

**PLANNING AND ZONING COMMISSION
AGENDA****Wednesday, August 12th, 2026, 6:00 p.m.
City Hall Council Chambers****The meeting will be accessible through YouTube:**<https://youtube.com/@cityofgallup>**Members of the public may attend in-person.****Comments may be submitted in writing prior to the meeting or presented in-person.**

Call to Order / Roll Call

Approval of July 8th, 2026 Meeting Minutes**PUBLIC HEARINGS**

ITEM ONE: CASE # 26-00300003: Request by Larry S. Macias, Sr., property owner, for Final Plat approval of a Minor Subdivision; Macias Subdivision, A Tract of Land situated in Section 8, T15N, R17W, N.M.P.M. The property is located at 29 Speedway Drive and located within McKinley County; subdivision contains 8.5554 acres M/L. The property lies within the City of Gallup's planning and platting jurisdiction.

ITEM TWO: CASE # 26-00600003: Request by Ahmad Ayesh, property owner, for the Rezoning of 6.1870 acres M/L **FROM** Single-Family Residential Type C (SFR-C) **TO** Multi-Family Residential High (MFRH) Zone District. The property is located at 1605 through 1623 Mark Avenue; more particularly described as Lots 1 thru 5, Replat No. 1 of Lots 1 & 2, Sunrise Subdivision.

ITEM THREE: CASE # 26-00600004: Request by Hari Achuthan, Convalt Manufacturing, LLC on behalf of Gallup Land Partners, LLC, property owner, for Rezoning certain identified tracts of land **FROM** Rural Holding Zone (RHZ) **TO** Industrial (I) Zone District containing a total of 622.2077 acres M/L. The property is generally located approximately 5.19 miles west of U.S. 491 along and to the north of Carbon Coal Road, more particularly described by metes and bounds description.

ITEM FOUR: CASE # 26-00700004: Request by Hari Achuthan, Convalt Manufacturing, LLC on behalf of Gallup Land Partners, LLC, property owner, for a Conditional Use Permit to allow Manufacturing, Heavy in the Industrial (I) Zone District. The property is generally located approximately 5.19 miles west of U.S. 491 along and to the north of Carbon Coal Road, more particularly described by metes and bounds description.

ITEM FIVE: Nomination and Appointment of the new Vice-Chairperson.

INFORMATION ITEMS

ITEM SIX: City Council Actions Taken

ITEM SEVEN: July 2026 Building Permit Activity Report

*** Open Floor

*** Adjourn



Planning & Zoning Commission
July 8th, 2026 Minutes
City Council Chambers

The regular meeting of the Planning and Zoning Commission was called to order at 6:01 p.m. by Vice-Chairman Matthew Long. Chairman Long stated that the meeting was being live streamed for the public through YouTube.

Upon roll call, the following were present:

Vice-Chairman M. Long
Commissioner F. Pawlowski
Commissioner K. Spolar
Commissioner S. Ezzell
Commissioner R. Eason

Upon roll call, the following were absent:

Commissioner J. Cresto

Chairman Long 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 M. Long (No)
Commissioner F. Pawlowski (No)
Commissioner K. Spolar (No)
Commissioner S. Ezzell (No)
Commissioner R. Eason (No)

Chairman Long asked if any Commissioner engaged in ex parte communication with any agenda item and if so to recuse him/herself prior to discussing the particular item.

Upon roll call, the following votes were:

Chairman M. Long (No)
Commissioner F. Pawlowski (No)
Commissioner K. Spolar (No)
Commissioner S. Ezzell (No)
Commissioner R. Eason (No)

Presented to the Chairman and Commissioners for their approval were the minutes of the June 10th, 2026 special meeting. Commissioner Ezzell motioned for approval of the minutes as presented. Seconded by Commissioner Pawlowski. Motion Carried.

Upon roll call, the following votes were:

Commissioner S. Ezzell (Yes)
Commissioner F. Pawlowski (Yes)

Commissioner K. Spolar (Yes)
Commissioner R. Eason (Abstained)
Chairman M. Long (Yes)

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

Chairman Long stated that anyone wishing to speak limit their comments to three minutes and not to duplicate a previous point; they will have one opportunity to testify. Chairman Long also reminded the Commission that the meeting was being live streamed so everyone needed to speak loud and clear for the public to hear.

Chairman Long informed the Commission and applicants of a scam where Planning & Zoning applicants were being targeted. If any issues/questions come up, applicants were directed to contact CB Strain or Nikki Lee immediately.

ITEM ONE: CASE # 26-00600002: Request by Gallup Land Partners, LLC, property owner, for the Rezoning of certain identified tracts of land **FROM** Rural Holding Zone (RHZ) **TO** General Commercial (GC) Zone District containing a total of 12.7857 acres M/L. The properties are generally located immediately adjacent to and to the east of Gallup Sports Complex; a strip immediately adjacent to and to the west of Gallup Sports Complex; and a portion of Lot 2, Park Subdivision.

CB Strain began by explaining how Gallup Land Partners, LLC, property owner, has petitioned the City of Gallup Planning & 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 as described by metes and bounds description. The purpose of the zoning map amendment was to clean up properties that contained two (2) different zoning designations caused by a recent administrative subdivision and to zone an existing lot to be consistent with adjacent properties. CB continued to state that the reason the rezone was by a metes and bounds description was because the pieces were each within existing lots that weren't identified on their own. With a metes and bounds description its very accurate on the areas being rezone. CB stated that it was more of a housekeeping issue than anything due to a recent administrative subdivision where lots lines were moved creating multiple zone districts on one lot. Subsection 10-5-B-d-i-5a 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. CB explained that in this case the petitioning property owner, Gallup Land Partners, LLC, represented 100% ownership of the property proposed for rezone and as such was making the request for a zoning map amendment to the Planning & Zoning Commission. The properties requesting a rezone are currently zoned Rural Holding Zone (RHZ). CB continued to state that the Rural Holding Zone (RHZ) was a holding zone that did not allow for development until said land was zoned appropriately to accommodate the type of development being proposed. In this case, due to a recent administrative subdivision, certain portions of property were incorporated into larger

lots. Those portions are the ones being rezoned to match the zoning designations of the larger lots. CB stated that the rezone would bring the properties into compliance with the city's zoning regulations. Furthermore, an existing smaller lot to the north is being rezoned from Rural Holding Zone (RHZ) to General Commercial (GC) in order to be consistent with the existing zoning designation of the adjacent property. CB used the overhead projector to display the GIS map displaying the property's location and zoning designation. He pointed to the northwest property showing a long strip that was oddly zoned Rural Holding Zone (RHZ). CB spoke about how the lot was replatted years ago whereas the zoning was never fixed. He then pointed to the lot south of Hozho Academy where the lot line was being moved to the south. By moving the lot line it's causing the property to have two (2) zoning designations. The rezone this evening will fix that to where the transferred portion will be consistent with the school property's General Commercial Zone District. CB stated that with the two (2) areas of rezoning this evening, it will be addressed with one action. He used the overhead projector to display the subdivision plat (Page 1-5). He pointed to the area where the lot line was being moved to the south and mentioned how the lot line adjustment rendered the subdivision administrative whereas it could be approved internally by the City Manager. CB continued to state that Section 10-5-B-d-i4 of the City of Gallup Land Development Standards lists Zoning Map Amendment Criteria. A copy of Section 10-5-B-d-i4 was included in the Commission's agenda packets and marked as "Exhibit A" for their review. The applicant has submitted the required written discussion statement indicating which of the acceptable grounds for an amendment to the official zoning map outlined in Section 10-5-B-d-i the request is based upon. The Planning & Zoning Commission shall determine whether or not the proposed request for a zoning map amendment meets one or more of the amendment criteria based on evidence presented and testimony heard. CB read aloud the Zoning Map Amendment Criteria that he thought the property qualified under:

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

CB stated that the Gallup Task Force reviewed the request and a copy of their comments were included in the Commission's agenda packets for review. **FINDINGS OF CONCLUSION:** CB stated that the findings of staff were that the applicant has met the minimum requirements of Section 10-5-B-di4 "Zoning Map Amendment Criteria", has submitted the required information and has paid all fees necessary in order to testify before the Planning and Zoning Commission. The Planning and Zoning Commission shall determine whether or not the proposed request for a zoning map amendment from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District, for the properties described by metes and bounds, meets the minimum requirements founded on the zoning map amendment criteria for a zoning map amendment based on evidence presented and testimony heard. If Resolution No. RP2026-7 for a zoning map amendment from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District is approved for the properties as described by metes and bounds, the rezoned property shall be subject to compliance with the regulations of the General Commercial (GC) Zone District.

Chairman Long asked the Commissioners if they had any questions for staff. Commissioner Eason asked about the properties north of Park Avenue that were already developed and zoned Rural Holding

Zone. She wondered if the Commission had the authority to rezone to clean up the area. CB informed Commissioner Eason that those properties weren't owned by GLP whereas a rezone application would need to be submitted by those owners. CB didn't think those owners would oppose to the rezone, but they would need to apply and pay the necessary fees. He mentioned how the city has initiated rezones in the past whereas sometimes owners agree or disagree with the proposed rezone. CB explained how the old zoning code allowed certain uses within the Rural Holding Zone (RHZ), which was not favored because the holding zone was just that, a holding zone until development occurred. Then the owner would zone appropriately for the type of development. He continued to explain how in 2018 the City rewrote the zoning code whereas that provision was removed and the Rural Holding Zone (RHZ) no longer allowed uses. However, all existing uses with a Rural Holding Zone (RHZ) property were grandfathered in and were allowed to remain as long as they want, as long as they didn't change anything. CB continued to state that if anything else would go in, then they would have to zone it appropriately. He mentioned how it would be good if property owners came into compliance on their own and zoned it appropriately, but a lot of times that doesn't happen.

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

Clyde Harper approached the podium and introduced himself as the property owner who lives at 1400 Elva Drive. Mr. Harper wanted to know what they were developing down there because they already leveled the area by his property. He wondered if the property was going to the school or something else. Chairman Long asked the applicant to approach the podium and respond to Mr. Harper's question.

Christopher Thomas, Gallup Land Partners, LLC approached the podium and introduced himself. He stated that the parcel was being donated to Hozho Academy. It was approximately 3.79 acres and part of a donation whereas before they donate it they need to complete the subdivision plat and rezoning. Mr. Harper stated that he has an agreement with the school and once they file their million-dollar bond, he's giving them the property on the bottom and they're giving him the property on top. He stated that was the condition until they got the million-dollar bond paid off. Mr. Harper stated that he and Chris can then get together and find out what's going on. Mr. Harper thanked Mr. Thomas for answering his question.

Chairman Long asked the Commissioners if they had any questions for Mr. Harper or Mr. Thomas. There were none.

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

Chairman Long asked if there were any other interested parties wishing to speak to this case. There were none.

Chairman Long stated that the hearing was closed.

Motion to approve or deny the request for Case Number 2026-00600002. Commissioner Ezzell motioned for approval of Item One. Seconded by Commissioner Pawlowski. Motion Carried.

Upon roll call, the following votes were:

Commissioner S. Ezzell (Yes)
Commissioner F. Pawlowski (Yes)
Commissioner K. Spolar (Yes)
Commissioner R. Eason (Yes)
Chairman M. Long (Yes)

Madam Secretary stated that according to LDS section 10-5-A-a2b they need a minimum of four (4) affirmative votes, which they have whereas it's a valid approval. Staff informed the applicant about the ten (10) day appeal period meaning anyone can appeal the decision this evening.

ITEM TWO: Nomination and Appointment of the new Vice-Chairperson.

Chairman Long stated that Item Two has been removed from the agenda and will be presented at a later date after the new Chairman is appointed by the Mayor.

INFORMATION ITEMS

ITEM THREE: City Council Actions Taken

ITEM FOUR: June 2026 Building Permit Activity Report

Chairman Long asked staff for any updates regarding building activity for the summer months. CB stated that they had thirty (30) permits for the month of June. The majority of those were roof permits and some demolition and foundation permits. Not many permits, but they had some commercial additions and alterations with a couple of new businesses opening up. The Commission briefly spoke about the Arrowhead and Lariat Motels being demolished whereas the Blue Spruce Motel in the middle remains. The City Manager was working on getting the neon signs donated for a possible Route 66 neon park, but staff was unsure where that was at.

OPEN FLOOR:

Chairman Long asked if there was anyone in attendance that would like to comment on a non-agenda item.

Commissioner Eason thanked CB and Nikki for celebrating the retirement of John Margis, Building Inspector and making it a memorable event.

Chairman Long reminded staff on how he wanted to recognize Kent Wilson and present him with a plaque for his years of service to the Commission.

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

Upon roll call, the following votes were:

Commissioner K. Spolar (Yes)
Commissioner F. Pawlowski (Yes)

Commissioner S. Ezzell (Yes)
Commissioner R. Eason (Yes)
Chairman M. Long (Yes)

Commission Adjourned at 6:22 p.m.

PLANNING & ZONING COMMISSION

MATTHEW LONG, CHAIRMAN

ATTEST:

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

August 6, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Case No. 2026-00300003, request for final plat review for the Macias Subdivision, a tract of land situated in Section 8, T15N, R17W, N.M.P.M.

BACKGROUND

Mr. Larry S. Macias Sr., property owner, has petitioned the Gallup Planning and Zoning Commission for final plat review of a subdivision of land lying within the City of Gallup's three (3) mile planning and platting jurisdiction. Said property is located at 29 Speedway Dr. containing 8.5554 acres M/L.

DISCUSSION

The current property consists of a single tract of land containing approximately 8.5554 acres, the property owner wishes to subdivide the single tract of land into two (2) parcels.

The property lies within McKinley County and is within the City of Gallup's three (3) mile planning and platting jurisdiction per New Mexico Statutes 1978 Annotated 3-19-7 and 3-20-7. State Statute, Section 3-2-20 ***"Subdivision within the platting jurisdiction of a municipality; approval of the planning authority; procedure; filing fee; notice of hearing"***. Subsection A states "Before a plat of any subdivision within the jurisdiction of a municipality is filed in the office of the county clerk, the plat shall be submitted to the planning authority of the municipality having jurisdiction for approval." Once approved the plat can be filed with the McKinley County Clerk's office and the lots will become legal lots of record.

Neither utility nor pedestrian infrastructure requirements will apply as this subdivision lies outside of the city limits and won't be tied into any existing city infrastructure. The City of Gallup Task Force has reviewed the request, a copy of Task Force comments is included in your agenda packet for your review.

FINDINGS

It is the findings of staff that the proposed subdivision lies within the City's three (3) mile planning and platting jurisdiction per New Mexico Statutes 1978 Annotated 3-19-7 and 3-20-7. Subsection A states "Before a plat of any subdivision within the jurisdiction of a municipality is filed in the office of the county clerk, the plat shall be submitted to the planning authority of the municipality having jurisdiction for approval."

The Planning and Zoning Commission is now being asked to approve or deny said subdivision request based on documents presented.



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 ☐ Final Plat & Parcel Tracking Sheet **	Administrative Subdivision: ☐ Sketch Plat ☐ Final Plat & Parcel Tracking Sheet **	Site Development: ☐ Plan Review
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1. APPLICANT INFORMATION

- (a) NAME: Larry S. Macias Sr. ^{TRUSTEE} Phone #: 505-870-0877
 Mailing Address: 1010 Mountain Loop Fax #: _____
 City: Gallup State: NM Zip: 87301
- (b) Agent (if any): _____ Phone #: _____
 Mailing Address: _____ Zip: _____
 City: _____ State: _____ E-mail: _____
- (c) Project Engineer: Kyle ^{SPOLAR} DePauli ^{ENGINEERING & SURVEYING, LLC} Phone #: 505-863-5446
 Mailing Address: 307 S. 4th Street Zip: 87301
 City: Gallup State: NA E-mail: Kyle S @ de pauli engineering, llc
- (d) **Signature of Applicant or Agent:** Larry S. Macias Sr. **Date:** 6/10/2024
Printed Name: Larry S. Macias Sr.

2. PROPERTY OWNER

- (a) NAME: Larry S. Macias Sr. Phone #: 505-870-0877
 Mailing Address: 1010 Mountain Loop E-mail: post59@yahoo.com
 City: Gallup State: NM Zip Code: 87301
- (b) **Signature of Property Owner:** Larry S. Macias Sr. **Date:** 6/10/2024
Printed Name: Larry S. Macias Sr.

3. LOCATION OF REQUEST

- (a) Street Address (if any): White Cliffs Area ^{29 SPEEDWAY DRIVE}
- (b) Present Legal Description: Lots / Tracts: NW 1/4, Sec. 18, T15N, R17W, N44m
A TRACT OF LAND IN THE N1/2 OF SECTION 8 T15N R17W BOTH THE N. PORTION AND THE S. PORTION, 8.625 ACRES M/L M216355 NL

4. PROJECT DETAILS

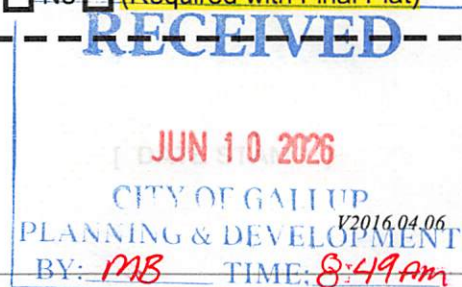
- (a) Project is within jurisdiction of: McKinley County Buffer Zone
- (b) Present Zoning: NA Number of Existing Structures: 6
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): NA
- (d) Number of Existing Lots: 1 Number of Proposed Lots: 2
- (e) Total Land Area: 8.6 +/- 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: NL

Fee Paid: \$ 25.00 Method of Payment: Credit Card

Hearing Date: N/A (Sketch) Case #: 26-00300003



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 ☒ Final Plat & Parcel Tracking Sheet **	Administrative Subdivision: ☐ Sketch Plat ☐ Final Plat & Parcel Tracking Sheet **	Site Development: ☐ Plan Review
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1. APPLICANT INFORMATION

- (a) NAME: LARRY S. MACIAS SR., TRUSTEE Phone #: 505-870-0877
 Mailing Address: 1010 MOUNTAIN LOOP Fax #: _____
 City: GALLUP State: NM Zip: 87301
- (b) Agent (if any): _____ Phone #: _____
 Mailing Address: _____ Zip: _____
 City: _____ State: _____ E-mail: _____
- (c) Project Engineer: / DePauli Engineering & Surveying, LLC Phone #: 505-863-5440
 Mailing Address: 307 S. 4TH ST. Zip: 87301
 City: GALLUP State: NM E-mail: _____
- (d) **Signature of Applicant or Agent:** [Signature] **Date:** 7/10/26
 Printed Name: LARRY S. MACIAS SR.

2. PROPERTY OWNER

- (a) NAME: LARRY S. MACIAS SR. TRUSTEE Phone #: 505-870-0877
 Mailing Address: 1010 MOUNTAIN LOOP E-mail: _____
 City: GALLUP State: NM Zip Code: 87301
- (b) **Signature of Property Owner:** [Signature] **Date:** 7/10/26
 Printed Name: LARRY S. MACIAS SR.

3. LOCATION OF REQUEST

- (a) Street Address (if any): WHITE CLIFFS AREA / 29 SPEEDWAY DRIVE
- (b) Present Legal Description: Lots /Tracts: A TRACT OF LAND IN THE N1/2 OF SECTION 8 T15N R17W BOTH THE N. PORTION & THE S. PORTION 8.625 ACRES M/L M216355

4. PROJECT DETAILS

- (a) Project is within jurisdiction of: MCKINLEY COUNTY BUFFER ZONE
- (b) Present Zoning: N/A (COUNTY) Number of Existing Structures: 6
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A
- (d) Number of Existing Lots: 1 Number of Proposed Lots: 2
- (e) Total Land Area: ~~8.5590~~ 8.5554 Acres **NL**
- (f) ** The McKinley County Parcel Tracking Sheet is attached: Yes ☐ No ☐ (Required with Final Plat)

OFFICE USE ONLY

Pre-App. Confr.: _____ Application/Fees Accepted By: NL

Fee Paid: \$ 50.00 Method of Payment: Credit Card

Hearing Date: 8/12/26 Case #: 26-00300003



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

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

CLERK AND EX-OFFICIO RECORDER
MCKINLEY COUNTY, NEW MEXICO

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. ELECTRIC SERVICE PROVIDER FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV/ INTERNET FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, NEW MEXICO GAS COMPANY (NMGC) AND THE OTHER PUBLIC UTILITIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, NMGC AND THE OTHER PUBLIC UTILITIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

LEGEND

- SET 1/2" REBAR & PS22763 PLASTIC CAP
- FOUND 1/2" REBAR, TIED PS22763 WASHER, AND AS NOTED
- FOUND 1/2" REBAR, AS NOTED
- FOUND PIPE, TIED PS22763 WASHER, AND AS NOTED
- FOUND 5/8" REBAR AS NOTED
- FOUNDATION POINT ONLY, NOT SET OR FOUND
- FOUND 1/4 SECTION CORNER, 3" BRASS CAP, BLM 2006
- FOUND SECTION CORNER, 3" BRASS CAP, BLM 2006
- PROPORTIONATE DISTANCE
- DEPENDENT RESURVEY AND SUBDIVISION OF SECTIONS - JANUARY 24, 2008, BLM PLAT DIMENSIONS
- DEED DIMENSIONS
- REFERENCE PLAT DIMENSIONS
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- EXISTING 20'X315' ROAD EASEMENT, REFERENCE PLAT No 2

RECEIVED 07.31.2026

I, Kyle C. Spolar, New Mexico Professional Surveyor No. 22763, do hereby certify that this Boundary Survey 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 survey is not a Land Division or Subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

Kyle C. Spolar N.M.P.S. Lic. No. 22763

Date

Drawing No: AS-668
Date: 5/18/2026
Drawn By: DRL
Checked By: KCS

Scale: SCALE IN FEET 1"=60'
60 30 0 60
1"=60'

Sheet: 1
of: 1

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
SS
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 LAND DIVISION 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

CLAIM OF EXEMPTION:

THIS BOUNDARY SURVEY & LAND DIVISION CREATING PARCEL 1 CONTAINING 1.0000 ACRES AND PARCEL 2 CONTAINING 7.5554 ACRES WITHIN SECTION 8, T15N, R17W, N.M.P.M., MCKINLEY COUNTY, NEW MEXICO HAS BEEN GRANTED FOR AN EXEMPTION TO THE 1997 SUBDIVISION REGULATIONS OF MCKINLEY COUNTY UNDER CLAIM OF EXEMPTION No. 9 ON MAY 19, 2026. THIS APPROVAL OF THE CLAIM OF EXEMPTIONS SUBJECT TO THE CITY OF GALLUP'S CONCURRENT JURISDICTION REVIEW PROCESS.

REFERENCE PLAT:

- 1) EASEMENT PLAT - TRANSWESTERN PIPELINE COMPANY EXHIBIT "A-1", SHEET 1 OF 2, PROJECT No C.012717.01, DATED JANUARY 28, 2004, REVISED JULY 17, 2004 (NOT FILED).
- 2) PLAT OF SURVEY BY WESTERN NEW MEXICO ENGINEERING INC. DATED: FEBRUARY 15, 1999, DOCUMENT No 284316, FILED: MARCH 15, 1999.

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING LAND DIVISION OF:

A TRACT OF LAND SITUATED IN SECTION 8, T15N, R17W, N.M.P.M., MCKINLEY COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 8, THENCE N00°30'10"E, 2638.72' TO THE WEST 1/4 CORNER OF SAID SECTION 8, THENCE S89°33'49"E, ALONG THE EAST - WEST CENTER LINE OF SAID SECTION 8, 2240.00', THENCE N00°29'28"E, LEAVING THE EAST - WEST CENTER LINE OF SAID SECTION 8, 1476.67' TO THE SOUTHWEST CORNER OF THE DESCRIBED PARCEL AND REAL POINT OF BEGINNING.
THENCE S89°33'58"E, 320.18' TO A POINT;
THENCE S00°33'26"W, 1161.57' TO A POINT;
THENCE N89°34'49"W, 321.52' TO A POINT;
THENCE N00°29'28"E, 1161.49' TO THE POINT OF BEGINNING.

CONTAINING 8.5554 ACRES.

NOW SURVEYED, PLATTED AND KNOWN AS PARCEL 1 CONTAINING 1.0000 ACRES AND PARCEL 2 CONTAINING 7.5554 ACRES OF MACIAS SUBDIVISION, SITUATED WITHIN SECTION 8, T15N, R17W, N.M.P.M., MCKINLEY COUNTY, NEW MEXICO, 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 AREAS AND IN LOT OWNER'S FACILITIES. ALL INSTALLATIONS SHALL CONFORM WITH APPLICABLE LOCAL CODES IN EFFECT. THE STREETS, ALLEYS, 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 PADMOUNT AND CONVENTIONAL) PULLBOXES, MANHOLES, SERVICE FACILITIES AND ALL OTHER NECESSARY EQUIPMENT FOR AN UNDERGROUND OR AERIAL DISTRIBUTION SYSTEM, TOGETHER WITH OVERHANG OR SERVICE WIRE AND WITH THE RIGHTS OF INGRESS AND EGRESS THERETO 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 DRIVEWAY ARE HEREBY EXEMPTED BUT MAY BE REMOVED BY RECIPIENT OF THIS EASEMENT DEDICATION. WE THE UNDERSIGNED OWNERS WITH FREE CONSENT, HEREBY SET OUR HAND AND SEAL.

WITNESS OUR HANDS THIS DAY OF

BY: LARRY S. MACIAS SR.
1010 MOUNTAIN LOOP
GALLUP, NM 87301
(505) 870 - 0877

NOTES:

- 1) OWNER: LARRY S. MACIAS SR., TRUSTEE OF THE LARRY S. MACIAS SR. REVOCABLE TRUST QUITCLAIM DEED DOCUMENT No: 296805, FILED: AUGUST 9, 2001, WARRANTY DEED DOCUMENT No: 367573, FILED: JUNE 10, 2014.
- 2) ADDRESS: 29 SPEEDWAY DRIVE, MCKINLEY COUNTY, NEW MEXICO.
- 3) FIELD SURVEY PERFORMED: MARCH 13, 2026.
- 4) NO TITLE COMMITMENT PROVIDED FOR THIS SURVEY.
- 5) BEARING REFERENCED TO THE NEW MEXICO STATE PLANE WEST ZONE GRID (OBTAINED PER GPS OBSERVATIONS) DELTA ALPHA=-0°28'57". DISTANCES ARE GROUND.
- 7) VEHICLES, BOX TRAILERS & DEBRIS NOT SHOWN.

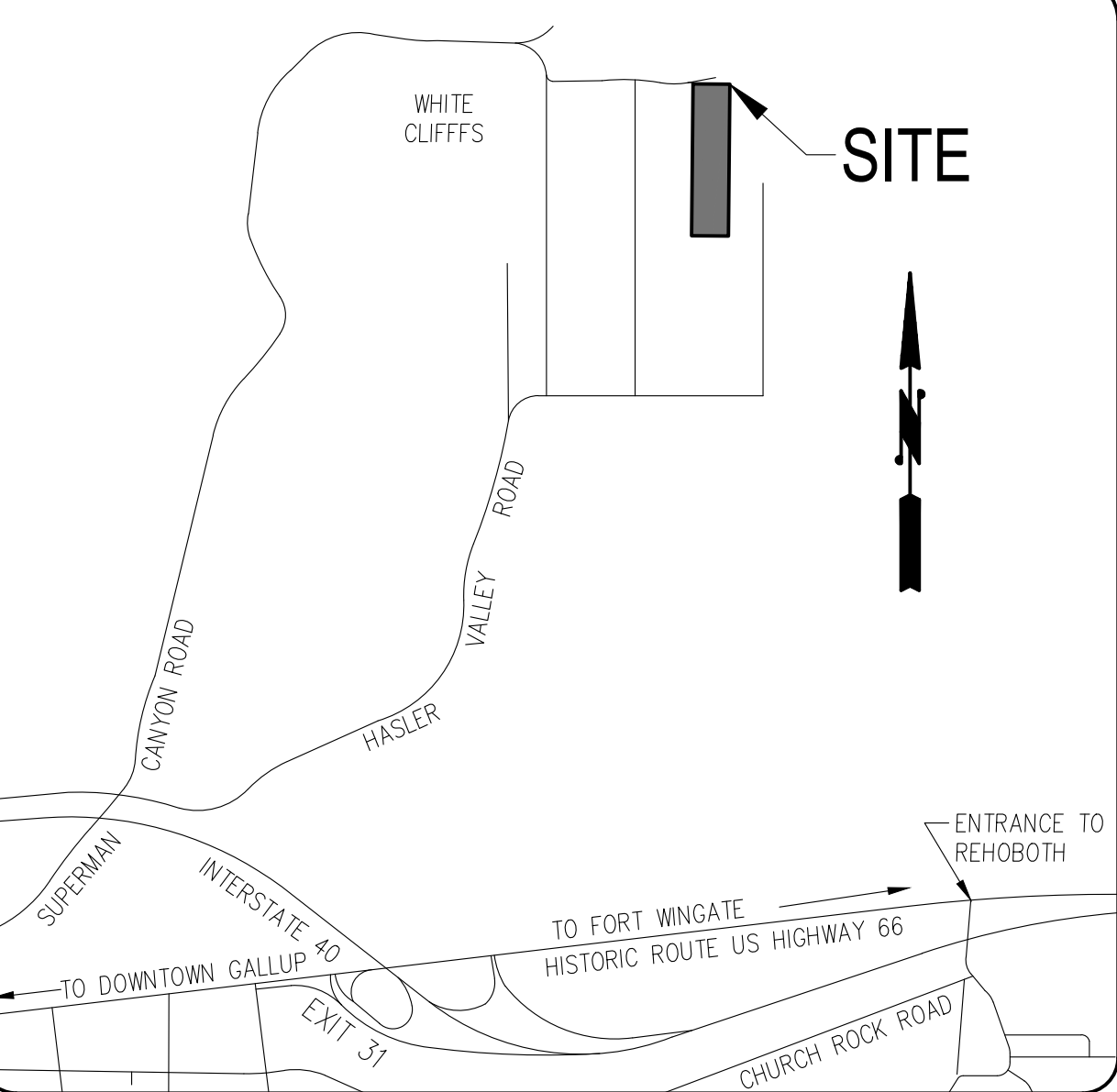
ROBERT STANLEY HUISH
DOCUMENT No 403278,
FILED: 02/02/23

RANDAL A. HENRY &
VESTA I. HENRY REVOCABLE TRUST
DOCUMENT No 341702, FILED: 09/05/08

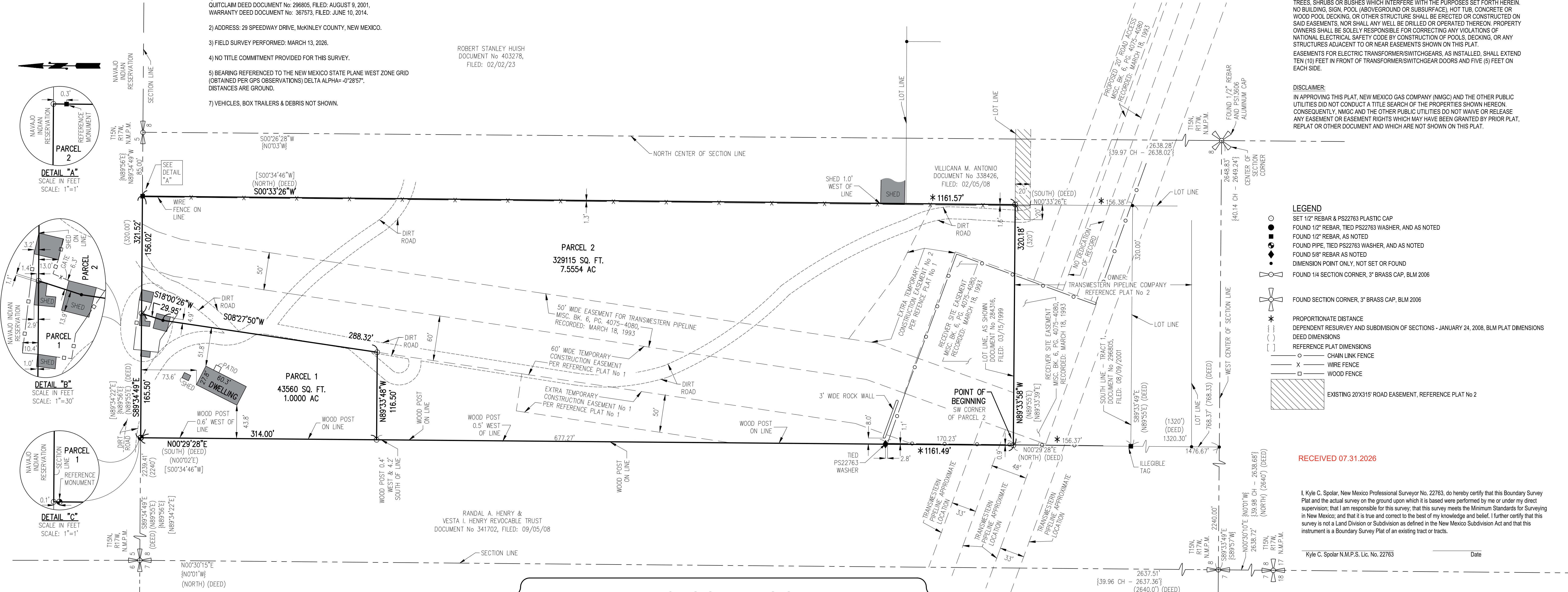
MACIAS SUBDIVISION

A TRACT OF LAND SITUATED IN SECTION 8, T15N, R17W, N.M.P.M., WHITE CLIFFS AREA, MCKINLEY COUNTY, NEW MEXICO.

FINAL PLAT



VICINITY MAP
NOT TO SCALE



DePauli Engineering & Surveying LLC.
- Civil Engineers & Land Surveyors -
307 S. 4th Street Gallup New Mexico, 87301
Tel. (505) 863-5440 --- www.depauliengineering.com

Office of the Clerk - McKinley County, New Mexico Filing Information



May 19, 2026

Anthony Dimas, County Manager
P.O. Box 70
Gallup, New Mexico 87305

Re: Larry S. Macias Sr. Boundary Survey & Land Division Creating Parcel 1 and Parcel 2 Within Section 8, Township 15 North, Range 17 West, N.M.P.M., McKinley County, New Mexico

Dear Mr. Dimas:

I have reviewed the Claim of Exemption submitted by Larry S. Macias Sr. and the Boundary Survey & Land Division prepared by DePauli Engineering & Surveying LLC, under the supervision of Kyle C. Spolar, New Mexico Professional Surveyor License No. 22763, dated April 28, 2026, concerning the division of property located within the NW 1/4 of Section 8, Township 15 North, Range 17 West, N.M.P.M., White Cliffs Area, McKinley County, New Mexico.

The submitted materials include the executed Claim of Exemption form, survey plat, and supporting documentation. The plat reflects the creation of a 1.0000 acre parcel of land from the parent tract, as more particularly depicted on the Boundary Survey & Land Division plat prepared by DePauli Engineering & Surveying LLC.

Pursuant to Article 2 of the McKinley County Subdivision Regulations and Section 7.6 governing Claims of Exemption, the request qualifies under Exemption No. 9, which permits the division of land to create one parcel per tract of land per immediate family member where the parcel is sold or donated as a gift to an immediate family member. Under the Regulation, the grantor is restricted from further division of the land for a period of five (5) years. Based upon the documentation provided and the Claim of Exemption submitted, the proposed division appears to qualify under the applicable exemption provisions of the McKinley County Subdivision Regulations. The applicant shall provide all supporting documentation required under Exemption No. 9, including the proposed conveyancing document and documentation demonstrating the claimed family relationship, together with documentation of the last division of the land.

LEGAL DEPARTMENT

207 W. HILL AVE. GALLUP NM 87301 P.O. BOX 70 GALLUP NM 87305
T: 505.863.1400 F: 505.863.6362



The plat further reflects existing easements and utility corridors affecting the property, as shown thereon. Approval of this Claim of Exemption does not constitute acceptance by McKinley County of any road, easement, utility, or other improvement not currently within the County's maintenance system.

Any future division inconsistent with the limitations imposed under Exemption No. 9 may subject the property to the requirements of the New Mexico Subdivision Act and the McKinley County Subdivision Regulations.

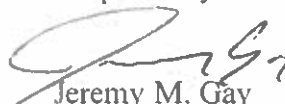
Pursuant to NMSA 1978, Section 7-38-44.1, prior to recording the plat or any instrument reflecting the division of property, the taxpayer must pay all property taxes, penalties, interest, and fees due for the current taxable year and any outstanding prior years. The owner shall obtain a McKinley County Parcel Tracking Sheet from the County Assessor, satisfy all amounts due through the County Treasurer, and record the Parcel Tracking Sheet and receipt together with the Claim of Exemption and associated documents.

NOTE: Approval of this exemption does not relieve the owner or any successor in interest from compliance with all other applicable federal, state, tribal, or local laws and regulations, including but not limited to requirements relating to access permits, water rights or well permitting, liquid waste or water system permitting, building permits, and access onto state or county-maintained roads.

Based upon the documentation submitted and review of the applicable regulations, it is my opinion that the Claim of Exemption under Exemption No. 9 is appropriate and may be approved, subject to compliance with the tax certification and recording requirements outlined above.

If the owner desires this letter to be recorded, it should be attached to the Claim Form at the time of recording.

Respectfully Submitted.



Jeremy M. Gay
County Attorney

McKINLEY COUNTY SUBDIVISION REGULATIONS

CLAIM OF EXEMPTION

To claim an exemption from the requirements of the McKinley County Subdivision Ordinance, you must complete this form, sign it before a notary public and submit it together with legible copies of all required documents to the County Manager. Be sure to check all exemptions, which apply and attach legible copies of all supporting documents.

The County Manager or the appropriate staff member will notify you in writing within thirty (30) days as to whether your claim of exemption has been granted. If the claim of exemption is granted you may proceed with the land division you propose without needing to comply with the requirements of the McKinley County Subdivision Regulations. If the County Manager fails to mail written notice to you within thirty (30) days after receipt of the completed claim of exemption, the exemption will be deemed denied or if your claim exemption is denied, you may either seek approval of a subdivision or appeal the denial as provided in the McKinley County Subdivision Regulations.

A fee of one hundred (\$100.00) dollars must be paid when this application is submitted.

I/Me, Larry S. Macias Sr. claim an exemption from the requirements of the New Mexico Subdivision Act and the McKinley County Subdivision Regulations on the property described in attachment "A" hereto, and for the following reason(s). I/Me certify that this transaction involves:

- _____ 1) The sale, lease or other conveyance of any parcel that is thirty-five (35) acres or larger in size within any twelve (12) month period, provided that the land been used primarily and continuously for agricultural purposes, in accordance with § 7-36-20 NMSA 1978, for the preceding three (3) years.

ATTACH CERTIFIED SURVEY SHOWING SIZE AND LOCATION OF PARCEL.

- _____ 2) The sale or lease of apartments, offices, stores or similar space within a building.

ATTACH COPIES OF ALL PROPOSED SALE OR LEASE DOCUMENTS.

- _____ 3) The division of land within the boundaries of a municipality.

ATTACH CERTIFIED SURVEY SHOWING LOCATION OF PROPOSED DIVISION.

- _____ 4) The division of land in which only gas, oil, mineral or water rights are severed from the surface ownership of the land.

ATTACH COPIES OF ALL PROPOSED CONVEYANCING DOCUMENTS.

- _____ 5) The division of land created by court order where the order creates no more than one parcel per named party.

ATTACH CERTIFIED COPY OF COURT ORDER.

- _____ 6) The division of land for grazing or farming activities provided the, land continues to be used for grazing or fanning activities for a period of at lease five (5) years.

ATTACH COPY OF PROPOSED CONVEYANCING DOCUMENTS AND DOCUMENTS RESTRICTING FUTURE USE TO GRAZING OR FARMING ACTIVITIES. SUCH DOCUMENTS MUST CONTAIN A COVENANT RUNNING WITH THE LAND AND REVOCABLE ONLY BY MUTUAL CONSENT OF THE BOARD -OF COUNTY COMMISSIONERS AND THE PROPERTY OWNER THAT THE DIVIDED LAND WILL BE USED EXCLUSIVELY FOR GRAZING AND FARMING ACTIVITIES. THE COVENANT MUST BE SIGNED BY THE PROPERTY OWNER THE BUYERS OR LESSEE, AND THE BOARD OF COUNTY COMMISSIONERS AND MUST BE FILED OF RECORD WITH THE COUNTY CLERK

- _____ 7) The division of land resulting only in the alteration of parcel boundaries where parcels are altered for the purpose of increasing or reducing the size of contiguous parcels and where the number of parcels is not increased.

ATTACH CERTIFIED SURVEYS SHOWING ALL PARCEL AND PARCEL BOUNDARIES BEFORE AND AFTER PROPOSED ALTERATION:

- _____ 8) The division of land to create burial plots in a cemetery.

-  9) The division of land to create a parcel that is sold or donated as a gift to an immediate family member; however, this exception shall be limited to allow the seller or donor to sell or give no more than

one parcel per tract of land per immediate family member. The donee is restricted from further division of the land for a period of five (5) years. As used herein the term "immediate family member" means a husband, wife, father, stepfather, mother, stepmother, brother, stepbrother, sister, stepsister, son, stepson, daughter, stepdaughter, grandson, step-grandson, granddaughter, step-granddaughter, nephew and niece, whether related by birth or adoption.

ATTACH COPY OF PROPOSED CONVEYANCING DOCUMENT AND BIRTH CERTIFICATE, ADOPTION CERTIFICATE OR OTHER DOCUMENT DEMONSTRATING FAMILY RELATIONSHIP CLAIMED. BAPTISMAL CERTIFICATES ARE NOT ACCEPTABLE DOCUMENTATION. ATTACH DOCUMENT OF THE LAST DIVISION OF LAND.

- _____ 10) The division of land created to provide security for mortgages, liens or deeds of trust; provided that the division is not the result of a seller-financed transaction.

ATTACH COPIES OF ALL FINANCING DOCUMENTS:

- _____ 11) The sale, lease or other conveyance of land that creates no parcel smaller than one hundred forty (140) acres.

ATTACH CERTIFIED SURVEY SHOWING LOCATION AND SIZE OF PARCEL(S).

- _____ 12) The division of land to create a parcel that is donated to any trust or nonprofit corporation granted an exemption from federal income tax, as described in § 501 (c)(3) of the United States Internal Revenue Code of 1986, as amended; school, college or other institution with a defined curriculum and a student body and faculty that conducts classes on a regular basis; or to any church or group organized for the purpose of divine worship, religious teaching or other specifically religious activity.

ATTACH COPIES OF 1. R. S. EXEMPTION LETTER, AND/OR DOCUMENTS DEMONSTRATING ENTITLEMENT TO EXEMPTION AND CERTIFIED SURVEY SHOWING LAND PROPOSED TO BE DONATED.

- _____ 13) The sale, lease or other conveyance of a single parcel from a tract of land, except from a tract within a previously approved subdivision, within any five (5) year period; provided that a second or subsequent sale, lease or other conveyance from the same tract of land within five (5) years of the first sale, lease or other conveyance shall be subject to the provisions of the New Mexico

Subdivision Act and these Regulations; provided further that a survey shall be filed with the county clerk indicating the five (5) year holding period for both the original tract and the newly created tract.

ATTACH CERTIFIED SURVEY SHOWING SIZE AND LOCATION OF ORIGINAL TRACT, PARCEL PROPOSED TO BE DIVIDED, ANY PARCELS PREVIOUSLY DIVIDED FROM THE ORIGINAL PARCEL AND DATES OF ALL DIVISIONS.

(CERTIFICATION AND ACKNOWLEDGEMENT CONTINUES ON NEXT PAGE)

I further certify that the information provided by me in this Claim of Exemption is true and correct and that all documents attached to or enclosed with this Claim of Exemption are originals or true, complete and correct copies of the originals.

Rangel M. Macias Sr. Larry S. Macias Sr.
Signature Print your name here

1010 Mountain Loop, Gallup, NM 87301
Address (City, State, and Zip code)

505-870-0877
Telephone number(s)

This Claim of Exemption was SUBSCRIBED AND SWORN to before me on 29th
April 2026



MARLENE BOYE
Notary Public
State of New Mexico
Comm. # 1102757

Marlene Boye
Notary Public

My commission expires Sept 12, 2029

(LEGAL DESCRIPTION OF PROPERTY MUST BE ATTACHED AS EXHIBIT "A")

FOR OFFICIAL USE ONLY

 The fee for processing the foregoing Claim of Exemption was received on

✓ The foregoing Claim of Exemption has been approved.

 The foregoing Claim of Exemption is incomplete. Please provide us with the following information and/or documents so that we can process your claim:

 The foregoing Claim of Exemption is hereby denied for the following reason:

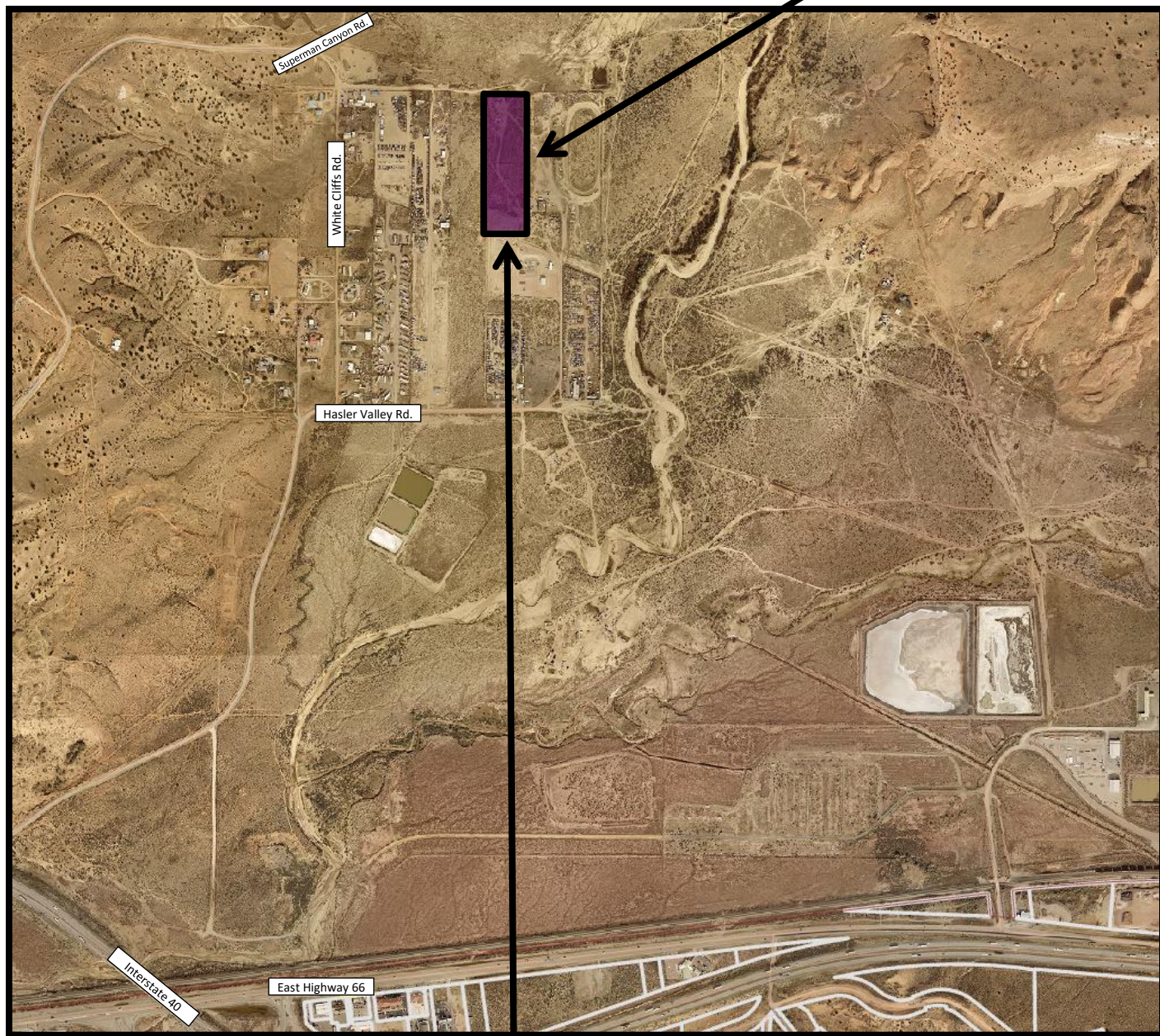
5-20-26
Date

A. Dimas Jr
Name
County Manager
Title

Request by Larry S. Macias, Sr., property owner, for Final Plat approval of a Minor Subdivision;
Macias Subdivision, A Tract of Land situated in Section 8, T15N, R17W, N.M.P.M.

The property is located at 29 Speedway Drive and located within McKinley County; subdivision
contains 8.5554 acres M/L. The property lies within the City of Gallup's planning and platting
jurisdiction.

AERIAL IMAGERY



Request by Larry S. Macias, Sr., property owner, for Final Plat approval of a Minor Subdivision; Macias Subdivision, A Tract of Land situated in Section 8, T15N, R17W, N.M.P.M. The property is located at 29 Speedway Drive and located within McKinley County; subdivision contains 8.5554 acres M/L. The property lies within the City of Gallup's planning and platting jurisdiction.

SITE PHOTOS



July 6, 2026

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Planning & Development Director
- Chance Peterson, Public Works Department
- Sathya Ganesan, Water Engineer
- Robert (Redd) Gashytewa, Wastewater Superintendent
- Marita Joe, Electrical Engineering Manager
- Jon Pairett, GFD, Fire Chief
- John Curley, Solid Waste Assistant Superintendent
- Laurence Joe, CenturyLink Engineer II
- Jeff Estvanko, NM Gas Company Right-of-Way Agent
- Todd Schnuelle, Comcast Network Project Manager
- Jayson Grover, NMDOT District 6 Traffic Engineer

FROM: /s/ Nikki Lee

Nikki Lee, Planning Manager

cc: Adrian Marrufo, Solid Waste Director
 Jan Boone, Water Superintendent
 Charles (Chuck) Nourse, Electric Director
 John Lastyona, Public Works Department

CASE #: MNSB2026-00300003
PROJECT NAME: Land Division within the NW ¼ of Section 8, T15N, R17W, N.M.P.M. White Cliffs Area, McKinley County, New Mexico
PROPERTY OWNER: Larry S. Macias Sr.
PROJECT LOCATION: 29 Speedway Dr. / 8.5590 Acres M/L in Section 8, T15N, R17W
DESCRIPTION: MINOR SUBDIVISION (SKETCH PLAT REVIEW)
The unplatted tract of land lies within the McKinley County, however the City of Gallup has planning & platting jurisdiction being that it's within three (3) miles. Therefore, the property owner is requesting approval from the Planning and Zoning Commission to subdivide their property from One (1) unplatted tract of land consisting of 8.5590 Acres M/L into Two (2) Lots. The reason for this subdivision is because Mr. Macias wants to transfer the 1.0000 acre to his niece.
ELECTRONIC COMMENTS DUE: THURSDAY, JULY 9, 2026 @ 12 P.M.

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Proposed subdivision is located in the county but lies within the City's three-mile planning and platting jurisdiction. Per State law, the proposed subdivision must be approved by the City of Gallup Planning and Zoning Commission and by McKinley County.

P2.) Proposed subdivision is subdividing a single parcel into two parcels to isolate an existing dwelling and accessory structures on its own parcel, which will allow the sale of the dwelling and accessory structures separately.

P3.) Ok to proceed to public hearing.

PUBLIC WORKS COMMENTS: The property is located outside of city limits. Public Works will not require any street improvements. If the property is annexed into the city limits, the property owner will be required to comply with City of Gallup Land Development Standards sections 11-1 Subdivision Regulations and 11-1-F Public Improvements.

WATER DEPARTMENT COMMENTS:
NO issues with the water department as the property is out of the city limits.

WASTEWATER DEPARTMENT COMMENTS: NO issues with the WW department.

ELECTRIC DEPARTMENT COMMENTS: There is not City of Gallup Electric on said subdivision it is served by CDEC.

FIRE DEPARTMENT COMMENTS: Fire Department has no issues with replats. Any fire code requirements will be addressed during any future building permit approval process, if the property is annexed inside of the city.

SOLID WASTE COMMENTS: Solid Waste has no issues with the subdivision Case.

CENTURYLINK COMMENTS: Lumen has no conflicts or comments, good to proceed.

NM GAS COMPANY COMMENTS: I have reviewed and am generally ok with the design with these notes:

- Can you please add the Disclaimer to it? Below
- Can you please define what the 50' easement for, and whose it is?

Disclaimer

In approving this plat, New Mexico Gas Company (NMGC) and the other Public Utilities did not conduct a Title Search of the properties shown hereon.

Consequently, NMGC and the other Public Utilities do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

COMCAST COMMENTS: Comcast has no conflicts with this application.

NM DEPT. OF TRANSPORTATION COMMENTS: The proposed property subdivision is far from, and will not directly or indirectly impact any NMDOT facilities. I have no comments to provide.

July 20, 2026

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Planning & Development Director
- Jeff Estvanko, NM Gas Company Right-of-Way Agent

FROM: /s/ Nikki Lee

Nikki Lee, Planning Manager

CASE #: MNSB2026-00300003
PROJECT NAME: Macias Subdivision, A Tract of Land situated in Section 8, T15N, R17W, N.M.P.M.
PROPERTY OWNER: Larry S. Macias Sr.
PROJECT LOCATION: 29 Speedway Dr. / 8.5590 Acres M/L in Section 8, T15N, R17W
DESCRIPTION: MINOR SUBDIVISION (FINAL PLAT REVIEW)
This is a Final Plat review of the above mentioned subdivision. Recall we first reviewed this subdivision in the beginning of July 2026. The property owner is requesting to subdivide their property from One (1) unplatted tract of land consisting of 8.5590 Acres M/L into Two (2) Lots. Note how there were some modifications made to the plat. Please review the Final Plat and submit your comments specifying if your concerns have been addressed and if you have any new requirements. The final plat will be presented to the Planning & Zoning Commission as soon as possible; any conditions for approval should be included in staff's recommendation to the Commission.
ELECTRONIC COMMENTS DUE: Wednesday, July 22, 2026 @ 5 P.M.

NO Task Force Meeting has been scheduled

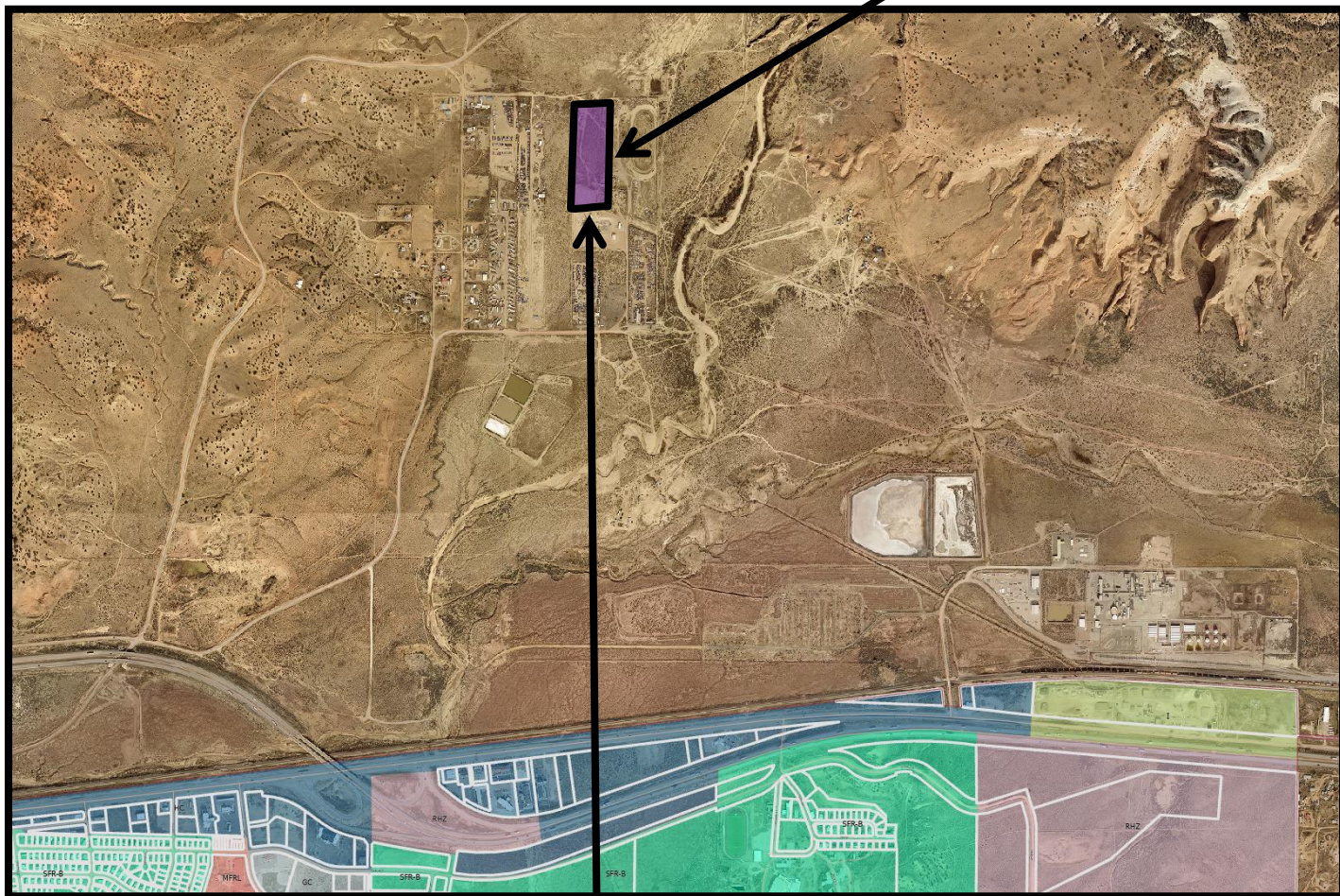
COMMUNITY PLANNER COMMENTS:

P1.) Once the minor issues on the marked up plat are addressed, can proceed to the public hearing.

NM GAS COMPANY COMMENTS: Thank you for the changes- I have reviewed your plat and am agreeable with signing on behalf of NMGC.

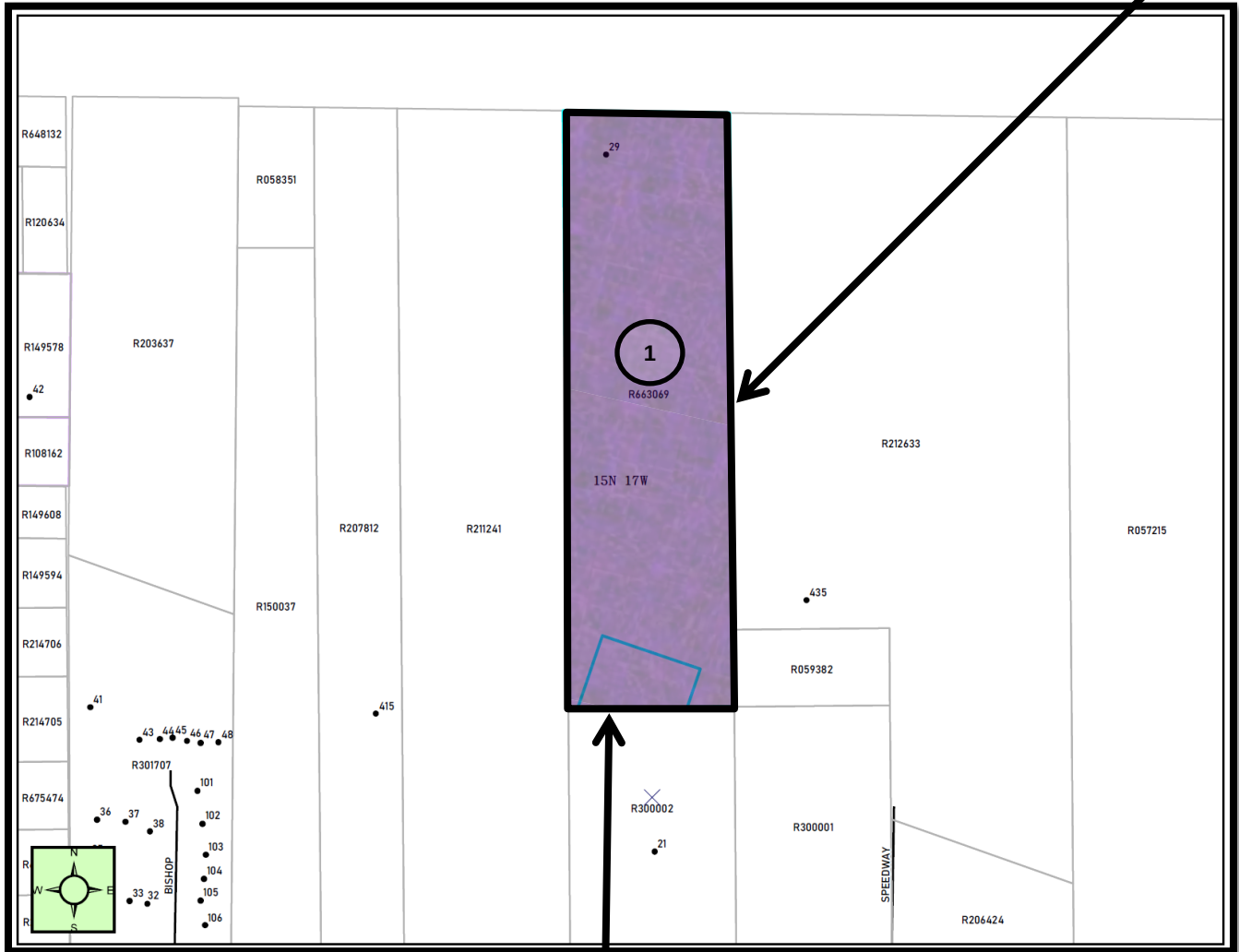
Request by Larry S. Macias, Sr., property owner, for Final Plat approval of a Minor Subdivision; Macias Subdivision, A Tract of Land situated in Section 8, T15N, R17W, N.M.P.M. The property is located at 29 Speedway Drive and located within McKinley County; subdivision contains 8.5554 acres M/L. The property lies within the City of Gallup's planning and platting jurisdiction.

AREA MAP



Request by Larry S. Macias, Sr., property owner, for Final Plat approval of a Minor Subdivision; Macias Subdivision, A Tract of Land situated in Section 8, T15N, R17W, N.M.P.M. The property is located at 29 Speedway Drive and located within McKinley County; subdivision contains 8.5554 acres M/L. The property lies within the City of Gallup's planning and platting jurisdiction.

PROPERTY MAP



Letters sent 07/27/2026

Request by Larry S. Macias, Sr., property owner, for Final Plat approval of a Minor Subdivision; Macias Subdivision, A Tract of Land situated in Section 8, T15N, R17W, N.M.P.M. The property is located at 29 Speedway Drive and located within McKinley County; subdivision contains 8.5554 acres M/L. The property lies within the City of Gallup's planning and platting jurisdiction.

ADDRESS LIST

1. LARRY S. MACIAS SR.,
TRUSTEE
1010 MOUNTAIN LOOP
GALLUP, NM 87301
A TRACT OF LAND IN THE N ½
OF SECTION 8 T15N R17W,
BOTH THE N. PORTION AND
THE S. PORTION, 8.625 ACRES
M/L
R663069

August 6, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Case No. REZ2026-00600003: Resolution No. RP2026-8, request by Ahmad Ayesh, property owner, for a change in zoning designation from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District for certain described real property.

BACKGROUND

Mr. Ahmad Ayesh, property owner, has petitioned the City of Gallup Planning and Zoning Commission for a change in zoning designation from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District for certain real property located at 1605 through 1623 Mark Avenue; more particularly described as, Lots 1 thru 5, Replat No. 1 of Lots 1&2, Sunrise Subdivision containing approximately 6.1870 acres M/L.

DISCUSSION

Subsection 10-5-B-d-i-5a 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 owner, Ahmad Ayesh, represents 100% ownership of the property proposed for rezone and as such is making the request for a zoning map amendment to the Planning and Zoning Commission.

Subject properties are currently zoned Single-Family Residential Type C (SFR-C) Zone District and contains five (5) individual lots. The property owner wishes to rezone the properties from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District to allow for development of a multi-family apartment complex consisting of 69 units (10 townhomes & 59 apartments). Said apartments will be marketed as market rate housing, not low income or subsidized housing.

On May 24, 2022 the Gallup City Council adopted and approved Resolution No. R2022-13 thereby declaring a housing emergency in the City of Gallup and urging support to address this

emergency. This resolution was approved for the purpose of recognizing the shortage of available housing units within the city and to set forth minimum strategies to aid in increasing the City's housing stock.

A copy of Resolution No. R2022-13 had been included in your agenda packet and marked as "Exhibit B" for your review.

Section 10-5-B-d-i4 of the City of Gallup Land Development Standards lists Zoning Map Amendment Criteria. A copy of Section 10-5-B-d-i4 is included in your agenda packet and marked as "Exhibit A" for your review. The applicant has submitted the required written discussion statement indicating which of the acceptable grounds for an amendment to the official zoning map outlined in Section 10-5-B-d-i4 the request is based upon. The Planning and Zoning Commission shall determine whether or not the proposed request for a zoning map amendment meets one or more of the amendment criteria based on evidence presented and testimony heard.

The applicant submits that the proposed zoning map amendment meets the following criteria:

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

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

FINDINGS OF FACT AND CONCLUSION OF LAW

It is the findings of staff that the applicant has met the minimum requirements of Section 10-5-B-di4 "Zoning Map Amendment Criteria", has submitted the required information and has paid all fees necessary in order to testify before the Planning and Zoning Commission.

The Planning and Zoning Commission shall determine whether or not the proposed request for a zoning map amendment from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District, for the properties described above, meets the minimum requirements founded on the zoning map amendment criteria for a zoning map amendment based on evidence presented and testimony heard.

If Resolution 2026-8 for a zoning map amendment from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District is approved for the properties as described above, the rezoned properties shall be subject to compliance with the regulations of the Multi-Family Residential High (MFRH) Zone District.

RESOLUTION NO. RP2026-8

A RESOLUTION [] GRANTING [] DENYING A REQUEST BY AHMAD AYESH, PROPERTY OWNER, FOR A CHANGE IN ZONING DESIGNATION FOR CERTAIN DESCRIBED REAL PROPERTY FROM SINGLE-FAMILY RESIDENTIAL TYPE C (SFR-C) ZONE DISTRICT TO MULTI-FAMILY RESIDENTIAL HIGH (MFRH) ZONE DISTRICT.

WHEREAS, Mr. Ahmad Ayesh, property owner, has petitioned the City of Gallup Planning and Zoning Commission for a change in zoning designation from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District for certain real property located at 1605 through 1623 Mark Avenue; more particularly described as, Lots 1 thru 5, Replat No. 1 of Lots 1&2, Sunrise Subdivision containing approximately 6.1870 acres M/L; and

WHEREAS, Subject properties are currently zoned Single-Family Residential Type C (SFR-C) Zone District and contains five (5) individual lots.

WHEREAS, the property owner wishes to rezone the properties from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District to allow for development of a multi-family apartment complex consisting of 69 units (10 townhomes & 59 apartments). Said apartments will be marketed as market rate housing, not low income or subsidized housing; and

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

WHEREAS, the petitioning property owner, Ahmad Ayesh, holds one hundred percent (100%) of the ownership of the area of land involved in the proposed zoning map amendment from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District for the property as described above, less and except any and all rights-of-way or easements of record; and

WHEREAS, on May 24, 2022 the Gallup City Council adopted and approved Resolution No. R2022-13 thereby declaring a housing emergency in the City of Gallup and urging support to address this emergency. This resolution was approved for the purpose of recognizing the shortage of available housing units within the city and to set forth minimum strategies to aid in increasing the City's housing stock; and

WHEREAS, Section 10-5-B-d-i4 of the Gallup Land Development Standards sets forth minimum criteria for zoning map amendments; and

WHEREAS, the applicant has submitted that the proposed zoning map amendment 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 #REZ2026-00600003, for a change in zoning designation from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MRFH) 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 Multi-Family Residential High (MFRH) Zone District.
3. The rezone pertains only to the properties described herein.

PASSED, ADOPTED AND APPROVED THIS 12TH DAY OF AUGUST 2026

CITY OF GALLUP, MCKINLEY COUNTY

BY: _____

Matthew Long, CHAIRMAN

PLANNING AND ZONING COMMISSION

ATTEST:

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

Exhibit “A”

10-5-B-d-i4
Zoning Map Amendment Criteria

Acceptable grounds for amending the official zoning map are that one (1) or more of the following criteria would be met:

- a. There was a mistake in the original mapping of the district for an area and the proposed amendment would correct this mistake. In most instances, a mistake would imply that the district which was applied originally did not correspond well to the character of the existing land use in the area.
- b. The exact location of a district boundary is obscure or irrational or severs a lot area into two (2) or more districts so that it is difficult to develop the lot area properly.
- 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 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.
- e. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one.
- f. The proposed change in district boundaries is needed to bring the official zoning map into conformance with changes in these Land Development Standards or with the City master plan.

**CITY OF GALLUP
RESOLUTION NO. R2022-13**

**DECLARING A HOUSING EMERGENCY IN THE CITY OF GALLUP
AND URGING SUPPORT TO ADDRESS THIS EMERGENCY**

WHEREAS, the City of Gallup is a home rule municipal corporation governing a diverse citizenry in northwestern New Mexico; and

WHEREAS, the City of Gallup was one of the only cities across the United States forced to that was shut down-during the COVID-19 pandemic due to its severity and this pandemic exacerbated and exposed conditions that were festering under the surface such as access to healthcare; lack of basic infrastructure and sanitary services; behavioral and mental health service gap; homelessness, total lack of missing middle housing, and percent of evictions; and an economic crisis largely due to shifting energy and coal markets; and

WHEREAS, the City of Gallup adopted a Comprehensive Housing Market Analysis on June 9, 2020 that established that Gallup needs 127 new homes annually to keep pace and address backlogged demand, while Gallup has only produced 67 housing units over the last ten years; and

WHEREAS, the City of Gallup participated in a private sector led Housing Summit on April 29 - 30, 2022, which underlines and supports this community-wide call for action; and

WHEREAS, the City of Gallup understands that market rate housing is a key to economic development and retention of families and professionals like public safety, educators, and healthcare professionals; and

WHEREAS, the City of Gallup advocates that this crisis will need all levels, types, and programs to address it from home-level investments including revitalization and upgrading housing stock to incentivizing the development of all types of missing middle housing from shelters, housing first models, to student dorms, to teacherages, to multi-family, to mixed use projects, and single-family market rate homes.

NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BODY OF THE CITY OF GALLUP:

1. Declares a housing emergency that will allow the City of Gallup greater flexibility to respond directly to alleviate this emergency.
2. Urges the Governor and the Legislature of the State of New Mexico to provide policy reform to allow flexible partnerships and incentives for market rate and missing middle housing in rural communities like Gallup.

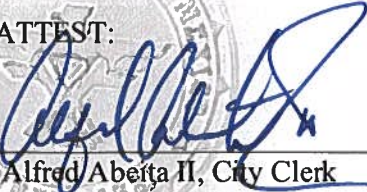
3. Requests support from housing and housing financing entities, agencies, and experts especially Mortgage Finance Authority to be dispatched to work with the City of Gallup, its partners, and the private sector on housing projects.
4. Supports, in particular, three measures for implementation in the short-term, i.e.:
 - a. Directing staff to fast-track the establishment of Metropolitan Redevelopment Areas (MRAs) as a tool for public infrastructure investment in line with opportunities from the Bipartisan Infrastructure Law, in areas where blight and disinvestment is documented; and
 - b. Engage Navajo Nation, Pueblo of Zuni, and other tribal entities and equity partners in this effort and discuss replicating and scaling projects like Hooghan Hózhó Apartments, which the majority of project financing was made possible by Navajo Housing Authority and Federal investment; and
 - c. Setting up a process to work with developers to catalyze subdivisions, projects, and development areas supported by the City Housing Plan, MRA Plan(s), and Growth Management Master Plan.

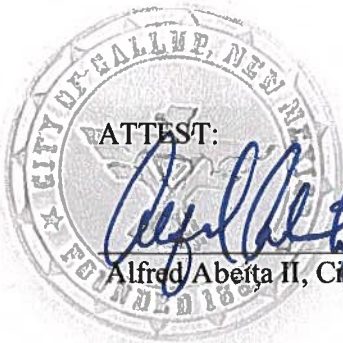
PASSED, ADOPTED AND APPROVED on this 24th day of May, 2022.

CITY OF GALLUP


Louie Bonaguidi, Mayor

ATTEST:


Alfred Abera II, City Clerk



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: AHMAD AYESH

Address: ¹⁰⁵~~106~~ W. HWY. 66 City: GALLUP State: NM Zip Code: 87301

Telephone: (505) 742 8807 870-6364 Fax: _____

APPLICANT INFORMATION:

Name: TAFAZZUL HUSSAIN / AFRA CONSTRUCTION & DESIGN

Address: 2501 YALE BLVD. SE SUITE 102 City: ALBUQUERQUE State: NM Zip Code: 87106

Telephone: (505) 242 1745 Fax: (505) 242 1737

SITE ADDRESS: 1605-1623 MARK AVENUE LEGAL DESCRIPTION: Lot: _____ Block: _____ Subdivision: _____

Other (if not lot and block): LOT 1-5 OF REPLAT NO 1 OF LOT 1, & 2, SUNRISE SUBDIVISION (SITUATED IN THE SE/4 OF THE SW 1/4 SECTION 14, TOWNSHIP 15, NORTH OF RANGE 18 WEST, N.M.P.H., MCKINLEY COUNTRY) CONT. 6.1870 ACS TOTAL

SITE ACREAGE: 6.322 ACRES DESCRIPTION OF REQUESTED USE: MULTI-FAMILY DWELLINGS (10 TOWNHOMES AND 59 TWO BEDROOM UNITS)

PRESENT ZONING DESIGNATION OF THE LAND: SFR-C REQUESTED ZONE CHANGE: MFRH

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

REASON(S) FOR THE REQUESTED CHANGE: SEE THE ATTACHED EXHIBIT-A

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

AHMAD AYESH

Print Property Owner's Name

Signature

07/10/2026

Date

TAFAZZUL HUSSAIN

Print Applicant's Name

Signature

07/10/2026

Date

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

Pre-App. Confr. _____ Application & Fee Accepted by: NO

Fee Paid: \$ 275.00 Method of Payment: Credit Card

Hearing Date: 8/12/26 Case #: 26-00600003

RECEIVED

JUL 10 2026

CITY OF GALLUP
PLANNING & DEVELOPMENT
BY: MB TIME: 4:08pm

AFRA CONSTRUCTION, LLC

2501 YALE BLVD. SE, SUITE 102

ALBUQUERQUE, NM 87106

PHONE: 505-242-1745

FAX: 505-242-1737

July 10, 2026

To,
Nikki Lee
Planning Manager
City of Gallup- Planning & Development
110 W. Aztec Ave.
Gallup, NM 87301

RE: Rezone request of 6.32 acres at 1605-1623 Mark Avenue (Previous Case# 25-00600005)

Dear Nikki Lee,

Afra Construction LLC, on behalf of Mr. Ahmad Ayesh (Property Owner), had applied to the City of Gallup Planning & Zoning Commission for a change in zoning designation from SFR-C (Single-Family Residential) to MFRH (Multi-Family Residential – High Density) for the property located at 1605–1701 Mark Avenue.

On January 8, 2026, we had a hearing for the development of Lots 1–9 (12.64 acres) with a 231-unit apartment complex and 351 parking spaces. With 231 units, the neighbors were concerned about the traffic impact on Mark Avenue.

Based on the concerns of the neighbors, we have scaled down our development from 12.64 acres to 6.32 acres and from 231 units to 69 units.

To conclude, we are proposing a 6.32-acre development with 69 units (10 townhomes + 59 apartments) on Lots 1–5 with 127 parking spaces. We are applying for a zone change for 6.32 acres from SFR-C (Single-Family Residential) to MFRH (Multi-Family Residential – High Density). Please refer to Exhibit A for reason(s) of zone change.

Please do not hesitate to contact us with any questions you may have.

Sincerely,



Tafazzul Hussain AIA
Architect & General Contractor
Afra Construction & Design



EXHIBIT A**REASON(S) FOR THE REQUESTED CHANGE:**

The requested zone change from SFR-C (Single-Family Residential) to MFRH (Multi-Family Residential – High Density) is necessary for us to allow the development of a 59-unit multi-family apartment complex along with 10 town homes proposed for the subject property. The current SFR-C designation does not permit the density or the developer's vision for the city or the city's housing shortage issues, nor can it accommodate the mix of town homes, studio, one-bedroom, and two-bedroom units planned for the project. The proposed rezoning is consistent with the City of Gallup's rezoning criteria (§10-4K-2(A)), particularly as it relates to changing land-use needs, community housing demands, and the promotion of social and economic public benefits.

Due to evolving circumstances in the area and increasing demand for diverse housing options, the proposed MFRH zoning is better suited for this site than the existing single-family designation. The property is appropriately located near existing public utilities, roadway access, and community services that can support higher residential density without creating adverse impacts. Rezoning will also allow for the efficient use of land, infill development, and infrastructure by concentrating needed housing within the city rather than expanding outward.

Furthermore, the project aligns with broader planning objectives by contributing to the community's housing supply, supporting workforce and market-rate housing needs, and promoting compact residential development patterns that serve the public interest. With approximately 127 parking spaces and full compliance with all applicable building codes, infrastructure standards, and development regulations, the project is designed to ensure compatibility with its surroundings and long-term community benefit.

We request the proposed MFRH zoning based on the following:

- MFRH will better serve the socio-economic and planning goals of the City of Gallup.
- The proposed housing development after the zone change will ease the housing demand.
- MFRH will also align with the developer's goals.



SILVER TRAIL APARTMENTS

PHASE - I MARK AVENUE

Replat No. 1 of Lots 1 & 2, Sunrise Subdivision, situated in the SE/4 of SW1/4 of
Section 14, Township 15, North of Range 18 West, N.M.P.M., in the City of Gallup, NM

TABLE OF CONTENTS

SHEET TITLE	NUMBER
COVER SHEET	CS-1
SITE PLAN	SP-1
WTE PLAN DETAILS	SP-2

CIVIL

STRUCTURAL

ARCHITECTURAL

FIRST FLOOR PLAN 2 BED	A-101
SECOND FLOOR PLAN 2 BED	A-102
THIRD FLOOR PLAN 2 BED	A-103
FOURTH FLOOR PLAN 2 BED	A-104
ROOF PLAN 2 BED	A-105
EXTERIOR ELEVATION	A-106
INTERIOR ELEVATIONS	A-107
FIRST & SECOND FLOOR PLAN TOWN-HOMES	A-108

MECHANICAL

PLUMBING

ELECTRICAL

PROJECT DATA

LEGAL DESCRIPTION

Replat No. 1 of Lots 1 & 2, Sunrise Subdivision, situated in the SE/4 of SW1/4 of Section 14,
Township 15, North of Range 18 West, N.M.P.M., in the City of Gallup, McKinley County, New
Mexico

PHASE - I

10 UNITS TOWN-HOMES
59 (2-BEDROOM)
69 TOTAL OF UNITS FOR PHASE - I

CODE DATA

RESIDENTIAL BUILDING CODE (RBC) 2014
UNIFORM MECHANICAL CODE (UMC) 2014
UNIFORM PLUMBING CODE (UPC) 2014
NATIONAL ELECTRICAL CODE (NEC) 2014
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2014
NEW MEXICO BUILDING CODE 2014
OCCUPANCY GROUP: R4
TYPE OF CONSTRUCTION: V8 (AUTO SPRINKLER)
SEWING: 0
ZONE: M-4
ZONE ATTACH: L-16-Z

PROJECT TEAM

ARCHITECT: TAPAZOLA HUSBMAN
AFRA CONSTRUCTION & DESIGN
2851 YALE BLVD. SE, SUITE 102
ALBUQUERQUE, NEW MEXICO 87106
PH: (505) 242-1745
FAX: (505) 242-1737
CONTACT: TAPAZOLA HUSBMAN
EMAIL: thusbman@afraconstruction.com

CIVIL:

STRUCTURAL:

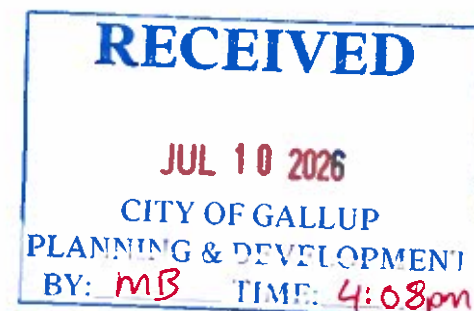
MECHANICAL:

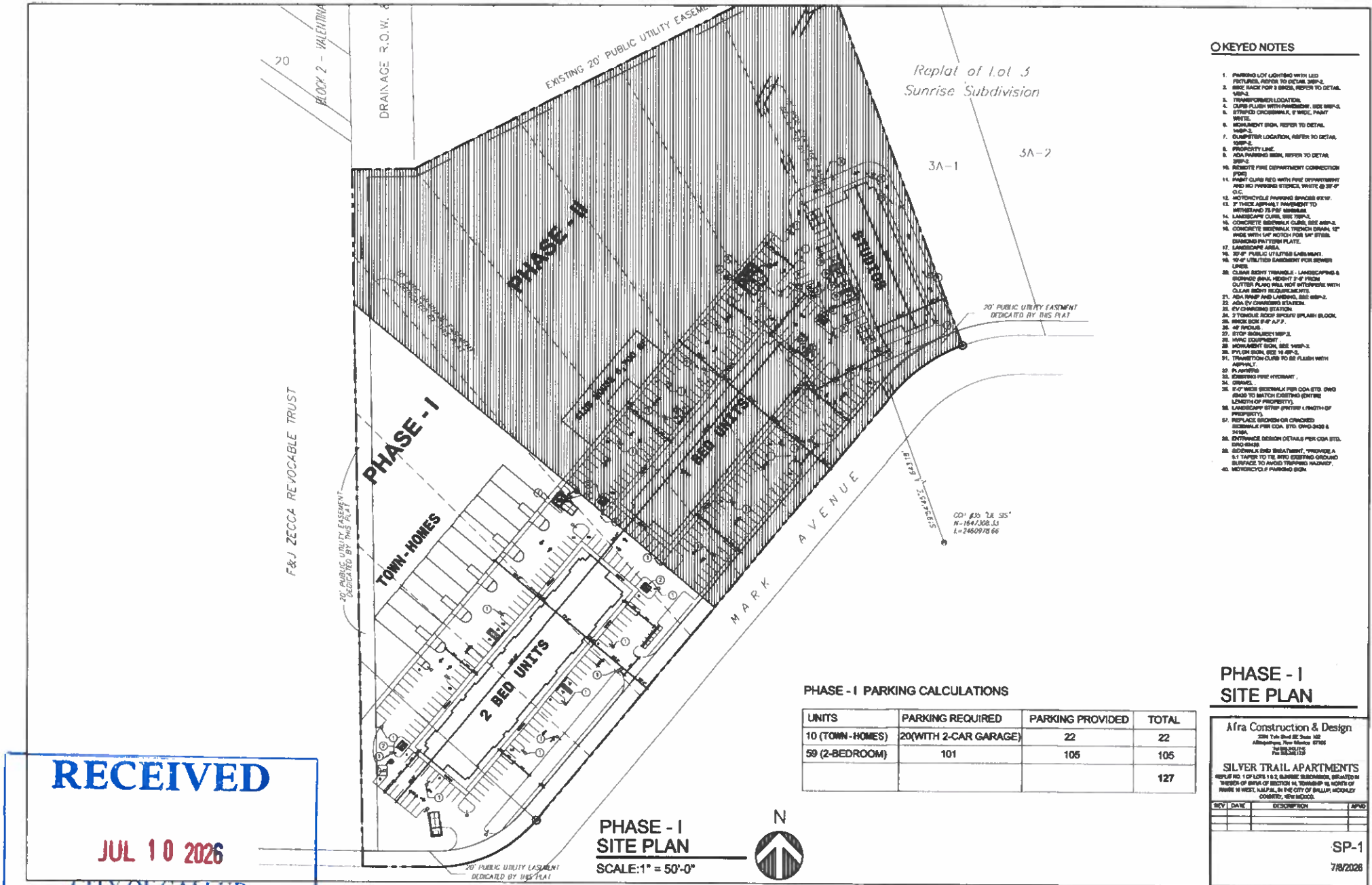
PLUMBING:

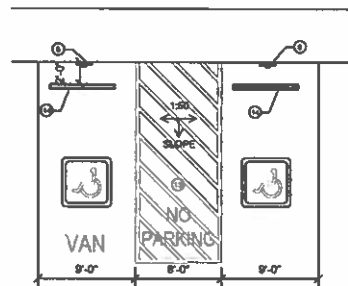
ELECTRICAL:

PHASE - I PARKING CALCULATIONS

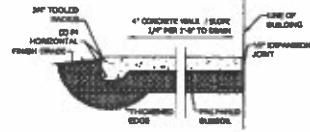
UNITS	PARKING REQUIRED	PARKING PROVIDED	TOTAL
10 (TOWN-HOMES)	20 (WITH 2-CAR GARAGE)	22	22
59 (2-BEDROOM)	101	105	105
			127



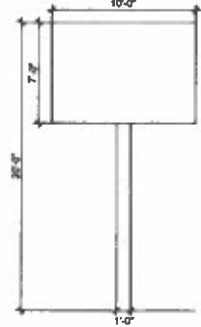




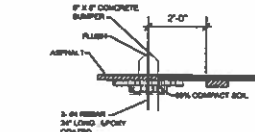
4 ACCESSIBLE STALLS
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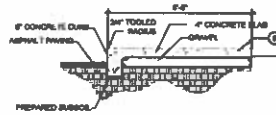
5 FLUSH SIDEWALK
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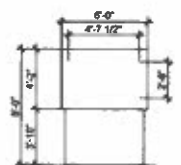
10 PYLON SIGN
SCALE: 1/4" = 1'-0"



11 PARKING BUMPER
SCALE: 1/4" = 1'-0"



6 CONCRETE SIDE WALK CURB
SCALE: 1/4" = 1'-0"



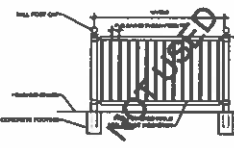
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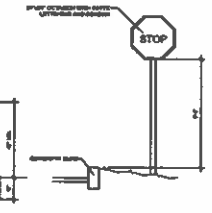
7 LANDSCAPE DETAIL
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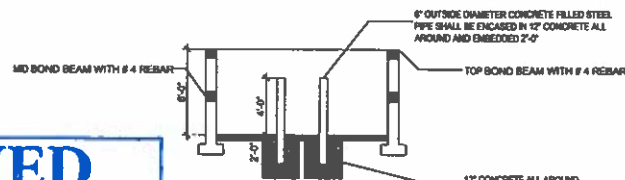
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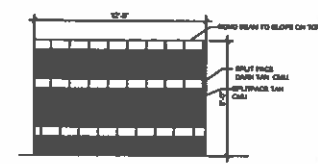
14 WROUGHT IRON GUARD RAIL DETAIL
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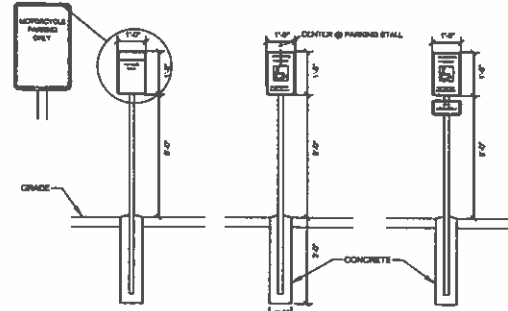
11 STOP SIGN DETAIL
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15 TRASH SECTION
SCALE: 1/4" = 1'-0"

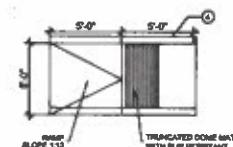


17 REAR ELEVATION
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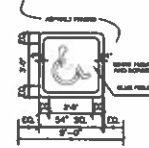


3 SHIELDED LIGHT POLE
SCALE: 1/4" = 1'-0"

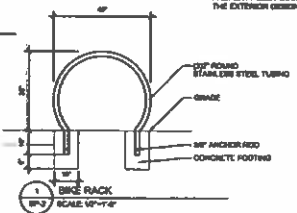
2 ACCESSIBLE PARKING SIGN & MOTORCYCLE PARKING SIGN
SCALE: 1/4" = 1'-0"



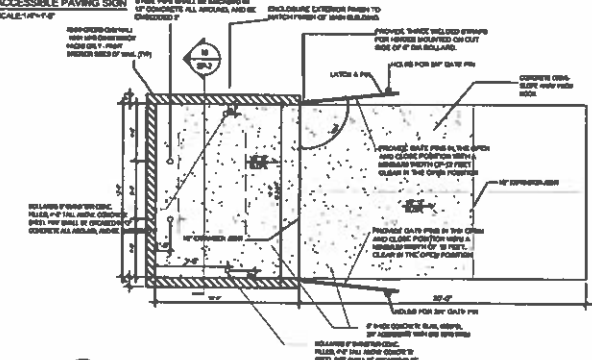
8 ACCESSIBLE SIDEWALK RAMP
SCALE: 1/4" = 1'-0"



9 ACCESSIBLE PAVING SIGN
SCALE: 1/4" = 1'-0"



16 BIKE RACK
SCALE: 1/4" = 1'-0"



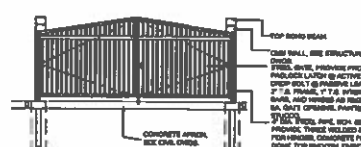
10 REFUSE RECEPTACLE PLAN
SCALE: 1/4" = 1'-0"

SITE PLAN DETAILS

Afra Construction & Design
2201 Yale Street, Suite 100
Albuquerque, New Mexico 87104
Tel: 505.241.1111

SILVER TRAIL APARTMENTS
REPLAT NO. 1 OF 1/161 A.2, BARRIE SUBDIVISION, SITUATED IN
THE SW 1/4 OF SECTION 14, TOWNSHIP 14 NORTH OF
RANGE 14 WEST, RANGE 14, IN THE CITY OF GALLUP, COUNTY,
NEW MEXICO.

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18 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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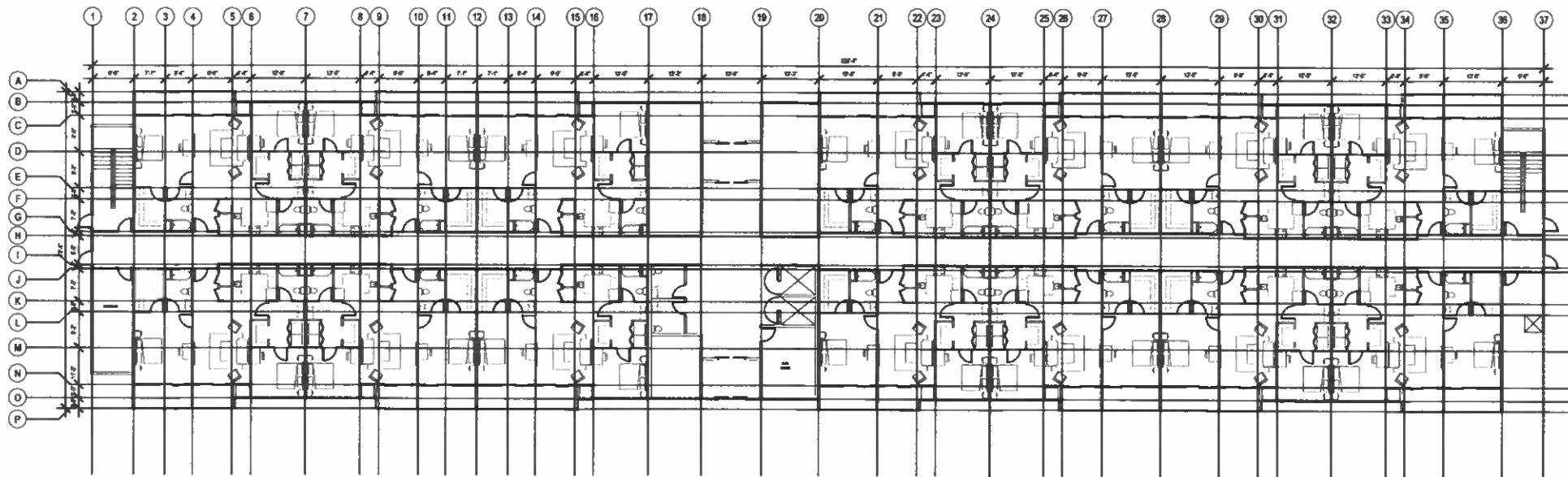
JUL 10 2026

CITY OF GALLUP

PLANNING & DEVELOPMENT

BY: MB TIME: 4:08 PM

SP-2
7/8/2026



FIRST FLOOR PLAN 2 BED UNITS
SCALE: 3/8" = 1'-0"



RECEIVED

JUL 10 2026

CITY OF GALLUP

PLANNING & DEVELOPMENT

BY: MB TIME: 4:08 pm

FIRST FLOOR PLAN - 2 BED

Afra Construction & Design
2024 Yale Blvd SE Suite 102
Albuquerque, New Mexico 87105
Tel: 505.555.1125
Fax: 505.555.1125

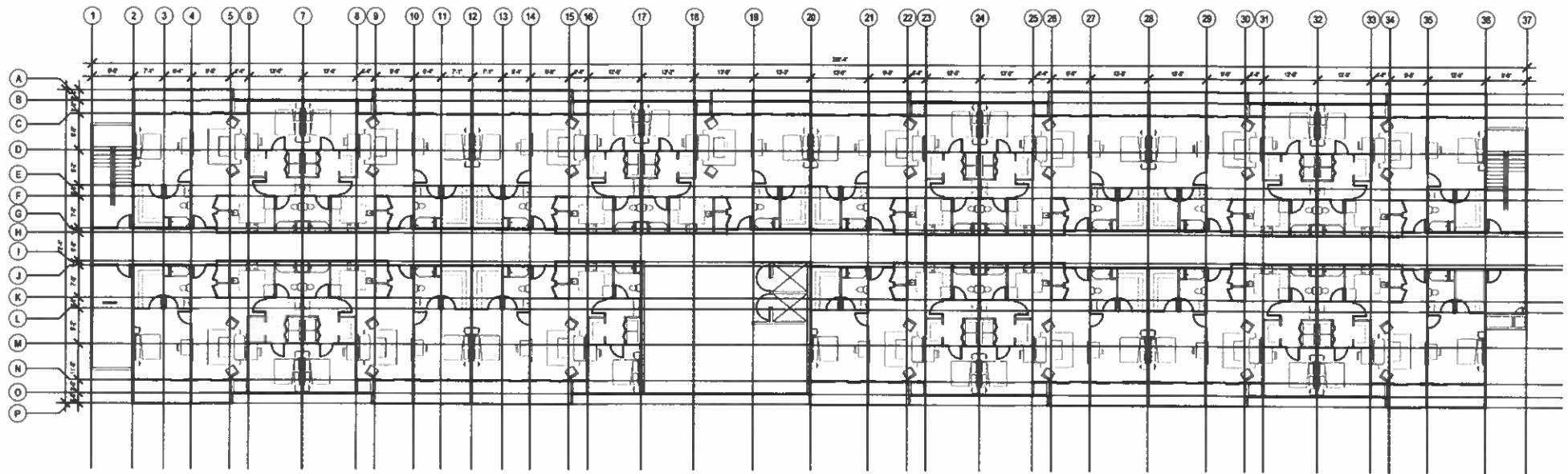
SILVER TRAIL APARTMENTS
REPLAT NO. 1 OF LOTS 1 & 2, QUADRE SUBDIVISION, SITUATED IN
THE NW 1/4 OF SECTION 14, TOWNSHIP 14 NORTH OF
RANGE 16 WEST, MAPAL, IN THE CITY OF GALLUP, COUNTY
OF DOUGLAS, NEW MEXICO.

REV	DATE	DESCRIPTION	APPROVED

A104

7/8/2026

4- STORY
TOTAL 59 UNITS
1,062 SF PER UNIT



1
A105 SECOND FLOOR PLAN 2 BED
SCALE: 3/32" = 1'-0"



RECEIVED

JUL 10 2026

CITY OF GALLUP
PLANNING & DEVELOPMENT
 BY: **MB** TIME: **4:08pm**

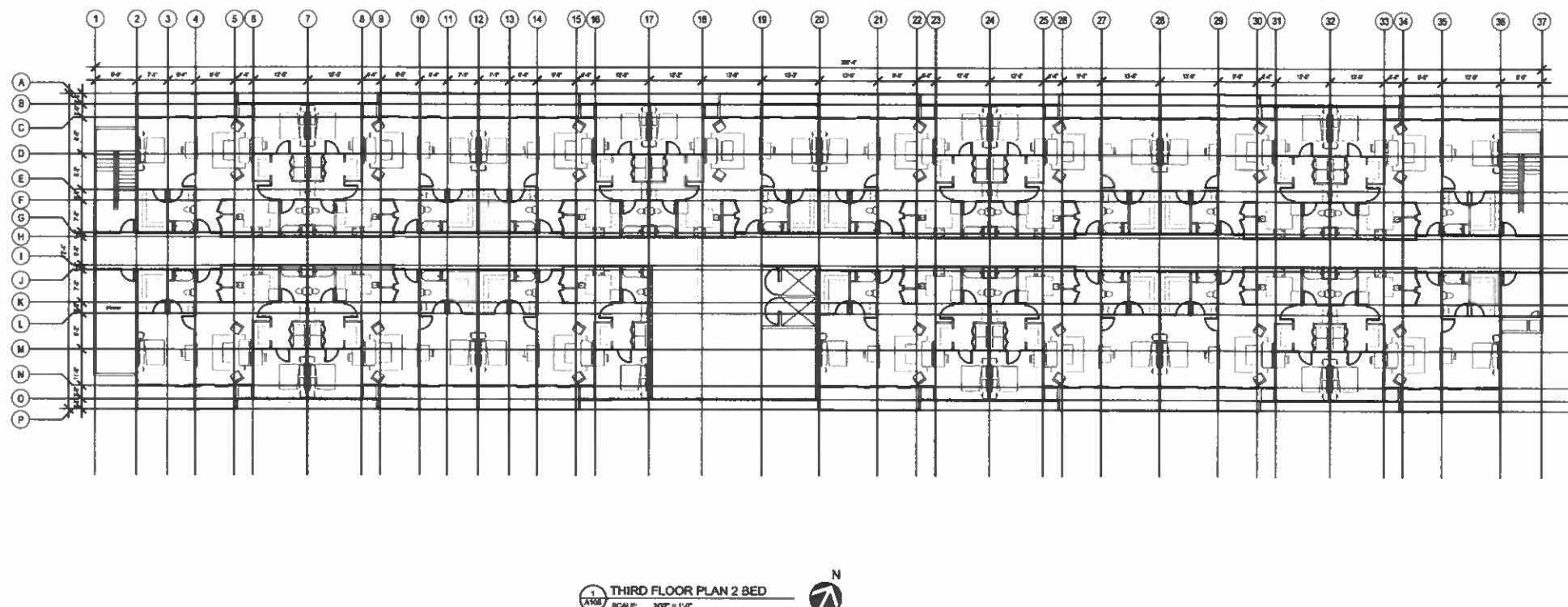
SECOND FLOOR PLAN 2 BED

Afra Construction & Design
 2201 Yale Blvd SE, Suite 100
 Albuquerque, New Mexico 87105
 Tel: 505.882.1770
 Fax: 505.882.1770

SILVER TRAIL APARTMENTS
 REPLAT NO. 1 OF LOTS 1 & 2, BLK 100, SUBDIVISION SITUATED IN
 THE 20TH OF 30TH OF SECTION 14, TOWNSHIP 14, NORTH OF
 RANGE 14 WEST, MAP 34, IN THE CITY OF GALLUP, HOOVER
 COUNTY, NEW MEXICO.

REV	DATE	DESCRIPTION	APPROVED

A105
 7/8/2026



RECEIVED

JUL 10 2026

CITY OF GALLUP
PLANNING & DEVELOPMENT
BY: MB TIME: 4:08pm

THIRD FLOOR PLAN 2 BED

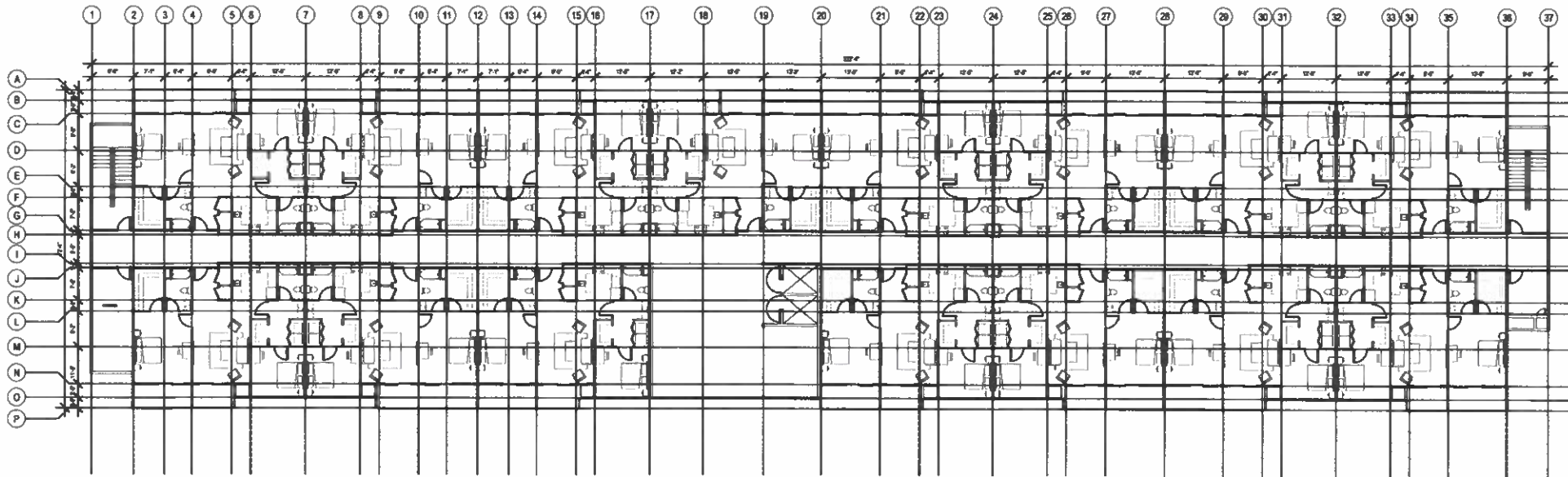
Afra Construction & Design

2001 Yale Blvd SE Suite 102
Albuquerque, New Mexico 87105
Tel: 505.262.1155
Fax: 505.262.1152

SILVER TRAIL APARTMENTS
REPLAT NO. 1 OF LOTS 1 & 2, BLK 100, SUBDIVISION, SITUATED IN
THE SE 1/4 OF SECTION 14, TOWNSHIP 16 NORTH OF
RANGE 16 WEST, MAP 36, IN THE CITY OF GALLUP, MONTANA
COUNTY, NEW MEXICO.

REV	DATE	DESCRIPTION	APP'D

A106
7/8/2026



FOURTH FLOOR PLAN 2 BED
SCALE: 3/32" = 1'-0"



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CITY OF GALLUP

PLANNING & DEVELOPMENT

BY: **MB** TIME: **4:08pm**

FOURTH FLOOR PLAN 2 BED

Afra Construction & Design

2201 Yale Blvd SE, Suite 100
Albuquerque, New Mexico 87105
Tel: 505.262.1740
Fax: 505.262.1740

SILVER TRAIL APARTMENTS

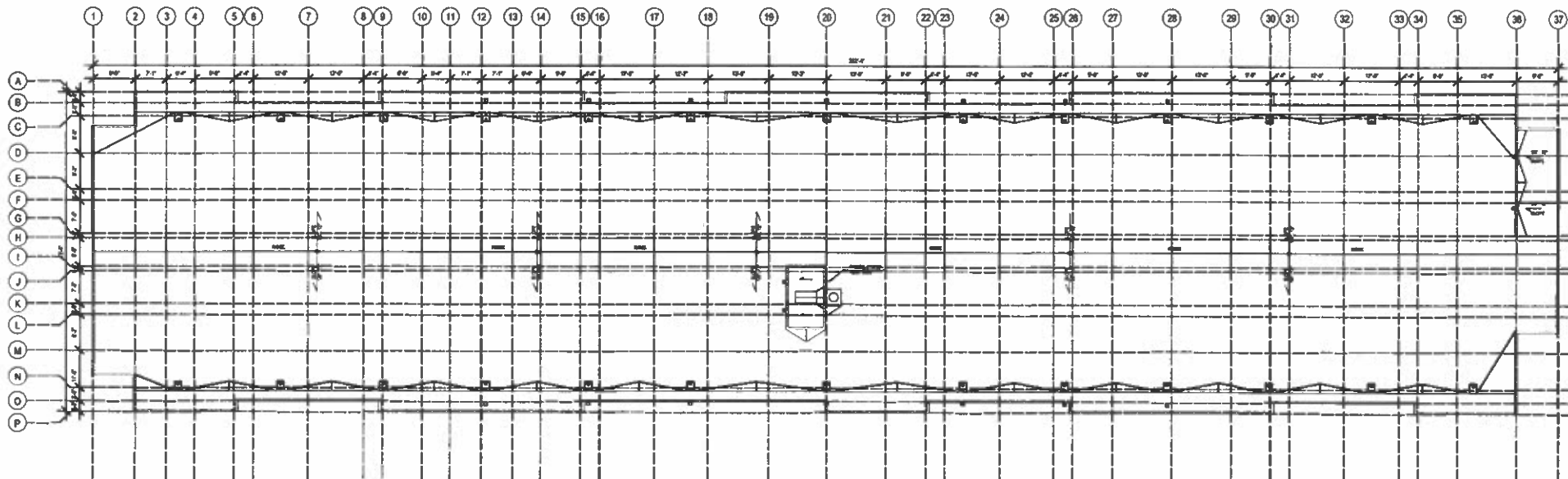
REPLACES NO. 1 OF LOTS 1 & 2, BLK 10, SUBDIVISION, SITUATED IN
SECTION 14, TOWNSHIP 18 NORTH OF
RANGE 10 WEST, ALBUQUERQUE, NEW MEXICO
COUNTY, NEW MEXICO

REV	DATE	DESCRIPTION	APPROVED

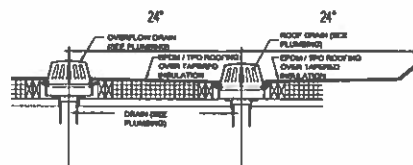
A107

7/8/2026

JUL 10 2026

CITY OF GALLUP
PLANNING & DEVELOPMENT
BY MB TIME: 4:08 PM

1 ROOF PLAN
SCALE: 3/32" = 1'-0"



2 ROOF DRAIN / OVERFLOW DRAIN
SCALE: 1" = 1'-0"

ROOF DRAINAGE

TOTAL ROOF AREA = 10,844 SF
6" Ø ROOF DRAINS = 9
6" Ø OVER FLOW DRAINS = 9
10,844 SF = 1,204 SF
9 ROOF & OVER FLOW DRAINS.

KEYED NOTES

1. SINGLE MEMBRANE ROOFING, 40 MIL, RESURFICED, PENTHOUSE A 25 YEAR WARRANTY.
2. LEAK CRATE MOUNT.
3. ELEVATOR PENTHOUSE - MUST BE SCAFFOLD FROM WIRE. IF THIS EXISTENCE IS VIEWED ABOVE PARAPET, FACE WITH STEEL TREATMENT TO MATCH PARAPET WALL. IF NOT, REAR RECORD MEMBRANE UP AND OVER.
4. ROOF-MOUNTED AIR HANDLING EQUIPMENT.
5. STAIR TO ROOF.
6. CANOPY BELOW.
7. ROOF DRAIN (P.D.), & OVERFLOW DRAIN (O.D.), TYP.
8. APPLICABLE FEDERAL, LOCAL, CODES TO VERIFY STAIR DOES NOT NEED TO BE OPEN TO THE ROOF.
9. LINE OF WALL NO. 01 FOR REFERENCE.
10. EXHAUST FAN (TYP).
11. 40 FRAME SLAT PARAPET SUPPORT, SEE STRUCTURAL.
12. ROOF SLOPE.
13. 4" X 8" WIDE METAL SCUPPER, 4" WIDE CORNERPUT, PAINT TO MATCH ADJACENT COLOR.
14. NOT USED.
15. ROOF-MOUNTED NAME UP AIR UNIT, SEE MECHANICAL DRAWINGS.
16. 18" X 24" BRUSH BLOCK.
17. CEMENT 40° SLOPE ABOVE 14" 12° SLOPE.
18. DOOR THRESHOLD 6" ABOVE ROOFING.

GENERAL NOTES

- A. REFER TO THE CODE ANALYSIS PLAN FOR FIRE RATED PARTITIONS.
- B. REFER TO THE ENLARGED GUEST ROOM PLAN FOR ADDITIONAL INFORMATION AND FOR GUEST ROOM FURNITURE LAYOUT.
- C. ALL DIMENSIONS ARE PROVIDED OF STUD TO FACE OF STUD OR FACE OF BLOCK UNLESS NOTED OTHERWISE.
- D. ALL WALLS WITHIN EACH RESTROOM SHALL HAVE EXTERIOR GRADE OVERHANG WALL BOARD. PROVIDE COLORED COVER CLIPPER, MATCH WALL COLOR, MATCH FINISH, SELF ADHESIVE, TOP OF BASE TO CEILING.
- E. REFER TO SHEET 2000 FOR PARTITION TYPES.
- F. REFER TO SHEET 2000 & 2001 FOR DOOR AND WINDOW TYPES AND WINDOW SCHEDULE.
- G. REFER TO SHEET A114 FOR FINISH SCHEDULE.
- H. PROVIDE 12" WOOD BLOSSOM BACKING CONTINUOUS AT GRAB BARS, VANITIES, COUNTERTOPS & SHOWER SEATS.
- I. NON RETURN PLAS BERTHY ALL FLOORS BY PORTING BRASS PER CIB 394.
- J. ALL STRUCTURAL STEEL COLLARS AND BEAMS TO BE PROTECTED WITH SPRAYED ON MONOTITE TYPE B-4 OR EQUIV.
- K. COMBUSTIBLES FIRE PROTECTING LMR FIRE RATED & DESIGN ASSEMBLY Y (A-17).
- L. ELEVATOR CAB: AT LEAST ONE ELEVATOR CAB SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND MUST ACCOMMODATE AN AMBULANCE STRETCHER.

PARTITION TYPES

1. ALL CORRIDOR PARTITIONS ARE TYPE P-4 UNLESS NOTED OTHERWISE.
2. ALL PARTITIONS BETWEEN GUEST BATHROOMS ARE TYPE P-4 UNLESS NOTED OTHERWISE.
3. ALL PARTITIONS BETWEEN GUEST ROOM & GUEST BATHROOMS ARE TYPE P-3a (ALL INSIDE LAYERS OF GYP. BS. WITHIN EACH BEDROOM SHALL BE EXTERIOR GRADE GYP. BS.).
4. ALL PARTITIONS BETWEEN GUEST ROOMS ARE TYPE P-1.
5. ALL CORRIDOR PARTITIONS WITHIN GUEST ROOMS ARE TYPE P-2.

LEGEND

- A-1 PARTITION TYPES - REFER TO SHEET A116
- WINDOW TYPE - REFER TO SHEET A117
- DOOR TYPE - REFER TO SHEET A118
- ROOM NUMBER
- ACCESSIBLE GUESTROOM
- HEAVY BARRIERS GUESTROOM

ROOF PLAN

Afra Construction & Design

3014 Tule Blvd. Suite 102
Albuquerque, New Mexico 87106
760.868.1755
P.O. BOX 111111

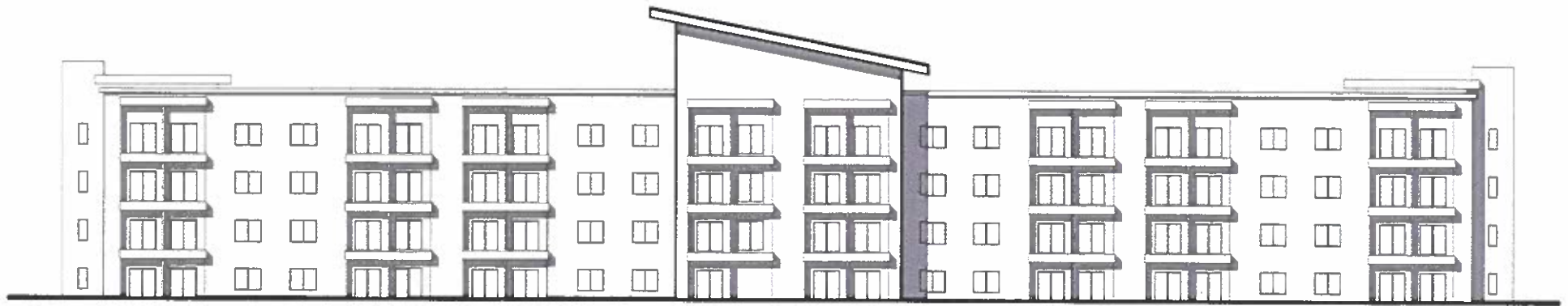
SILVER TRAIL APARTMENTS
SHEAF RD. 1 OF LOTS 1 & 2, BARBER, SUBDIVISION, SITUATED IN THE WEST OF 3000' OF SECTION 14, TOWNSHIP 16 NORTH OF RANGE 14 WEST, LAND IN THE CITY OF GALLUP, MCDONALD COUNTY, NEW MEXICO.

REV	DATE	DESCRIPTION	BY

A108

7/8/2026

KEYED NOTES



1
A120 SOUTH BUILDING ELEVATION
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. PROVIDE CLEAR ANODIZED ALUMINUM MULLIONS IN WINDOWS WITHIN RED AREAS OF THE BUILDING FACADE PER THE PROTECTIVE COORDINATOR.
2. PROVIDE DARK BRONZE MULLIONS IN WINDOWS WITHIN LIGHT GREY AREAS OF THE BUILDING FACADE.
3. PROVIDE CLEAR ANODIZED MULLIONS IN WINDOWS AT LOBBY STAIRWELL.
4. PROVIDE WHITE UPLIGHTS & SIGNAGE SHEETS AT RED STAIR TOWERS, UNLESS LOCAL JURISDICTION REQUIRES DOWNLIGHTS.

MATERIALS LEGEND

NOTE: SEE L&S BRAND EXTERIOR FINISHES DOCUMENT FOR APPROVED COLORS

1

2

3

4

BUILDING ELEVATIONS

Afra Construction & Design

204 E. 1st Street, Suite 402
Gallup, NM 87301-1101
PHONE: 505.864.1101
FAX: 505.864.1102

SILVER TRAIL APARTMENTS

REPLACING 107 LOTS 1 & 2 SURVEY SUBDIVISION, SITUATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 15 NORTH OF RANGE 10 WEST, 100 PM. IN THE CITY OF GALLUP, HOOVER COUNTY, NEW MEXICO.

REV.	DATE	DESCRIPTION	APPROVED

A120

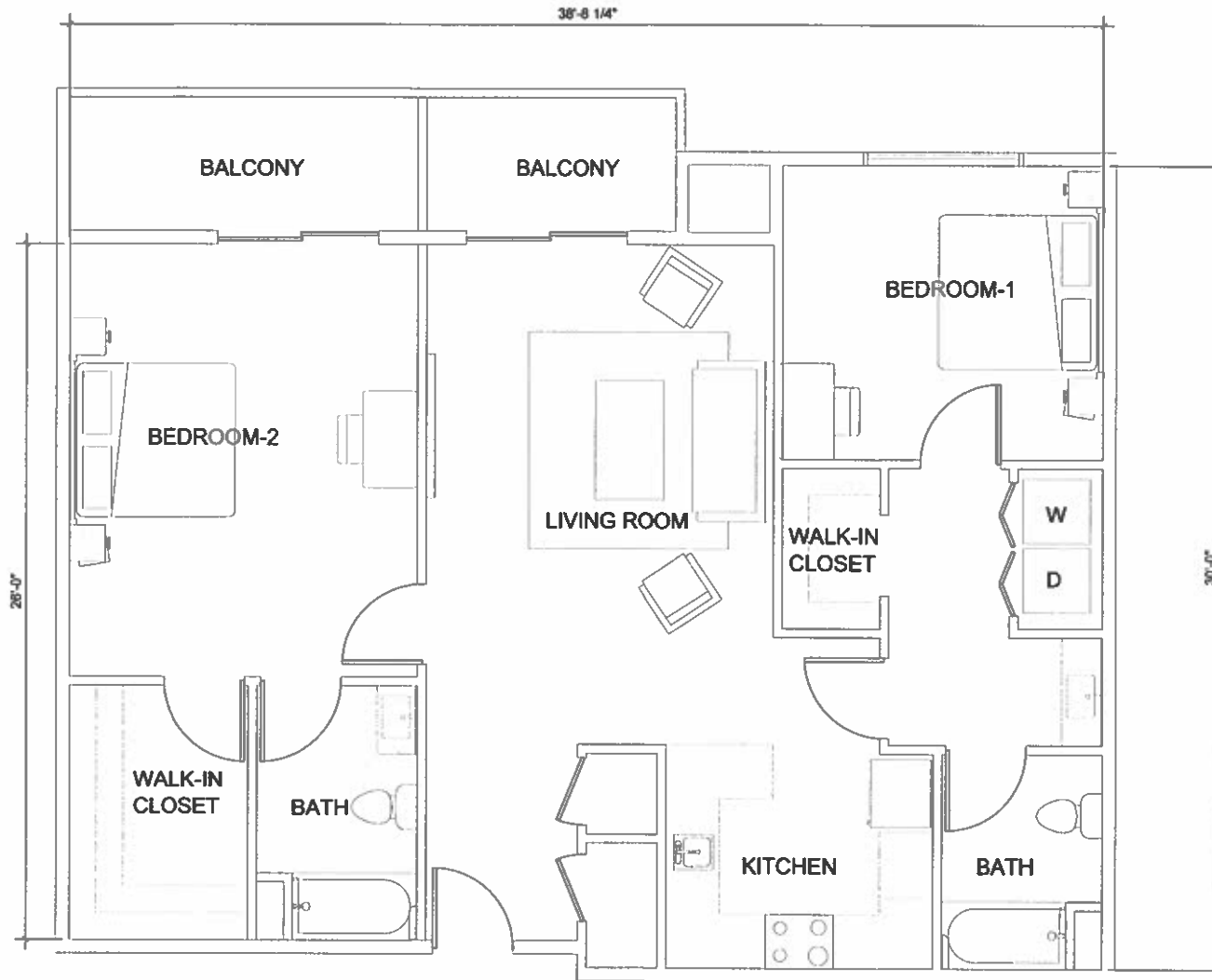
7/8/2026

RECEIVED

JUL 10 2026

CITY OF GALLUP
PLANNING & DEVELOPMENT

BY: MB TIME: 4:08pm



1
A130 ENLARGED 2 BED PLAN
SCALE: 1/2" = 1'-0"

TOTAL HEATING AREA = 1062 SF

P-1 PARTITION TYPE
 A WINDOW TYPE
 30 DOOR TYPE
 100 ROOM NUMBER
 ACCESSIBLE GUESTROOM
 HEARING IMPAIRED GUESTROOM
 NEW WALL/ PARTITION TO REMAIN AS IS
 EXISTING PARTITION TO REMAIN
 P2 COMPRESSION FIRE EXTINGUISHER TRAILER

ENLARGED 2 BED PLAN

Afra Construction & Design
2204 Tule Hill Dr Suite 103
Alhambra, New Mexico 87101
Tel 505.268.1745
Fax 505.268.1732

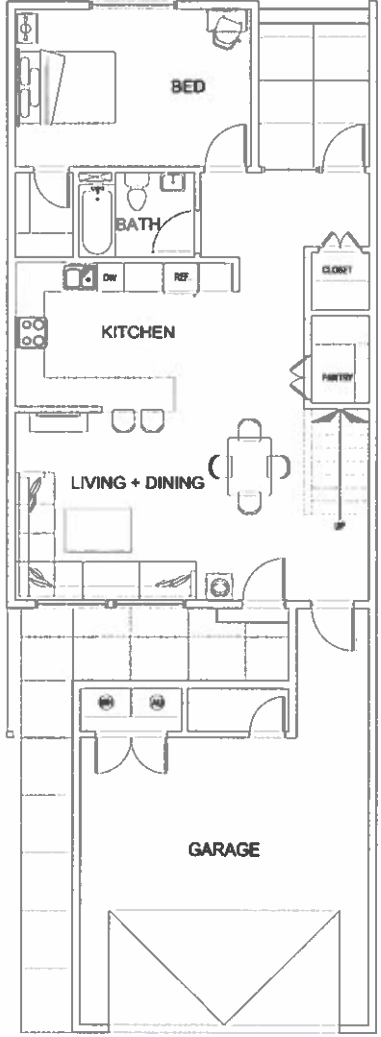
SILVER TRAIL APARTMENTS
REPLAT NO. 1 OF LOTS 1 & 2, SUNDRIE SUBDIVISION, SITUATED IN
THE SW 1/4 SW 1/4 OF SECTION 14, TOWNSHIP 16, NORTH OF
RANGE 10 WEST, NMPAL, IN THE CITY OF GALLUP, MCGRATH
COUNTY, NEW MEXICO.

[illegible]

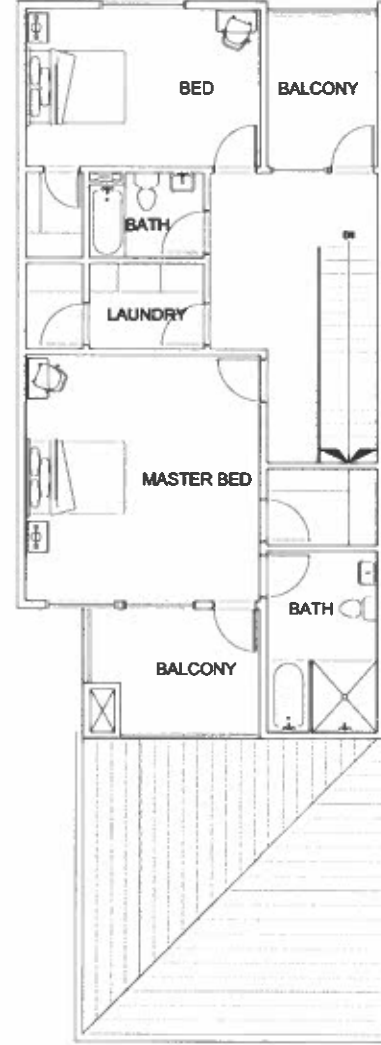
RECEIVED

JUL 10 2026

CITY OF GALLUP
PLANNING & DEVELOPMENT
BY MB TIME: 4:08 PM



1 FIRST FLOOR PLAN (TOWN-HOMES)
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN (TOWN-HOMES)
SCALE: 1/4" = 1'-0"



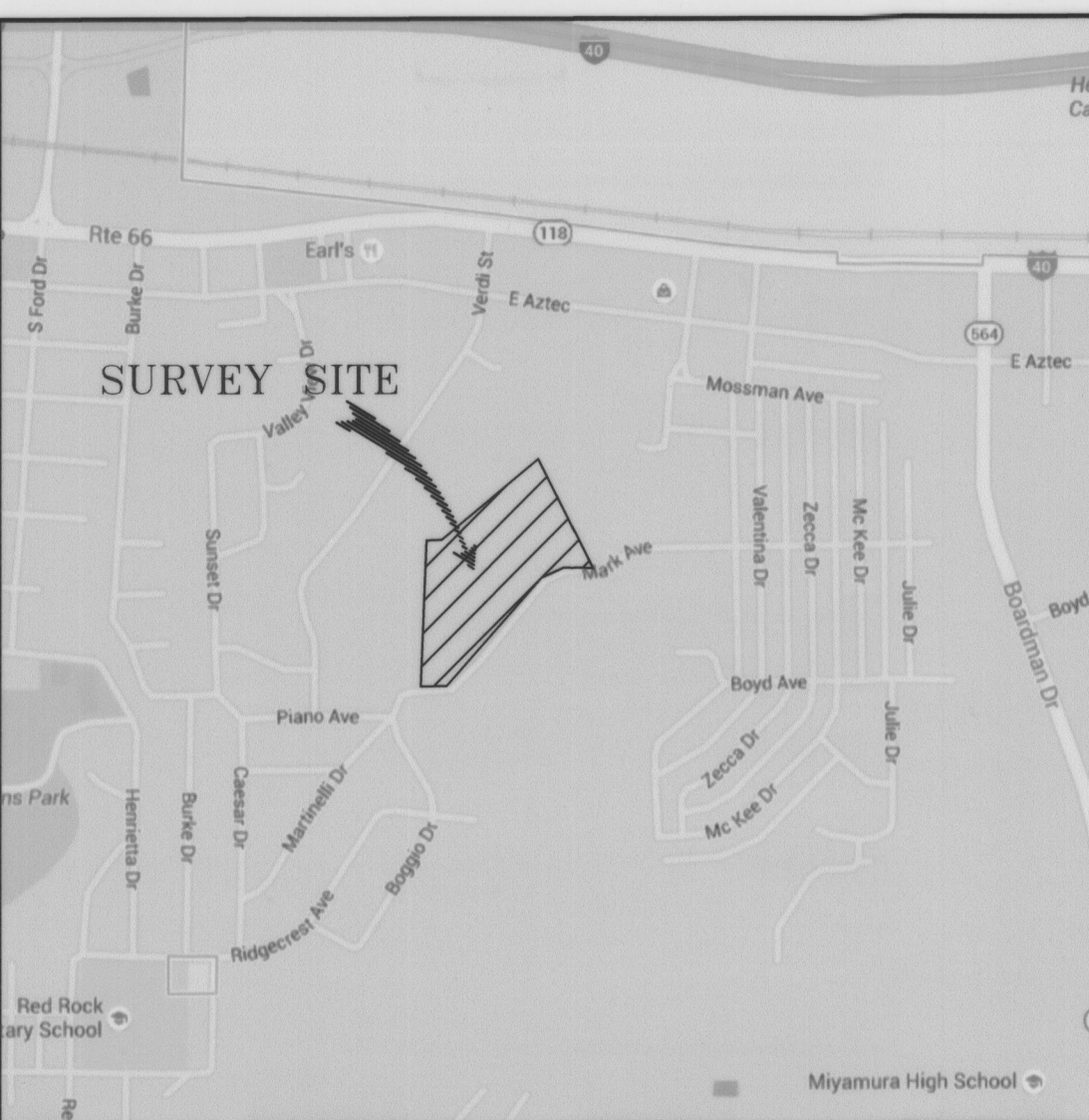
FLOOR PLAN - (TOWN-HOMES)

Afra Construction & Design
2204 Yale Blvd SE, Suite 101
Albuquerque, New Mexico 87105
760.345.1111

SILVER TRAIL APARTMENTS
REPLAT NO. 1 OF LOTS 1 & 2, BLANCKE SUBDIVISION, SITUATED IN
THE SEEN-UP CORNER OF SECTION 14, TOWNSHIP 16, NORTH OF
RANGE 16 WEST, N.M.P.M. IN THE CITY OF GALLUP, MCKINLEY
COUNTY, NEW MEXICO.

REV	DATE	DESCRIPTION	APP'D

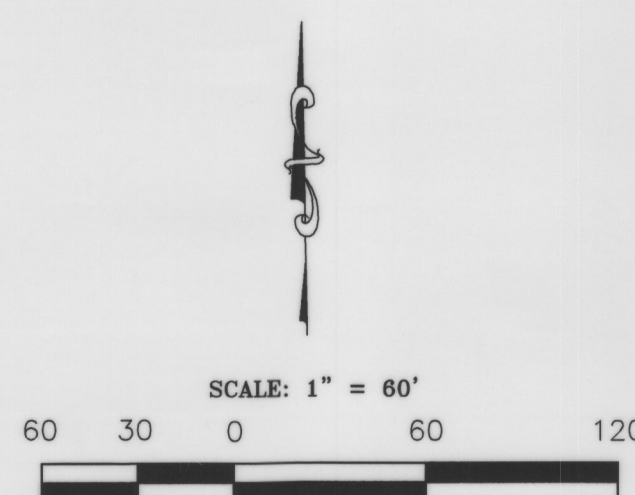
A203
7/8/2026



VICINITY MAP
NOT TO SCALE

FINAL PLAT

REPLAT NO.1 OF LOTS 1 & 2, SUNRISE SUBDIVISION
SITUATED IN THE SE/4 OF THE SW/4 OF SECTION FOURTEEN (14), TOWNSHIP FIFTEEN (15)
NORTH OF RANGE EIGHTEEN (18) WEST, N.M.P.M., IN
THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO.



LEGEND:

- FOUND 1/2" REBAR, WIRED WASHER STAMPED 'NM RLS 5992'.
- ⊙ 1/2" ROD w/PS4329 CAP; CITY CONTROL POINT (CCP)
OR CITY COORDINATE POINT
- SET 5/8" REBAR, 2' LONG W/CAP MARKED NM PLS21663
- SET 2" IRON PIPE, 2' LONG W/TAG MARKED NM PLS21663
- FOUND 1/2" REBAR w/2" ALUMINUM CAP STAMPED 'DEPAULI
ENGINEERING & SURVEYING CO. NMPS13606'.

MARTINELLI ESTATES
UNIT 1

Indian Trade
Center, Inc.

UNIT 3A

BLOCK 2 - VALENTINA SUBDIVISION

F&J ZECCA REVOCABLE TRUST

UNDEVELOPED

ZONED "RS2"

DRAINAGE R.O.W. & P.U.E.

ZONED "RHZ"

Jefferson School Subdivision

Gallup McKinley County School Board

EXISTING 20' PUBLIC UTILITY EASEMENT, SEE NOTE 3

Replat of Lot 3
Sunrise Subdivision

ZONED "RS1"

OWNER'S CERTIFICATE

Know all men by these presents, that the foregoing SUBDIVISION of that certain tract of land in the SW/4 of Section 14, T15N, R18W, N.M.P.M., Gallup, McKinley County, New Mexico being described to wit:

Lots 1 & 2, Sunrise Subdivision, as the same are shown on the plat of said subdivision filed in the Office of the Clerk of McKinley County, New Mexico on December 12, 2001.

Containing 12.6449 acres of land more or less, now surveyed and platted as shown hereon, comprising the tract known as "REPLAT NO. 1 OF LOTS 1 & 2, SUNRISE SUBDIVISION" in 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 as by statute provided and is with the free consent and in accordance with the desires of the undersigned owners of the land acknowledged in a manner required for acknowledgment of deeds. 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 areas and in lot owners' facilities. All installations shall conform with applicable local codes in effect. The streets, alleys, 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 padmount and conventional) pullboxes, manholes, service facilities and all other necessary equipment for an underground or aerial distribution system, together with overhang or service wire and with the rights of ingress and egress thereto 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 driveway are hereby exempted but may be removed by recipient of this easement dedication. We the undersigned owners with free consent, hereby set our hand and seal.

OWNER/DEVELOPER:
Ahmad Ayesh
Contact: Ahmad Ayesh
505-722-6807
106 W. HWY. 66
Gallup, NM 87301

Ahmad Ayesh
Ahmad Ayesh (Owner)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF MCKINLEY }

THE FOREGOING DEDICATION AND AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF April, 2017

My Commission Expires: 4/30/20

Paul J. Mante
NOTARY PUBLIC

AFFIDAVIT

NOW COMES AHMAD AYESH, OWNER, FIRST DULY SWORN UPON HIS OATH AND STATE THAT THE SUBDIVISION SHOWN HEREIN LIES WITHIN THE PLANNING AND PLATING JURISDICTION OF THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO.

Ahmad Ayesh
AHMAD AYESH, OWNER

April 3, 2017
DATE

APPROVALS:

Stacy Adams 4/3/17
CITY OF GALLUP CITY ENGINEER

John V. ... 4-4-2017
CITY OF GALLUP CWSO DIRECTOR

Rita ... 4/4/2017
CITY OF GALLUP ELECTRIC DIRECTOR

Mark ... 4-7-17
NEW MEXICO GAS COMPANY

Daan ...
CENTURYLINK

NOTES:

1. BEARINGS SHOWN ARE GRID, DISTANCES AND COORDINATES ARE GROUND, BASED ON THE CITY OF GALLUP HORIZONTAL AND VERTICAL CONTROL NETWORK.

2. ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 350042 EFFECTIVE DATE FEBRUARY 17, 2010, THIS PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED SPECIAL FLOOD AREA.

3. EASEMENT AS SHOWN ON THE PLAT OF SUNRISE SUBDIVISION FILED 18TH OF DECEMBER, 2001 RECORD NO. 298673, B 17, PG 7082

REFERENCES:

1. SURVEY PLAT OF SUNRISE SUBDIVISION (LOTS 1, 2 & 3) DATED: 12-03-01 COMPLETED BY DEPAULI ENGINEERING AND SURVEYING.

FLOOD ZONE
FLOOD ZONE DESIGNATION IS (X) NON HAZARD FLOOD ZONE PER FEMA MAP 35031C1540E EFFECTIVE DATE FEBRUARY 17, 2010.

EPA NOTE

ANY DEVELOPER, OWNER, OR CONTRACTOR CAUSING LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES WITHIN THIS DEVELOPMENT MUST COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PROGRAM, AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA) BY OBTAINING A CONSTRUCTION GENERAL PERMIT (CGP), WHICH DEPENDING ON THE NUMBER AND SIZE OF THE LOTS INCLUDES PREPARING AND IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE RESPONSIBILITY OF EACH DEVELOPER, OWNER, AND CONTRACTOR TO KNOW THE REGULATIONS INVOLVED WITH THE SWPPP PROCESS. SAKURA ENGINEERING & SURVEYING, INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE COMPLIANCE WITH THIS REGULATION.

CERTIFICATION

I, SCOTT A. MARTIN, A NEW MEXICO LICENSED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

4-1-17
DATE



SCOTT A. MARTIN
LICENSED PROFESSIONAL SURVEYOR No. 21663
STATE OF NEW MEXICO

CERTIFICATION OF ACCEPTANCE AND APPROVAL

THE ABOVE DESCRIBED SUBDIVISION AND CONDITIONAL ACCEPTANCE OF THE DEDICATION OF RIGHTS OF WAY, 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 8 DAY OF Feb, 2017.

ATTEST:

SECRETARY

CHAIRMAN, 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 04 DAY OF April, 2017.

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

CERTIFICATE OF FILING

I, Leranda Vazquez 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 04th DAY OF April, 2017.

Leranda Vazquez
CLERK AND EX-OFFICIO RECORDER
MCKINLEY COUNTY, NEW MEXICO

TAX CERTIFICATE

ACCOUNT NUMBERS: R638013 AND R300269

Ernest C. ... HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID ON THE HEREIN DESCRIBED PROPERTY THE LAST 10 YEARS INCLUDING THE YEARS OF 2007.

SIGNATURE:

Paul ... April 10, 2017
DATE
Sakura Engineering & Surveying

125 WEST MAIN STREET FARMINGTON, NEW MEXICO 87401
PHONE: 505.564.2139 ~ FAX: 505.564.2310
SHEET 1 OF 1

INDEXING INFORMATION FOR COUNTY CLERK	PROJECT INFORMATION
OWNER AHMAD AYESH	PROJECT No. 2014-341
SECTION T 15 N, R 18 W	DRAWN BY: SAM
SUBDIVISION	CHECKED BY: SAM
DATE OF FIELD WORK AUGUST 2014	DATE: December 28, 2016



JUL 10 2026

CITY OF GALLUP

July 2026, Gallup, NM PLANNING & DEVELOPMENT

BY: MS TIME: 4:06pm**MEMORANDUM**

TO: City of Gallup Development Review / McKinley County / NMDOT District 6 (as applicable)
FROM: Scott A. Martin, P.E., P.L.S. – Sakura Engineering and Surveying, LLC (in support of permitting)
DATE: July 10, 2026
SUBJECT: Traffic Access Analysis for Silver Trail Apartments – Phases I & II, Mark Avenue, Gallup, New Mexico (McKinley County)

EXECUTIVE SUMMARY

The proposed Silver Trail Apartments development on Mark Avenue in Gallup, New Mexico consists of two phases totaling approximately 241 dwelling units plus an accessory clubhouse. Phase I includes 10 townhomes and 59 two-bedroom units (69 DU total) with two proposed accesses. Phase II includes 75 one-bedroom units, 97 studios, and a 6,700 sf clubhouse (172 DU total) with one additional access.

Using Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition rates and Highway Capacity Manual (HCM) methodologies, this analysis finds that all proposed accesses will operate at Level of Service (LOS) A during peak hours with negligible control delay and queue lengths. Existing traffic volumes on Mark Avenue are very low (AADT 949 vpd in 2025). The development will not degrade roadway operations. Standard access design, sight distance verification, and permitting are recommended. No off-site capacity improvements are warranted.

KEY FINDINGS

- Phase I (69 DU): 28 AM / 35 PM peak hour trips → LOS A at both accesses
- Phase II (172 DU): 69 AM / 88 PM peak hour trips → LOS A at dedicated access
- Mark Avenue segment remains LOS A/B with full build-out
- No left-turn lane warrants or signalization anticipated

1. INTRODUCTION

This technical memorandum provides traffic access analysis in support of access permitting for the Silver Trail Apartments multifamily development. The analysis evaluates trip generation for each phase separately, assigns trips to the proposed accesses on Mark Avenue, and determines Level of Service (LOS) at the driveways using HCM Two-Way Stop-Controlled (TWSC) procedures. The memorandum also assesses impacts to the Mark Avenue corridor.

Data sources include NMDOT traffic count data (AADT 2025), the project site plan (SP-1 dated May 28, 2026), and standard ITE/HCM references. This is a focused access memorandum; a full Traffic Impact Study (TIS) can be prepared if required by the reviewing agency.

2. PROJECT DESCRIPTION**2.1 Phase I**

10 townhomes + 59 two-bedroom units = 69 dwelling units. Two accesses to Mark Avenue are proposed. The site plan (SP-1) shows townhome buildings on the western portion and 2-bedroom apartment buildings centrally located, with parking provided (127 spaces) exceeding minimum requirements. Phase I is the initial development phase.

2.2 Phase II

75 one-bedroom units + 97 studios + 6,700 sf clubhouse = 172 dwelling units plus accessory clubhouse. One additional access to Mark Avenue is proposed on the eastern portion of the site. The clubhouse is intended primarily for resident use (high internal capture assumed; negligible external peak-hour trips).



SILVER TRAIL APARTMENTS – TRAFFIC ACCESS ANALYSIS

July 2025 | City of Gallup, NM | Planning & Development
 BY: **MS** TIME: **4:08p**

2.3 Access Configuration

Phase I: Two separate driveways providing good internal circulation and emergency access redundancy. Phase II: One dedicated driveway serving the eastern buildings and clubhouse. Total: Three accesses to Mark Avenue at full build-out. All accesses are stop-controlled on the minor street (driveway) approach.

3. EXISTING ROADWAY CONDITIONS

Mark Avenue is a two-lane undivided local/collector road with a posted speed limit of 25 mph. The segment serving the site has very low existing traffic volumes per NMDOT data:

Parameter	Value	Source / Notes
Route / Segment	Mark Avenue (Route ID FL5638P segment)	NMDOT count station data
2025 AADT	949 vehicles per day	NMDOT 2025 count
2045 Projected AADT	1,082 vehicles per day	NMDOT projection (~0.65%/yr growth)
K-Factor (Peak Hour)	12%	Standard for area
D-Factor (Directional)	58% / 42%	NMDOT data
Peak Hour Volume (Total)	~114 vph both directions	AADT × K
Truck Percentage	~2.4% single-unit (very low)	NMDOT classification data
Geometry	Two-lane undivided, 25 mph posted	Site observations / plans

Mark Avenue currently operates at high levels of service (LOS A) with substantial reserve capacity. The low truck percentage is favorable for capacity and safety analyses.

4. TRIP GENERATION ANALYSIS

Trip generation estimates were prepared using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Land Use Code 220 – Multifamily Housing (Low-Rise) was applied to all dwelling units (townhomes treated as low-rise attached multifamily; studios, 1BR, and 2BR units as standard apartments). This code is appropriate for the scale and location of the development.

4.1 ITE Rates Used (Code 220)

AM Peak Hour (adjacent street): 0.40 trips per dwelling unit (24% entering / 76% exiting) PM Peak Hour (adjacent street): 0.51 trips per dwelling unit (63% entering / 37% exiting) The clubhouse generates negligible external peak-hour trips due to high internal capture by residents and is excluded from external trip totals.

4.2 Phase I Trip Generation (69 Dwelling Units)

Time Period	Total Trips	Entering	Exiting	Notes
AM Peak Hour	28	7 (24%)	21 (76%)	69 DU × 0.40
PM Peak Hour	35	22 (63%)	13 (37%)	69 DU × 0.51
Weekday Daily (est.)	~510–530	—	—	Typical for Code 220

With two accesses, trips are assumed to split approximately equally (or per final building layout). Per-access volumes are low (~14 AM / ~17–18 PM total trips each).

4.3 Phase II Trip Generation (172 Dwelling Units)

Time Period	Total Trips	Entering	Exiting	Notes
AM Peak Hour	69	17 (24%)	52 (76%)	172 DU × 0.40
PM Peak Hour	88	55 (63%)	33 (37%)	172 DU × 0.51



JUL 10 2026

CITY OF GALLUP
PLANNING & DEVELOPMENT

July 2026 Gallup, NM MS 4:08 PM

SILVER TRAIL APARTMENTS – TRAFFIC ACCESS ANALYSIS

Weekday Daily (est.)

~1,250–1,300

Typical for Code 220

All Phase II trips use the single dedicated eastern access. Volumes remain manageable for a stop-controlled driveway.

5. ACCESS OPERATIONS & LEVEL OF SERVICE

Each proposed driveway was analyzed as a minor-street stop-controlled (TWSC) intersection with Mark Avenue (major street) using Highway Capacity Manual (HCM) gap-acceptance procedures. The service measure is control delay (seconds per vehicle) for minor-street movements, with LOS criteria consistent with HCM standards ($A \leq 10$ s, $B \leq 20$ s, $C \leq 35$ s, etc.).

5.1 Analysis Assumptions

- Major street (Mark Avenue) conflicting volumes: ~100–150 vph total (existing + minimal through project trips).
- Minor street (driveway) demand: Highest at Phase II access (~50–60 vph combined in/out in PM peak).
- Critical gaps (base, passenger car, level grade, two-lane major): Right turn $t_c \approx 6.2$ s, $t_f \approx 3.3$ s; Left turn $t_c \approx 7.1$ – 7.5 s, $t_f \approx 3.5$ s.
- Peak hour factor and heavy vehicle adjustments applied per standard practice (low trucks favorable).

5.2 Capacity & Delay Results

Using the HCM gap-acceptance model, minor movement capacities exceed 700–1,000+ vehicles per hour even under conservative conflicting volume assumptions. Resulting volume-to-capacity (v/c) ratios at all accesses are < 0.10 . Average control delay for minor-street vehicles is well under 10 seconds per vehicle.

Access	Phase	PM Peak Minor Vol (approx)	Control Delay	LOS
Access 1 (West)	Phase I	~17–18 vph total	< 8 s	A
Access 2 (Central)	Phase I	~17–18 vph total	< 8 s	A
Access 3 (East)	Phase II	~50–60 vph total	< 10 s	A

Conclusion: All accesses for both phases operate at LOS A during AM and PM peak hours. Queues are negligible (typically 0–1 vehicle). No operational deficiencies or need for traffic control devices beyond standard stop signs are identified.

6. ROADWAY SEGMENT OPERATIONS

Mark Avenue is a low-volume two-lane road with substantial reserve capacity. Even with full build-out (projected total AADT ~2,800–3,000 vpd including project trips), peak-hour volumes remain well below the practical capacity of a two-lane undivided roadway (typically 1,700–3,200 vph total both directions depending on terrain and geometry). The corridor will continue to operate at LOS A or B with excellent freedom to maneuver.

The low existing truck percentage and flat terrain (assumed) further support high operational quality. No capacity improvements to Mark Avenue are warranted by this development.

7. CONCLUSIONS & RECOMMENDATIONS

The Silver Trail Apartments development (Phases I and II) is compatible with the existing low-volume character of Mark Avenue. Key conclusions:

- All proposed accesses operate at LOS A with negligible delay and queues under HCM TWSC analysis.
- Phase I (69 DU, two accesses) and Phase II (172 DU, one access) generate modest peak-hour volumes that are easily accommodated.
- Mark Avenue segment operations remain at high LOS (A/B) with full build-out; no off-site capacity improvements needed.
- Left-turn lane warrants on Mark Avenue are not expected to be met given low advancing and turning volumes.
- Parking provided on the site plan exceeds minimum requirements for Phase I (positive).

Recommendations for Access Permitting & Design



SILVER TRAIL APARTMENTS – TRAFFIC ACCESS ANALYSIS

July 2026 | Gallup, NM

1. Driveway Geometry: Design 24–30 ft wide two-way driveways with curb radii of 15–25 ft (appropriate for 25 mph design speed). Provide adequate throat length for 1–2 vehicle stacking on exit.
2. Sight Distance: Verify intersection sight distance (ISD) for left turns out of each access per AASHTO/NMDOT criteria (typically 280–350+ ft for 25 mph). Confirm stopping sight distance on Mark Avenue (easily met).
3. Left-Turn Lane Warrant: Perform final warrant check using NMDOT Access Management Manual or AASHTO guidelines once final turning volumes are assigned. Not anticipated to be warranted.
4. Internal Circulation: Ensure the two Phase I accesses provide effective connectivity and emergency vehicle access. Coordinate Phase II access with overall site layout.
5. Agency Coordination: Submit this memorandum with the access permit application. A full TIS may be requested if the project triggers local thresholds; this analysis can be expanded as needed.
6. Construction: Prepare a construction traffic management plan to minimize impacts during build-out.

Disclaimer: This technical memorandum provides planning-level analysis using standard ITE 11th Edition and HCM methodologies. Actual field conditions, final site layout, internal circulation, and agency-specific requirements may affect final design. All conclusions are subject to review and approval by the licensed Professional Engineer sealing the final submittal and the permitting jurisdiction. This document does not constitute a full Traffic Impact Study unless specifically required.

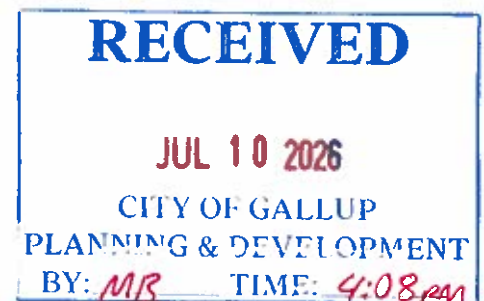
References & Data Sources

- NMDOT Traffic Count Data (AADT 2025 & projections) – provided CSV file.
- Site Plan SP-1, Silver Trail Apartments, dated May 28, 2026 (Afra Construction & Design).
- ITE Trip Generation Manual, 11th Edition (2021).
- Highway Capacity Manual, 7th Edition (2022) – TWSC procedures.
- AASHTO A Policy on Geometric Design of Highways and Streets (Green Book).
- NMDOT Access Management Manual / Standards (as applicable).



Scott A Martin

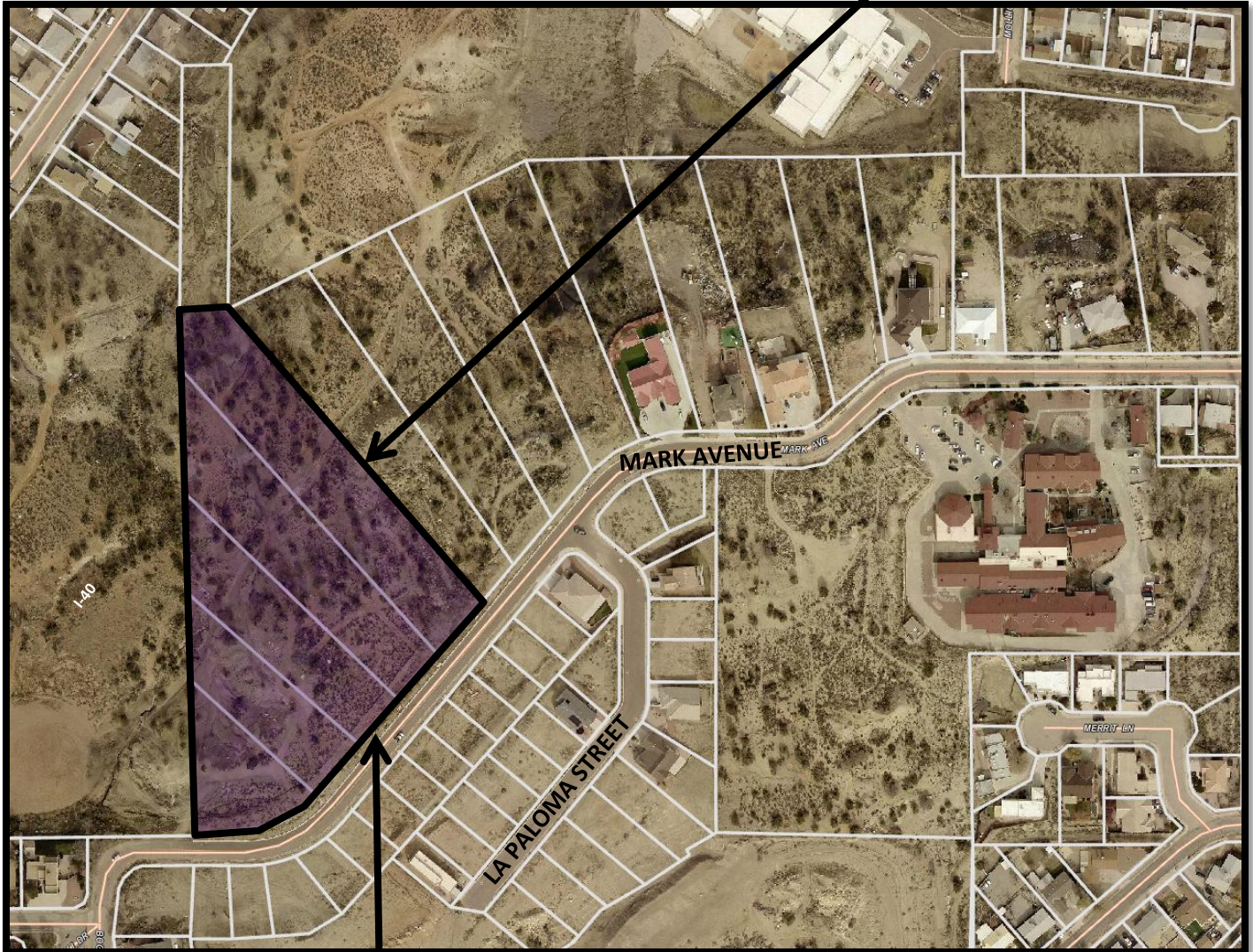
Digitally signed by Scott A Martin
DN: G=US,
E=s.martin@pro.sakuraeng.com,
O="Sakura Engineering and
Surveying, Inc.", OU=Engineering and
Surveying, CN=Scott A Martin
Date: 2026.07.10 14:58:32-04'00'



Request by Tafazzul Hussain, Afra Construction & Design on behalf of Ahmad Ayesh, property owner, for the Rezoning of 6.1870 acres M/L **FROM** Single-Family Residential Type C (SFR-C) **TO** Multi-Family Residential High (MFRH) Zone District.

The property is located at 1605 through 1623 Mark Avenue; more particularly described as Lots 1 thru 5, Replat No. 1 of Lots 1 & 2, Sunrise Subdivision.

AERIAL IMAGERY



Request by Tafazzul Hussain, Afra Construction & Design on behalf of Ahmad Ayesh, property owner, for the Rezoning of 6.1870 acres M/L **FROM** Single-Family Residential Type C (SFR-C) **TO** Multi-Family Residential High (MFRH) Zone District.

The property is located at 1605 through 1623 Mark Avenue; more particularly described as Lots 1 thru 5, Replat No. 1 of Lots 1 & 2, Sunrise Subdivision.

SITE PHOTOS



July 20, 2026

MEMORANDUM

TO: GALLUP TASK FORCE

- C.B. Strain, Planning & Development Director
- Chance Peterson, Public Works Department
- Sathya Ganesan, Water Engineer
- Nicole Hawthorne, Wastewater Department
- Marita Joe, Electrical Engineering Manager
- Jon Pairett, GFD, Fire Chief
- John Curley, Solid Waste Assistant Superintendent
- Laurence Joe, CenturyLink Engineer II
- Todd Schnuelle, Comcast Network Project Manager
- Jayson Grover, NMDOT District 6 Traffic Engineer

FROM: /s/ Nikki Lee

Nikki Lee, Planning Manager

cc: Adrian Marrufo, Solid Waste Director
 Jan Boone, Water Superintendent
 Charles (Chuck) Nourse, Electric Director
 John Lastyona, Public Works Department
 Jerry Vargas, Wastewater Department

CASE #: REZ2026-00600003
PROJECT NAME: Rezone 6.1870 acres M/L from Single-Family Residential C (SFR-C) to Multi-Family Residential High (MFRH) Zone District
PROPERTY OWNER: Ahmad Ayesh
AGENT: Afra Construction & Design / Tafazzul Hussain
PROJECT LOCATION: 1605-1623 Mark Avenue / Lots 1 thru 5, Replat No. 1 of Lots 1 & 2, Sunrise Sub. Containing a Total of 6.1870 acres M/L
DESCRIPTION: REZONE The applicants are requesting the five (5) lots described above be granted a zone change from Single-Family Residential Type C (SFR-C) to Multi-Family Residential High (MFRH) Zone District. The reason for the rezone is so the property owner can build multi-family dwellings, which is not allowed in the existing SFR-C Zone District. The proposed rezone to the MFRH Zone District will support the housing need in Gallup. Recall that the applicants previously submitted a rezone request for nine lots, which was presented to the Commission in January 2026. The Commission tabled the item requesting more information from the applicants. The applicants have since gathered additional information and also decreased the size of their project thereby decreasing the rezone acreage. Please review the revised request. The rezone request will be heard by the Planning and Zoning Commission as soon as possible, any conditions for approval should be included in staff's recommendation to the Commission. ELECTRONIC COMMENTS ARE DUE BY: Wednesday, July 22, 2026 @ 12 P.M.

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Request to rezone five (5) lots from SFR-C to MFRH to allow for the development of a multi-family apartment complex. The applicants had a previous rezone request and have since decreased the size of their project. A major concern during the last Public Hearing was the need for a Traffic Impact Analysis (TIA). Staff does not see that a TIA has been completed, however the applicants have submitted an expert statement.

P2.) The criteria met by this request is as follows:

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

P3.) In addition, the Gallup City Council passed a housing emergency resolution expressing the need for more housing units within the City of Gallup, therefore the change in zoning designation from SFR-C to MFRH is justified because it will serve the greater good of the public by providing multiple housing units as opposed to limited single family units as permitted in the SFR-C Zone District, thus better serving the citizens of the City of Gallup.

P4.) Ok to proceed to public hearing.

PUBLIC WORKS COMMENTS: Public Works has no issues with the rezone. Any requirements will be addressed during the building permit review process.

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

WASTEWATER DEPARTMENT COMMENTS: *No comments submitted by the given deadline. For more information, please contact:*

Nicole Hawthorne, Wastewater Department

Phone: (505) 863-1207

Email: nhawthorne@gallupnm.gov

ELECTRIC DEPARTMENT COMMENTS: Electric Department has no issues with rezone. Electric service and metering requirement will be address during the building permit process.

FIRE DEPARTMENT COMMENTS: Fire Department has no issues with rezone. Any fire code requirements will be addressed during future building permit plan review process.

SOLID WASTE COMMENTS: Solid Waste has no issues with the Rezone.

CENTURYLINK COMMENTS: Lumen has no conflict or comments, good to proceed.

NM GAS COMPANY WILL NOT BE SUBMITTING COMMENTS BEING THAT THEY DO NOT NEED TO REVIEW A REZONE REQUEST.

COMCAST COMMENTS: *No comments submitted by the given deadline. For more information, please contact:*

Todd Schnuelle, Network Project Manager – Construction

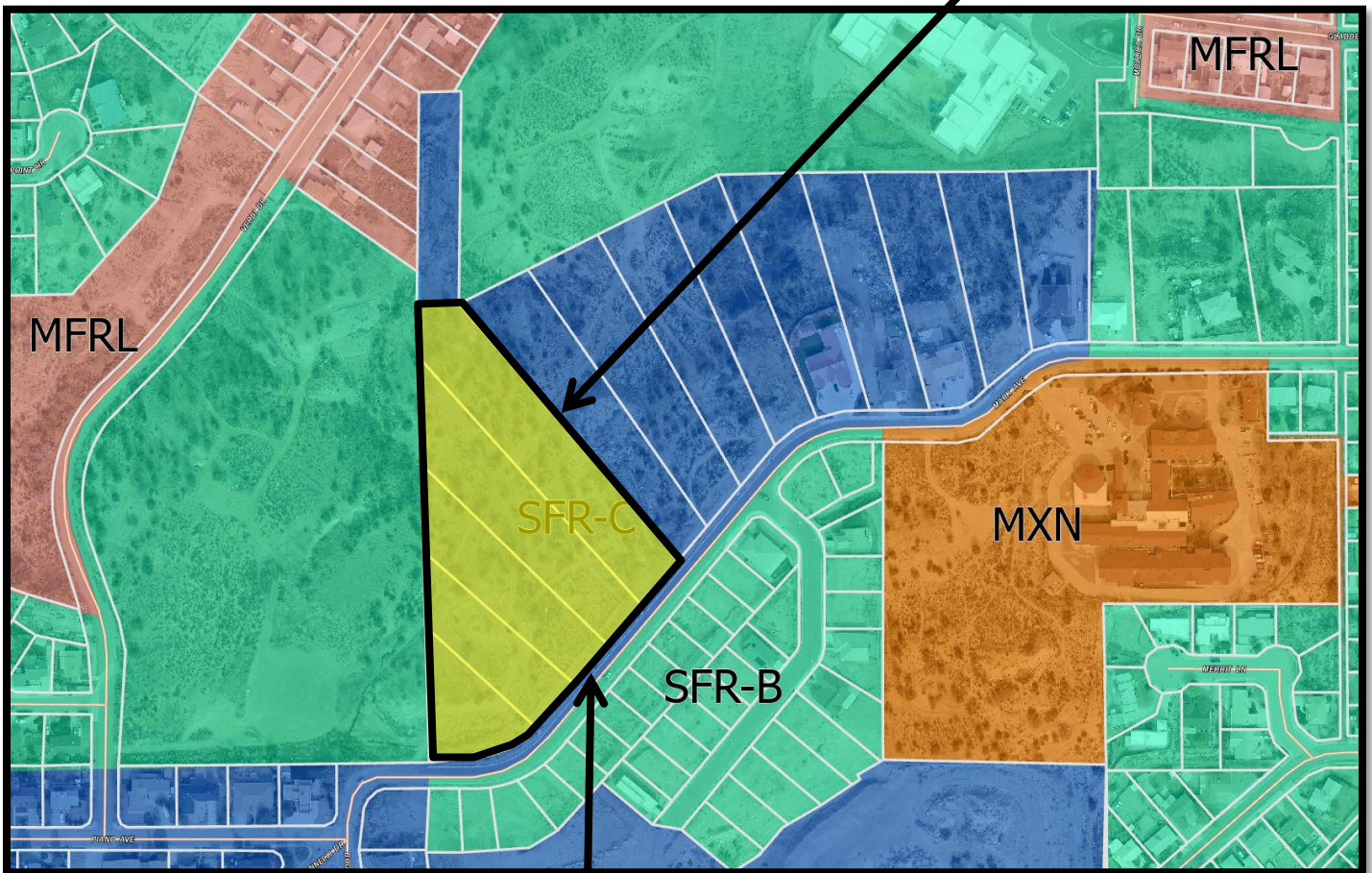
Phone: (505) 249-0551

Email: Todd_Schnuelle@comcast.com

NM DEPT. OF TRANSPORTATION COMMENTS: The proposed rezoning does not impact the NMDOT directly or indirectly. I have no comments to provide on behalf of the NMDOT.

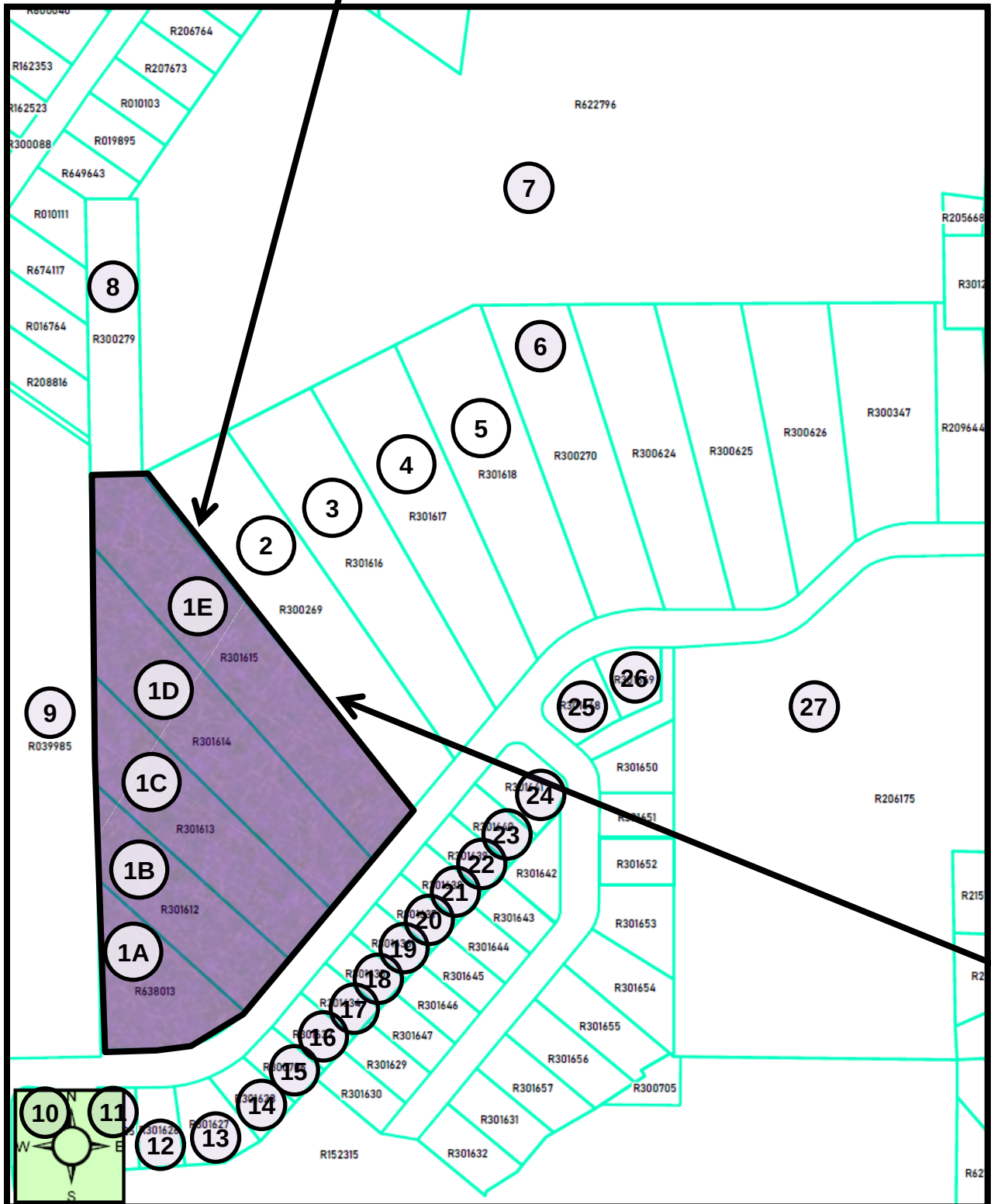
Request by Tafazzul Hussain, Afra Construction & Design on behalf of Ahmad Ayesh, property owner, for the Rezoning of 6.1870 acres M/L **FROM** Single-Family Residential Type C (SFR-C) **TO** Multi-Family Residential High (MFRH) Zone District. The property is located at 1605 through 1623 Mark Avenue; more particularly described as Lots 1 thru 5, Replat No. 1 of Lots 1 & 2, Sunrise Subdivision.

AREA MAP



Request by Tafazzul Hussain, Afra Construction & Design on behalf of Ahmad Ayesh, property owner, for the Rezoning of 6.1870 acres M/L **FROM** Single-Family Residential Type C (SFR-C) **TO** Multi-Family Residential High (MFRH) Zone District. The property is located at 1605 through 1623 Mark Avenue; more particularly described as Lots 1 thru 5, Replat No. 1 of Lots 1 & 2, Sunrise Subdivision.

PROPERTY MAP



Letters sent 07/22/2026

Request by Tafazzul Hussain, Afra Construction & Design on behalf of Ahmad Ayesh, property owner, for the Rezoning of 6.1870 acres M/L FROM Single-Family Residential Type C (SFR-C) TO Multi-Family Residential High (MFRH) Zone District. The property is located at 1605 through 1623 Mark Avenue; more particularly described as Lots 1 thru 5, Replat No. 1 of Lots 1 & 2, Sunrise Subdivision.

ADDRESS LIST

- | | |
|--|--|
| <p>1A. AHMAD AYESH
105 W. HIGHWAY 66
GALLUP, NM 87301
LOT 1, REPLAT NO. 1 OF LOTS
1 & 2, SUNRISE SUB. CONT.
0.7684 ACRES M/L
R638013</p> | <p>4. LOT 8, REPLAT NO. 1 OF LOTS
1 & 2, SUNRISE SUB. CONT.
1.5115 ACRES M/L
R301617</p> |
| <p>1B. LOT 2, REPLAT NO. 1 OF LOTS
1 & 2, SUNRISE SUB. CONT.
0.8656 ACRES M/L
R301612</p> | <p>5. LOT 9, REPLAT NO. 1 OF LOTS
1 & 2, SUNRISE SUB. CONT.
1.5314 ACRES M/L
R301618</p> |
| <p>1C. LOT 3, REPLAT NO. 1 OF LOTS
1 & 2, SUNRISE SUB. CONT.
1.1573 ACRES M/L
R301613</p> | <p>6. LOT 3A-1, REPLAT NO. 2 OF
LOT 3, SUNRISE SUBDIVISION
CONT. 1.33 ACS M/L
R300270</p> |
| <p>1D. LOT 4, REPLAT NO. 1 OF LOTS
1 & 2, SUNRISE SUB. CONT.
1.5587 ACRES M/L
R301614</p> | <p>7. SCHOOL BOARD OF
EDUCATION
P.O. BOX 1318
GALLUP, NM 87305-1318
JEFFERSON SCHOOL SUB.
REPLAT OF LOT 4 SUNRISE
SUB. ALONG WITH TRACTS OF
ZECCA HEIGHTS AND
UNPLATTED LANDS IN THE
S1/2 OF SEC. 14 T15 R18,
CONT. 20.165 ACS M/L
R622796</p> |
| <p>1E. LOT 5, REPLAT NO. 1 OF LOTS
1 & 2, SUNRISE SUB. CONT.
1.8370 ACRES M/L
R301615</p> | |
| <p>2. LOT 6, REPLAT NO. 1 OF LOTS
1 & 2, SUNRISE SUB. CONT.
1.7758 ACRES M/L
R300269</p> | <p>8. CITY OF GALLUP
P.O. BOX 1270
GALLUP, NM 87305-1270
0.7809 ACS M/L DRAINAGE &
PUBLIC UTILITY RIGHT OF
WAY IN SUNRISE SUB. ALSO
0.0685 ACS IN COUNTRY CLUB
ESTATES UNIT #3.
R300279</p> |
| <p>3. LOT 7, REPLAT NO. 1 OF LOTS
1 & 2, SUNRISE SUB. CONT.
1.6436 ACRES M/L
R301616</p> | |

9. TRUSTEE OF THE HLC TRUST
9732 COLONIAL CIRCLE NE
ALBUQUERQUE, NM 87111
TRACT 1, CONT. 13.1544 ACS
M/L IN SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SEC. 14
T15 R18, COUNTRY CLUB
ESTATES UNIT 3
R039985
10. KHALAF INVESTMENTS, INC.
1603 W. HIGHWAY 66
GALLUP, NM 87301
PARCEL 3, SITUATED IN THE
N1/2 OF SEC. 23 T15N R18W,
CONT. 14.33 ACRES M/L
R152315
11. LOT 1, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.18
ACRES M/L
R301625
12. LOT 2, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.19
ACRES M/L
R301626
13. LOT 3, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.26
ACRES M/L
R301627
14. LOT 4, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.16
ACRES M/L
R301628
15. LOT 5, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.16
ACRES M/L
R300706
16. LOT 6, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.17
ACRES M/L
R301633
17. LOT 7, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.15
ACRES M/L
R301634
18. LOT 8, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.15
ACRES M/L
R301635
19. LOT 9, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.16
ACRES M/L
R301636
20. LOT 10, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.16
ACRES M/L
R301637
21. LOT 11, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.16
ACRES M/L
R301638
22. LOT 12, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.17
ACRES M/L
R301639
23. LOT 13, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.17
ACRES M/L
R301640
25. LOT 1, BLOCK 2, LA PALOMA
SUB. UNIT 1, CONT. 0.22
ACRES M/L
R301648
26. LOT 2, BLOCK 2, LA PALOMA
SUB. UNIT 1, CONT. 0.19
ACRES M/L
R301649
24. NICOLE NELSON
1628 MARK AVE.

GALLUP, NM 87301
LOT 14, BLOCK 1, LA PALOMA
SUB. UNIT 1, CONT. 0.27
ACRES M/L
R301641

27. LITTLE SISTERS OF THE
POOR
1900 MARK AVE.
GALLUP, NM 87301
A TRACT OF LAND CONT.
11.138 ACS M/L IN THE SE ¼
SW ¼ WITHIN SEC. 14 T15 R18,
AKA/J.C. TURPEN ADDN.
AKA. TRACT A&B WEST OF
ZECCA HEIGHTS
R206175

AGENT:

Afra Construction & Design
Attn: Tafazzul Hussain
2501 Yale Blvd. SE, Suite 102
Albuquerque, NM 87106

August 6, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Case No. REZ2026-00600004: Resolution No. RP2026-9, request by Gallup Land Partners, LLC property owner, for a zoning map amendment to change the zoning designation from Rural Holding Zone (RHZ) Zone District to Industrial (I) Zone District for certain described real property.

BACKGROUND

Mr. Hari Achuthan, President & CEO, Convalt Manufacturing LLC, applicant and representative acting on behalf of Gallup Land Partners, LLC, property owner, has petitioned the City of Gallup Planning and Zoning Commission for a change in zoning designation from Rural Holding Zone (RHZ) Zone District to Industrial (I) Zone District for certain real property described as, Section 4, T15N, R19W N.M.P.M., containing a total of 622.2077 acres M/L. Said property is generally located approximately 5.19 miles west of U.S. 491 along and to the north of Carbon Coal Road, more particularly described by metes and bounds description.

DISCUSSION

Subsection 10-5-B-d-i-5a 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 owner, Gallup Land Partners, LLC, represents 100% ownership of the property proposed for rezone and as such is making the request for a zoning map amendment to the Planning and Zoning Commission.

Subject property is currently zoned Rural Holding Zone (RHZ) Zone District and consists of a section of land containing 622.2077 acres M/L. The property owner wishes to rezone the properties from Rural Holding Zone (RHZ) to Industrial (I) to allow for development of a heavy manufacturing facility. Said facility will manufacture a range of solar components.

Section 10-5-B-d-i-4 of the City of Gallup Land Development Standards lists Zoning Map Amendment Criteria. A copy of Section 10-5-B-d-i-4 is included in your agenda packet and marked

as “Exhibit A” for your review. The applicant has submitted the required written discussion statement indicating which of the acceptable grounds for an amendment to the official zoning map outlined in Section 10-5-B-d-i4 the request is based upon. The applicant submits that they meet the following criteria:

1. 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.
2. 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.
3. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one.

The Planning and Zoning Commission shall determine whether or not the proposed request for a zoning map amendment meets the amendment criteria submitted based on evidence presented and testimony heard.

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

FINDINGS OF FACT AND CONCLUSION OF LAW

It is the findings of staff that the applicant has met the minimum requirements of Section 10-5-B-di4 “Zoning Map Amendment Criteria”, has submitted the required information and has paid all fees necessary in order to testify before the Planning and Zoning Commission.

The Planning and Zoning Commission shall determine whether or not the proposed request for a zoning map amendment from Rural Holding Zone (RHZ) Zone District to Industrial (I) Zone District for the property described above, meets the minimum requirements founded on the zoning map amendment criteria for a zoning map amendment based on evidence presented and testimony heard.

If Resolution No. RP2026-9 for a zoning map amendment from Rural Holding Zone (RHZ) Zone District to Industrial (I) Zone District is approved for the property as described above, the rezoned property shall be subject to compliance with the regulations of the Industrial (I) Zone District.

RESOLUTION NO. RP2026-9

A RESOLUTION [] GRANTING [] DENYING A REQUEST BY GALLUP LAND PARTNERS, PROPERTY OWNER, FOR A CHANGE IN ZONING DESIGNATION FOR CERTAIN DESCRIBED REAL PROPERTY FROM RURAL HOLDING ZONE (RHZ) ZONE DISTRICT TO INDUSTRIAL (I) ZONE DISTRICT.

WHEREAS, Mr. Hari Achuthan, President & CEO, Convalt Manufacturing LLC, applicant and representative acting on behalf of Gallup Land Partners, LLC, property owner, has petitioned the City of Gallup Planning and Zoning Commission for a change in zoning designation from Rural Holding Zone (RHZ) Zone District to Industrial (I) Zone District for certain real property described as, Section 4, T15N, R19W, N.M.P.M., containing a total of 622.2077 acres M/L.; and

WHEREAS, said property is generally located approximately 5.19 miles west of U.S. 491 along and to the north of Carbon Coal Road, more particularly described as follows:

A PARCEL OF LAND LYING WITHIN SECTION 4, T15N, R19W, N.M.P.M. MCKINLEY COUNTY, NEW MEXICO AND AS SHOWN ON CARBON COAL ANNEXATION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO ON FEBURARY 7, 2025, IN CABINT "F", FOLIO 61, DOCUMENT No. 410126. BEING MORE PARTICULARLY DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4, T15N, R19W, N.M.P.M.; BEING THE REAL POINT OF BEGINNING;

THENCE N00°24'27"E, 4107.60' TO A POINT;

THENCE S89°36'34"E, 1323.85' TO A POINT;

THENCE N00°17'30"E, 1372.29' TO A POINT;

THENCE S89°23'15"E, 3963.24' TO THE NORTHEAST CORNER OF SECTION 4, T15N, R19W, N.M.P.M.;

THENCE S00°03'37"E, 5415.67' TO THE SOUTHEAST CORNER OF SECTION 4, T15N, R19W, N.M.P.M.;

THENCE S89°51'48"W, 5328.74 TO THE REAL POINT OF BEGINNING.

TOTAL AREA = 622.2077 ACRES; and

WHEREAS, a change in zone designation is being requested in order to allow for development of a heavy manufacturing facility within the property described above; and

WHEREAS, Subsection 10-5-B-d-i-5a of the City of Gallup Land Development Standards states that amendments to the official zoning map which involve a particular area of land may be made by the Council on its own motion or upon request of the Planning and Zoning Commission, or the

person(s) holding fifty one percent (51%) or more of the ownership of the area of land may request the Planning and Zoning Commission to amend the map upon a determination that there are sufficient grounds for the amendment; and

WHEREAS, the petitioning property owner, Gallup Land Partners, LLC, holds 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 Industrial (I) Zone District for the property as described above; and

WHEREAS, Section 10-5-B-d-i4 of the Gallup Land Development Standards sets forth minimum criteria for zoning map amendments; and

WHEREAS, it has been determined by the City of Gallup Planning and Zoning Commission that the proposed zoning map amendment meets the following grounds for approval:

1. 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.
2. 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.
3. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one.

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 #REZ2026-00600004, for a change in zoning designation from Rural Holding Zone (RHZ) Zone District to Industrial (I) 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 Industrial (I) Zone District.
3. The rezone pertains only to the properties described herein.

PASSED, ADOPTED AND APPROVED THIS 12TH DAY OF AUGUST 2026

CITY OF GALLUP, MCKINLEY COUNTY

BY: _____
MATTHEW LONG, CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST:

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

Exhibit “A”

10-5-B-d-i4
Zoning Map Amendment Criteria

Acceptable grounds for amending the official zoning map are that one (1) or more of the following criteria would be met:

- a. There was a mistake in the original mapping of the district for an area and the proposed amendment would correct this mistake. In most instances, a mistake would imply that the district which was applied originally did not correspond well to the character of the existing land use in the area.
- b. The exact location of a district boundary is obscure or irrational or severs a lot area into two (2) or more districts so that it is difficult to develop the lot area properly.
- 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 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.
- e. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one.
- f. The proposed change in district boundaries is needed to bring the official zoning map into conformance with changes in these Land Development Standards 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: Gallup Land Partners, LLC / MARTIN O'MALLEY NL
 Address: 285 S Boardman Drive, Suite A City: Gallup State: NM Zip Code: 87301
 Telephone: 505-399-1111 / 5662 W. CLUBHOUSE DR. HURRICANE, UT 84737 Fax: _____

APPLICANT INFORMATION:

Name: CONVALT MANUFACTURING LLC
 Address: 1185 Avenue of the America 3rd Floor City: New York State: NY Zip Code: 10036
 Telephone: 212-683-0400 Email: hari.achuthan@acoinvestment.com
 Fax: _____

SITE ADDRESS: 211 Carbon Coal Road LEGAL DESCRIPTION: Lot: _____ Block: _____ Subdivision: _____

Other (if not lot and block): R179817 T15N R19W SEC4

TOTAL SITE ACREAGE: 427^{622.2077} DESCRIPTION OF REQUESTED USE: Manufacturing Heavy, Manufacturing Special

PRESENT ZONING DESIGNATION OF THE LAND: RHZ REQUESTED ZONE CHANGE: I

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

REASON(S) FOR THE REQUESTED CHANGE: To develop the land for industrial use

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

MARTIN J O'MALLEY
 Print Property Owner's Name

Signature

Date

HARI ACHUTHAN
 Print Applicant's Name

Signature

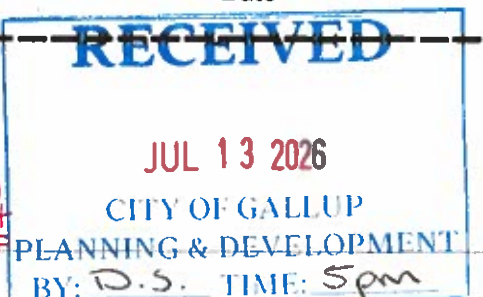
Date

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

Pre-App. Confr. _____ Application & Fee Accepted by: NE

Fee Paid: \$ 15,675 fully paid Method of Payment: GLP Card(2) + Convalt Card(2)

Hearing Date: 8/12/2016 Case #: 26-00600004 + Convalt credit





1185 Avenue of the Americas

3rd Floor, New York, NY 10036

Tel: +1.212.683.0400

July 13, 2026

To:

Mr. Clyde Strain
Planning Director
City of Gallup
110 West Aztec Avenue
Gallup, NM 87301



Subject: Project Golden Eagle – Zoning Statement

Dear Mr. Strain:

As a follow up to our communications and submission for the Rezoning Permit for Project Golden Eagle, Convalt Energy is seeking a zoning change to Industrial ("I") where Manufacturing Heavy and Manufacturing Special are the selections.

GROUND FOR REZONING (§ 10-4K-2(A))

1. 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.
2. 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.
3. The social, economic or environmental interests of the general public good would be better served by the proposed zoning district than the existing one.

Your assistance is greatly appreciated as we continue the planning and development of the project in Gallup, New Mexico.

Thanks,

Hari Achuthan
President & CEO

REZONE DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 4, T15N, R19W, N.M.P.M. MCKINLEY COUNTY, NEW MEXICO AND AS SHOWN ON CARBON COAL ANNEXATION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO ON FEBURARY 7, 2025, IN CABINT "F", FOLIO 61, DOCUMENT No. 410126. BEING MORE PARTICULARLY DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4, T15N, R19W, N.M.P.M.;
BEING THE REAL POINT OF BEGINNING;

THENCE N00°24'27"E, 4107.60' TO A POINT;

THENCE S89°36'34"E, 1323.85' TO A POINT;

THENCE N00°17'30"E, 1372.29' TO A POINT;

THENCE S89°23'15"E, 3963.24' TO THE NORTHEAST CORNER OF SECTION 4, T15N, R19W, N.M.P.M.;

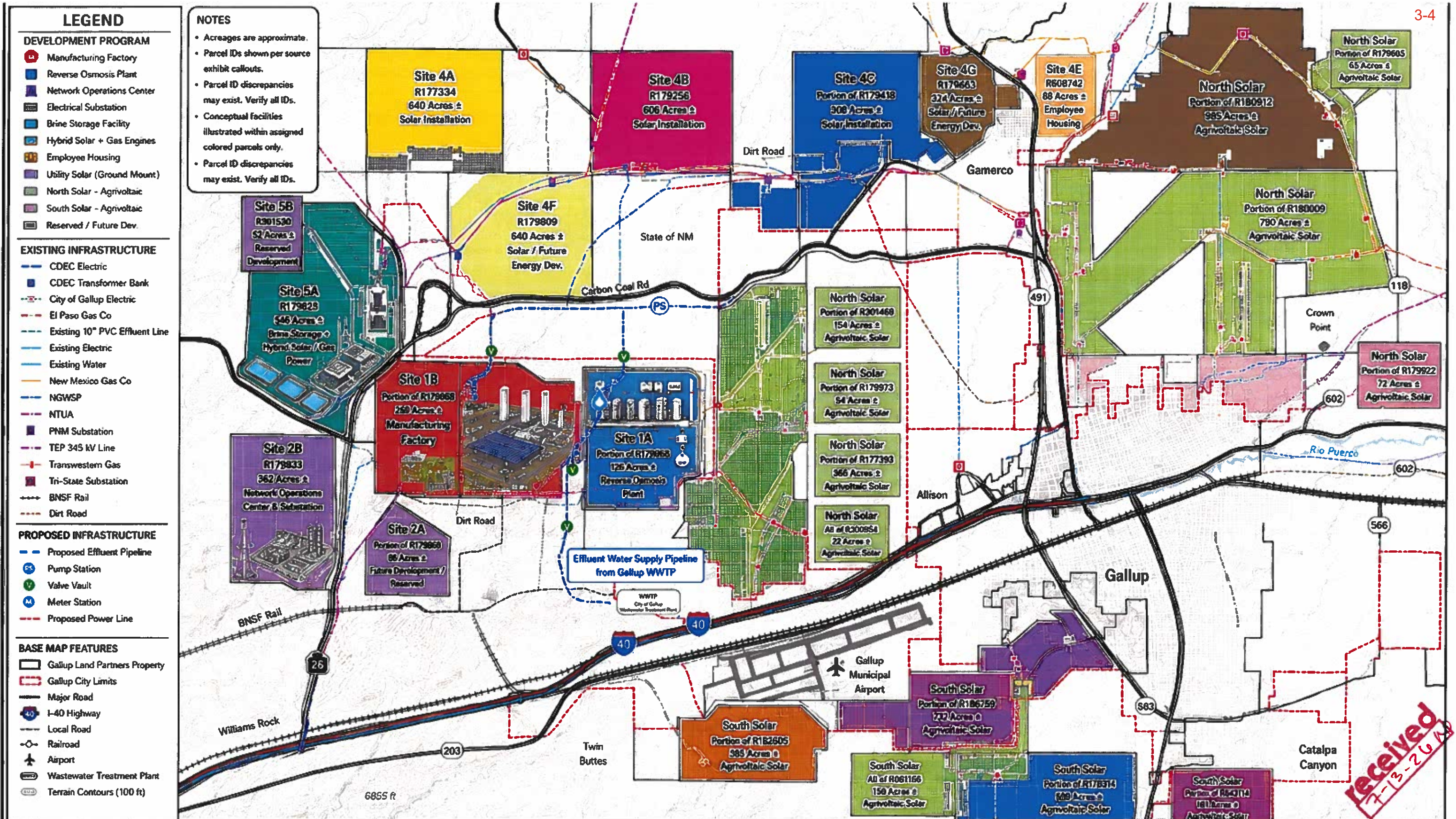
THENCE S00°03'37"E, 5415.67' TO THE SOUTHEAST CORNER OF SECTION 4, T15N, R19W, N.M.P.M.;

THENCE S89°51'48"W, 5328.74' TO THE REAL POINT OF BEGINNING.

TOTAL AREA = 622.2077 ACRES

RECEIVED

By Nikki Lee at 4:11 pm, Jul 16, 2026



Received
7-13-2023

Convalt Master Plan – Illustrated Conceptual Development 2026

Gallup, New Mexico | Conceptual Infrastructure and Land-Use Plan

TOTAL APPROXIMATE
10,549 Acres ±

N

0 1 2 3 Miles

0 5,000 10,000 15,000 Feet

Scale: 1" = 1 Mile

DISCLAIMER

Conceptual planning exhibit based on available GIS and source-map information. Parcel boundaries, acreages, utilities, access routes and facility locations are approximate and must be verified by licensed survey, engineering, environmental and permitting professionals. Not for construction, legal boundary determination or final design.

DRAWING STATUS:
Conceptual – Not for Construction

DATE:
May 27, 2026

REVISION:
Rev 0

SOURCES:
Convalt – Exhibit All Areas 2026 r2
Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

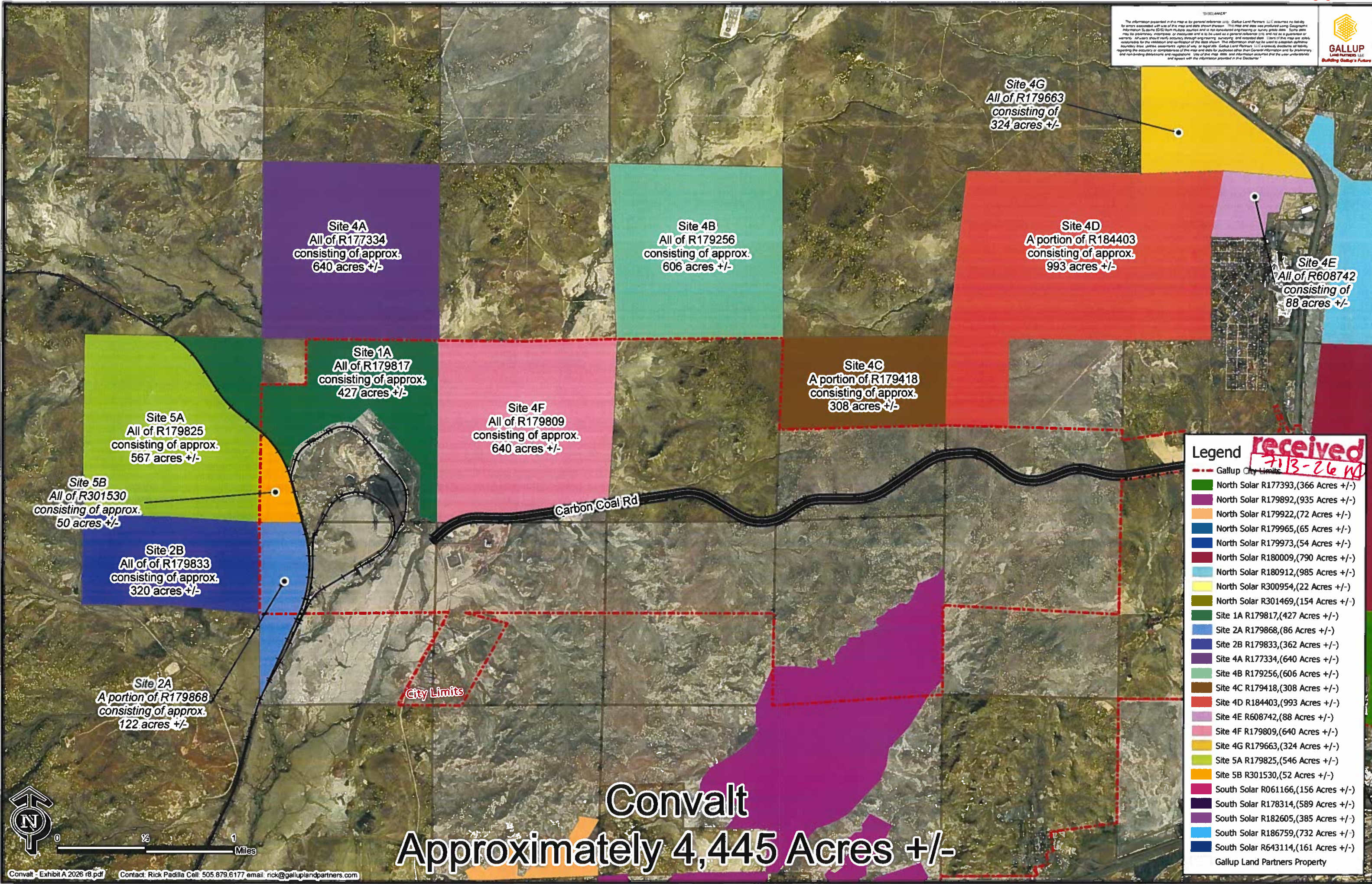
EXHIBIT:
C-2026-01

received
7-13-26

-
- Convalt**
Approximately 10,574 Acres +/-
- Map Labels:**
- Site 5B: All of R301530 consisting of approx. 52 acres +/-
 - Site 4A: All of R177334 consisting of approx. 640 acres +/-
 - Site 4B: All of R179256 consisting of approx. 606 acres +/-
 - Site 1A: Portion of R179817 consisting of approx. 427 acres +/-
 - Site 5A: All of R179825 consisting of approx. 546 acres +/-
 - Site 2B: All of R179833 consisting of approx. 362 acres +/-
 - Site 2A: A portion of R179868 consisting of approx. 122 acres +/-
 - North Solar: All of R179922 consisting of 72 acres +/-
 - Site 4C: A portion of R179418 consisting of approx. 308 acres +/-
 - Site 4D: A portion of R184403 consisting of approx. 993 acres +/-
 - Site 4E: All of R608742 consisting of 88 acres +/-
 - North Solar: A portion of R179663 consisting of 154 acres +/-
 - North Solar: A portion of R179665 consisting of 65 acres +/-
 - North Solar: A portion of R184403 consisting of approx. 985 acres +/-
 - North Solar: A portion of R180009 consisting of approx. 790 acres +/-
 - North Solar: A portion of R177393 consisting of approx. 366 acres +/-
 - South Solar: A portion of R643114 consisting of 161 acres +/-
 - South Solar: A portion of R186759 consisting of approx. 732 acres +/-
 - South Solar: All of R061166 consisting of 156 acres +/-
 - South Solar: A portion of R178314 consisting of approx. 589 acres +/-
 - North Solar: A portion of R179973 consisting of 54 acres +/-
 - North Solar: All of R300954 consisting of 22 acres +/-
 - South Solar: A portion of R182605 consisting of approx. 385 acres +/-
 - North Solar: A portion of R179892 consisting of approx. 935 acres +/-
- Other Labels:**
- Carbon Coal Rd
 - Dirt Road
 - Existing 10" Effluent Line
 - City of Gallup Wastewater Treatment Plant
 - City Limits
 - State of NM
 - USF Rail
- Scale:** 2 Miles
- Disclaimer:** The information presented in this map is for general reference only. Gallup and Partners, LLC assumes no liability for errors associated with use of this map and data shown thereon. This map and data were produced using Geographic Information Systems (GIS) from multiple sources and is not intended for use as a legal document. Some data may be preliminary, incomplete, or inaccurate and is to be used as a general reference only and not as a guarantee or warranty. All users should verify accuracy through engineering, surveying, and recorded data. Users of this map are solely responsible for the selection and verification of the data shown. This information shall not be used to establish, define, or confirm any boundary lines, easements, rights of way, or legal title. Gallup and Partners, LLC expressly disclaims all liability regarding the accuracy or completeness of this map and data for purposes other than general reference and for preliminary and non-binding decisions and negotiations. Use of this map, data, and information assumes that the user understands and agrees with the information provided in this Disclaimer.
- Gallup and Partners, LLC**
Building Gallup's Future



DISCLAIMER
The information presented in this map is for general reference only. Gallup Land Partners, LLC assumes no liability for errors associated with use of the map and data shown thereon. This map and data were produced using Geographic Information Systems (GIS) from public sources and is not a substitute for engineering or surveying data. Survey data may be preliminary, incomplete, or inaccurate and is to be used as a general reference only and not as a guarantee or warranty. All users should verify accuracy through engineering, surveying, and related data. Users of this map are solely responsible for the selection and verification of the data shown. This information shall not be used to establish boundaries, title, easements, rights of way, or legal title. Gallup Land Partners, LLC expressly disclaims all liability regarding the accuracy or completeness of this map and data for purposes other than General Information and for preliminary and non-binding decisions and negotiations. Use of this map, data, and information assumes that the user understands and agrees with the information presented in this Disclaimer.

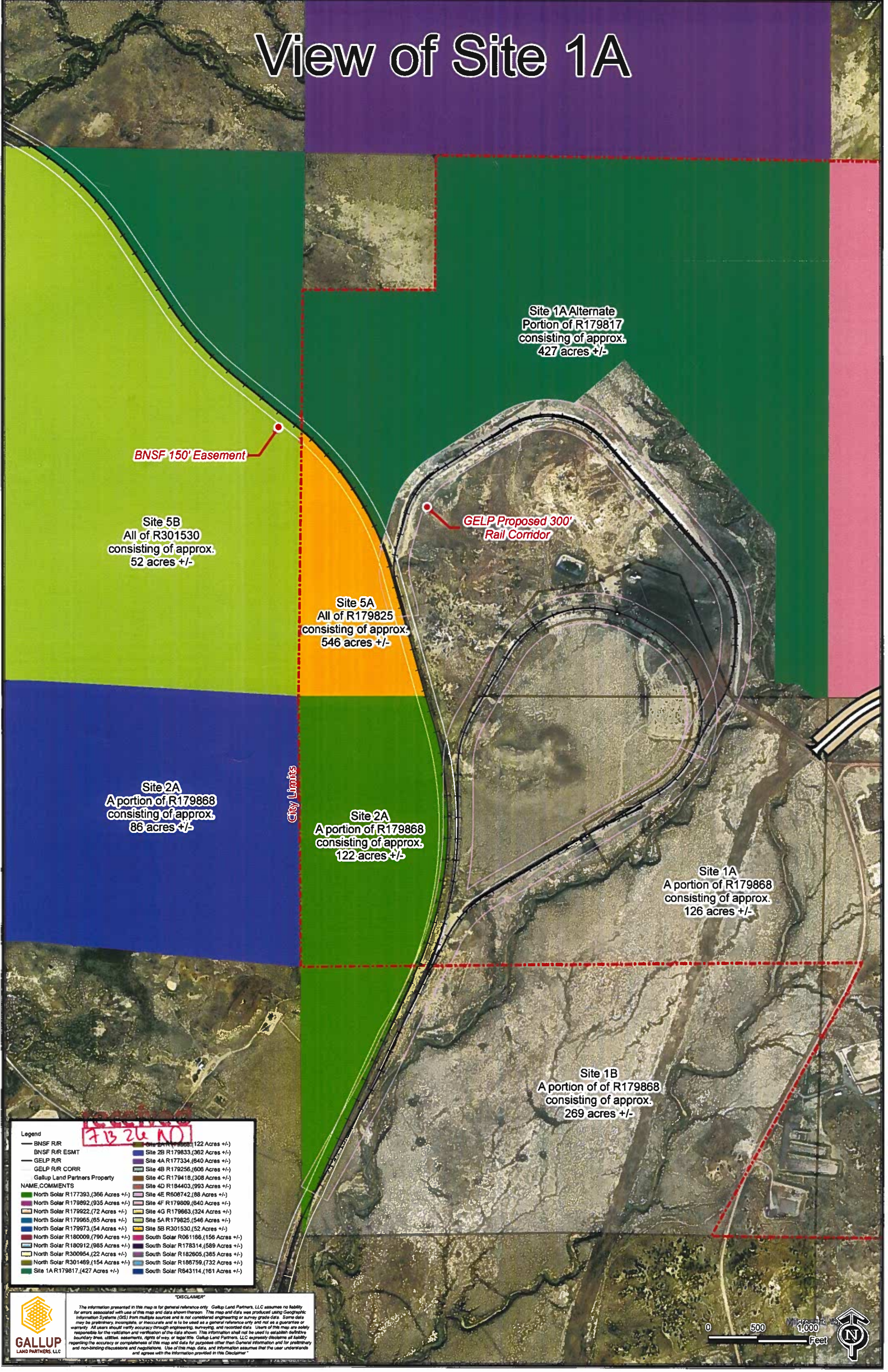


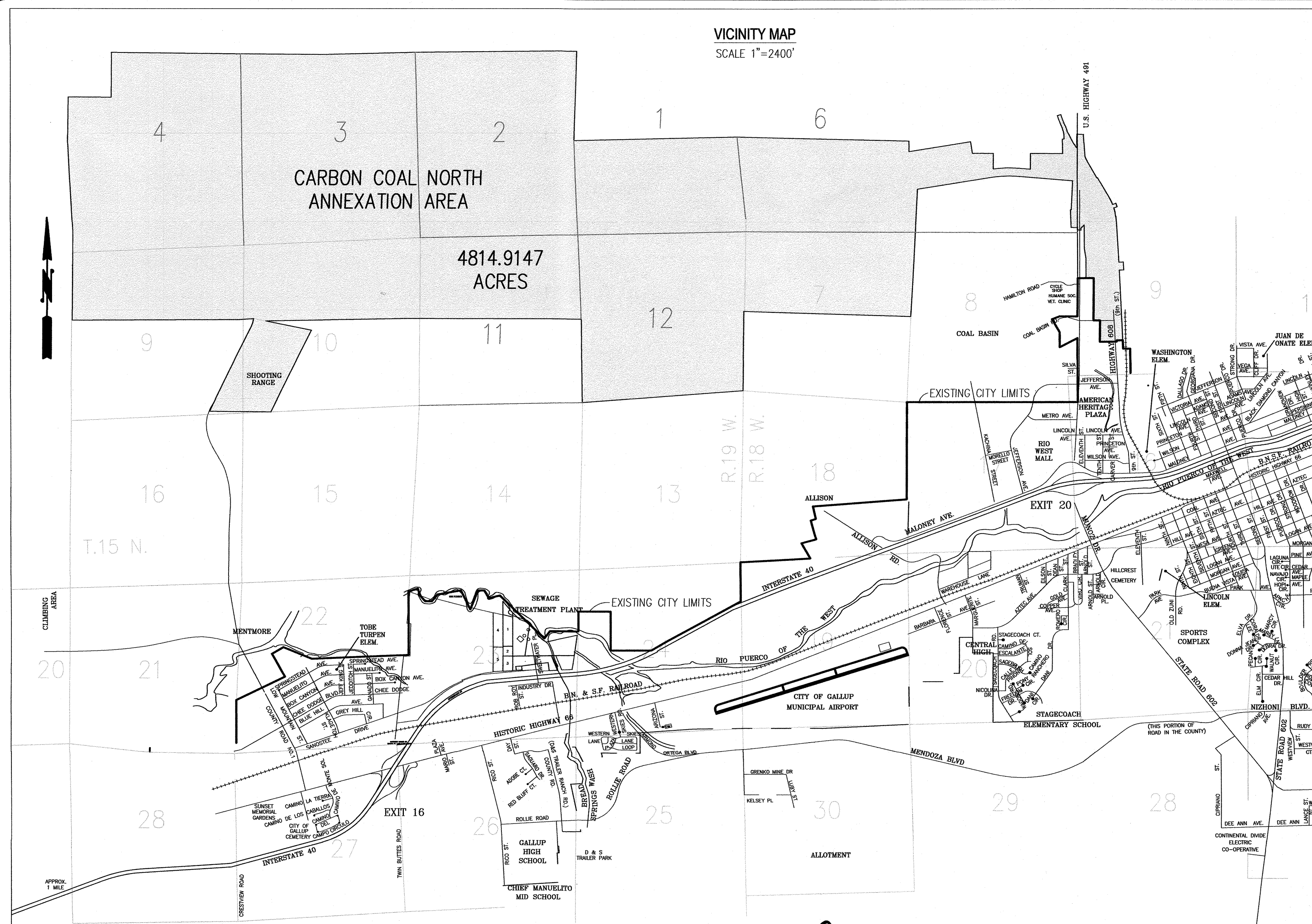
Legend

Received 7/13-26 WD

--- Gallup City Limits
North Solar R177393,(366 Acres +/-)
North Solar R179892,(935 Acres +/-)
North Solar R179922,(72 Acres +/-)
North Solar R179965,(65 Acres +/-)
North Solar R179973,(54 Acres +/-)
North Solar R180009,(790 Acres +/-)
North Solar R180912,(985 Acres +/-)
North Solar R300954,(22 Acres +/-)
North Solar R301469,(154 Acres +/-)
Site 1A R179817,(427 Acres +/-)
Site 2A R179868,(86 Acres +/-)
Site 2B R179833,(362 Acres +/-)
Site 4A R177334,(640 Acres +/-)
Site 4B R179256,(606 Acres +/-)
Site 4C R179418,(308 Acres +/-)
Site 4D R184403,(993 Acres +/-)
Site 4E R608742,(88 Acres +/-)
Site 4F R179809,(640 Acres +/-)
Site 4G R179663,(324 Acres +/-)
Site 5A R179825,(546 Acres +/-)
Site 5B R301530,(52 Acres +/-)
South Solar R061166,(156 Acres +/-)
South Solar R178314,(589 Acres +/-)
South Solar R182605,(385 Acres +/-)
South Solar R186759,(732 Acres +/-)
South Solar R643114,(161 Acres +/-)
Gallup Land Partners Property

View of Site 1A





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

3rd DAY OF February 2025
 Clerk and Ex-Officio Recorder
 City of Gallup, New Mexico

CERTIFICATE OF FILING

I, KARNEL BENNETT, 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 17th DAY OF February 2025
 Clerk and Ex-Officio Recorder
 McKinley County, New Mexico

CERTIFICATION OF ACCEPTANCE AND APPROVAL

THE ABOVE DESCRIBED ANNEXATION AND CONDITIONAL ACCEPTANCE OF THE DEDICATION OF EASEMENTS FOR CITY USE AND THE PLAT THEREOF UPON WHICH THIS CERTIFICATE APPEARS ARE HEREBY APPROVED BY SUMMARY PROCEDURE BY THE CITY OF GALLUP, NEW MEXICO,

THIS 20th DAY OF November 2024

ATTEST:
 SECRETARY
 CHAIRMAN OF PLANNING AND ZONING COMMISSION

CERTIFICATION OF APPROVAL

THE ABOVE DESCRIBED ANNEXATION AND CONDITIONAL ACCEPTANCE OF THE DEDICATION OF EASEMENTS FOR CITY USE AND THE PLAT THEREOF UPON WHICH THIS CERTIFICATE APPEARS ARE HEREBY APPROVED BY

SUMMARY PROCEDURE BY THE CITY OF GALLUP, NEW MEXICO, THIS 16th DAY OF December 2024

ATTEST:
 MAYOR, CITY OF GALLUP

Louis Borraquid
 CITY OF GALLUP
 P.O. BOX 1270
 GALLUP, NM 87305

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO
 COUNTY OF MCKINLEY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF January 2025

BY *Louis Borraquid*

NOTARY PUBLIC: MY COMMISSION EXPIRES: 11.10.2026

GALLUP LAND PARTNERS
 5662 W. CLUBHOUSE DRIVE
 HURRICANE, UT 84737

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO
 COUNTY OF MCKINLEY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF January 2025

BY *Jacob Bruckner*

NOTARY PUBLIC: MY COMMISSION EXPIRES: 3/21/25

APPROVALS

[Signature] 1-28-25
 CITY OF GALLUP WATER AND WASTEWATER DIRECTOR

[Signature] 1-28-25
 CITY OF GALLUP ELECTRIC DIRECTOR

[Signature] 1-29-25
 QWEST CORPORATION DBA CENTURYLINK

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING: CARBON COAL NORTH ANNEXATION LYING WITHIN SECTION 4, 5, 6, 7, 8, 9, T15N, R18W, N.M.P.M. AND SECTION 1, 2, 3, 4, 9, 10, 11, 12, 15N, R19W, N.M.P.M. MCKINLEY COUNTY, NEW MEXICO; BEING MORE PARTICULARLY DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARING AND GROUND DISTANCES AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 4, T15N, R18W, N.M.P.M.; THE REAL POINT OF BEGINNING; THENCE S89°50'52"W, 200.69 TO A POINT; THENCE N01°59'37"W, 541.10 TO A POINT; THENCE S89°34'28"E, 23.66 TO A POINT; THENCE N02°50'12"E, 891.06 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CARBON COAL ROAD, DOCUMENT No. 383942, FILED: OCTOBER 14, 2020; THENCE N85°15'07"W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CARBON COAL ROAD, 1687.50 TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3475.00', LENGTH OF 634.11', DELTA OF 13°45'10", AND CHORD DIMENSIONS OF S87°52'18"W, 832.11' TO A POINT OF TANGENCY; THENCE S80°59'43"W, 2291.70' TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2125.00', LENGTH OF 273.96', DELTA OF 7°23'12", AND CHORD DIMENSIONS OF S84°41'17"W, 273.77' TO A POINT OF INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF CARBON COAL ROAD AND EAST LINE OF SECTION 6, T15N, R18W, N.M.P.M.; THENCE S00°31'33"W, 1166.19' TO THE SOUTHWEST CORNER OF SECTION 5, T15N, R18W, N.M.P.M.; THENCE S00°35'05"W, 2806.71' TO THE EAST 1/4 CORNER OF SECTION 7, T15N, R18W, N.M.P.M.; THENCE N87°12'45"W, 5290.73' TO THE WEST 1/4 CORNER OF SECTION 7, T15N, R18W, N.M.P.M.; THENCE S00°37'34"W, 2675.68' TO THE SOUTHWEST CORNER OF SECTION 7, T15N, R18W, N.M.P.M.; THENCE S86°33'07"W, 5097.16' TO THE SOUTHWEST CORNER OF SECTION 12, T15N, R19W, N.M.P.M.; THENCE N00°42'26"E, 2739.79' TO THE WEST 1/4 CORNER OF SECTION 12, T15N, R19W, N.M.P.M.; THENCE N89°51'57"W, 5087.19' TO THE WEST 1/4 CORNER OF SECTION 11, T15N, R19W, N.M.P.M.; THENCE S89°38'01"W, 4112.06' TO A POINT; THENCE S76°38'14"E, 1232.00' TO A POINT; THENCE S28°45'23"W, 2799.00' TO A POINT; THENCE N87°14'37"W, 1885.33' TO A POINT; THENCE N28°45'23"E, 2723.68' TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1580.87', LENGTH OF 280.14', DELTA OF 10°09'11", AND CHORD DIMENSIONS OF N23°40'47"E, 279.77' TO A POINT OF INTERSECTION; THENCE S89°38'01"W, 366.84' TO THE WEST 1/4 CORNER OF SECTION 10, T15N, R19W, N.M.P.M.; THENCE S89°50'18"W, 5248.71' TO THE WEST 1/4 CORNER OF SECTION 9, T15N, R19W, N.M.P.M.; THENCE N00°44'08"W, 2738.55' TO THE SOUTHWEST CORNER OF SECTION 4, T15N, R19W, N.M.P.M.; THENCE N00°24'27"E, 4107.60' TO A POINT; THENCE S89°36'34"E, 1323.85' TO A POINT; THENCE N00°17'30"E, 1372.29' TO A POINT; THENCE S89°23'15"E, 3963.24' TO THE NORTHWEST CORNER OF SECTION 3, T15N, R19W, N.M.P.M.; THENCE S89°32'40"E, 2638.77' TO THE NORTH 1/4 CORNER OF SECTION 3, T15N, R19W, N.M.P.M.; THENCE N88°39'20"E, 2748.33' TO THE NORTHWEST CORNER OF SECTION 2, T15N, R19W, N.M.P.M.; THENCE N89°28'05"E, 4957.60' TO THE NORTHWEST CORNER OF SECTION 1, T15N, R19W, N.M.P.M.; THENCE S01°49'31"W, 2743.03' TO THE WEST 1/4 CORNER OF SECTION 1, T15N, R19W, N.M.P.M.; THENCE N88°43'13"E, 5020.66' TO THE WEST 1/4 CORNER OF SECTION 6, T15N, R18W, N.M.P.M.; THENCE S88°38'29"E, 5281.73' TO THE WEST 1/4 CORNER OF SECTION 5, T15N, R18W, N.M.P.M.; THENCE S00°29'05"W, 326.14' TO A POINT; THENCE N80°59'43"E, 1915.34' TO A POINT; THENCE S09°00'17"E, 360.98' TO A POINT; THENCE S89°49'05"E, 645.18' TO A POINT; THENCE S00°13'06"W, 477.09' TO A POINT ON A CURVE AND NORTH RIGHT-OF-WAY LINE OF SAID CARBON COAL ROAD; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF CARBON COAL ROAD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 3725.00', LENGTH OF 787.52', DELTA OF 12°06'47", AND CHORD DIMENSIONS OF S88°41'28"W, 786.08' TO A POINT OF TANGENCY; THENCE S85°15'05"E, 361.90' TO A POINT; THENCE N00°00'00"E LEAVING SAID NORTH RIGHT-OF-WAY LINE OF CARBON COAL ROAD, 485.46' TO A POINT; THENCE S89°49'05"E, 891.37' TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH CHINO LOOP; THENCE N01°03'51"W ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH CHINO LOOP, 440.05' TO A POINT; THENCE N88°53'16"E, 52.46' TO A POINT; THENCE N01°03'10"W, 139.04' TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 436.35', LENGTH OF 194.35', DELTA OF 25°31'12", AND CHORD DIMENSIONS OF N13°49'27"W, 192.75' TO A POINT OF TANGENCY; THENCE N26°35'03"W, 47.05' TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2188.32', LENGTH OF 377.08', DELTA OF 9°52'22", AND CHORD DIMENSIONS OF N21°38'52"W, 376.61' TO A POINT OF NON-TANGENCY; THENCE N73°17'20"E LEAVING SAID WEST RIGHT-OF-WAY LINE OF SOUTH CHINO LOOP, 111.57' TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH CHINO LOOP A POINT OF NON-TANGENT CURVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH CHINO LOOP AND A CURVE TO THE RIGHT HAVING A RADIUS OF 2076.78', LENGTH OF 357.87', DELTA OF 9°52'23", AND CHORD DIMENSIONS OF S21°38'52"E, 357.42' TO A POINT OF TANGENCY; THENCE S26°35'03"E, 47.05' TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 547.80', LENGTH OF 150.88', DELTA OF 15°46'42", AND CHORD DIMENSIONS OF S18°41'40"E, 150.41' TO A POINT ON A CURVE AND SAID EAST RIGHT-OF-WAY LINE OF SOUTH CHINO LOOP; THENCE S27°41'07"E LEAVING SAID EAST RIGHT-OF-WAY LINE OF SOUTH CHINO LOOP, 437.20' TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 379.39', LENGTH OF 92.22', DELTA OF 13°55'36", AND CHORD DIMENSIONS OF S34°38'55"E, 91.99' TO A POINT OF TANGENCY; THENCE S41°36'43"E, 57.48' TO A POINT ON A CURVE AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 491; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 491 AND A CURVE TO THE RIGHT HAVING A RADIUS OF 5829.60', LENGTH OF 422.58', DELTA OF 4°09'12", AND CHORD DIMENSIONS OF N00°18'48"E, 422.49' TO A POINT OF TANGENCY; THENCE S87°43'23"E LEAVING SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 491, 199.94' TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 491; THENCE S03°01'16"W ALONG SAID EAST RIGHT-OF-WAY LINE OF US HIGHWAY 491, 23.75' TO A POINT; THENCE S04°17'30"E TO A POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF US HIGHWAY 491 AND EAST RIGHT-OF-WAY OF NINTH STREET AND POINT OF NON-TANGENT CURVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF NINTH STREET AND A CURVE TO THE LEFT HAVING A RADIUS OF 1105.92', LENGTH OF 165.44', DELTA OF 8°34'17", AND CHORD DIMENSIONS OF S26°15'59"E, 165.29' TO A POINT OF TANGENCY; THENCE S30°33'07"E, 691.34' TO A POINT; THENCE N82°34'52"E, 18.59' TO A POINT; THENCE S30°16'49"E, 725.07' TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1532.15', LENGTH OF 215.84', DELTA OF 8°04'18", AND CHORD DIMENSIONS OF S26°14'40"E, 215.67' TO A POINT OF NON-TANGENCY; THENCE N67°47'29"E, 101.71' TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1633.86', LENGTH OF 118.10', DELTA OF 4°08'30", AND CHORD DIMENSIONS OF S20°08'16"E, 118.08' TO A POINT OF NON-TANGENCY; THENCE S71°55'59"W, 102.23' TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 994.93', LENGTH OF 271.76', DELTA OF 15°39'01", AND CHORD DIMENSIONS OF S10°46'01"E, 270.92' TO A POINT OF NON-TANGENCY; THENCE N82°06'30"E, 11.02' TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1532.15', LENGTH OF 131.78', DELTA OF 4°55'41", AND CHORD DIMENSIONS OF S05°25'40"E, 131.74' TO A POINT OF TANGENCY; THENCE S02°57'27"E, 1272.17' TO A POINT OF CURVATURE; THENCE N87°02'11"E, 137.80' TO A POINT; THENCE S02°57'49"E, 242.80' TO A POINT; THENCE S87°02'11"W, 137.80' TO A POINT; THENCE S02°57'49"E, 2159.00' TO A POINT; THENCE S87°02'33"W LEAVING SAID EAST RIGHT-OF-WAY LINE OF NINTH STREET, 134.81' TO A POINT ON THE WEST RIGHT-OF-WAY OF NINTH STREET; THENCE S89°27'11"W LEAVING SAID WEST RIGHT-OF-WAY LINE OF NINTH STREET, 50.00' TO A POINT; THENCE S02°57'27"E, 40.00' TO A POINT; THENCE S89°27'10"W, 520.92' TO A POINT; THENCE N00°11'05"E, 656.50' TO A POINT; THENCE N89°56'32"W, 200.72' TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 491; THENCE N00°03'28"E ALONG SAID EAST RIGHT-OF-WAY LINE OF US HIGHWAY 491, 1302.95' TO A POINT; THENCE N89°56'42"W LEAVING SAID EAST RIGHT-OF-WAY LINE OF US HIGHWAY 491, 234.91' TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 491; THENCE N00°03'19"E ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 491, 341.18' TO A POINT; THENCE N00°08'11"E, 264.51' TO A POINT; THENCE N09°25'01"W, 304.15' TO A POINT; THENCE N00°02'57"E, 723.49' TO A POINT; THENCE S45°36'47"W LEAVING SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 491, 139.21' TO A POINT; THENCE S00°29'52"W, 55.11' TO A POINT; THENCE N89°24'17"W, 100.00' TO A POINT; THENCE N00°25'32"E, 79.82' TO THE REAL POINT OF BEGINNING.

TOTAL AREA = 4814.9147 ACRES

NOW SURVEYED AND PLATTED AND AS SHOWN HEREON AND 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, CABLE TELEVISION FACILITIES, AND OTHER FRANCHISED PUBLIC UTILITIES WILL BE INSTALLED UNDERGROUND OR OVERHEAD, IN OR ALONG STREETS AND ALLEYS, RIGHTS-OF-WAYS, UTILITY EASEMENTS, AND PUBLIC AREAS. ALL INSTALLATIONS SHALL CONFORM WITH APPLICABLE LOCAL CODES IN EFFECT. THE STREETS, ALLEYS, PUBLIC WAYS, AND OTHER PUBLIC PROPERTY AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. THE EASEMENTS AND RIGHTS-OF-WAY 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 OVERHANG OR SERVICE WIRE AND WITH THE RIGHTS OF INGRESS AND EGRESS THERETO 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 PUBLIC EASEMENT OR RIGHTS-OF-WAY. FENCES, SIDEWALKS, AND DRIVEWAY ARE HEREBY EXEMPTED BUT MAY BE REMOVED BY RECIPIENT OF THIS EASEMENT DEDICATION. WE THE UNDERSIGNED OWNERS WITH FREE CONSENT, HEREBY SET OUR HAND AND SEAL.

RECEIVED
 By Nikki Lee at 4:12 pm, Jul 16, 2026



I, Kyle C. Spolar, New Mexico Professional Surveyor No. 22763, do hereby certify that this Boundary Survey 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 survey is not a Land Division or Subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

Kyle Spolar
 Kyle C. Spolar N.M.P.S. Lic. No. 22763
 Date 1/20/2025

DePauli Engineering & Surveying LLC.
 - Civil Engineers & Land Surveyors -
 307 S. 4th Street Gallup New Mexico, 87301
 Tel: (505) 863-5440 — www.depauliengineering.com

Office of the Clerk - McKinley County, New Mexico Filing Information

DOCH 410126
 02/07/2025 02:59 PM Page 1 of 3
 01 41 2025 03 K. C. Spolar, McKinley County

CARBON COAL NORTH ANNEXATION

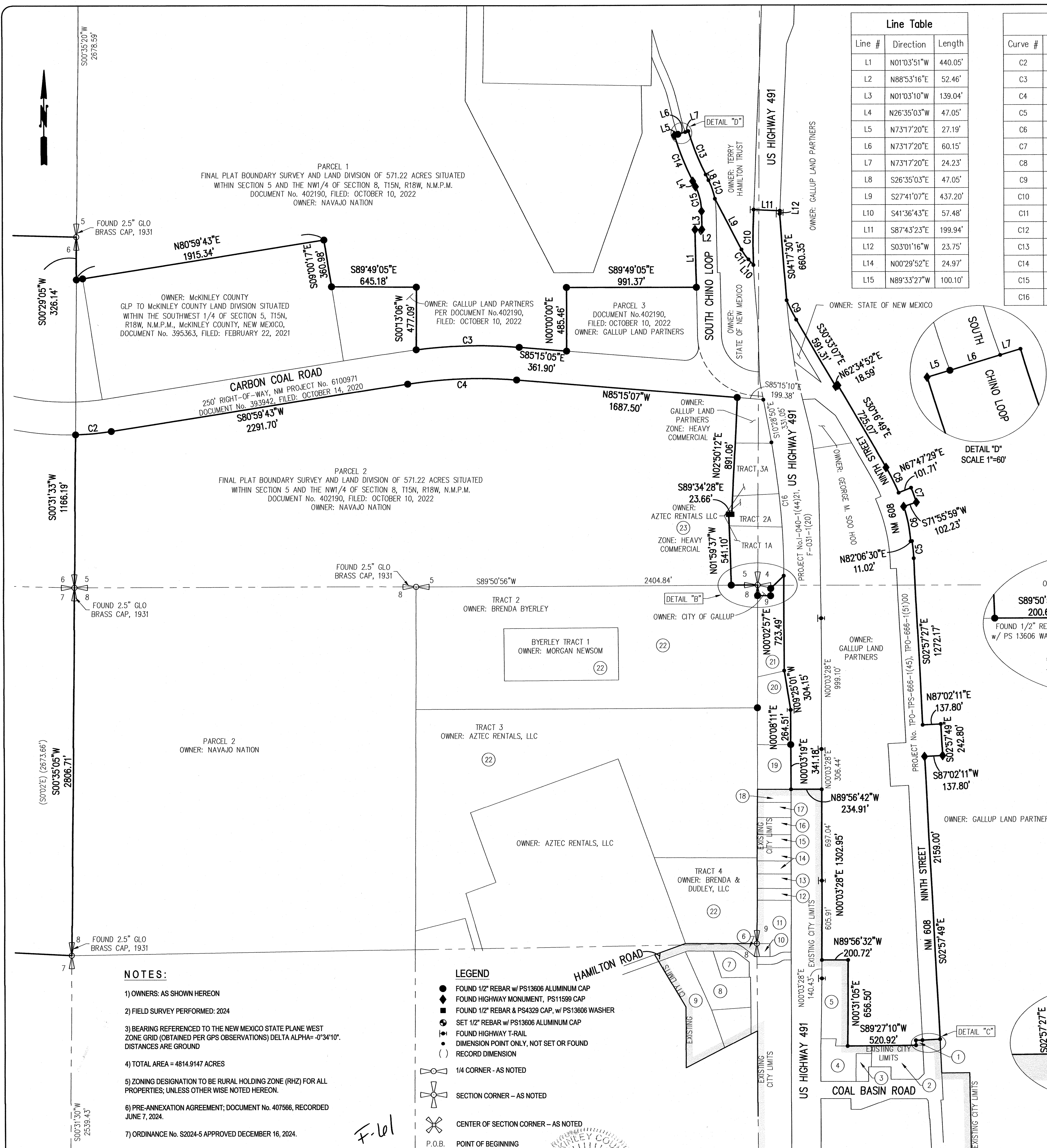
4814.9147 ACRES LYING WITHIN SECTION 4, 5, 6, 7, 8, 9, T15N, R18W, N.M.P.M. AND SECTION 1, 2, 3, 4, 9, 10, 11, 12, 15N, R19W, N.M.P.M. MCKINLEY COUNTY, NEW MEXICO.

FINAL PLAT

Drawing No: AS-630
 Date: DECEMBER 24, 2024
 Drawn By: KCS
 Checked By: MDP

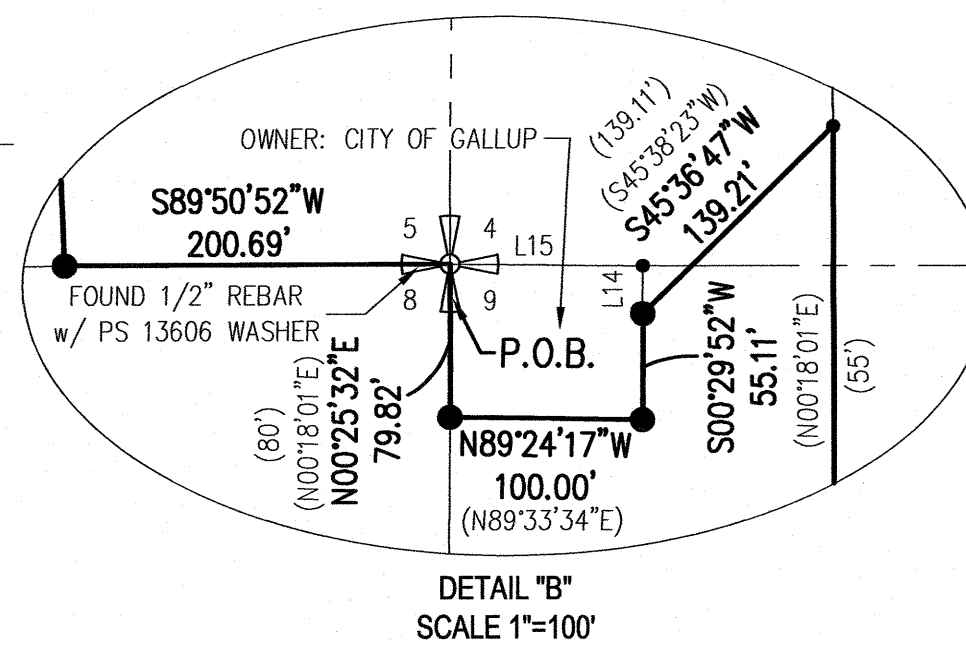
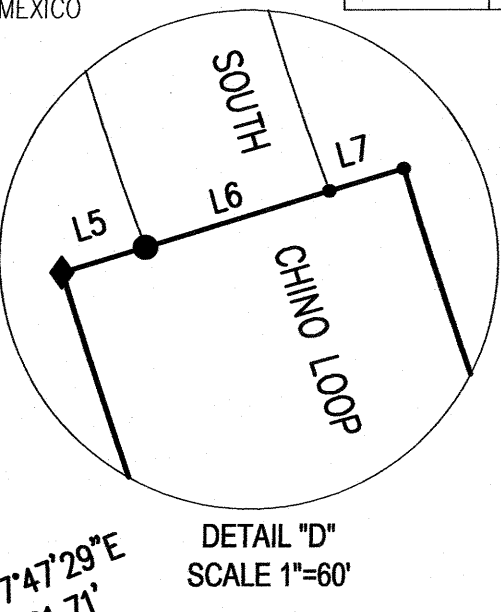
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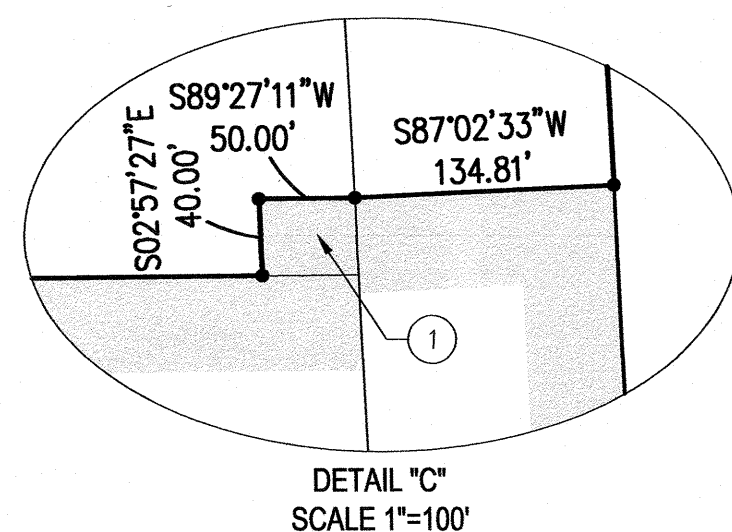
Line #	Direction	Length
L1	N01°03'51"W	440.05'
L2	N88°53'16"E	52.46'
L3	N01°03'10"W	139.04'
L4	N26°35'03"W	47.05'
L5	N73°17'20"E	27.19'
L6	N73°17'20"E	60.15'
L7	N73°17'20"E	24.23'
L8	S26°35'03"E	47.05'
L9	S27°41'07"E	437.20'
L10	S41°36'43"E	57.48'
L11	S87°43'23"E	199.94'
L12	S03°01'16"W	23.75'
L14	N00°29'52"E	24.97'
L15	N89°33'27"W	100.10'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C2	2125.00'	273.96'	7°23'12"	S84°41'17"W	273.77'
C3	3725.00'	787.52'	12°06'47"	N88°41'28"E	786.06'
C4	3475.00'	834.11'	13°45'10"	S87°52'18"W	832.11'
C5	1532.15'	131.78'	4°55'41"	S05°25'40"E	131.74'
C6	994.93'	271.76'	15°39'01"	S10°46'01"E	270.92'
C7	1633.86'	118.10'	4°08'30"	S20°08'16"E	118.08'
C8	1532.15'	215.84'	8°04'18"	S26°14'40"E	215.67'
C9	1105.92'	165.44'	8°34'17"	S26°15'59"E	165.29'
C10	5829.60'	422.58'	4°09'12"	N00°18'48"E	422.49'
C11	379.39'	92.22'	13°55'36"	S34°38'55"E	91.99'
C12	547.90'	150.88'	15°46'42"	S18°41'40"E	150.41'
C13	2076.78'	357.87'	9°52'23"	N21°38'52"W	357.42'
C14	2188.32'	377.08'	9°52'22"	N21°38'52"W	376.61'
C15	436.35'	194.35'	25°31'12"	N13°49'27"W	192.75'
C16	5612.28'	1021.96'	10°26'00"	N05°11'02"W	1020.55'



KEY NOTES AND REFERENCE PLATS:

- 1) OWNER: CITY OF GALLUP; TRACT 3; ROLLIE ADDITION No. 5 TO THE CITY OF GALLUP; MCKINLEY COUNTY, NEW MEXICO, DOCUMENT No. 302180, FILED AUGUST 14, 2002.
- 2) OWNER: ASHLEY FURNITURE WAREHOUSE & CLEARANCE; LOT 3A; REPLAT No. 1 OF LOT 2 RDOM SUBDIVISION, UNIT 1 AND TRACT 3, ROLLIE ADDITION No. 5 GALLUP, MCKINLEY COUNTY, NEW MEXICO, DOCUMENT No. 304857, FEBRUARY 5, 2003.
- 3) OWNER: MIKE HSU, TIFFANY HSU, CHRISTOPHER HSU; LOT 2A2; REPLAT No. 2 OF LOT 2A RDOM SUBDIVISION, UNIT 1, BK. 24 COMP., PG. 2174, FEBRUARY 24, 2005.
- 4) OWNER: MIKE HSU, TIFFANY HSU, CHRISTOPHER HSU; LOT 2A1; REPLAT No. 2 OF LOT 2A RDOM SUBDIVISION, UNIT 1, BK. 24 COMP., PG. 2174, FEBRUARY 24, 2005.
- 5) OWNER: GALLUP LAND PARTNERS; LOT 3; RDOM SUBDIVISION, UNIT 1, DOCUMENT No. 304577, JANUARY 22, 2003.
- 6) OWNER: CLINTON & COSETTE BALOK LIVING TRUST; LOT 4; BALOK ADDITION TO THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO, DOCUMENT No. 286307, MARCH 4, 1996.
- 7) OWNER: KEVIN MEYER; LOT 3; BALOK ADDITION TO THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO, DOCUMENT No. 286307, MARCH 4, 1996.
- 8) OWNER: CITY OF GALLUP; LOT 2A1; REPLAT No. 1 OF LOT 2A, BALOK SUBDIVISION No. 1 AND REPLAT No. 1 OF BALOK ANNEXATION No. 2, DOCUMENT No. 401890, SEPTEMBER 9, 2022.
- 9) OWNER: CLINTON & COSETTE BALOK LIVING TRUST; LOT 2A2; REPLAT No. 1 OF LOT 2A, BALOK SUBDIVISION No. 1 AND REPLAT No. 1 OF BALOK ANNEXATION No. 2, DOCUMENT No. 401890, SEPTEMBER 9, 2022.
- 10) OWNER: CITY OF GALLUP; CITY WELL SITE, ATHENS-ROPER ADDITION TO THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO, DOCUMENT No. 273606, FILED FEBRUARY 19, 1997.
- 11) OWNER: AZTEC RENTALS, LLC; ATHENS-ROPER TRACT; ATHENS-ROPER ADDITION TO THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO, DOCUMENT No. 273606, FILED FEBRUARY 19, 1997.
- 12) OWNER: AZTEC RENTALS, LLC; LOT 1A; REPLAT No. 1 PF LOTS 1 & 2 OF REPLAT No. 1 OF LOT 1 OF THE ATHENS-ROPER ADDITION No. 2, DOCUMENT No. 315761, FILED NOVEMBER 18, 2004.
- 13) OWNER: AZTEC RENTALS, LLC; LOT 2A; REPLAT No. 1 PF LOTS 1 & 2 OF REPLAT No. 1 OF LOT 1 OF THE ATHENS-ROPER ADDITION No. 2, DOCUMENT No. 315761, FILED NOVEMBER 18, 2004.
- 14) OWNER: AZTEC RENTALS, LLC; LOT 3; LOT 4; REPLAT No. 1 OF LOT 1 OF THE ATHENS-ROPER ADDITION No. 2 TO THE CITY OF GALLUP, NEW MEXICO, DOCUMENT No. 312544, FILED: MAY 11, 2004.
- 15) OWNER: AZTEC RENTALS, LLC; LOT 5; REPLAT No. 1 OF LOT 1 OF THE ATHENS-ROPER ADDITION No. 2 TO THE CITY OF GALLUP, NEW MEXICO, DOCUMENT No. 312544, FILED: MAY 11, 2004.
- 16) OWNER: KORDOR, LLC; LOT 6; REPLAT No. 1 OF LOT 1 OF THE ATHENS-ROPER ADDITION No. 2 TO THE CITY OF GALLUP, NEW MEXICO, DOCUMENT No. 312544, FILED: MAY 11, 2004.
- 17) OWNER: AZTEC RENTALS, LLC; LOT 7; REPLAT No. 1 OF LOT 1 OF THE ATHENS-ROPER ADDITION No. 2 TO THE CITY OF GALLUP, NEW MEXICO, DOCUMENT No. 312544, FILED: MAY 11, 2004.
- 18) OWNER: AZTEC RENTALS, LLC; LOT 2; ATHENS-ROPER ADDITION No. 2 TO THE CITY OF GALLUP, NEW MEXICO, BK. 14 COMP., PG. 1271 FILED: JUNE 7, 1999.
- 19) OWNER: AZTEC RENTALS, LLC; TRACT 1; FINAL PLAT ATHENS-ROPER COUNTY SUBDIVISION UNIT 3 MCKINLEY COUNTY, NEW MEXICO, DOCUMENT No. 291202 FILED: JULY 21, 2000.
- 20) OWNER: AZTEC RENTALS, LLC; TRACT 2; FINAL PLAT ATHENS-ROPER COUNTY SUBDIVISION UNIT 3 MCKINLEY COUNTY, NEW MEXICO, DOCUMENT No. 291202 FILED: JULY 21, 2000.
- 21) OWNER: AZTEC RENTALS, LLC; TRACT 3; FINAL PLAT ATHENS-ROPER COUNTY SUBDIVISION UNIT 3 MCKINLEY COUNTY, NEW MEXICO, DOCUMENT No. 291202 FILED: JULY 21, 2000.
- 22) FINAL PLAT BOUNDARY SURVEY AND LAND DIVISION LOCATED IN THE NORTHEAST 1/4 SECTION 8, T15N, R18W, N.M.P.M. LORA MAE & FREDDIE CLARK, DOCUMENT No. 348994, FILED: APRIL 1, 2010.
- 23) FINAL PLAT BOUNDARY SURVEY AND LAND DIVISION FOR AZTEC RENTALS LLC IN SECTION 4, 5, 8, T15N, R18W, N.M.P.M. MCKINLEY COUNTY, NEW MEXICO, DOCUMENT No. 298022, FILED: NOVEMBER 1, 2001.



NOTES:

- 1) OWNERS: AS SHOWN HEREON
- 2) FIELD SURVEY PERFORMED: 2024
- 3) BEARING REFERENCED TO THE NEW MEXICO STATE PLANE WEST ZONE GRID (OBTAINED PER GPS OBSERVATIONS) DELTA ALPHA= -0°34'10". DISTANCES ARE GROUND
- 4) TOTAL AREA = 4814.9147 ACRES
- 5) ZONING DESIGNATION TO BE RURAL HOLDING ZONE (RHZ) FOR ALL PROPERTIES; UNLESS OTHER WISE NOTED HEREON.
- 6) PRE-ANNEXATION AGREEMENT; DOCUMENT No. 407566, RECORDED JUNE 7, 2024.
- 7) ORDINANCE No. S2024-5 APPROVED DECEMBER 16, 2024.

LEGEND

- FOUND 1/2" REBAR w/ PS13606 ALUMINUM CAP
- ◆ FOUND HIGHWAY MONUMENT, PS11599 CAP
- ◆ FOUND 1/2" REBAR & PS4329 CAP, w/ PS13606 WASHER
- ◆ SET 1/2" REBAR w/ PS13606 ALUMINUM CAP
- ◆ FOUND HIGHWAY T-RAIL
- DIMENSION POINT ONLY, NOT SET OR FOUND
- RECORD DIMENSION
- 1/4 CORNER - AS NOTED
- ⊕ SECTION CORNER - AS NOTED
- ⊗ CENTER OF SECTION CORNER - AS NOTED
- P.O.B. POINT OF BEGINNING

DePauli Engineering & Surveying LLC.
- Civil Engineers & Land Surveyors -
307 S. 4th Street Gallup New Mexico, 87301
Tel: (505) 863-5440 — www.depaulengineering.com

Office of the Clerk - McKinley County, New Mexico Filing Information

DOC# 410126
82/87/2025 02:08 PM Page 2 of 3
PLAT # 825 00 13 K. Scan, McKinley County
FILED: OCTOBER 10, 2022

CARBON COAL NORTH ANNEXATION

4814.9147 ACRES LYING WITHIN SECTION 4, 5, 6, 7, 8, 9, T15N, R18W, N.M.P.M.
AND SECTION 1, 2, 3, 4, 9, 10, 11, 12, 15, T15N, R19W, N.M.P.M. MCKINLEY COUNTY, NEW MEXICO.

FINAL PLAT

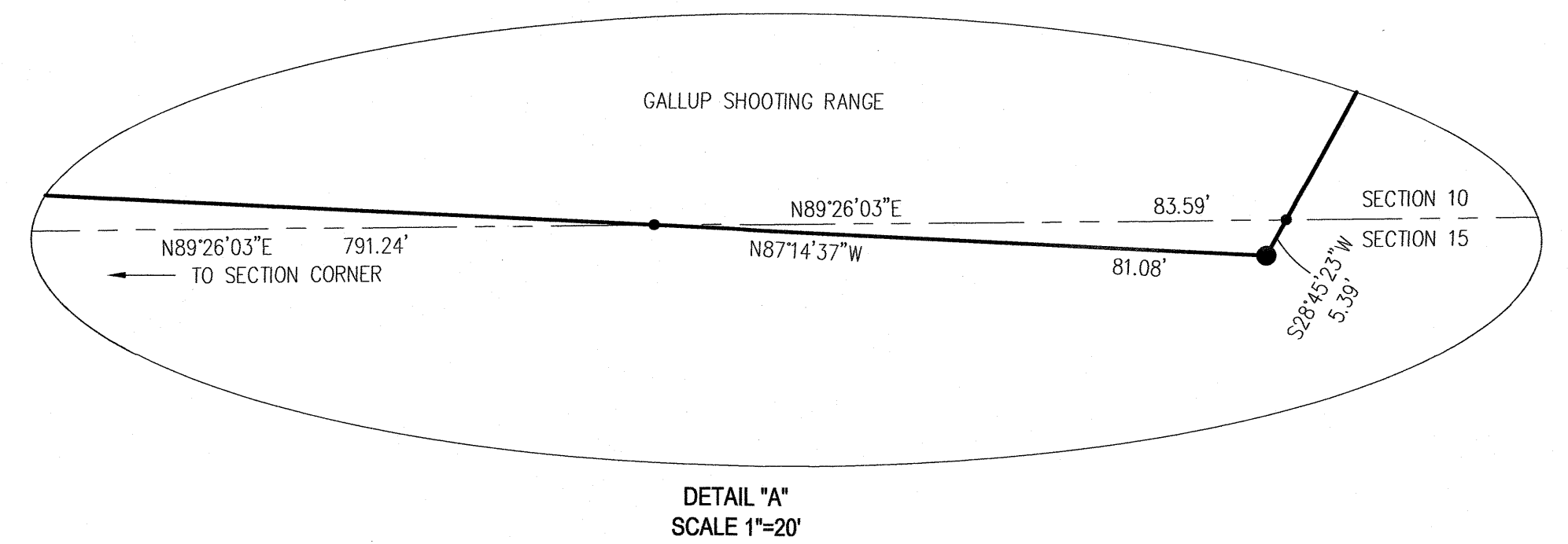
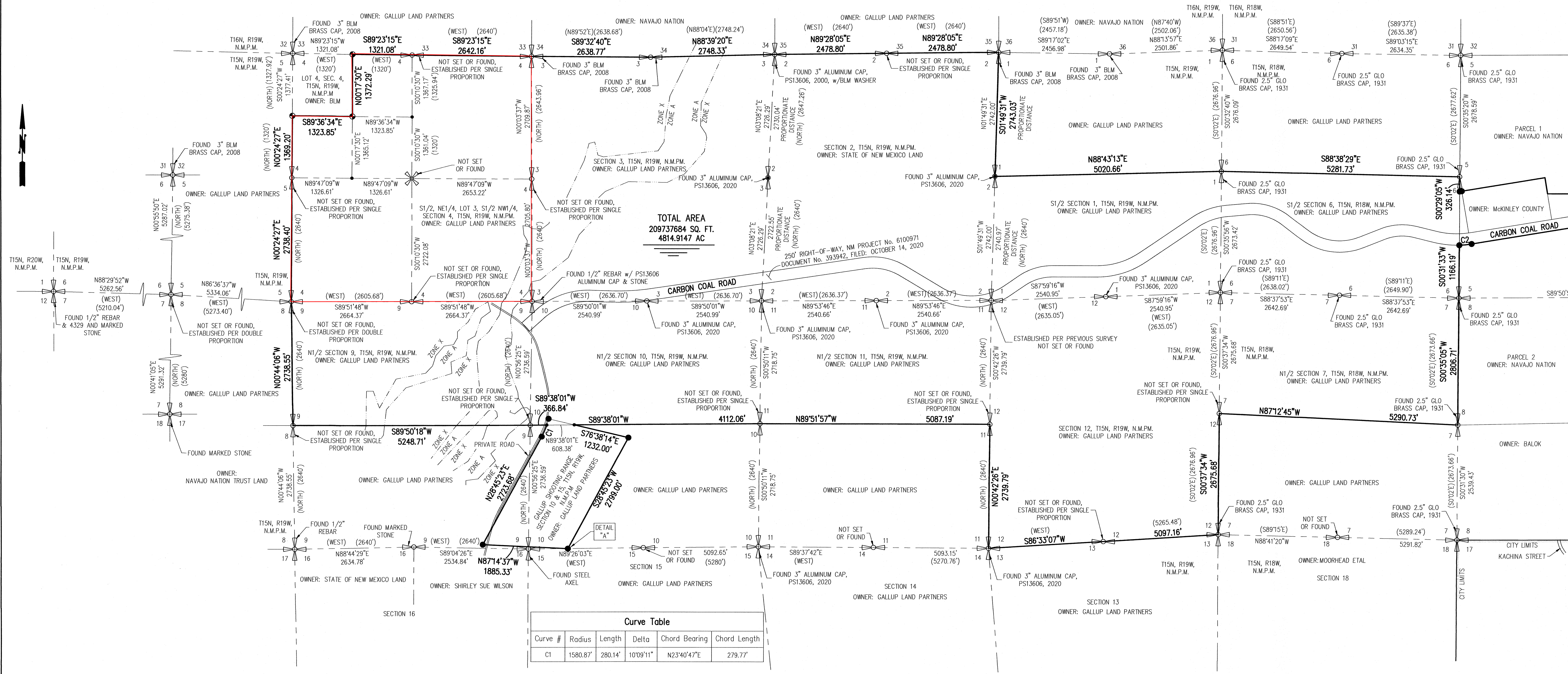
RECEIVED
By Nikki Lee at 4:12 pm, Jul 16, 2026

KYLE C. SPOLAR
NEW MEXICO
22763
PROFESSIONAL SURVEYOR
1/28/2025

Drawing No: AS-630
Date: DECEMBER 24, 2024
Drawn By: KCS
Checked By: MDP

Scale: 1"=400'
400 0 400
1"=400'

Sheet: 2
of: 3



- LEGEND**
- FOUND 1/2" REBAR w/ PS13606 ALUMINUM CAP
 - ◆ FOUND HIGHWAY MONUMENT, PS11599 CAP
 - FOUND 1/2" REBAR & PS4329 CAP, w/ PS13606 WASHER
 - SET 1/2" REBAR w/ PS13606 ALUMINUM CAP
 - FOUND HIGHWAY T-RAIL
 - DIMENSION POINT ONLY, NOT SET OR FOUND
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 - 1/4 CORNER - AS NOTED
 - ⊕ SECTION CORNER - AS NOTED
 - ⊗ CENTER OF SECTION CORNER - AS NOTED

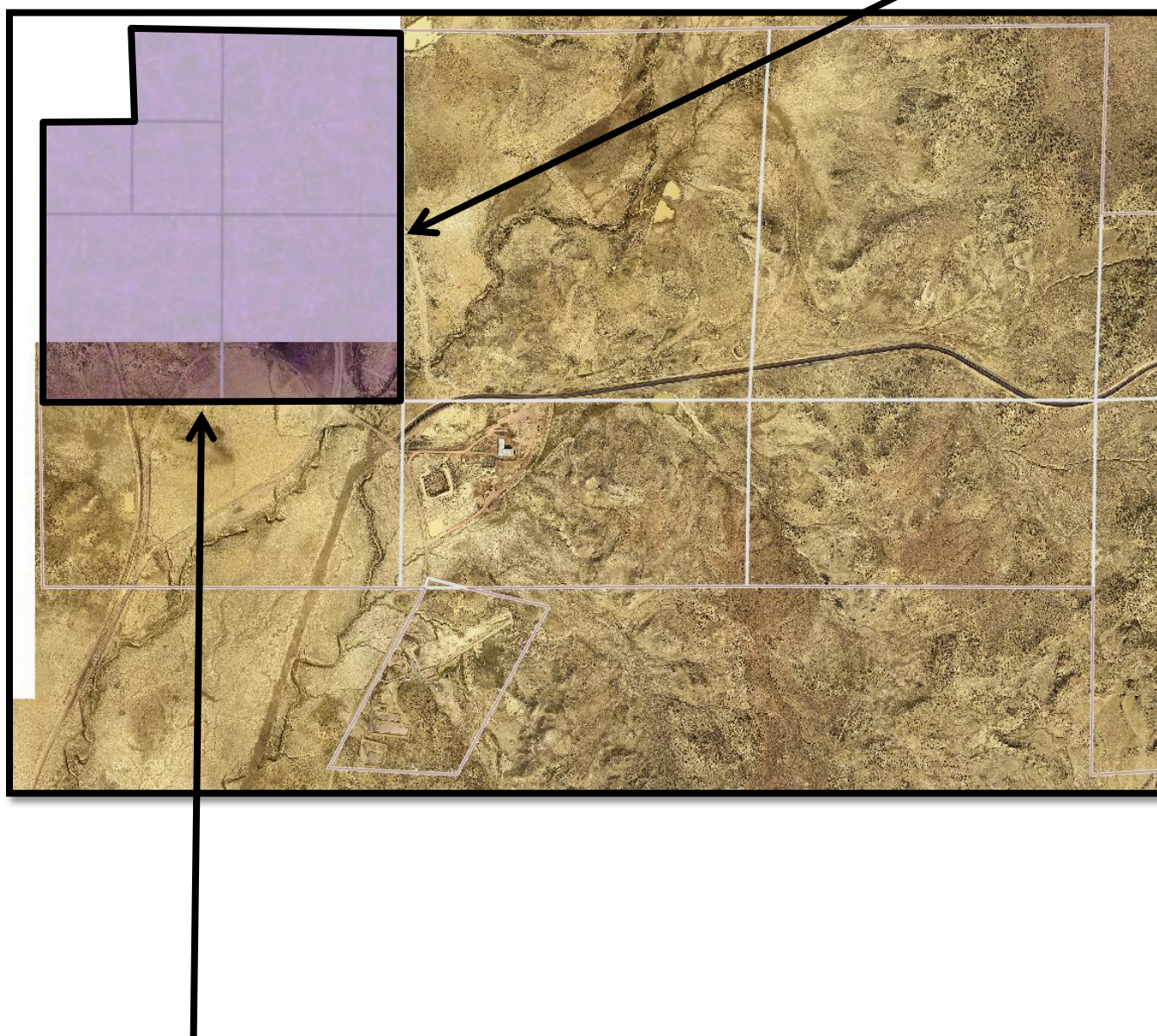
RECEIVED
By Nikki Lee at 4:12 pm, Jul 16, 2026

KYLE C. SPOLAR
NEW MEXICO
22763
PROFESSIONAL SURVEYOR
1/28/2025

Request by Hari Achuthan, Convalt Manufacturing, LLC on behalf of Gallup Land Partners, LLC, property owner, for Rezoning certain identified tracts of land **FROM** Rural Holding Zone (RHZ) **TO** Industrial (I) Zone District containing a total of 622.2077 acres M/L.

The property is generally located northwest of the end of Carbon Coal Road.

AERIAL IMAGERY



Request by Hari Achuthan, Convalt Manufacturing, LLC on behalf of Gallup Land Partners, LLC, property owner, for Rezoning certain identified tracts of land **FROM** Rural Holding Zone (RHZ) **TO** Industrial (I) Zone District containing a total of 622.2077 acres M/L.

The property is generally located northwest of the end of Carbon Coal Road.

SITE PHOTOS



July 30, 2026

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Planning & Development Director
- Chance Peterson, Public Works Department
- Sathya Ganesan, Water Engineer
- Nicole Hawthorne, Wastewater Department
- Marita Joe, Electrical Engineering Manager
- Jon Pairett, GFD, Fire Chief
- John Curley, Solid Waste Assistant Superintendent
- Laurence Joe, CenturyLink Engineer II
- Todd Schnuelle, Comcast Network Project Manager
- Jayson Grover, NMDOT District 6 Traffic Engineer

FROM: /s/ Nikki Lee

Nikki Lee, Planning Manager

cc: Adrian Marrufo, Solid Waste Director
 Jan Boone, Water Superintendent
 Charles (Chuck) Nourse, Electric Director
 John Lastyona, Public Works Department
 Jerry Vargas, Wastewater Department

CASE #: REZ2026-00600004
PROJECT NAME: Rezone 622.2077 acres M/L from Rural Holding Zone (RHZ) to Industrial (I) Zone District
PROPERTY OWNER: Gallup Land Partners, LLC AGENT: Convalt Manufacturing, LLC (Hari Achuthan)
PROJECT LOCATION: Generally located northwest of the end of Carbon Coal Road / Section 4, T15N R19W, Cont. 622.2077 Acres M/L Carbon Coal N. Annexation
DESCRIPTION: REZONE The applicants are requesting a majority of Section 4, T15N, R19W, N.M.P.M. containing 622.2077 acres be rezoned from the Rural Holding Zone (RHZ) to the Industrial (I) Zone District. The property owner is working with Convalt Manufacturing to develop a solar panel manufacturing plant. The property needs to be zoned appropriately for the "Heavy Manufacturing" use, which is allowed in an Industrial Zone District. The rezone request will be heard by the Planning and Zoning Commission as soon as possible, any conditions for approval should be included in staff's recommendation to the Commission.
ELECTRONIC COMMENTS DUE: Tuesday, August 4, 2026 @ 12 P.M.

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Rezone of Section 4, T15N, R19W, from Rural Holding Zone (RHZ) Zone District to Industrial (I) Zone District to allow for development of a heavy

manufacturing facility. All properties in this area are currently zoned Rural Holding Zone (RHZ).

P2.) All infrastructure requirements will be addressed at time of development. There is no subdivision proposed for this section at this time.

P3.) Applicant has submitted their statement for meeting the criteria for a rezone. These will be reviewed during the public hearing.

P4.) Ok to proceed to public hearing.

PUBLIC WORKS COMMENTS: No issues with the rezone. Once development of the lot takes place and a building permit is submitted for review, all requirements from public works will be addressed.

WATER DEPARTMENT COMMENTS: The Water Department has no issues with the proposed rezone. Any water requirements will be addressed during the future building permit plan review process. However, the Water Department will need the water consumption details for this solar panel project before the construction project begins.

WASTEWATER DEPARTMENT COMMENTS: See comments from the Water Department being that sewer flow is based on water demand.

ELECTRIC DEPARTMENT COMMENTS:

The Electric Department has no objections to the proposed rezoning from the Rural Holding Zone (RHZ) to the Industrial (I) Zone District.

The Electric Department understands, based on the applicant's previous representations, that the proposed solar panel manufacturing facility is intended to operate as a privately owned behind-the-meter microgrid pursuant to House Bill 93. As noted in the Electric Department's comments for the Conditional Use Permit, temporary construction power is anticipated to be limited to approximately 1 MW. Regional electrical infrastructure improvements are currently being planned to accommodate future electrical load growth. Any future retail electrical loads developed within the City of Gallup that are not served by a qualifying behind-the-meter generation system shall be served exclusively by the City's electric utility. Any future request for electrical interconnection or retail electric service shall be subject to separate review and approval by the Electric Department.

FIRE DEPARTMENT COMMENTS: Fire Department has no issues with rezone. Any fire code requirements will be addressed during future building permit plan review process. Once construction does start the need for fire protection will need to be discussed due to the response time from the nearest fire station and our ISO requirements.

SOLID WASTE COMMENTS: Solid Waste has no issue with the Rezone.

CENTURYLINK COMMENTS: The project area is too broad for us to provide a comprehensive review at this time. However, if Lumen anticipates any work that could impact existing facilities or infrastructure within the area, we will need to be contacted directly so we can evaluate the potential impacts and coordinate any necessary actions. Developer can contact me when the need arises.

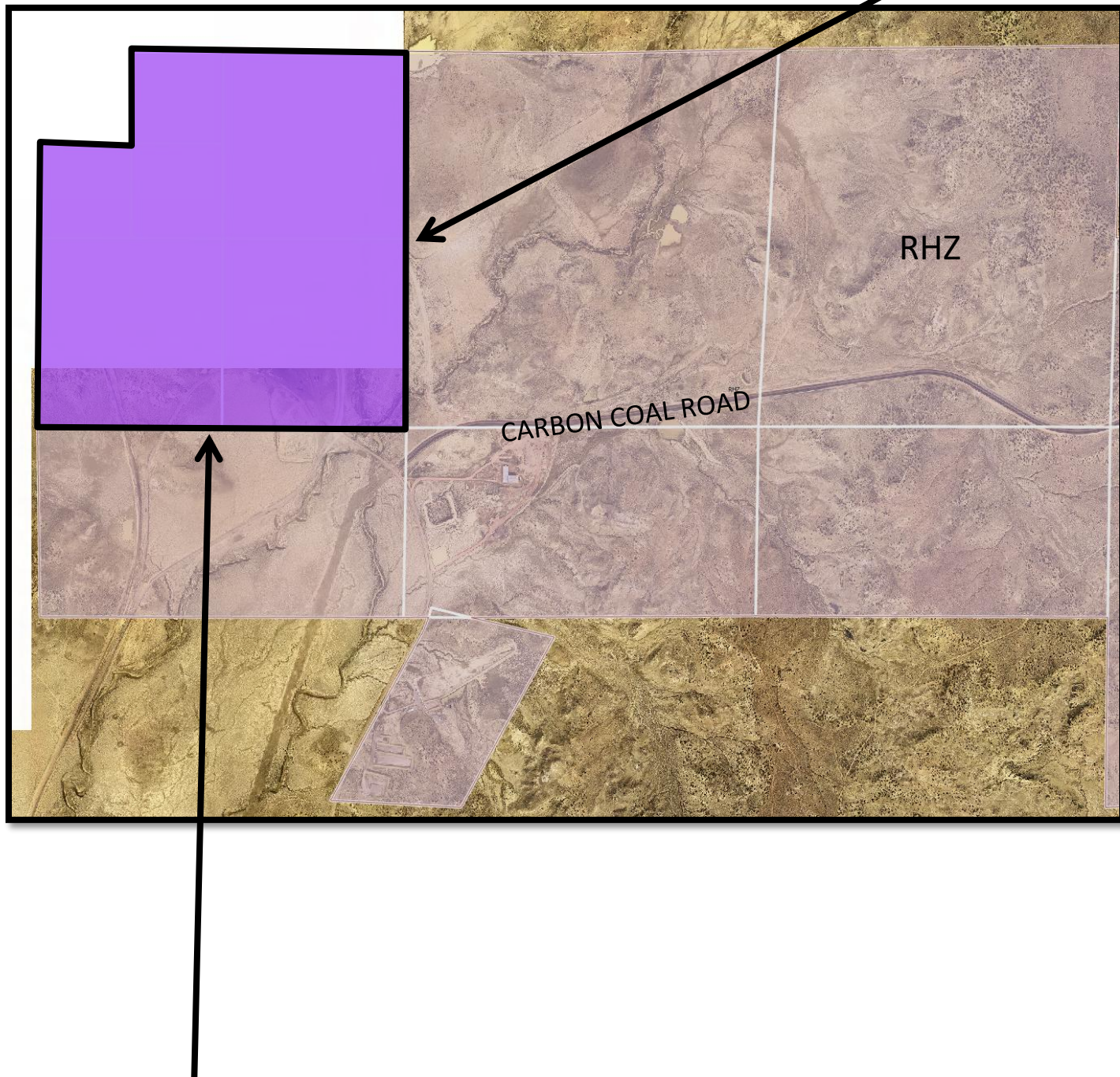
NM GAS COMPANY WILL NOT BE SUBMITTING COMMENTS BEING THAT THEY DO NOT NEED TO REVIEW A CONDITIONAL USE PERMIT REQUEST.

COMCAST COMMENTS: Comcast is on pole line from Gallup to Gamerco, any changes to that we would need to be notified.

NM DEPT. OF TRANSPORTATION COMMENTS: No comments submitted by the given deadline. For more information, please contact:
Jayson Grover, P.E., District 6 Traffic Engineer
Phone number: (505) 285-3200
Email: jayson.grover@state.nm.us

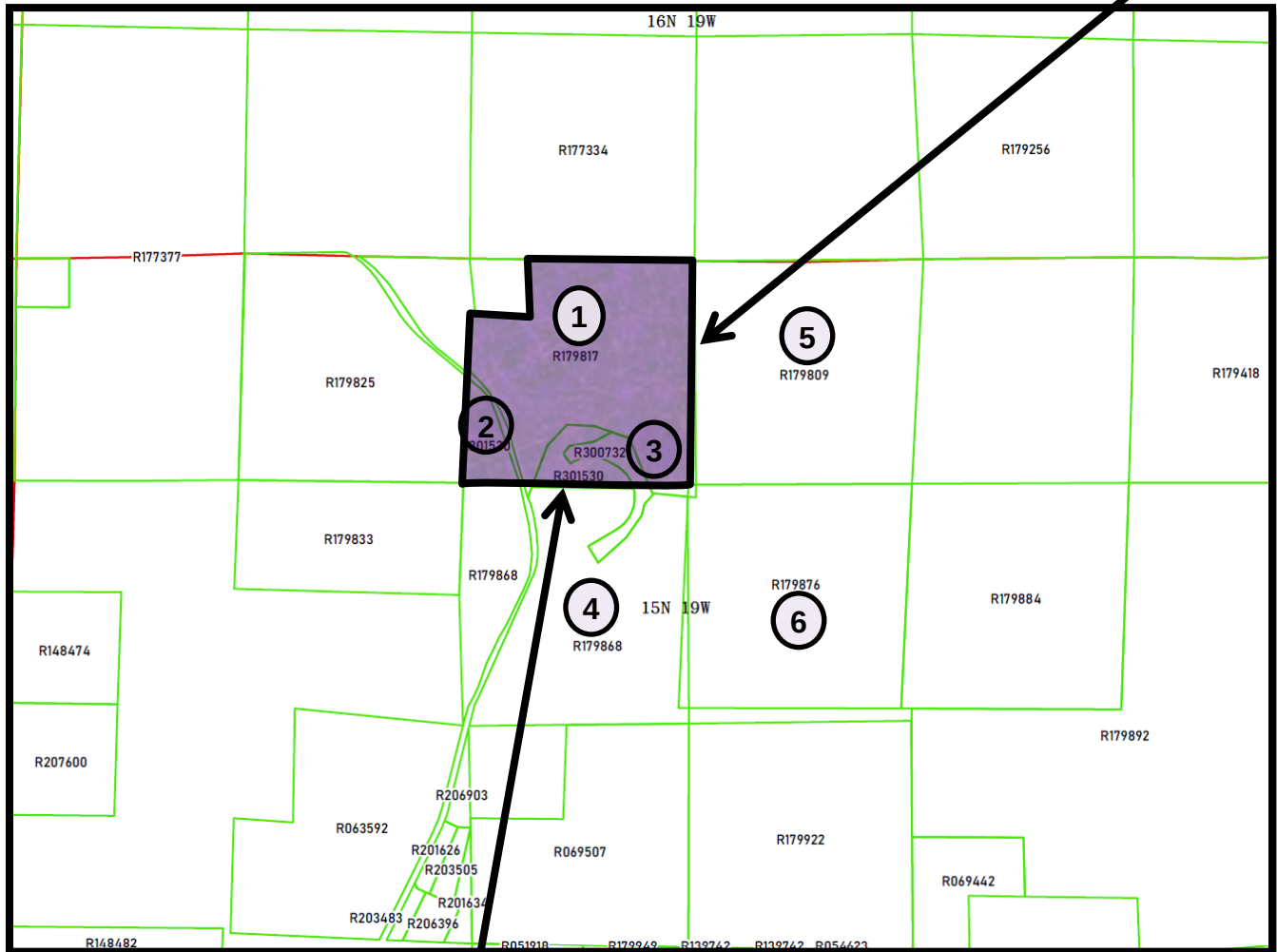
Request by Hari Achuthan, Convalt Manufacturing, LLC on behalf of Gallup Land Partners, LLC, property owner, for Rezoning certain identified tracts of land **FROM** Rural Holding Zone (RHZ) **TO** Industrial (I) Zone District containing a total of 622.2077 acres M/L. The property is generally located northwest of the end of Carbon Coal Road.

AREA MAP



Request by Hari Achuthan, Convalt Manufacturing, LLC on behalf of Gallup Land Partners, LLC, property owner, for Rezoning certain identified tracts of land **FROM** Rural Holding Zone (RHZ) **TO** Industrial (I) Zone District containing a total of 622.2077 acres M/L. The property is generally located northwest of the end of Carbon Coal Road.

PROPERTY MAP



Letters sent 8/5/2026

Request by Hari Achuthan, Convalt Manufacturing, LLC on behalf of Gallup Land Partners, LLC, property owner, for Rezoning certain identified tracts of land **FROM** Rural Holding Zone (RHZ) **TO** Industrial (I) Zone District containing a total of 622.2077 acres M/L. The property is generally located northwest of the end of Carbon Coal Road.

ADDRESS LIST

- | | |
|--|--|
| <p>1. GALLUP LAND PARTNERS, LLC
5662 W. CLUBHOUSE DR.
HURRICANE, UT 84737
TRACT 2, LYING WITHIN SEC'S 4, 5, & 9 T15N R19W, CONT. 583.7154 ACRES M/L CARBON COAL N. ANNEXATION R179817</p> <p>2. A PORTION OF LAND WITHIN THE S ½ OF SEC. 4 T15N R19W, .89 ACRES M/L CARBON COAL N. ANNEXATION R301530</p> <p>3. TRACT 1, LYING WITHIN THE N ½ OF SEC. 9 & THE S ½ OF SECTION 4 T15N R19W, 39.1 ACRES M/L CARBON COAL N. ANNEXATION R300732</p> <p>4. A TRACT OF LAND IN SECTION 9 T15N R19W, 624.78 ACS M/L CARBON COAL N. ANNEXATION R179868</p> <p>5. ALL OF SECTION 3 T15N R19W, 640 ACS M/L CARBON COAL NORTH ANNEXATION R179809</p> | <p>6. ALL OF SECTION 10 T15N R19W, 640 ACRES M/L CARBON COAL N. ANNEXATION R179876</p> |
|--|--|

PROP. OWNER ADDRESS ON APP.:

Martin O' Malley
Gallup Land Partners, LLC
285 Boardman Drive, Suite A
Gallup, NM 87301

AGENT:

Hari Achuthan
Convalt Manufacturing, LLC
1185 Avenue of the Americas, 3rd Floor
New York, NY 10036

August 6, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Resolution No. RP2026-10; GLP/Convalt Manufacturing LLC, Heavy Manufacturing Conditional Use Permit Request.

BACKGROUND

Mr. Hari Achuthan, President & CEO, Convalt Manufacturing LLC, applicant and representative acting on behalf of Gallup Land Partners, LLC, property owner, has petitioned the Gallup Planning and Zoning Commission for a conditional use permit to allow for development of a heavy manufacturing land use in the Industrial (I) Zone District. The property is described as, Section 4, T15N, R19W, N.M.P.M., containing a total of 622.2077 acres M/L. Said property is generally located approximately 5.19 miles west of U.S. 491 along and to the north of Carbon Coal Road, more particularly described by metes and bounds description.

DISCUSSION

Since a “conditional use” may only be appropriate at certain locations within a particular zoning district and with additional safeguards or conditions to mitigate negative impacts on the surrounding area, it is the Board’s responsibility to exercise proper discretion in granting permission for such uses. Use Table 10-3-1 of the City of Gallup Land Development Standards (LDS) lists a “Manufacturing, Heavy”, located within the Industrial (I) Zone District as a conditional use and as such is required to obtain approval of a conditional use permit (CUP) prior to operation.

The applicant wishes to develop a heavy manufacturing land use on said property. Heavy manufacturing is permitted as a conditional use within the Industrial (I) Zone District per Use Table 10-3-1 of the City of Gallup Land Development Standards. The heavy manufacturing use will consist of the following operations:

Phase 1

1. Solar Cells: These are heterojunction solar cells and possibly TOPCon solar cells for utility scale solar. It is possible the facility will also manufacture solar cells for space-based applications.
2. Solar Modules: These are solar modules (also called solar panels) for utility scale solar farms and for commercial/industrial/residential use.

Phase 2

3. Solar Wafers: Wafers are produced from silicon ingots and these wafers are the input for the solar cells produced at the factory.
4. Solar Glass: Glass that is front glass and back glass on a solar module (solar panel).
5. Sodium-ion Batteries: This is under planning and very possible but requires feedstock strategy.
6. Encapsulants and aluminum or carbon fiber frames for solar modules (solar panels).

If approved the proposed heavy manufacturing use shall comply with all regulations regulating heavy manufacturing uses within the Industrial (I) Zone District.

Section 10-5-B-d-iii2 “Conditional Use Criteria” sets forth eight criteria listing acceptable grounds for requesting and granting a conditional use permit that must be met. The “Conditional Use Criteria” are included in your agenda packet as Exhibit “A” for your review.

The applicant statement demonstrating compliance with Section 10-5-B-d-iii2 “Conditional Use Criteria” is included in your agenda packet as Exhibit “B” for your review.

If approved the following conditions shall be met, along with any additional conditions the board deems necessary in order to protect the health, safety and general welfare of the City. Those conditions are as follows:

- a. The developer shall submit all required documents for site development approval for said manufacturing land use prior to development.
- b. The developer shall comply with all requirements related to said manufacturing use as specified in the City of Gallup Land Development Standards.
- c. The developer shall provide any and all material safety data sheets and disclose all materials and chemicals used in the manufacturing process.
- d. The developer shall provide operations plans showing effluent water usage, water usage and hazardous waste disposal.
- e. The developer shall not, under any circumstances, discharge hazardous waste of any kind into the City’s wastewater collection system or dispose of hazardous waste of any kind onsite.

The Gallup Task Force has reviewed and commented on this request. Copies of the Task Force comments are included in your packet for your review.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

It is the findings of staff that the applicant has met the minimum requirements of Section 10-5-B-d-iii "Conditional Uses", has submitted the required information and has paid all fees necessary in order to testify before the Planning and Zoning Commission.

The Planning and Zoning Commission shall determine whether or not the proposed request for a Conditional Use Permit to develop a heavy manufacturing land use within the Industrial (I) Zone District has met the minimum requirements necessary to develop said use. The Planning and Zoning Commission shall also determine if the heavy manufacturing land use will be detrimental to the health, safety and general welfare of the City.

Finally, the Planning and Zoning Commission shall vote to approve or deny the application for a conditional use permit to develop a heavy manufacturing land use within the Industrial (I) Zone District based on information submitted, evidence presented and testimony heard.

If Resolution No. RP2026-10 is approved, all conditions set forth in Resolution RP2026-10 shall be complied with and maintained for the life of said heavy manufacturing use.

RESOLUTION NO. RP2026-10

A RESOLUTION GRANTING [] DENYING [] A REQUEST BY HARI ACHUTHAN, PRESIDENT & CEO, CONVALT MANUFACTURING LLC, HEREINAFTER REFERRED TO AS “DEVELOPER” APPLICANT AND REPRESENTATIVE ACTING ON BEHALF OF GALLUP LAND PARTNERS, LLC, PROPERTY OWNER, FOR A CONDITIONAL USE PERMIT TO ALLOW FOR DEVELOPMENT OF A HEAVY MANUFACTURING LAND USE WITHIN THE INDUSTRIAL (I) ZONE DISTRICT

WHEREAS, Mr. Hari Achuthan, President & CEO, Convalt Manufacturing LLC, developer, applicant, and representative acting on behalf of Gallup Land Partners, LLC, property owner, has petitioned the Gallup Planning and Zoning Commission for a conditional use permit to allow for development of a heavy manufacturing land use in the Industrial (I) Zone District; and

WHEREAS, the property is described as, Section 4, T15N, R19W, N.M.P.M., containing a total of 622.2077 acres M/L. Said property is generally located approximately 5.19 miles west of U.S. 491 along and to the north of Carbon Coal Road, more particularly described as follows:

A PARCEL OF LAND LYING WITHIN SECTION 4, T15N, R19W, N.M.P.M. MCKINLEY COUNTY, NEW MEXICO AND AS SHOWN ON CARBON COAL ANNEXATION FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO ON FEBURARY 7, 2025, IN CABINT “F”, FOLIO 61, DOCUMENT No. 410126. BEING MORE PARTICULARLY DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4, T15N, R19W, N.M.P.M.; BEING THE REAL POINT OF BEGINNING;

THENCE N00°24'27"E, 4107.60' TO A POINT;
THENCE S89°36'34"E, 1323.85' TO A POINT;
THENCE N00°17'30"E, 1372.29' TO A POINT;
THENCE S89°23'15"E, 3963.24' TO THE NORTHEAST CORNER OF SECTION 4, T15N, R19W, N.M.P.M.;
THENCE S00°03'37"E, 5415.67' TO THE SOUTHEAST CORNER OF SECTION 4, T15N, R19W, N.M.P.M.;
THENCE S89°51'48"W, 5328.74 TO THE REAL POINT OF BEGINNING.

TOTAL AREA = 622.2077 ACRES; and

WHEREAS, Use Table 10-3-1 of the City of Gallup Land Development Standards (LDS) lists a heavy manufacturing land use located within the Industrial (I) Zone District as a conditional use; and

WHEREAS, the heavy manufacturing use shall consist of the following operations:

Phase 1

1. Solar Cells: These are heterojunction solar cells and possibly TOPCon solar cells for utility scale solar. It is possible the facility will also manufacture solar cells for space-based applications.
2. Solar Modules: These are solar modules (also called solar panels) for utility scale solar farms and for commercial/industrial/residential use.

Phase 2

3. Solar Wafers: Wafers are produced from silicon ingots and these wafers are the input for the solar cells produced at the factory.
4. Solar Glass: Glass that is front glass and back glass on a solar module (solar panel).
5. Sodium-ion Batteries: This is under planning and very possible but requires feedstock strategy.
6. Encapsulants and aluminum or carbon fiber frames for solar modules (solar panels).

WHEREAS, Section 10-5-B-d-iii2 "Conditional Use Criteria" sets forth eight criteria listing acceptable grounds for requesting and granting a conditional use permit. Said criteria is attached as part of this resolution being shown as Exhibit "A"; and

WHEREAS, the developer has provided a statement demonstrating compliance with Section 10-5-B-d-iii "Conditional Use Criteria". Said statement is attached as part of this resolution being shown as Exhibit "B"; 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 #CUP2026-00700004, for a conditional use permit to allow for development of a heavy manufacturing land use at the property as

described above, lying within the Industrial (I) Zone District is hereby
[] granted [] denied.

2. If approved, the proposed use shall comply with the following conditions:
 - a. The developer shall submit all required documents to the City of Gallup for site development approval for said manufacturing land use prior to development.
 - b. The developer shall comply with all requirements related to said manufacturing use as specified in the City of Gallup Land Development Standards.
 - c. The developer shall provide any and all material safety data sheets and disclose all materials and chemicals used in the manufacturing process.
 - d. The developer shall provide operations plans showing effluent water usage, water usage and hazardous waste disposal.
 - e. The developer shall not, under any circumstances, discharge hazardous waste of any kind into the City's wastewater collection system or dispose of hazardous waste of any kind onsite.
3. The application, if approved shall pertain only to the conditional use permit now being sought.
4. This approval shall become null and void if at any time said heavy manufacturing land use fails to comply with any of the conditions set forth above.

PASSED, ADOPTED AND APPROVED THIS 12TH DAY OF AUGUST 2026

CITY OF GALLUP, MCKINLEY COUNTY

BY: _____
MATTHEW LONG, CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST

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

Exhibit “A”

CONDITIONAL USE CRITERIA

1. The use will not have a significant adverse effect on the character and value of adjacent properties or the surrounding neighborhood.
2. The use will not create a hazard, a public nuisance or be injurious to individuals or to the public.
3. The use will not generate unfavorable affects or impacts on other existing or permitted uses on abutting sites, including but not limited to, traffic congestion, noise, light, glare, erosion, odor or waste to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use.
4. The use will not have a significant adverse effect on the natural environment and attractiveness of an area.
5. The use will not be contrary to the public interest.
6. The applicant will be able to meet any particular requirements specified for such a use in these Land Development Standards and any additional conditions that the board may impose.
7. The applicant will be able to meet all requirements imposed by applicable local, state and federal laws, regulations and licenses.
8. The use is consistent with the policies and recommendations of the adopted City Master Plan.



1185 Avenue of the Americas

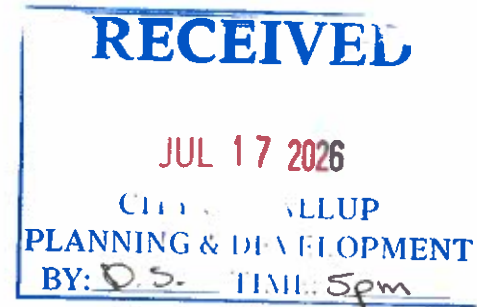
3rd Floor, New York, NY 10036

Tel: +1.212.683.0400

July 13, 2026

To:

Mr. Clyde Strain
Planning Manager
City of Gallup
110 West Aztec Avenue
Gallup, NM 87301



Subject: Project Golden Eagle – Conditional Use Statement

Dear Mr. Strain:

As a follow up to our communications and submission for the Conditional Use Permit for Project Golden Eagle, please see statement below:

CONDITIONAL USE CRITERIA (§ 10-5-B-d-iii-2)

- a. The use will not have a significant adverse effect on the character and value of adjacent properties or the surrounding neighborhood.
- b. The use will not create a hazard, a public nuisance or be injurious to individuals or to the public.
- c. The use will not generate unfavorable affects or impacts on other existing or permitted uses on abutting sites, including but not limited to, traffic congestion, noise, light, glare, erosion, odor or waste to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use.
- d. The use will not have a significant adverse effect on the natural environment and attractiveness of an area.
- e. The use will not be contrary to the public interest.

h. The use is consistent with the policies and recommendations of the adopted City Master Plan.

FOR CONDITIONAL USE CONDITIONS OF APPROVAL (§ 10-5-B-d-iii-3)

a. The advanced manufacturing plant and the associated network and data center operations run 24 * 7 * 365 days.

b. We utilize architectural design features or systems which minimize environmental impacts such as noise, vibration, exhaust/emissions, light, glare, erosion, odor and/or dust;

c. We utilize waste disposal plans to ensure products are properly disposed and do not contribute to the deterioration of the environment from materializing in landfills.

d. We utilize proper setback areas, lot area, and/or lot depth or width;

e. We are limiting the building height to 30 feet and where applicable 40 feet maximum, size or lot coverage, and/or location on the site;

f. We are designating the size, number, location and/or design of vehicle access points or parking areas;

g. We are designing the appropriate street right-of-way to be dedicated and street(s), sidewalks, curbs, planting strips, pathways, or trails to be improved;

h. We are designing landscaping, screening, drainage, water quality facilities, and/or improvement of parking and loading areas;

i. We are limiting the number, size, location, height and/or lighting of signs managing light pollution;t

j. We are limiting or setting standards for the location, design, and/or intensity of site lighting;

k. We are designing berms, screening or landscaping and the establishment of standards for their installation and maintenance;

l. We are designating the size, height, location and/or materials for fences;

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JUL 17 2026

Page 12
CITY OF GALLUP

PLANNING & DEVELOPMENT

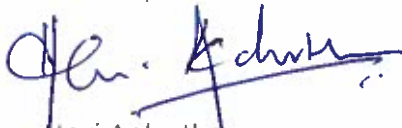
BY: D.S. TIME: Sam

m. We are designing land to the public, and/or construction of pedestrian/bicycle pathways in accordance with the adopted Transportation Safety Plan.

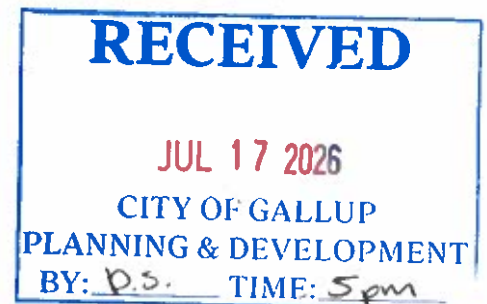
n. We follow all conditions possible for orderly and efficient development in conformance to the City Master Plan and this LDS.

Your assistance is greatly appreciated as we continue the planning and development of the project in Gallup, New Mexico.

Thanks,

A handwritten signature in blue ink, appearing to read "Hari Achuthan".

Hari Achuthan
President & CEO
Convalt Energy, Inc.




**CITY OF
GALLUP**

APPLICATION FOR A CONDITIONAL USE PERMIT

PROPERTY OWNER INFORMATION

NAME: Gallup Land Partners, LLC PHONE #: 505-399-3111
 MAILING ADDRESS: 285 S Boardman Drive, Suite A CITY: Gallup STATE: NM ZIP: 87301
/ 5662 W. CLUBHOUSE DR. HURRICANE, UT 84737 NL

APPLICANT INFORMATION:

NAME: CONVALT MANUFACTURING LLC PHONE #: 212-683-0400
 MAILING ADDRESS: 1185 Avenue of the America 3rd Floor CITY: New York STATE: NY ZIP: 10036
 Email: hari.achuthan@acoinvestment.com

AGENT INFORMATION: (if applicable)

NAME: _____ PHONE #: _____
 MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

SITE ADDRESS: 211 Carbon Coal Road, Gallup NM 87301 / NW OF THE END OF CARBON COAL ROAD

LEGAL DESCRIPTION: LOT: _____ BLOCK: _____ SUBDIVISION: _____
R179817 T15N R19W SEC4 TRACT 2, LYING WITHIN SEC'S 4, 5, & 9 T15N R19W, CONT. 583.7154 ACRES M/L CARBON COAL N. ANNEXATION

CURRENT ZONING DISTRICT:

- | | | |
|--|---|---|
| ☒ INDUSTRIAL (I) | ☐ GENERAL COMMERCIAL (GC) | ☐ HEAVY COMMERCIAL (HC) |
| ☐ MIXED-USE CENTER (MXC) | ☐ MIXED-USE NEIGHBORHOOD (MXN) | ☐ MOBILE HOME PARK (MHP) |
| ☐ MULTI-FAMILY RESIDENTIAL LOW (MFRL) | ☐ MULTI-FAMILY RESIDENTIAL MEDIUM (MFRM) | ☐ MULTI-FAMILY RESIDENTIAL HIGH (MFRH) |
| ☐ SINGLE FAMILY RESIDENTIAL-A (SFR-A) | ☐ SINGLE FAMILY RESIDENTIAL-B (SFR-B) | ☐ SINGLE FAMILY RESIDENTIAL-C (SFR-C) |
| ☒ RURAL HOLDING ZONE (RHZ) | ☐ RURAL RESIDENTIAL (RR) | ☐ PLANNED UNIT DEVELOPMENT (PUD) |

DESCRIPTION OF REQUESTED USE: Rezoning in process for Industrial

STATEMENT OF COMPLIANCE WITH THE REQUIREMENTS FOR A CONDITIONAL USE PERMIT (§ 10-5-B-d-iii-2):

PLEASE SEE ATTACHED LETTER

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

MARTIN J. O'MALLEY
 Print Owner's Name

[Signature]
 Owner's Signature

7/13/26
 Date

HARI ACHUTHAN
 Print Applicant's Name

[Signature]
 Applicant's Signature

7/13/26
 Date

FOR OFFICE USE ONLY

PRE-APP. CONFR: _____

APPLICATION FEES ACCEPTED BY: NO

AMOUNT PAID: \$ 150.00 METHOD OF PAYMENT: Credit Card

HEARING DATE: 8/12/26 CASE #: 26-00700004

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JUL 13 2026

CITY OF GALLUP

PLANNING & DEVELOPMENT

BY: OS TIME: 5pm

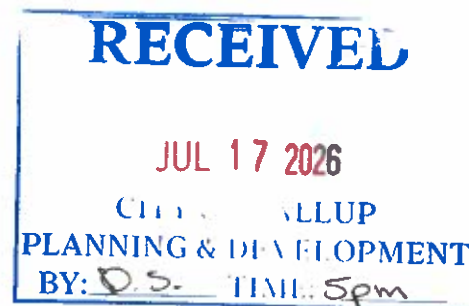


1185 Avenue of the Americas
3rd Floor, New York, NY 10036
Tel: +1.212.683.0400

July 13, 2026

To:

Mr. Clyde Strain
Planning Manager
City of Gallup
110 West Aztec Avenue
Gallup, NM 87301



Subject: Project Golden Eagle – Conditional Use Statement

Dear Mr. Strain:

As a follow up to our communications and submission for the Conditional Use Permit for Project Golden Eagle, please see statement below:

CONDITIONAL USE CRITERIA (§ 10-5-B-d-iii-2)

- a. The use will not have a significant adverse effect on the character and value of adjacent properties or the surrounding neighborhood.
- b. The use will not create a hazard, a public nuisance or be injurious to individuals or to the public.
- c. The use will not generate unfavorable affects or impacts on other existing or permitted uses on abutting sites, including but not limited to, traffic congestion, noise, light, glare, erosion, odor or waste to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use.
- d. The use will not have a significant adverse effect on the natural environment and attractiveness of an area.
- e. The use will not be contrary to the public interest.



h. The use is consistent with the policies and recommendations of the adopted City Master Plan.

FOR CONDITIONAL USE CONDITIONS OF APPROVAL (§ 10-5-B-d-iii-3)

a. The advanced manufacturing plant and the associated network and data center operations run 24 * 7 * 365 days.

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c. We utilize waste disposal plans to ensure products are properly disposed and do not contribute to the deterioration of the environment from materializing in landfills.

d. We utilize proper setback areas, lot area, and/or lot depth or width;

e. We are limiting the building height to 30 feet and where applicable 40 feet maximum, size or lot coverage, and/or location on the site;

f. We are designating the size, number, location and/or design of vehicle access points or parking areas;

g. We are designing the appropriate street right-of-way to be dedicated and street(s), sidewalks, curbs, planting strips, pathways, or trails to be improved;

h. We are designing landscaping, screening, drainage, water quality facilities, and/or improvement of parking and loading areas;

i. We are limiting the number, size, location, height and/or lighting of signs managing light pollution;t

j. We are limiting or setting standards for the location, design, and/or intensity of site lighting;

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JUL 17 2026

Page 12
CITY OF GALLUP

PLANNING & DEVELOPMENT

BY: D.S. TIME: Sam



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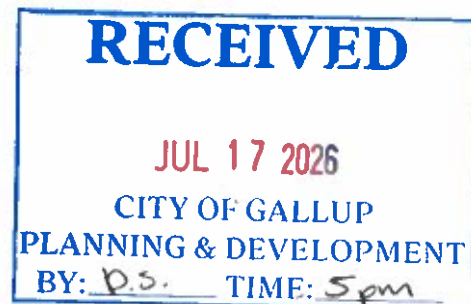
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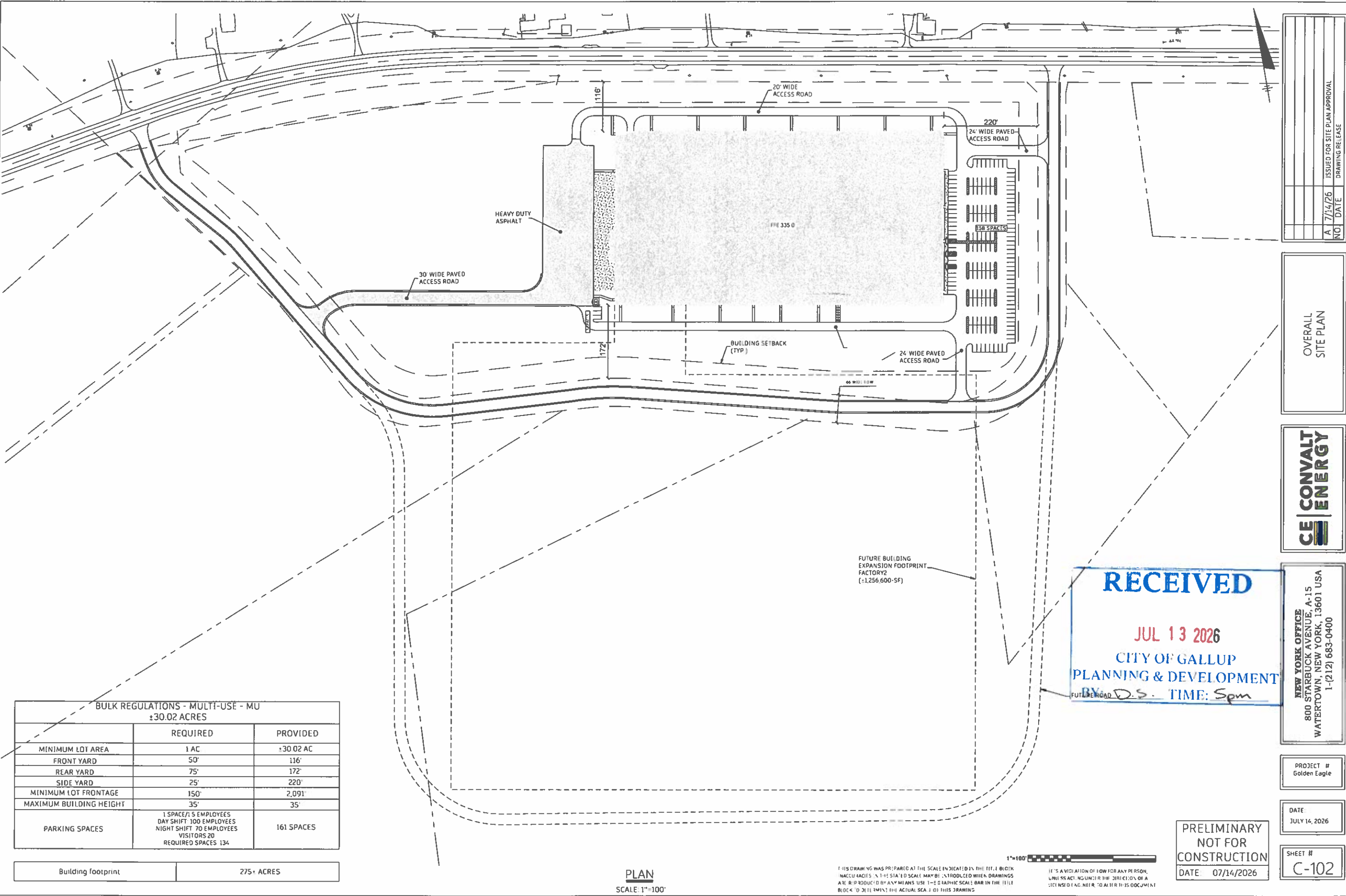
Your assistance is greatly appreciated as we continue the planning and development of the project in Gallup, New Mexico.

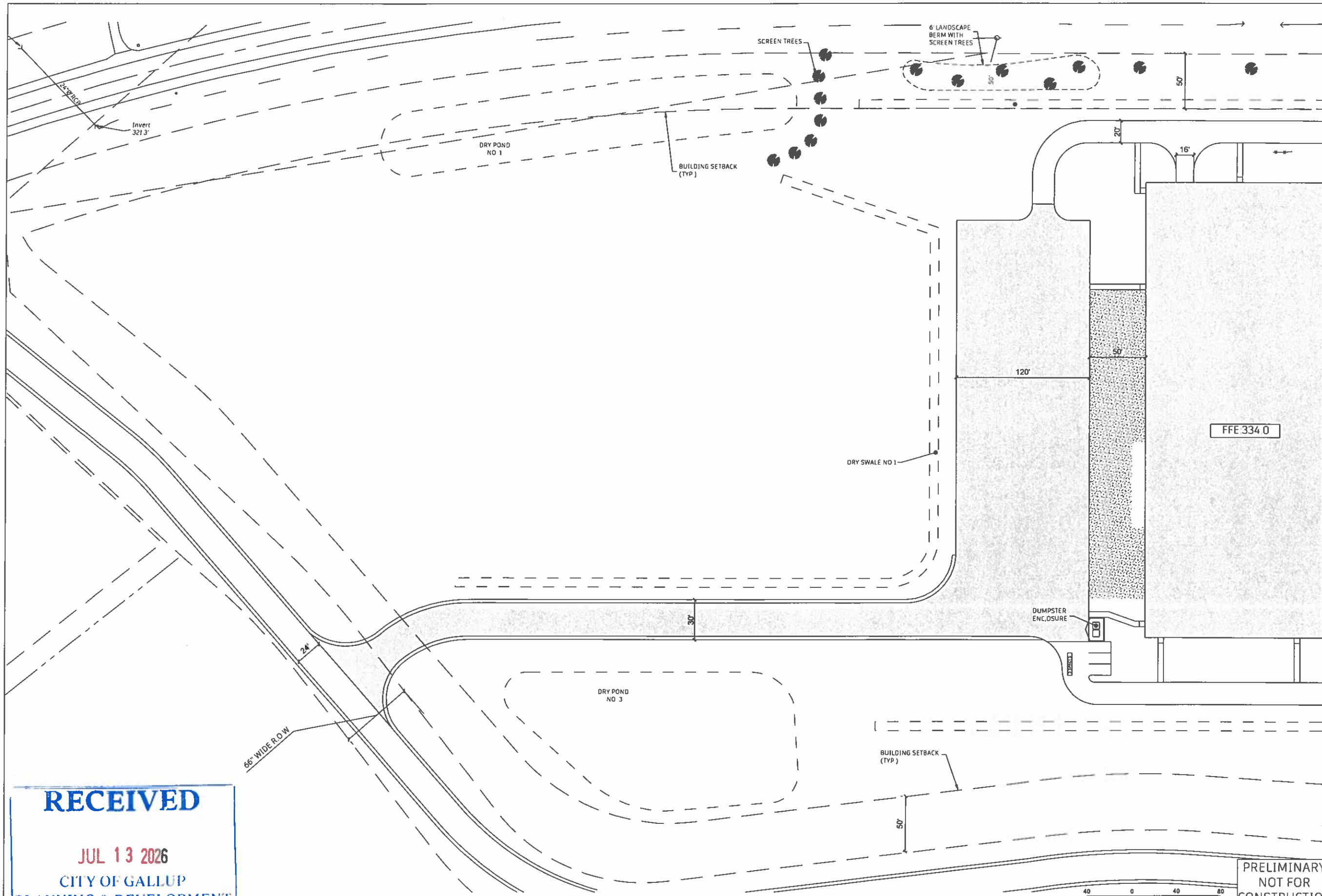
Thanks,

A handwritten signature in blue ink, appearing to read 'Hari Achuthan', written over a horizontal line.

Hari Achuthan
President & CEO
Convalt Energy, Inc.







RECEIVED

JUL 13 2026

CITY OF GALLUP
PLANNING & DEVELOPMENT

BY: D.S. TIME: 5pm

PLAN
SCALE 1"=40'

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED IN THE TITLE BLOCK. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR IN THE TITLE BLOCK TO DETERMINE THE ACTUAL SCALE OF THIS DRAWING.

IT IS A VERIFICATION OF WORK FOR ANY DESIGN, UNLESS ALL UNDER THE DIRECTOR OF A LICENSED ENGINEER OR ARCHITECT'S DOCUMENT.

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 07/14/2026

MATCH LINE - SEE SHEET C-104



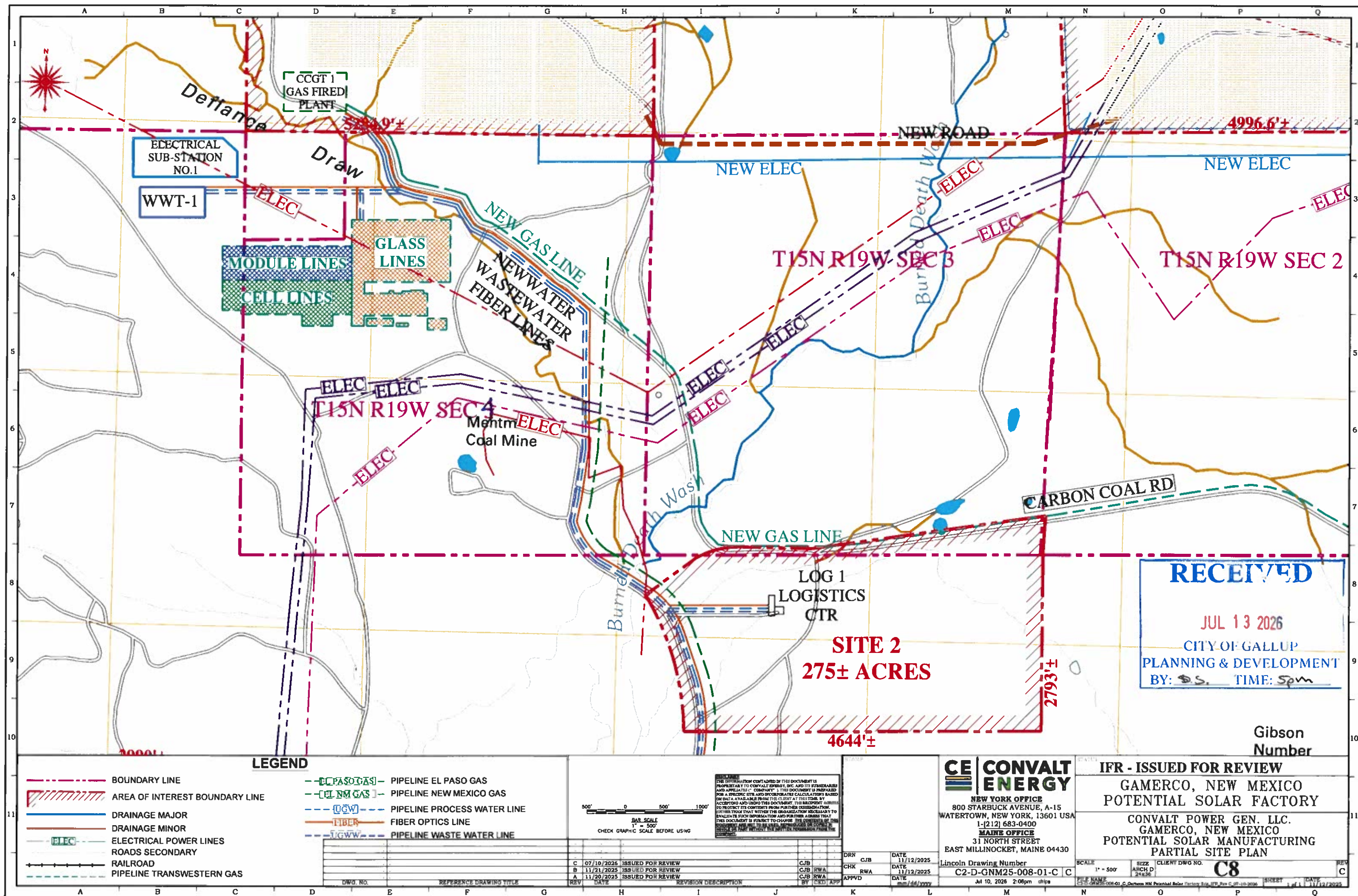
NEW YORK OFFICE
800 STARBUCK AVENUE, A-15
WATERTOWN, NEW YORK, 13601 USA
1-(212) 683-0400

PROJECT #
Golden Eagle

DATE
JULY 14, 2026

SHEET #
C-103

NO.	DATE	DRAWING REF. FASE
A	2/18/22	ISSUED FOR SITE PLAN APPROVAL





Nikki Lee <nlee@gallupnm.gov>

Products Manufactured by Convalt

1 message

hari.achuthan@acoinvestment.com <hari.achuthan@acoinvestment.com>

Thu, Aug 6, 2026 at 4:50 PM

To: Clyde Strain <cstrain@gallupnm.gov>

Cc: Nikki Lee <nlee@gallupnm.gov>, Frank Chiapetti <fchiapetti@gallupnm.gov>, Marc DePauli <mdepauli@gallupnm.gov>

Phase 1:

1. Solar cells – these are heterojunction solar cells and possibly TOPCon solar cells for utility scale solar. It is possible we also manufacture solar cells for space based applications
2. Solar modules: These are solar modules (also called solar panels) for utility scale solar farms and for commercial/industrial/residential use.

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3. Solar wafers: Wafers are produced from silicon ingots and these wafers are the input for the solar cells produced at the factory
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5. Sodium-ion batteries: This is under planning and very possible but requires feedstock strategy
6. Encapsulants and aluminum or carbon fiber frames for solar modules(solar panels).

Thanks,

Harry

Hari Achuthan

President & CEO – Convalt Energy

www.convalt.com

Managing Director & CEO – ACO Investment Group

www.acoinvestment.com

1185 Avenue of the Americas, 3rd Floor

New York, New York 11036

+1.212.683.0400 (Office)

+1.917.453.9600 (U.S Mobile)

External Email Disclaimer:

This message is for the named person's use only.

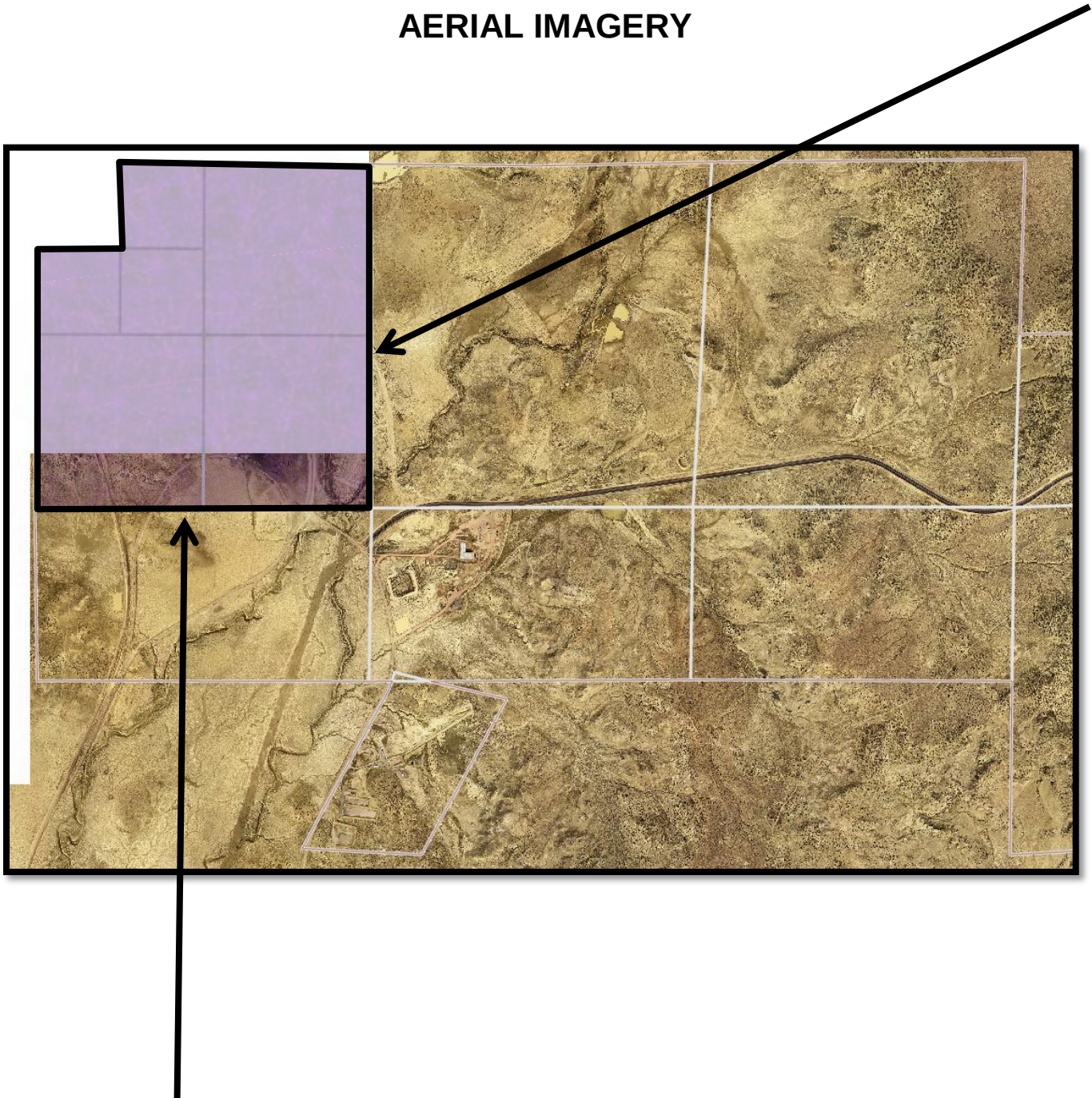
It may contain confidential, proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any transmission errors. If you receive this message in error, please immediately delete it and all copies of it from your system, destroy any hard copies of it and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this message if you are not the intended recipient. ACO Investment Group, LLC, Convalt Energy, Inc. and each of its subsidiaries each reserve the right to intercept and monitor all e-mail communications through its networks if legally allowed.

Message transmission is not guaranteed to be secure.

Request by Hari Achuthan, Convalt Manufacturing, LLC on behalf of Gallup Land Partners, LLC, property owner, for a Conditional Use Permit to allow Manufacturing, Heavy in the Industrial (I) Zone District.

The property is generally located northwest of the end of Carbon Coal Road; more particularly described as Tract 2, Lying Within Sec's 4, 5, & 9 T15N R19W, Cont. 583.7154 Acres M/L Carbon Coal N. Annexation.

AERIAL IMAGERY



Request by Hari Achuthan, Convalt Manufacturing, LLC on behalf of Gallup Land Partners, LLC, property owner, for a Conditional Use Permit to allow Manufacturing, Heavy in the Industrial (I) Zone District.

The property is generally located northwest of the end of Carbon Coal Road; more particularly described as Tract 2, Lying Within Sec's 4, 5, & 9 T15N R19W, Cont. 583.7154 Acres M/L Carbon Coal N. Annexation.

SITE PHOTOS



July 23, 2026

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Planning & Development Director
- Chance Peterson, Public Works Department
- Sathya Ganesan, Water Engineer
- Nicole Hawthorne, Wastewater Department
- Marita Joe, Electrical Engineering Manager
- Jon Pairett, GFD, Fire Chief
- John Curley, Solid Waste Assistant Superintendent
- Laurence Joe, CenturyLink Engineer II
- Todd Schnuelle, Comcast Network Project Manager
- Jayson Grover, NMDOT District 6 Traffic Engineer

FROM: /s/ Nikki Lee

Nikki Lee, Planning Manager

cc: Adrian Marrufo, Solid Waste Director
 Jan Boone, Water Superintendent
 Charles (Chuck) Nourse, Electric Director
 John Lastyona, Public Works Department
 Jerry Vargas, Wastewater Department

CASE #: CUP2026-00700004
PROJECT NAME: Conditional Use Permit (CUP) to allow Manufacturing, Heavy in the Industrial (I) Zone District.
PROPERTY OWNER: Gallup Land Partners, LLC
AGENT: Convalt Manufacturing, LLC (Hari Achuthan)
PROJECT LOCATION: Generally located northwest of the end of Carbon Coal Road / Tract 2, Lying Within Sec's 4, 5, & 9 T15N R19W, Cont. 583.7154 Acres M/L Carbon Coal N. Annexation
DESCRIPTION: CONDITIONAL USE PERMIT The agent is requesting the approval of a Conditional Use Permit at the project location in order to allow Manufacturing, Heavy. The property is currently located in the Rural Holding Zone (RHZ), but it is being rezoned to Industrial (I). The Industrial Zone District allows Manufacturing, Heavy as a conditional use, which requires approval of a Conditional Use Permit. The Planning & Zoning Commission will consider this request at their August 12 th , 2026 regular meeting; any conditions for approval should be included in staff's recommendation to the Commission.
ELECTRONIC COMMENTS DUE: Tuesday, July 28, 2026 @ 12 P.M.

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) CUP to allow for heavy manufacturing of solar panels within the Industrial (I) Zone District.

P2.) Applicant shall provide all necessary documentation describing the manufacturing process and any safety data sheets pertaining to materials and chemicals used in the manufacturing process.

P3.) Applicant shall provide details describing the process for disposal of any hazardous waste, if hazardous waste is generated. If no hazardous waste is generated, proof of that shall be provided.

P4.) Applicant shall comply with all requirements for the development of the manufacturing site as specified in the City of Gallup Land Development Standards.

P5.) Ok to proceed to public hearing.

PUBLIC WORKS COMMENTS: No issues with the conditional use permit however the applicant mentions several items in the statement under conditions of approvals which will be addressed during the building permit review process.

1. Any dedication of street right of way will need to go through the replat process through the City Planning Department.
2. The design of roadway must comply with the City of Gallup Standard Drawings, which can be found in the City of Gallup Land Development Standards.
3. The design of surface water drainage must comply with the City of Gallup Land Development Standards section 10-4-H-a; Terrain Management Regulations.
4. The design of pedestrian infrastructure such as sidewalks, curb, gutter, drive ways must comply with the City of Gallup Land Development Standards and City of Gallup Standard Drawings.

WATER DEPARTMENT COMMENTS: Please provide the proposed water service line details, water meter details, and the estimated daily water usage for the proposed project.

WASTEWATER DEPARTMENT COMMENTS: See comments from the Water Department being that sewer flow is based on water demand.

ELECTRIC DEPARTMENT COMMENTS:

The Conditional Use Permit application does not include sufficient electrical information for the Electric Department to fully evaluate the project's impact on the City's electrical infrastructure. As presented during the July 14, 2026 City Council meeting, the applicant indicated that the proposed manufacturing facility is intended to utilize a privately owned behind-the-meter generation system rather than permanent retail electric service from the City. The Electric

Department's review is based on the applicant's representation that the proposed manufacturing facility is not currently anticipated to rely on the City's electrical distribution system for normal operations.

The Electric Department previously completed a planning-level capacity analysis for the Carbon Coal area. Based on that study, the existing electric feeder circuit serving the area can presently accommodate approximately 1 MVA of additional load without system improvements, or approximately 2.3 MVA with the installation of additional voltage regulation and system upgrades. These values are planning-level estimates only and do not represent a commitment by the City to provide electrical service. Any request for utility service will require a separate engineering review to determine available capacity and identify any required system improvements.

Approval of this Conditional Use Permit shall not be construed as approval or a commitment by the City to provide electrical service to the proposed manufacturing facility. Any future request for retail electric service, interconnection with, or parallel operation involving City-owned electrical facilities shall require separate review and approval by the Electric Department.

FIRE DEPARTMENT COMMENTS: This Conditional Use Permit does not contain sufficient information for the Gallup Fire Department to determine the level of fire protection this facility would require. As there is no fire protection infrastructure in the area such as fire hydrants any building construction would require adequate water supply for fire protection systems such as fire sprinkler systems and fire hydrants. Also, a facility such as this would impact our ISO rating due to its distance from our closest station and an additional station may need to be constructed to provide adequate coverage. Fire Department has no issues with the Conditional Use Permit as all fire code requirements shall be addressed during future building plan review processes.

SOLID WASTE COMMENTS: Solid Waste has no issues with this Conditional Use Permit.

CENTURYLINK COMMENTS: Lumen has no conflict.

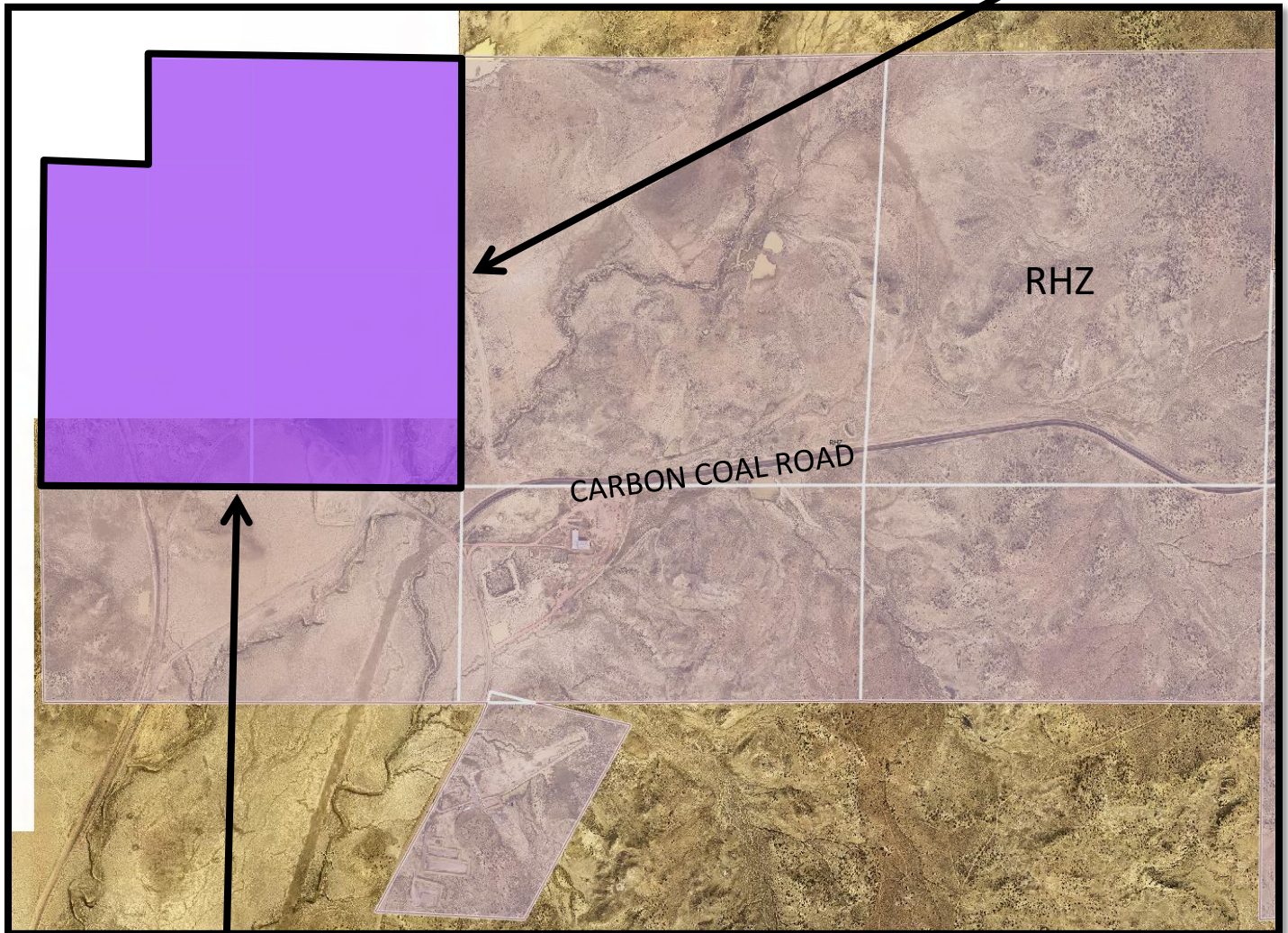
NM GAS COMPANY WILL NOT BE SUBMITTING COMMENTS BEING THAT THEY DO NOT NEED TO REVIEW A CONDITIONAL USE PERMIT REQUEST.

COMCAST COMMENTS: Comcast has no objections to this request.

NM DEPT. OF TRANSPORTATION COMMENTS: The proposed Conditional Use Permit is for Carbon Coal Rd, which is not an NMDOT route, and will not impact any nearby NMDOT facilities. The NMDOT has no comments or concerns to provide, as this city permitting/zoning question does not apply to, nor impact the NMDOT in any way.

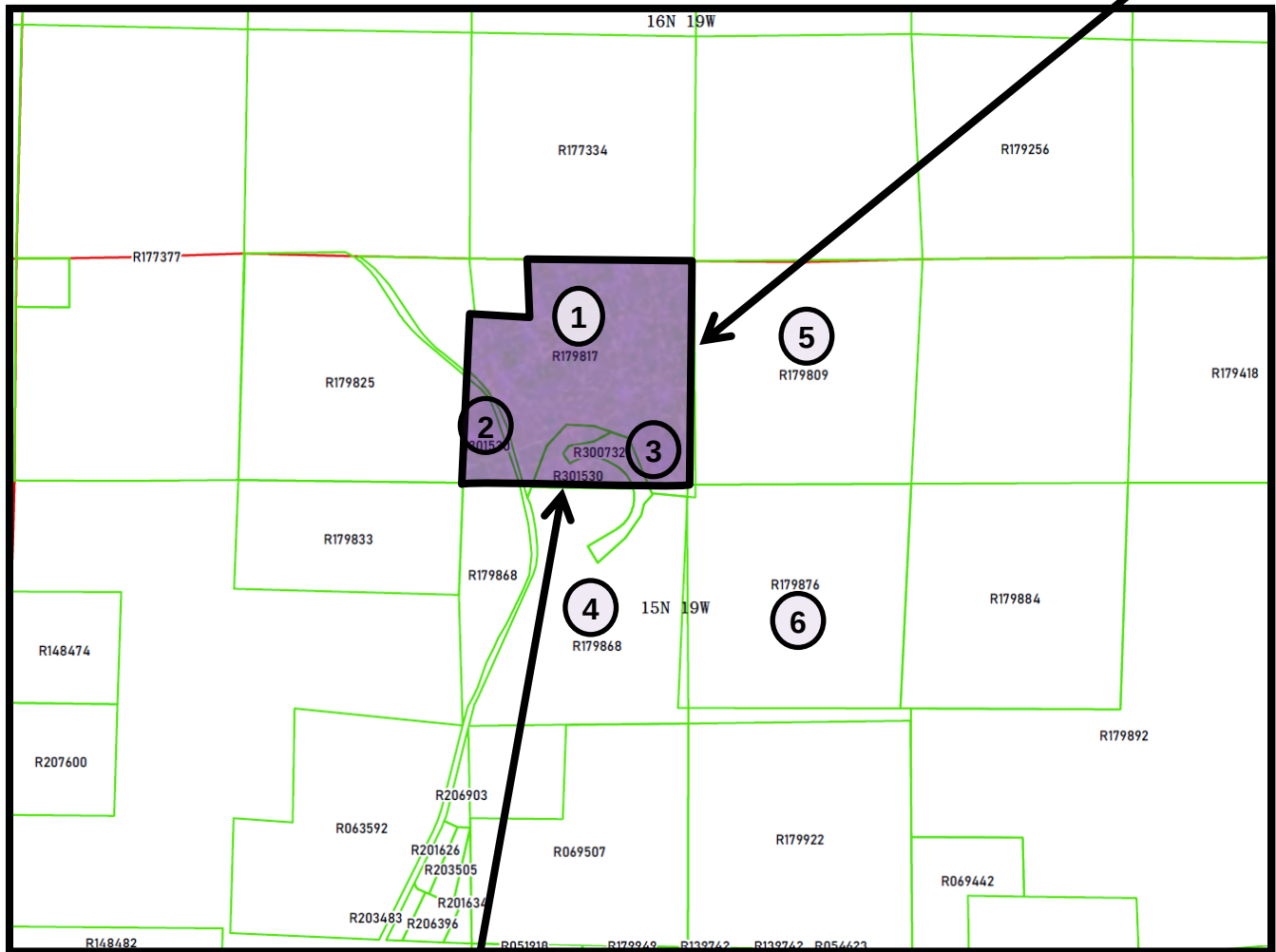
Request by Hari Achuthan, Convalt Manufacturing, LLC on behalf of Gallup Land Partners, LLC, property owner, for a Conditional Use Permit to allow Manufacturing, Heavy in the Industrial (I) Zone District. The property is generally located northwest of the end of Carbon Coal Road; more particularly described as Tract 2, Lying Within Sec's 4, 5, & 9 T15N R19W, Cont. 583.7154 Acres M/L Carbon Coal N. Annexation.

AREA MAP



Request by Hari Achuthan, Convalt Manufacturing, LLC on behalf of Gallup Land Partners, LLC, property owner, for a Conditional Use Permit to allow Manufacturing, Heavy in the Industrial (I) Zone District. The property is generally located northwest of the end of Carbon Coal Road; more particularly described as Tract 2, Lying Within Sec's 4, 5, & 9 T15N R19W, Cont. 583.7154 Acres M/L Carbon Coal N. Annexation.

PROPERTY MAP



Letters sent 8/5/2026

Request by Hari Achuthan, Convalt Manufacturing, LLC on behalf of Gallup Land Partners, LLC, property owner, for a Conditional Use Permit to allow Manufacturing, Heavy in the Industrial (I) Zone District. The property is generally located northwest of the end of Carbon Coal Road; more particularly described as Tract 2, Lying Within Sec's 4, 5, & 9 T15N R19W, Cont. 583.7154 Acres M/L Carbon Coal N. Annexation.

ADDRESS LIST

- | | |
|--|--|
| <p>1. GALLUP LAND PARTNERS,
LLC
5662 W. CLUBHOUSE DR.
HURRICANE, UT 84737
TRACT 2, LYING WITHIN SEC'S
4, 5, & 9 T15N R19W, CONT.
583.7154 ACRES M/L CARBON
COAL N. ANNEXATION
R179817</p> <p>2. A PORTION OF LAND WITHIN
THE S ½ OF SEC. 4 T15N
R19W, .89 ACRES M/L CARBON
COAL N. ANNEXATION
R301530</p> <p>3. TRACT 1, LYING WITHIN THE N
½ OF SEC. 9 & THE S ½ OF
SECTION 4 T15N R19W, 39.1
ACRES M/L CARBON COAL N.
ANNEXATION
R300732</p> <p>4. A TRACT OF LAND IN SECTION
9 T15N R19W, 624.78 ACS M/L
CARBON COAL N.
ANNEXATION
R179868</p> <p>5. ALL OF SECTION 3 T15N
R19W, 640 ACS M/L CARBON
COAL NORTH ANNEXATION
R179809</p> | <p>6. ALL OF SECTION 10 T15N
R19W, 640 ACRES M/L
CARBON COAL N.
ANNEXATION
R179876</p> |
|--|--|

PROP. OWNER ADDRESS ON APP.:

Martin O' Malley
Gallup Land Partners, LLC
285 Boardman Drive, Suite A
Gallup, NM 87301

AGENT:

Hari Achuthan
Convalt Manufacturing, LLC
1185 Avenue of the Americas, 3rd Floor
New York, NY 10036

August 12, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Nomination and Appointment of new Vice-Chairperson

The City of Gallup Planning & Zoning Commission is required to nominate and elect a new Vice-Chairperson during the August 12th meeting. Due to Kent Wilson stepping down from his position and Matthew Long being appointed as the new Chairman, there is now a vacancy. In the event that Chairman Matthew Long is unavailable to attend a meeting, the Vice-Chairperson will step in to fulfill the chair responsibilities.

Please nominate and elect a Commissioner to serve as the new Vice-Chairperson.

Summary of City Council Actions

July 2026

July 14th, 2026:

City Council **approved** the reappointment of Kyle Spolar and Matthew Long to the Planning and Zoning Commission. Curtis Hayes was appointed as a new Commissioner. Their terms will expire July 2028. In addition, Matthew Long was appointed as the new Chairman of the Planning and Zoning Commission.

CITY OF GALLUP
PLANNING & DEVELOPMENT DEPARTMENT
 110 W. AZTEC AVENUE
 GALLUP, NM 87301
 (505) 863-1240

MONTHLY COMPILATION OF PERMITS ISSUED

CITY OR COUNTY: GALLUP, MCKINLEY COUNTY, NM		MAILING ADDRESS: P.O. BOX 1270 GALLUP, NM 87305		
DESCRIPTION	MONTH OF:	JULY	YEAR TO DATE: 2026	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	1	\$ 18,000.00	7	\$ 257,129.00
RESIDENTIAL STORAGE SHED	0	\$ -	3	\$ 161,800.00
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
RESIDENTIAL SITE PERMITS	0	\$ -	2	\$ 386,000.00
NEW COMMERCIAL BUILDINGS	0	\$ -	3	\$ 1,060,000.00
COMMERCIAL ADDITIONS / ALTERATIONS	2	\$ 512,000.00	19	\$ 8,207,059.00
COMMERCIAL STORAGE SHED	0	\$ -	0	\$ -
COMMERCIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
COMMERCIAL SITE PERMITS	1	\$ -	1	\$ -
NEW CHURCHES	0	\$ -	0	\$ -
CHURCH ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
RE-STUCCO / SIDING / DECKS	0	\$ -	2	\$ 17,600.00
NEW ASPHALT / ASPHALT OVERLAY / SEALCOAT	0	\$ -	2	\$ 135,000.00
EXCAVATION / GRADING	0	\$ -	3	\$ 497,000.00
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	11	\$ 125,259.00	69	\$ 1,535,725.00
DEMOLITION	0	\$ -	4	\$ 233,929.00
FENCE / RETAINING WALL	2	\$ 2,600.00	22	\$ 113,750.00
FOUNDATION ONLY - CHARGE	0	\$ -	2	\$ 126,850.00
FOUNDATION ONLY - NO CHARGE	1	\$ -	1	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
TOTAL PERMITS & VALUATION	18	\$ 657,859.00	140	\$ 12,731,842.00
TOTAL PERMIT FEES	\$	5,446.03	\$	54,585.07

**CITY OF GALLUP
PLANNING & DEVELOPMENT DEPARTMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED
JULY 2026**

DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
7/6/26	26 - 128	EMILY J. MARQUEZ	DESERT SUNRISE CONS. SERVICES, LLC.	704 W. HILL AVENUE	ROOF REPAIR	\$ 69.00	\$ 3,000.00
7/9/26	26 - 129	BETTY MCKENZIE	GALLUP ROOFING, INC.	1214 FAIRWAY DRIVE	ROOF REPAIR	\$ 132.00	\$ 9,345.00
7/9/26	26 - 130	RODOLFO E. POETER	GALLUP ROOFING, INC.	511 W. GREEN AVENUE	ROOF REPAIR	\$ 123.00	\$ 8,345.00
7/13/26	26 - 134	DAVID GUTIERREZ TRUSTEE	HOMEOWNER	711 E. LOGAN AVENUE	ROOF REPAIR	\$ 96.00	\$ 5,600.00
7/14/26	26 - 133	FAIRELYN C. WILLIAM	OM 2000 CONSTRUCTION INC.	1708 ESCALANTE ROAD	RESIDENTIAL ALTERATIONS	\$ 289.05	\$ 18,000.00
7/14/26	26 - 136	FELIX A. & ERLINDA MONTOYA	GALLUP ROOFING, INC.	203 W. LINCOLN AVENUE	ROOF REPAIR	\$ 105.00	\$ 6,761.00
7/16/26	26 - 138	JOAL A. & YAN LU GORTON	HOMEOWNER	3403 BOX CANYON AVENUE	FENCE / RETAINING WALL	\$ 32.00	\$ 600.00
7/16/26	26 - 139	EL RANCHO MOTEL, INC.	GALLUP ROOFING, INC.	1010 E. HISTORIC HIGHWAY 66	ROOF REPAIR	\$ 106.00	\$ 5,240.00
7/16/26	26 - 140	AMR - MED STAR	GALLUP ROOFING, INC.	425 N. SEVENTH STREET	ROOF REPAIR	\$ 348.50	\$ 36,000.00
7/16/26	26 - 141	TAIRA & TAIRA PTNS.	GALLUP ROOFING, INC.	927 W. AZTEC AVENUE	ROOF REPAIR	\$ 250.00	\$ 21,375.00
7/17/26	26 - 142	TICO R. & MARILYN CHARLEE	HOMEOWNER	304 ZIA COURT	FENCE / RETAINING WALL	\$ 60.00	\$ 2,000.00
7/21/26	26 - 146	DAVID A. SMITH	HOMEOWNER	1313 COUNTRY CLUB PLACE	ROOF REPAIR	\$ 132.00	\$ 9,500.00
7/23/26	25 - 167	BLUE BEACON OF USA	XLNT CONTRACTING LLC.	3410 W. HISTORIC HIGHWAY 66	COMMERCIAL ADDITIONS	\$ 3,186.23	\$ 500,000.00
7/23/26	26 - 147	TANNER'S INDIAN ARTS	MURPHY BUILDERS	237 W. COAL AVENUE	COMMERCIAL ALTERATIONS	\$ 234.25	\$ 12,000.00
7/28/26	25 - 196	HOZHO ACADEMY	MURPHY BUILDERS	515 PARK AVENUE	COMMERCIAL SITE PERMITS	\$ -	\$ -
7/28/26	26 - 145	GALLUP CHURCH OF CHRIST	GROUNDWORKS TEXAS, LLC.	1000 E. GREEN AVENUE	FOUNDATION ONLY - NO CHARGE	\$ -	\$ -
7/28/26	26 - 150	GEOFFREY & CAMILLE BIA	HOMEOWNER	1210 E. AZTEC AVENUE	ROOF REPAIR	\$ 78.00	\$ 4,000.00
7/31/26	26 - 148	ROUTE 66 DINER	DOMINGUEZ CONSTRUCTION INC.	2502 E. HISTORIC HIGHWAY 66	ROOF REPAIR	\$ 205.00	\$ 16,093.00
TOTALS:						\$ 5,446.03	\$ 657,859.00

1 RESIDENTIAL ADDITIONS / ALTERATIONS
2 COMMERCIAL ADDITIONS / ALTERATIONS
1 COMMERCIAL SITE PERMITS
11 ROOF REPAIR
2 FENCE / RETAINING WALL
1 FOUNDATION ONLY - NO CHARGE

18 TOTAL PERMITS