



July 20, 2020

**MEMORANDUM**

TO: Gallup City Council

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

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

**BACKGROUND**

AVA, LLC, ABA Land LTD. Co. and Love's Travel Stops & Country Stores Inc., property owners, have petitioned the Gallup City Council for final plat review and approval of Replat No. 1 of Love Subdivision containing 4.908 acres M/L and a Replat of Unplatted Tracts of Land within a portion of the Ortega Annexation situated in the NE ¼ of Section 27 T15N, R19W and a portion of the Mentmore Meadows Annexation situated in the SE ¼ of Section 22 T15N, R19W, containing a total of 20.9461 acres. Said Subdivision includes the vacation of several existing, unoccupied public utility and access easements.

**DISCUSSION**

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

All proposed lots comply with the required dimensional requirements for the Heavy Commercial (HC) Zone District per Table 10-2-21 of the City of Gallup Land Development Standards. The property is also presently fully serviced with water/wastewater and electric infrastructure across the entire length of the property frontage therefore no additional infrastructure improvements are required at this time.

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

## **FINDINGS**

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

The Gallup Planning and Zoning Commission approved said Subdivision during their regular meeting on July 8<sup>th</sup> 2020. The Gallup City Council is now being asked to approve the vacation of the identified public utility and access easements which will complete the subdivision approval process and allow recording of the final plat with the McKinley County Clerk.