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Curtis Hayes, City Attorney

May 22, 2020

MEMORANDUM

TO: Gallup City Council

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 City Council 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 dedicated street right-of-way containing 0.4016 acres.

DISCUSSION

Currently the property consists of fourteen (14) lots containing a total of 1.9307 acres. The property also includes an unnamed, undeveloped land locked dedicated 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.

The Gallup Planning and Zoning Commission reviewed this request at its regular meeting on May 13, 2020 and approved the subdivision portion. The request is now coming before the Gallup City Council for vacation of the above mentioned dedicated street right-of-way which will complete the subdivision process for this request.

The City of Gallup Task Force reviewed this request and has no issues with the subdivision or vacation of said right-of-way. 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.