

March 17, 2022

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Planning & Development Director
- John Lastyona, Public Works Department
- Sathya Ganesan, Water/Wastewater Engineer
- Marita Joe, Senior Electrical Engineer
- Jon Pairett, GFD, Fire Marshal
- David Garcia, Acting Solid Waste Director
- Laurence Joe, CenturyLink Engineer II
- Irma Bustamante, NM Gas Co. Operations Supervisor
- Matthew Baca, Construction Specialist
- Jayson Grover, NMDOT District 6 Traffic Engineer

FROM: *Nikki Lee*

Nikki Lee, Planning Specialist

cc: Adrian Marrufo, Acting Water & Wastewater Executive Director
Tim Bodell, Water & Wastewater Executive Director
John Wheeler, Electric Director
Robert Hamblen, Public Works Department

CASE #: VAC2022-01000001
PROJECT NAME: Vacation of a 14' Public Utility Easement
PROPERTY OWNER: Gallup Christian Center, Inc.
AGENT: Everett Bigthumb
PROJECT LOCATION: 2133 Cipriano Ave. / 2.08 Acres M/L in NE ¼ Sec. 28 T15N R18W
DESCRIPTION: VACATION The property owner is requesting that the 14' X 188.21' Public Utility Easement (P.U.E.) located east of the existing building be vacated. The property owner wants to build a new building, in addition to the existing building. However, the location of the proposed building will be built on top of an existing P.U.E. In order to allow the structure in the proposed location, the easement must first be vacated. The Vacation request will be presented to the Planning and Zoning Commission at their April 13 th , 2022 regular meeting, any conditions for approval should be included in staff's recommendation to the Commission.
ELECTRONIC COMMENTS ARE DUE BY: THURSDAY, MARCH 24, 2022.

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Easement survey does not identify the type of easement. Need clarification on the type of easement.

P2.) If utilities approve vacation of said easement, then ok to proceed to public hearing.

CITY ENGINEER COMMENTS: Currently the property frontage along Cipriano Ave. is without any curb, gutter, and sidewalks. The requirements for Public Improvements will be deferred until a building permit is submitted or when a project valuation triggers the requirement. Public Works has no issues with the vacation of the P.U.E.

WATER DEPARTMENT COMMENTS: No issues with the City water system.

WASTEWATER DEPARTMENT COMMENTS: No issues with the City sewer system.

ELECTRIC DEPARTMENT COMMENTS: Approved until the Electric Department has an approved 20' wide PUE at the new Power Line Location.

FIRE DEPARTMENT COMMENTS: Fire Department has no issues with the vacation of the public utility easement. Fire code requirements will be addressed during the plan approval process for the construction of the building.

SOLID WASTE COMMENTS: No Solid Waste Issues.

CENTURYLINK COMMENTS: We are attached to GJU poles with an aerial cable, the aerial cable will need to be rerouted as we serve customers to the south of the property.

NM GAS COMPANY COMMENTS: NMGC does not have any facilities in the area, we have no issue with vacating the easement.

COMCAST COMMENTS: Comcast does have facilities on the pole line through this PUE in question. The owner will need to coordinate with Mike Mortus on relocating Comcast facilities prior to vacating.

Mike Mortus, Central NM/Mountain West Region Construction Specialist

Email: Mike_Mortus@cable.comcast.com

Office#: (505) 270-3644

Cell#: (505) 269-4006

NM DEPT. OF TRANSPORTATION COMMENTS: The NMDOT has no comments or concerns with the proposed vacancy of the Public Utility Easement. This action does not impact NMDOT Right of Way.