOWNER	310 BLACK DIAMOND CANYON DRIVE	RESIDENTIALSITE PERMIT	\$ 72.50	\$ 1,200.00
4/6/20	20 - 021	TRISTATE GENERATION & TRA	EASTEX TOWER, LLC	2500 NM HIGHWAY 602	COMMERCIAL ADDITIONS	\$ 991.23	\$ 100,000.00
4/14/20	20 - 029	COLLEGE CLINIC	MURPHY BUILDERS, INC.	2111 COLLEGE DRIVE	COMMERCIAL ALTERATIONS	\$ 1,547.88	\$ 170,000.00
4/14/20	20 - 044	CHAMBER OF COMMERCE	MURPHY BUILDERS, INC.	106 W. HISTORIC HIGHWAY 66	COMMERCIAL ALTERATIONS	\$ 420.83	\$ 28,000.00
4/14/20	20 - 052	TOMMY E. & ELORES A. WOOD	AUTO GLASS & CONSTRUCTION, INC.	504 VANDENBOSCH PARKWAY	RESIDENTIAL RE-ROOFING	\$ 171.00	\$ 16,000.00
4/15/20	20 - 050	WILLIAM KRZYMOWSKI	GALLUP ROOFING, INC.	1110 MARTINELLI DRIVE	RESIDENTIAL RE-ROOFING	\$ 108.00	\$ 8,800.00
4/16/20	20 - 051	STEPHEN GRAHAM	HOMEOWNER	1700 HELENA DRIVE	RESIDENTIAL ALTERATIONS	\$ 17.00	\$ 600.00
4/17/20	20 - 054	VINCE BEGAY	GALLUP ROOFING, INC.	3710 BONITO COURT	RESIDENTIAL RE-ROOFING	\$ 135.00	\$ 12,000.00
4/20/20	20 - 045	RIO GRANDE-ALAMEDA LTD.	MURPHY BUILDERS, INC.	205 E. NIZHONI BOULEVARD	COMMERCIAL ALTERATIONS	\$ 865.68	\$ 82,000.00
4/27/20	20 - 056	THOMAS FUNK	GALLUP ROOFING, INC.	305 E. HILL AVENUE	RESIDENTIAL RE-ROOFING	\$ 99.00	\$ 7,150.00
4/29/20	20 - 057	PHILIP DRISCOLL	CAMBIUM CARPENTRY, LLC	1212 S. PUERCO DRIVE	RESIDENTIAL RE-ROOFING	\$ 117.00	\$ 10,000.00
4/30/20	20 - 059	DAVID TORREZ	HOMEOWNER	420 CACTUS ROAD	RESIDENTIAL RE-ROOFING	\$ 81.00	\$ 5,500.00
4/30/20	20 - 060	FIRAS ATDELJAWAD	K & M BUILDERS, INC.	213 W. MESA AVENUE, APARTMENT B	COMMERCIAL RE-ROOFING	\$ 108.00	\$ 8,900.00
<b>TOTALS:</b>						<b>\$ 4,734.12</b>	<b>\$ 450,150.00</b>

1	RESIDENTIAL ADDITIONS / ALTERATIONS
1	RESIDENTIAL SITE PERMITS
4	COMMERCIAL ADDITIONS / ALTERATIONS
7	ROOF REPAIR
<b>13</b>	<b>TOTAL PERMITS</b>