

**PLANNING AND ZONING COMMISSION
AGENDA****Wednesday, July 8th, 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 June 10th, 2026 Special Meeting Minutes**PUBLIC HEARINGS**

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.

ITEM TWO: Nomination and Appointment of the new Vice-Chairperson. **Item has been removed from agenda & 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

Open Floor

Adjourn

**Planning & Zoning Commission
Special Meeting
June 10th, 2026 Minutes
City Council Chambers**

The special 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 J. Cresto
Commissioner K. Spolar
Commissioner S. Ezzell

Upon roll call, the following were absent:

Chairman K. Wilson
Commissioner F. Pawlowski
Commissioner R. Eason

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 J. Cresto (No)
Commissioner K. Spolar (No)
Commissioner S. Ezzell (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 J. Cresto (No)
Commissioner K. Spolar (No)
Commissioner S. Ezzell (No)

Presented to the Chairman and Commissioners for their approval were the minutes of the May 13th, 2026 regular meeting. Commissioner Ezzell motioned for approval of the minutes as presented. Seconded by Commissioner Spolar. Motion Carried.

Upon roll call, the following votes were:

Commissioner S. Ezzell (Yes)
Commissioner K. Spolar (Yes)

Commissioner J. Cresto (Yes)
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 # 26-00600001: Request by Rick Bennett, RBA Architecture on behalf of David Dallago, A & D Real Estate, LLC, property owner, for the Rezoning of 0.688 acres M/L **FROM** Single-Family Residential Type A (SFR-A) **TO** Multi-Family Residential Medium (MFRM) Zone District. The property is generally located at a Vacant Lot Southwest of High Street and JM Montoya Blvd; more particularly described as Lots 9 thru 16, Block G, Ford Addition 1, 0.688 ACS M/L.

CB Strain began by explaining how 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, David Dallago, A & D Real Estate, 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. CB used the overhead projector to display the GIS Map showing that the property was currently zoned Single-Family Residential Type A (SFR-A) Zone District and contained eight (8) individual lots. CB stated that the property owner wished to rezone the properties from Single-Family Residential Type A (SFR-A) to Multi-Family Residential Medium (MFRM) to allow for development of a multi-family apartment complex. CB continued to state that 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. CB informed the Commission that a copy of Resolution No. R2022-13 was included in their agenda packet and marked as "Exhibit B" for their 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 was included in the Commission's agenda packet 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 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. It was unclear to staff which of the criteria the applicant believed they met. The applicant will have to clarify which of the criteria was being met and why during the public hearing this evening. CB read aloud the Zoning Map Amendment Criteria that he thought the property qualified under:

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 the request and copies of their comments were included in the Commission's agenda packets for review. **FINDINGS OF CONCLUSION:** CB stated that the findings of staff was 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 A (SFR-A) to Multi-Family Residential Medium (MFRM), for the property described, 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. RP2026-6 for a zoning map amendment from SFR-A Zone District to MFRM Zone District is approved for the properties described, the rezoned property shall be subject to compliance with the regulations of the Multi-Family Residential Medium (MRFM) Zone District. CB added how the request pretty much mirrored the same request they had on Mark Avenue previously; going from single-family to multi-family.

Chairman Long asked the Commissioners if they had any questions for staff. There were none.

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

Rick Bennett, RBA Architecture approached the podium and introduced himself as the agent for the property owner. Mr. Bennett thanked the staff for their assistance in processing the request. He agreed with the findings of staff whereas he thought it was a positive project and in a good location. Mr. Bennett stated that he was available to answer any questions.

Chairman Long asked the Commissioners if they had any questions for Mr. Bennett.

Commissioner Cresto asked how many units they were planning to build. Mr. Bennett responded twenty-one (21) units with three (3) levels; seven (7) on each level. He stated that they will have a mixture of one and two bedroom units.

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

Ralph Castaneda approached the podium and introduced himself as a longtime resident who lived in the area his entire life. He stated that the project was going to be his next-door neighbor. So, he had a lot of questions concerning the twenty-one (21) units being built next to two (2) residential homes that have been there for sixty (60) plus years. Mr. Castaneda stated that he had concerns about the

infrastructure. Currently, the utility pole that services the front house is located on Mr. Dallago's land. Mr. Castaneda wants to know what he's going to do with that. He also wants to understand what they're doing with the water line, because currently the water is fed from the corner of High Street and Maloney Avenue; it's a single pipe that runs from that corner to the two residential houses that him and his family own; what's going to happen with that? It was a big concern for Mr. Castaneda because if they're talking about ripping up everything, and the fact that they're putting twenty-one (21) units next to residential homes and the entire neighborhood was all single-family homes was a big concern for him. Mr. Castaneda voiced his concerns about how the apartment would affect their property values. Another big concern he had was privacy. If they want to build three (3) levels next to his house, his backyard would basically be open to anybody who wanted to look out their back window and look over the fence. Mr. Castaneda stated that he understands the need for housing, but in an area that has nothing but single-family homes, he didn't believe it was a good idea to put it into that location. He thanked the Commission for their time and was available to answer any questions.

Chairman Long asked Mr. Bennett if he wanted to address some of the questions asked.

Mr. Bennett approached the podium and stated that he wanted to clarify their position. First, he understood that it would be a change of density. And to do that, if the City allows, Mr. Bennett said he proposes to construct just to the west a CMU wall; it'll be as high as they can make it. He continued to state that they will not have any windows; they purposely put no glazing at all to the west. The apartment tenants will not look out their windows to the west; only to Maloney Avenue/Joseph Montoya Blvd. And again, knowing that they're next to single-family dwellings, they will work with the City on utilities. Mr. Bennett understood what they were doing to the infrastructure counted and they'll come back knowing that; what water and everything else they will need. He assured the public that they will follow the proper channels to go through engineering and look at the sewer, water, and power. Mr. Bennett stated that Dave (David Dallago) wants to be a good neighbor. And as a result, they've tried to keep this activity away from the adjoining neighbors. Mr. Bennett continued to state that High Street was a good break, Joseph Montoya and then Maloney. So, the wall will help in the area and they will install some trees and landscaping on that side as well. Mr. Bennett spoke with Mr. Castaneda about possibly installing another wall and having a ten-foot (10') landscape buffer. He reiterated how there will not be any windows to the west of the structure and no balconies on the west side of the structure. All the balconies will be facing Joseph Montoya/Maloney.

Chairman Long stated that a lot of the permitting issues with the utilities will be taken up at the time of the building permit. So, they'll have to comply with the City's regulations. Chairman Long emphasized how this evening the Commission was only addressing the zoning; not the utility issues. After the rezone, the next step would be to submit a contractor's application where the city's electric, water, wastewater, and other departments will review and discuss the project to ensure all their requirements are satisfied. But as far as the zoning portion goes, that's the approval being requested this evening. And there would be no City Council approval; the Commission has final decision-making authority on that.

Debbie Garcia approached the podium and introduced herself. She stated that her mom owns property on the other side of the street on the JM Montoya side. Ms. Garcia voiced her concerns about looking

out the window at an apartment complex building, and wondered what it would do to their property taxes.

Chairman Long asked CB what was the maximum number of units that could be built in a multi-family medium density zone district. CB stated that it was based on the available land, and they also have to consider that they have to provide off-street parking and a recreation area too. So that takes up space as well. CB added that if they could fit all that on that piece of property and still meet the minimum parking, landscaping, and recreational space requirements they would be good. In addition, they would have to meet the City's maximum story heights, which was three (3) stories. CB explained that when you're looking at zoning and trying to decide if it's spot zoning; spot zoning is illegal only if it solely benefits the property owner. If the proposed zone change would only benefit the property owner, then that would be an illegal action. In this case, CB stated that they're providing a service to the community; they're providing housing and that's what they need to look at. He spoke about how there was a housing shortage whereas in this case they're not violating any spot zoning issues. In this case, staff believed the way he interpreted the laws was that because the property owner was doing a service to the community, they would be okay.

Chairman Long asked CB if this type of development could be handled with a conditional use permit instead of a zone change. CB responded no; it would have to be a zone change because they can't allow uses through a conditional use; only through the zone district that they're permitted in.

Commissioner Ezzell referenced the GTF Comments on page 1-10 regarding NMDOT's comments. CB explained how there were conflicts with the New Mexico Department of Transportation (NMDOT) because they try and push what they want to the City to make them require. It's actually a state requirement. If the state wants a traffic impact analysis (TIA) or anything like that, they're going to have to request that at the permit process. CB stated how the state needs to require it because that requirement was not in the city regulations. If it's something that could create a hazard, the Public Works Department could look at it. CB reminded the Commission how JM Montoya/Maloney was a state right-of-way whereas it's pretty much NMDOT's territory.

Commissioner Cresto stated that it looked like the traffic would be dumped onto North High Street and was concerned about excessive vehicles exiting from there. CB reiterated how JM Montoya/Maloney was a state right-of-way. But NMDOT would look at the flow of traffic from the project site and impose any state requirements. CB added how the City hasn't seen any concrete set of final plans yet, but it will impact the main corridor in that area. He's assuming that NMDOT will ask for the amount of traffic generated by the use, however it will be NMDOT's requirement; not the City.

Ms. Garcia approached the podium again and stated that she assumed all the residential parking would be contained within the lot, however she wondered where the visitor parking would be located. She's concerned because High Street could get congested and there was already a heavy flow of traffic on JM Montoya/Maloney. Ms. Garcia was concerned because people come off that hill driving crazy.

Chairman Long stated that the Land Development Standards for apartment complexes, has to provide enough parking for tenants and visitors whereas there's a formula that they go by per unit. He stated

that they have to supply so many, and that's supposed to cover all residents and any visitors that may show up. Chairman Long stated that they cannot guarantee that there might an overflow; the city just requires the minimum and that's all they can do.

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 2026-00600001. Commissioner Ezzell motioned for approval of Item One. Seconded by Commissioner Cresto. Motion Carried.

Upon roll call, the following votes were:

Commissioner S. Ezzell (Yes)
Commissioner J. Cresto (Yes)
Commissioner K. Spolar (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: CASE # 26-00300001: Request by Matthew Draeger, Newmark Mountain West on behalf of Spencer V. Jones, Hillcrest Enterprises, LLC, property owner, for Final Plat approval of a Minor Subdivision; William Boardman No. 1 Subdivision Being a Replat of Lots 1 through 10, Block 2, Lots 4 through 20, Block 3, and Lots 1 through 5, Block 4, of the William Boardman No. 1 Subdivision. Also requesting for the City of Gallup to vacate street and alley right-of-way's. The properties are located at 2410 through 2414 E. Aztec Avenue; subdivision contains 7.8990 acres M/L. This item will go before the City Council for final approval on June 23, 2026.

CB stated that there was a combined total of thirty-two (32) lots at the subdivision location. Spencer V. Jones, Hillcrest Enterprises, LLC, property owner, wants to replat said properties from thirty-two (32) lots to one (1) lot thereby reducing the number of lots for the purpose of selling said property. The properties lie within the Mobile Home Park (MHP) Zone District and currently contains an existing mobile home park. CB stated that the proposed replat complies with the minimum dimensional requirements for the MHP Zone District per Table 10-2-13 "MHP District Dimensional Standards". The site is fully serviced with utility infrastructure. CB explained how generally when a subdivision reduces the number of lots, it would be classified as an administrative subdivision and handled administratively without the need for a public hearing. However, the subdivision presented this evening, involves two (2) street rights-of-way and one (1) alley right-of-way that's no longer needed as part of the subdivision and as such were being proposed to be vacated as part of the subdivision process. CB stated that the fact that street and alley right-of-way's were being vacated necessitates the need for two (2) public hearings. The Planning and Zoning Commission will review the proposed replat

and give recommendation to the Gallup City Council for vacation of the above referenced rights-of-way. The City Council will then take the recommendation of the Commission and take action to vacate said rights-of-way or leave them in place. CB reminded the Commission how the City Council has the final authority relating to vacating public rights-of-way of any kind. Copies of the City of Gallup Task Force comments were included in the Commission's agenda packets for their review. CB stated that it was the findings of staff that the proposed subdivision complied with the City of Gallup Subdivision Regulations for a minor subdivision including all dimensional requirements for the Mobile Home Park (MHP) Zone District. The applicant has submitted the required information and has paid all fees necessary in order to testify before the Planning and Zoning Commission. CB continued to state that the decision now falls upon the Gallup Planning and Zoning Commission to approve or deny said subdivision based on information submitted, evidence presented and testimony heard. The Planning and Zoning Commission shall also provide a recommendation to the Gallup City Council for vacation of the public right-of-way's identified on the subdivision plat. If approved the subdivision request will go before the Gallup City Council at their regular meeting scheduled for June 23, 2026 for final approval to vacate the referenced rights-of-way. CB used the overhead projector to display the final plat (Page 2-4). He mentioned how the plat barely made it before the Commission being that there were small issues that needed to be corrected. CB emphasized how everything that's required on the plat, is on the plat. He wanted to inform the Commission that the reason for the special meeting this evening is due to newspaper advertisement issues. CB spoke about how Gallup only has one local newspaper and they only publish once a week. When staff submitted the legal notice, it wouldn't meet the minimum amount of days so they had to publish as a special meeting to be in compliance.

Chairman Long asked the Commissioners if they had any questions for staff. There were none.

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

Matthew Draeger approached the podium and introduced himself as the agent for the property owner. He thanked the Planning & Development Department for working with him to get the subdivision completed. Mr. Draeger spoke about how difficult it was to work through it with the surveyors and next time he will use DePauli's Engineering. He stated that the purpose of the subdivision was to clean up the old plats to match what was currently there and to comply with the zoning requirements. Mr. Draeger stated that the plat was all ready to go and requested the Commission's approval.

Chairman Long asked the Commissioners if they had any questions for Mr. Draeger.

Commissioner Cresto asked if they were getting rid of the fifty-foot (50') right-of-way, but retaining a public utility easement. Mr. Draeger responded yes. Commissioner Cresto asked how much they were reducing that area. Mr. Draeger stated that he was unsure on the exact square footage, but that the gas utility easement would be at the center line of the street. And then they'll see flowing from the east wall to where it slopes down a little bit as it goes west. He continued to state that it will be an underground utility towards the bottom, which will be for electric poles where those easements are actually going to be doubled. Now they're ten feet (10'), but will go to twenty feet (20').

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

Matthew Jensen approached the podium and stated that he wasn't really against the item, but wanted some clarification. He introduced himself and stated that he and his wife own the property to the northeast corner where the old fire station was located; Lots 1-3, Block 4. Mr. Jensen wanted to know exactly where the alley was being vacated because his property was immediately adjacent and to the north of that alley. CB and Mr. Jensen used the overhead projector to point to the area he was talking about on the plat. Mr. Jensen spoke about how they got red tagged on a on a ten-foot (10') violation where they were trying to put a storage container in the back. However, a lot of those trailers at the Hillcrest Mobile Home Park are on the west property line and even part of their building. Mr. Jensen wondered where the exact property line was located and wanted to know if they should apply for a variance to handle the situation. CB stated that if they looked anywhere in any city, any neighborhood, they'll find non-compliant structures; that's just the way it was. Things that have been there for several years, things that were there before the regulations were in place, things that were built illegally, cities are going to have those non-conforming uses and structures. CB said that it didn't mean they get relief from anything new that goes in there, anything new that goes in there has to comply with the current standard. CB informed Mr. Jensen that they wouldn't qualify for a variance; they have to comply with the ten-foot (10') setback and the ten-foot (10') separation requirements. CB was unclear if he was talking about the 10' setback from the property line or 10' from the structure. He said for accessory structures it would actually be five feet (5') from the property line. Either way CB stated that the size of the storage container they wanted would not fit to meet the city standards whereas it would not be allowed. Chairman Long asked how the setback rule worked for mobile homes. CB stated that in the Land Development Standards it states basically the same setbacks, but for a mobile home park. Everything within the boundaries of that park is all private; spaces, streets, and utilities are private. He continued to state that the City doesn't maintain anything in there, but the spaces themselves still have to meet setbacks between neighbors for fire safety and things like that. The Land Development Standards lays out all the setback and separation requirements for the MHP Zone District whereas he believes it's between 10' and 25'. CB stated he can guarantee the good majority of those trailers at Hillcrest do not meet the required setbacks whereas they're non-conforming structures. Chairman Long asked CB if they could do something about it or do they just allow it to stay with the subdivision. CB stated no, the subdivision wouldn't trigger the City to go in there and tell them to move the trailers, it would have to be like a rearranging of the park, or if they're going to move out a bunch of trailers and put them back in, or something like that. Mr. Jensen spoke about how he didn't think their building was conforming and was unaware of the setbacks. He spoke about a fence running right along the east corner and he was unsure if their building was maybe about three feet (3') away from it. He believes the fence is where the property line is because they had it surveyed. Mr. Jensen stated that since they're non-conforming what was the consequence. CB stated that they were good; there's no consequence. CB explained that the way the non-conforming laws work is if it was in place legally when it was built, it could remain for eternity so long as it's not modified or demolished. However, if it goes away, anything new that goes back has to comply with the current standards, setbacks, etc. CB reiterated how Mr. Jensen's property was okay and the City wouldn't require them to do anything with the non-conformance.

Mr. Jensen stated that he had a question for Mr. Draeger and his client. He stated that there was a trailer that runs east-west (space #5) and it's pushing against their fence. Mr. Jensen stated that it wasn't a big

deal, but at some point, they would need to replace the fence because it's falling down and getting pushed over. The overhead projector was used to display the GIS Map showing the aerial imagery where the fence and trailer was located; immediately west of Mr. Jensen's building. Mr. Draeger and Mr. Jensen were discussing this on the side while the meeting continued.

Stephanie Rodriguez approached the podium and asked if the City vacates the alleyway, will the subdivision take it over or does it get split down the middle and divided between the two owners. CB stated that typically when you vacate right-of-way's, half gets deeded one way, and half gets deeded the other way. Staff has to look and see if there's any existing structures or anything in there, but that was something staff needed to work on and figure out for this subdivision. CB informed Mrs. Rodriguez that they would probably end up getting half of that alley; probably ten feet (10'). Mrs. Rodriguez asked about the areas being vacated with this plat. CB stated back in 1961 the subdivision dedicated two (2) streets, Hillcrest Street and Wade Circle and a twenty-foot (20') alley, which will all be vacated with this plat. Apparently, there was a different plan from what actually went in that property whereas CB was unsure what actually happened. Today the current property owner is trying to clean up the property lines and it was also the perfect opportunity to vacated the right-of-way's not in use.

Stephanie Rodriguez apologized for not first introducing herself as owning the property with her husband, Mr. Jensen. She noticed that in the GTF Comments it was noting how the plat and GIS Map did not match up, she wondered if that was resolved. CB stated that everything was resolved and the City was good with the plat. Mrs. Rodriguez again asked CB, if the action tonight would affect their property. CB stated no; it will not affect their property in any way whatsoever. The property owners thanked the Commission and CB for answering their questions.

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

Chairman Long stated that he had a general comment for Mr. Draeger. If and when those several trailers get moved, they need to probably start complying and making sure the setback requirements are adequate because there are several on those lots that are pretty tight. So, whenever old trailer parks like this start getting updated, they don't plan halfway. Mr. Draeger agreed and will make a note of all the concerns this evening.

Chairman Long stated that the hearing was closed.

Motion to approve or deny the request for Case Number 2026-00300001. Commissioner Cresto motioned for approval of Item Two. Seconded by Commissioner Ezzell. Motion Carried.

Upon roll call, the following votes were:

Commissioner J. Cresto (Yes)
Commissioner S. Ezzell (Yes)
Commissioner K. Spolar (Yes)
Chairman M. Long (Yes)

The item will go before the City Council on June 23, 2026 for final approval of the vacated street and alley right-of-way's. The Planning and Zoning Commission approved the subdivision whereas the City Council would be approving the vacations.

INFORMATION ITEMS

ITEM THREE: City Council Actions Taken

ITEM FOUR: May 2026 Building Permit Activity Report

OPEN FLOOR:

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

Chairman Long wanted to acknowledge Kent Wilson for his many years of service to the Commission. He would like to do a simple thank you gesture from the Commission because Mr. Wilson is going through some health issues. The Commission and staff agreed.

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

Upon roll call, the following votes were:

Commissioner J. Cresto (Yes)
Commissioner K. Spolar (Yes)
Commissioner S. Ezzell (Yes)
Chairman M. Long (Yes)

Commission Adjourned at 6:48 p.m.

PLANNING & ZONING COMMISSION

KENT WILSON, CHAIRMAN

ATTEST:

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

July 2, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Case No. REZ2026-00600002: Resolution No. RP2026-7, request by Gallup Land Partners, property owner, for a zoning map amendment to change the zoning designation from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District for certain described real property.

BACKGROUND

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 General Commercial (GC) Zone District for certain real property as described by metes and bounds description. The purpose of this zoning map amendment is to clean up properties that contain two different zoning designations caused by a recent administrative subdivision, and to zone an existing lot to be consistent with adjacent properties.

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 properties are currently zoned Rural Holding Zone (RHZ) Zone District. The Rural Holding Zone is a holding zone that does not allow for development until said land is 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. These portions are the ones being rezoned to match the zoning designations of the larger lots that incorporated the smaller

portions. This would bring these properties into compliance with the city's zoning regulations. Furthermore, an existing smaller lot to the north is being rezoned from RHZ to GC in order to be consistent with the existing zoning designation of the adjacent property.

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-i 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. It is unclear to staff which of the criteria the applicant believes are being met. The applicant will have to clarify which of the criteria is being met and why during the public hearing.

Staff believes the following criteria are appropriate for the proposed zoning map amendment:

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.

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 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.

RESOLUTION NO. RP2026-7

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

WHEREAS, 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 General Commercial (GC) Zone District for certain real property described as follows:

A PARCEL OF LAND LYING WITHIN SECTION 21, T15N, R18W, N.M.P.M., MCKINLEY COUNTY, NEW MEXICO AND SOUTHWEST ANNEXATION, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME AS SHOWN ON THE ANNEXATION RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON JANUARY 21, 1993, CABINET "C", FOLIO - 184, BEING FURTHER DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 21, THENCE S83°57'27"W, 529.37' TO THE REAL POINT OF BEGINNING.

THENCE N89°09'03"W, 474.75' TO A POINT;

THENCE N00°50'57"E, 347.75' TO A POINT;

THENCE S89°09'59"E, 474.16' TO A POINT;

THENCE S00°45'09"W, 347.88' TO THE REAL POINT OF BEGINNING.

CONTAINING 3.7884 ACRES

AND

A PARCEL OF LAND LYING WITHIN SECTION 21, T15N, R18W, N.M.P.M., MCKINLEY COUNTY, NEW MEXICO AND GALLUP SOUTHWEST ANNEXATION, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME AS SHOWN ON THE PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON JANUARY 21, 1993, CABINET "C", FOLIO - 184, BEING FURTHER DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 21, THENCE N05°26'13"E, 1859.12' TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NM 602, NM PROJECT No. RS-S-1300(14) AND BEING THE REAL POINT OF BEGINNING.

THENCE N39°06'51"W, ALONG SAID EAST RIGHT-OF-WAY LINE, 53.90' TO A POINT;

THENCE N65°43'57"W, 112.27' TO A POINT;

THENCE N39°06'28"W, 49.67' TO A POINT;

THENCE N00°14'42"E, LEAVING SAID EAST RIGHT-OF-WAY LINE, 1629.03' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE N00°14'42"E, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, 80.45' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PARK AVENUE'

THENCE N00°14'42"E, LEAVING SAID NORTH RIGHT-OF-WAY LINE, 128.85' TO A POINT;

THENCE S89°55'07"E, 366.16' TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OLD ZUNI ROAD;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 960.00', LENGTH OF 140.72', DELTA OF 08°23'54", CHORD DIMENSIONS OF S11°29'22"W, 140.59' TO A POINT OF TANGENT;

THENCE S07°17'24"W, 26.75' TO A POINT ON THE NORTH RIGHT-OF-WAY OF PARK AVENUE;

THENCE S07°17'24"W, LEAVING SAID NORTH RIGHT-OF-WAY LINE, 80.07' TO POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE S07°17'24"W, 108.03' TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OLD ZUNI ROAD;

THENCE N89°55'36"W, LEAVING SAID WEST RIGHT-OF-WAY LINE, 127.43' TO A POINT;

THENCE S00°50'18"W, 1613.80' TO THE REAL POINT OF BEGINNING.

CONTAINING 8.9973 ACRES.

WHEREAS, a change in zone designation is being requested in order to bring existing portions of properties into compliance with current zoning regulations and make these properties consistent with the existing zoning designation of existing properties; 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 General Commercial (GC) 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. 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; 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 #REZ2026-00600002, for a change in zoning designation from Rural Holding Zone (RHZ) Zone District to General Commercial (GC) Zone District for certain real property as described above is hereby [] granted [] denied.
2. The rezone if approved is subject to compliance with the regulations of the General Commercial (GC) Zone District.
3. The rezone pertains only to the properties described herein.

PASSED, ADOPTED AND APPROVED THIS 8TH DAY OF JULY 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
 Address: 5662 W. Clubhouse Dr. City: Hurricane State: UT Zip Code: 84737
 Telephone: 520 982-1625 Fax: _____

APPLICANT INFORMATION:

Name: Christopher Thomas
 Address: 285 S Boardman, Suite A City: Gallup State: NM Zip Code: 87301
 Telephone: 520 982-1625 Fax: _____

THREE VACANT LOTS
 SITE ADDRESS: PARK AVE & NM 602 LEGAL DESCRIPTION: Lot: _____ Block: _____ Subdivision: _____
 Other (if not lot and block): SEE ATTACHED PROPERTY CARDS WITH LEGAL DESCRIPTIONS
 TOTAL SITE ACREAGE: 3.7884 Acs DESCRIPTION OF REQUESTED USE: General commercial development consistent with surrounding GC-zoned parcels. _____

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

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

REASON(S) FOR THE REQUESTED CHANGE: _____

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

Gallup Land Partners
 Print Property Owner's Name

 Print Applicant's Name

[Signature]
 Signature
CHRISTOPHER THOMAS.
 Signature

Jun 23, 2026
 Date
JUNE 26/2026.
 Date

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

Pre-App. Confr. _____ Application & Fee Accepted by: [Signature]
 Fee Paid: \$ 425.00 Method of Payment: Credit Card
 Hearing Date: 7/8/26 Case #: 26-00600002

RECEIVED

JUN 26 2026

CITY OF GALLUP
 PLANNING & DEVELOPMENT
 BY: MB TIME: 10:40AM



received
6-23-26 NP

Gallup Land Partners, LLC
Statement in Support of Rezoning Application

Gallup Land Partners, LLC ("GLP") respectfully requests the rezoning of approximately **3.7884 acres** being conveyed to Hozho Academy and approximately **7.40 acres (more or less)** located along Park Avenue and NM 602 from **Residential Holding Zone (RHZ)** to **General Commercial (GC)**.

This request satisfies the applicable rezoning criteria for the following reasons:

1. **Consistency with the Comprehensive Plan and Existing Development Patterns.** The subject properties are adjacent to and surrounded by areas that are already developed or zoned for commercial and institutional uses. The proposed GC zoning is consistent with the established development pattern of the corridor and supports the orderly growth and development envisioned by the City's planning documents.
2. **Compatibility with Surrounding Uses.** The proposed rezoning will create zoning districts that are compatible with neighboring commercial, institutional, and transportation-oriented uses. The rezoning will eliminate isolated RHZ remnants that no longer reflect the character or intended use of these properties.
3. **Correction of Existing Zoning Boundaries.** The subject parcels represent small, irregular strips and remnants of RHZ zoning that are effectively surrounded by GC-zoned property and commercial development. Rezoning these areas to GC will establish logical and cohesive zoning boundaries and remove split-zoning conditions that unnecessarily complicate future development and property administration.
4. **Promotion of Public Health, Safety, and Welfare.** The proposed rezoning facilitates the efficient use of land, supports economic development opportunities, and promotes orderly planning and development within the City of Gallup without adversely affecting surrounding properties or public infrastructure.

For these reasons, GLP respectfully requests approval of the proposed rezoning from RHZ to GC.

Gallup Land Partners, LLC

By: Jake Bracken (Jun 23, 2026 13:59:48 MDT)

Jake Bracken

Chief Executive Officer

Date: Jun 23, 2026

**TRANSFER TRACT DESCRIPTION FROM GALLUP LAND PARTNERS, LLC TO EAF HOZHO
FACILITIES, LLC**

A PARCEL OF LAND LYING WITHIN SECTION 21, T15N, R18W, N.M.P.M., MCKINLEY COUNTY, NEW MEXICO AND SOUTHWEST ANNEXATION, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME AS SHOWN ON THE ANNEXATION RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON JANUARY 21, 1993, CABINET "C", FOLIO - 184, BEING FURTHER DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

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CONTAINING 3.7884 ACRES

RECEIVED 06.23.2026
NL

A PARCEL OF LAND LYING WITHIN SECTION 21, T15N, R18W, N.M.P.M., MCKINLEY COUNTY, NEW MEXICO AND GALLUP SOUTHWEST ANNEXATION, MCKINLEY COUNTY, NEW MEXICO, AS THE SAME AS SHOWN ON THE PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON JANUARY 21, 1993, CABINET "C", FOLIO - 184, BEING FURTHER DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

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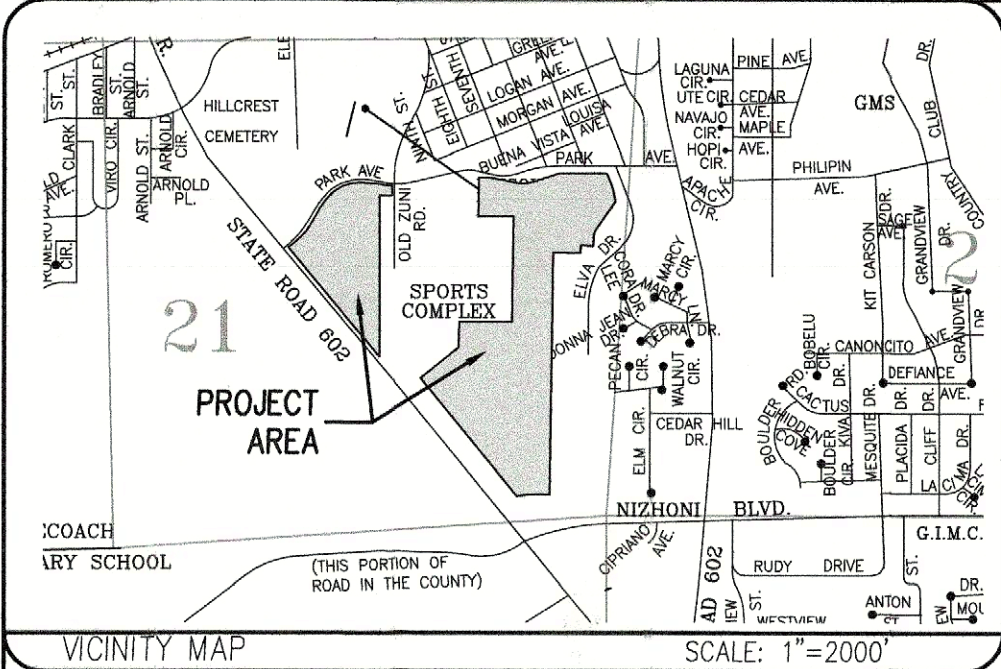
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CONTAINING 8.9973 ACRES.

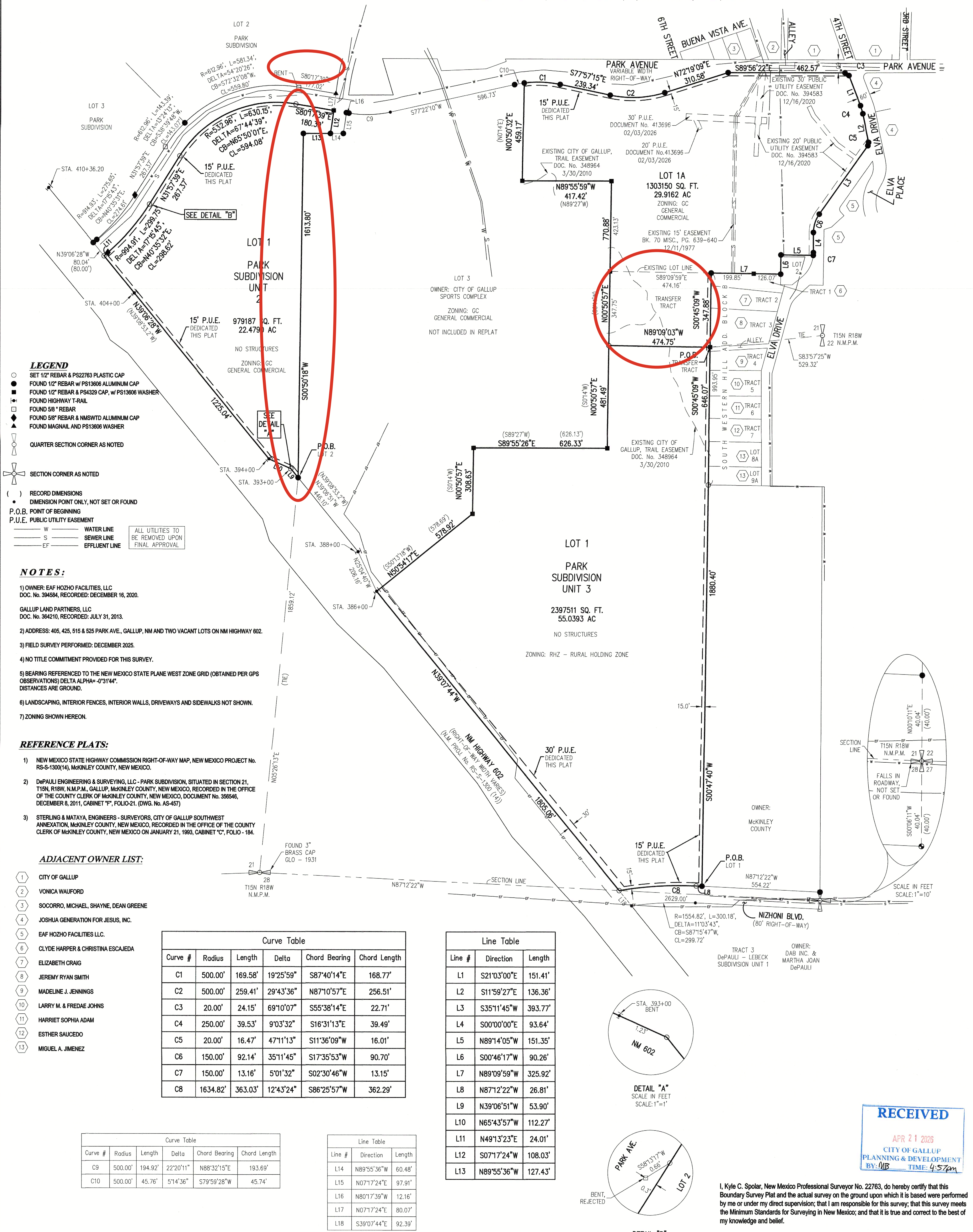


PARK SUBDIVISION UNIT 2, LYING WITHIN SECTION 21, T15N, R18W, N.M.P.M.,
A PARCEL OF LAND LYING WITHIN SECTION 21, T15N, R18W, N.M.P.M., MCKINLEY COUNTY, NEW MEXICO AND GALLUP SOUTHWEST ANNEXATION, MCKINLEY COUNTY, NEW MEXICO, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON JANUARY 21, 1995, CABINET "C", FOLIO-184.

AND
PARK SUBDIVISION UNIT 3, LYING WITHIN SECTION 21, T15N, R18W, N.M.P.M.,
A PARCEL OF LAND LYING WITHIN SECTION 21, T15N, R18W, N.M.P.M., MCKINLEY COUNTY, NEW MEXICO AND GALLUP SOUTHWEST ANNEXATION, MCKINLEY COUNTY, NEW MEXICO, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON JANUARY 21, 1995, CABINET "C", FOLIO-184.

AND
REPLAT No.1 OF LOT 1 OF BERNARD T. ESPELAGE ADDITION WITHIN SECTION 21, T15N, R18W, N.M.P.M.,

AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION DATED JUNE 12, 1954, UNKNOWN FILING IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO, AND LOTS 1-6, AND A PORTION OF LOT 6, BLOCK G, FIRST UNIT OF BURKE-GEORGE HEIGHTS, AN ADDITION TO THE TOWN OF GALLUP, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON JULY 8, 1950, AND LOT 6, BLOCK F; REPLAT OF BLOCKS F, H & J IN THE FIRST UNIT OF BURKE-GEORGE HEIGHTS ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID REPLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON AUGUST 15, 1968, AND CITY TANK SITE PARCEL DESCRIBED AS A TRACT KNOWN AS THE SOUTHWESTERN HILL RESERVOIR SITE WITHIN SECTION 21, T15N, R18W, N.M.P.M.; CONTAINING 0.64 ACRES +/-, AS THE SAME ARE SHOWN AND DESIGNATED ON THE SURVEY OF SAID PARCEL FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON JUNE 13, 2003, BK. 20 COMP., PG. 5612, AND SPORTS COMPLEX PARCEL 56.691 ACRES +/-, NORTH OF STATE ROAD 602 (F.K.A. HWY. 32 BYPASS), AS THE SAME IS DESCRIBED IN BK. 3 COMP., PG. 1912-1915, MAY 2, 1991, TOGETHER WITH A 4.027 ACRES +/- PARCEL, A PORTION OF BERNARD T. ESPELAGE ADDITION WITHIN SECTION 21, T15N, R18W, N.M.P.M. AS THE SAME IS DESCRIBED IN BK. 3 COMP., PG. 1916, MAY 2, 1991, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON DECEMBER 16, 2020, DOCUMENT NO. 394583, CABINET F, FOLIO-50.



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

FINAL PLAT

Drawing No: AS-574B2
Date: APRIL 13, 2026
Drawn By: MSK
Checked By: KCS

Scale in feet: 1"=200'
200 100 0 200
1"=200'

Sheet: 1
of: 2

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.

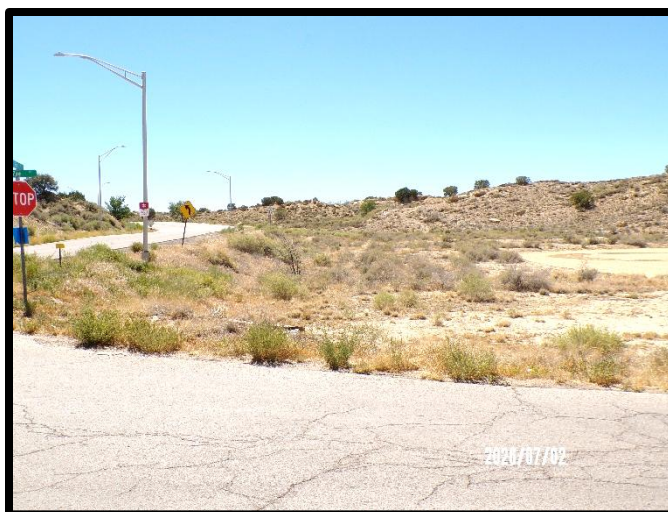
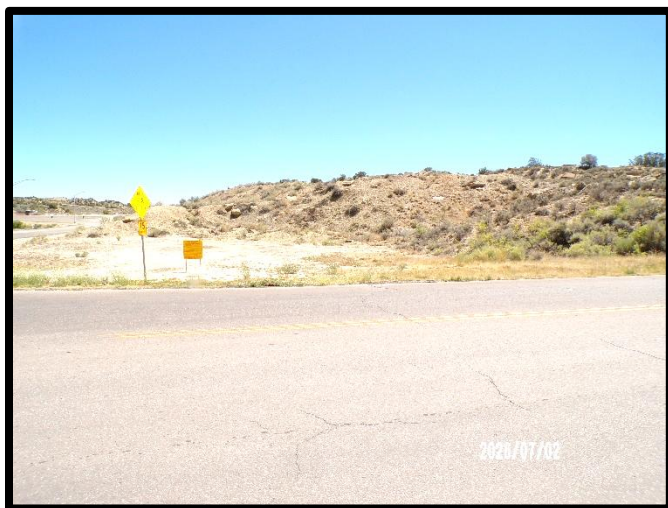
AERIAL IMAGERY



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SITE PHOTOS



June 29, 2026

MEMORANDUM

TO: GALLUP TASK FORCE

- 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
- 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 #: REZ2026-00600002
PROJECT NAME: Rezone 12.7857 acres M/L from Rural Holding Zone (RHZ) to General Commercial (GC) Zone District.
PROPERTY OWNER: Gallup Land Partners, LLC AGENT: Christopher Thomas
PROJECT LOCATION: 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 / Portions of a Tract of Land Lying in Sec. 21 T15N R18W, N. of Bypass Hwy. 32, Cont. 106.23 Acres M/L; Portion of Lot 2, Park Subdivision.
DESCRIPTION: REZONE The applicants are requesting the three (3) portions described above be granted a zone change from Rural Holding Zone (RHZ) to General Commercial (GC) Zone District. The reason for the rezone is so the property owner can transfer 3.7884 acres to Hozho Academy. The owner simultaneously has a subdivision plat going through the GTF Review process where they're creating new lots to reflect the donated 3.7884 acres. Reference Administrative Subdivision Case# 2026-00400001. The additional rezone of 8.9973 acres included in the applicant's request are to clean up the area for inconsistent zoning that needs to be corrected. 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 1, 2026 @ 3 P.M.

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Rezone is necessary in order to bring platted lots into compliance with the current zoning regulations.

P2.) Ok to proceed to public hearing.

PUBLIC WORKS COMMENTS: 1. Public Works has no issues with the rezone.
2. Any requirements from Public Works will be addressed when any development takes place on the mentioned lots.

WATER DEPARTMENT COMMENTS: Water Department has no issues with rezones. Water Service requirements will be addressed during any future site development as a part of the building permit process.

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 rezones. Electric service requirements will be addressed during site development as part of the building permit process.

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

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

CENTURYLINK COMMENTS: *No comments submitted by the given deadline. For more information, please contact:
Laurence Joe, Engineer II
Phone: (505) 325-2311
Email: laurence.joe@lumen.com*

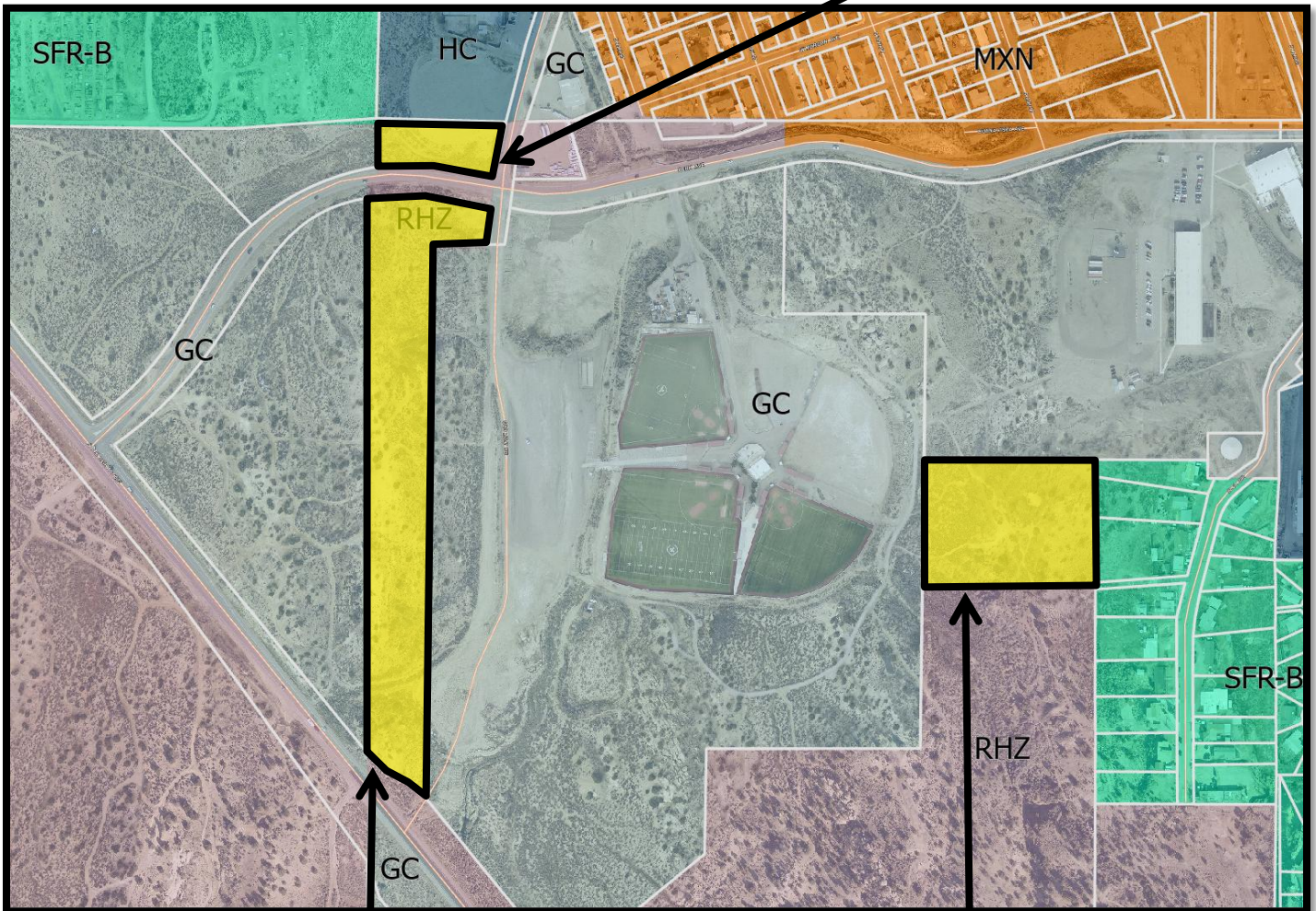
NM GAS COMPANY WILL NOT BE SUBMITTING COMMENTS BEING THAT THEY DO NOT NEED TO REVIEW A REZONE REQUEST.

COMCAST COMMENTS: Comcast has no conflicts with this application.

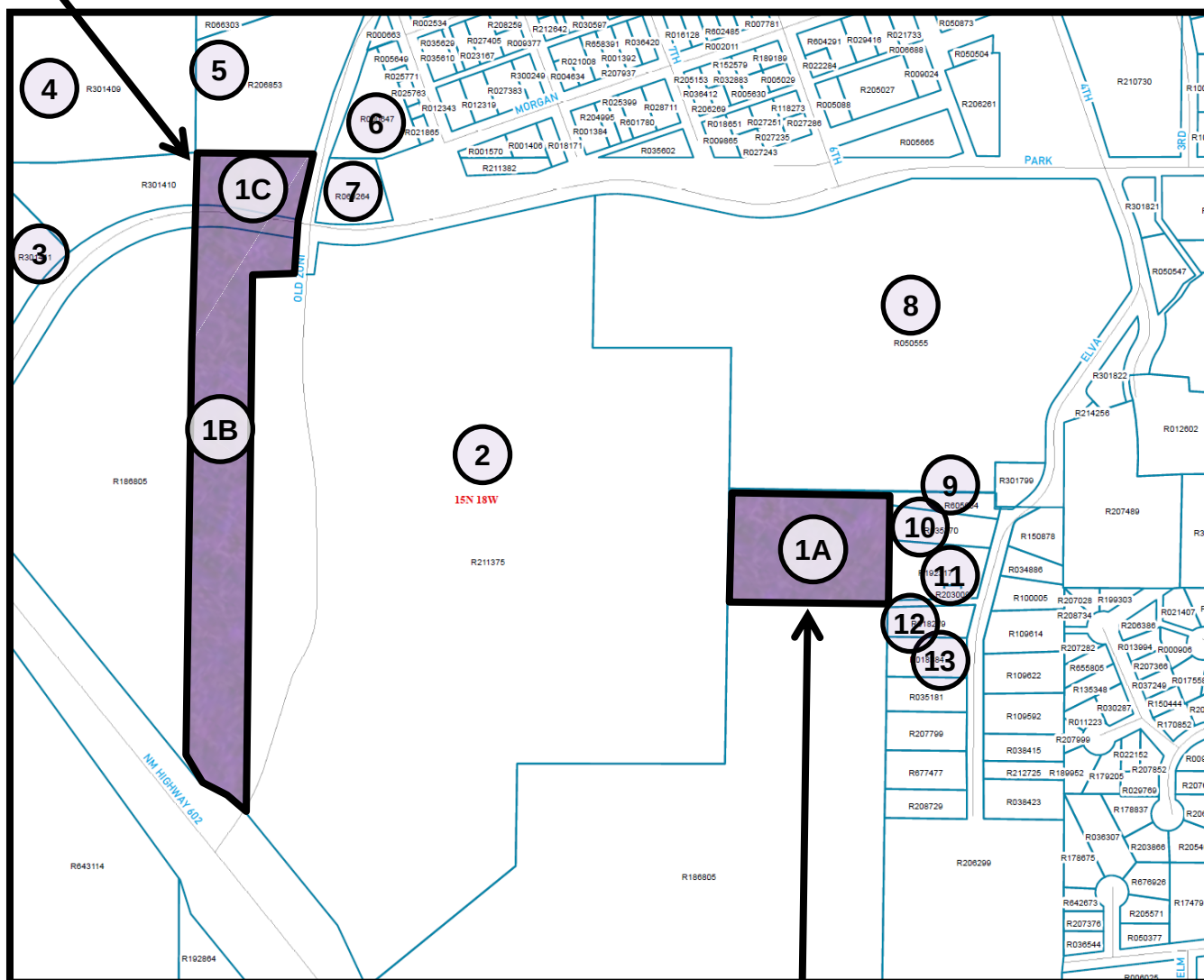
NM DEPT. OF TRANSPORTATION COMMENTS: The NMDOT has no concerns with the proposed re-zoning. Applicant needs to be aware that property frontage along a state highway does not guarantee future direct highway access. IF a at any future point in time the applicant wishes direct access to the state highway system, such must first be discussed with and approved by the NMDOT.

Request by Gallup Land Partners, LLC, property owner, for the Rezoning 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.

AREA MAP



PROPERTY MAP



Letters sent 06/29/2026

Request by Gallup Land Partners, LLC, property owner, for the Rezoning 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.

ADDRESS LIST

- | | | | |
|-----|---|----|--|
| 1A. | GALLUP LAND PARTNERS,
LLC
5662 W. CLUBHOUSE DR.
HURRICANE, UT 84737
A TRACT OF LAND LYING IN
SEC. 21 T15N R18W, N. OF
BYPASS HWY. 32, CONT.
106.23 ACRES M/L
R186805 | | SECTION 21, T15N R18W,
CONT. 57.9679 ACS M/L.
R211375 |
| 1B. | A TRACT OF LAND LYING IN
SEC. 21 T15N R18W, N. OF
BYPASS HWY. 32, CONT.
106.23 ACRES M/L
R186805 | 4. | LOT 1, PARK SUBDIVISION,
40.04 ACRES M/L HILL CREST
CEMETERY.
R301409 |
| 1C. | LOT 2, PARK SUBDIVISION
R301410 | 5. | LOT 1, RED ROCK
RECREATION ADDITION, 4.345
ACRES M/L
R206853 |
| 2. | CITY OF GALLUP
PO BOX 1270
GALLUP, NM 87305-1270
LOT 3, REPLAT NO. 1 OF
BERNARD T. ESPELAGE
ADDITION WITHIN SECTION 21
T15N R18W AND LOTS 1-5 AND
A PORTION OF LOT 6, BLOCK
G, FIRST UNIT OF BURKE-
GEORGE HEIGHTS, AND LOT
6, BLOCK F; REPLAT OF
BLOCK F, H, AND J IN THE
FIRST UNIT OF BURKE-
GEORGE HEIGHTS ADDITION
AND CITY TANK SITE PARCEL
DESCRIBED AS A TRACT
KNOWN AS THE
SOUTHWESTERN HILL
RESERVOIR SITE WITHIN | 3. | DESERTWIND HOLDINGS IV,
LLC
1180 RANCHO ROAD
GALLUP, NM 87301
LOT 3, PARK SUBDIVISION, 11
ACRES M/L.
R301411 |
| | | 6. | ORIN D. & SHANNON R.
SOWERS
PO BOX 2933
GALLUP, NM 87305
BLOCK 10 LOTS 3 THRU 10,
LESS & EXCEPT THE E. 64' OF
LOTS 3 & 4 AND THE E. 40' OF
LOTS 5 THRU 10, ALSO A
PARCEL OF LAND ADJACENT
TO BLOCK 10 AND BOUNDED
ON THE W. BY THE OLD ZUNI
RD. IN C.F. VOGEL ADDN.
WITHIN SEC. 21 T15 R18
CONT. 1.296 ACRES M/L
R000647 |

- | | |
|--|---|
| <p>7. WILLIAMS ENERGY COMPANY
C/O: ONE LIBERTY PLAZA
ONE LIBERTY PLAZA
LIBERTY, MO 64068-0000
A TRACT OF LAND IN THE NE
¼ OF SECTION 21 T15N R18W,
ADJACENT BLOCK 10, VOGEL
ADDITION, .4 ACS M/L
LOCATION 605
R069264</p> | <p>R035270</p> |
| <p>8. EAF HOZHO FACILITIES, LLC
5100 MASTHEAD STREET NE
ALBUQUERQUE, NM 87109
LOT 1, REPLAT NO. 1 OF
BERNARD T. ESPELAGE
ADDITION WITHIN SECTION 21
T15N R18W AND LOTS 1-5 AND
A PORTION OF LOT 6, BLOCK
G, FIRST UNIT OF BURKE-
GEORGE HEIGHTS, AND LOT
6, BLOCK F; REPLAT OF
BLOCK F, H, AND J IN THE
FIRST UNIT OF BURKE-
GEORGE HEIGHTS ADDITION
AND CITY TANK SITE PARCEL
DESCRIBED AS A TRACT
KNOWN AS THE
SOUTHWESTERN HILL
RESERVOIR SITE WITHIN
SECTION 21, T15N R18W,
CONT. 26.1278 ACS M/L.
R050555</p> | <p>11. JEREMY RYAN SMITH
1406 ELVA DR.
GALLUP, NM 87301
TRACT 3 BLOCK B,
SOUTHWESTERN HILLS ADDN.
LESS .047 ACS M/L TO GALLUP
HIST. SOCI.
R192317</p> |
| <p>9. CLYDE HARPER & CHRISTINA
ESCAJEDA
1400 ELVA DRIVE
GALLUP, NM 87301
TRACT #1 BLOCK B,
SOUTHWESTERN HILL ADDN.
R605654</p> | <p>12. MADELINE J. JENNINGS,
TRUSTEE
1410 ELVA DR.
GALLUP, NM 87301
TRACT #4 BLOCK B,
SOUTHWESTERN HILL ADDN.
R018279</p> |
| <p>10. CAROL ROSEN & LEAH ROSE
1402 ELVA DR.
GALLUP, NM 87301
BLOCK B TRACT 2,
SOUTHWESTERN HILL ADDN.</p> | <p>13. LARRY M. & FRED A. JOHNS
C/O: IRMA MONTANO
1412 ELVA DR.
GALLUP, NM 87301
BLOCK B A TRACT OF LAND
120'X245' IN THE NE ¼ SE ¼
OF 21 15 18, A/K/A TRACT 5,
SOUTHWESTERN HILL ADDN.
R018384</p> |

AGENT:

Gallup Land Partners, LLC
Attn: Christopher Thomas
285 Boardman Dr. Suite A
Gallup, NM 87301

Summary of City Council Actions

June 2026

June 23rd, 2026:

Case#: 26-00300001: Request by Matthew Draeger, Newmark Mountain West on behalf of Spencer V. Jones, Hillcrest Enterprises, LLC, property owner, for Final Plat approval of a Minor Subdivision; William Boardman No. 1 Subdivision Being a Replat of Lots 1 through 10, Block 2, Lots 4 through 20, Block 3, and Lots 1 through 5, Block 4, of the William Boardman No. 1 Subdivision. Also requesting for the City of Gallup to vacate street and alley right-of-way's. The properties are located at 2410 through 2414 E. Aztec Avenue; subdivision contains 7.8990 acres M/L.

City Council **approved** the street and alley right-of-way vacation- by plat.

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:	JUNE	YEAR TO DATE: 2026	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	0	\$ -	6	\$ 239,129.00
RESIDENTIAL STORAGE SHED	2	\$ 160,000.00	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	6	\$ 801,950.00	17	\$ 7,695,059.00
COMMERCIAL STORAGE SHED	0	\$ -	0	\$ -
COMMERCIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
COMMERCIAL SITE PERMITS	0	\$ -	0	\$ -
NEW CHURCHES	0	\$ -	0	\$ -
CHURCH ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
RE-STUCCO / SIDING / DECKS	0	\$ -	2	\$ 17,600.00
NEW ASPHALT / ASPHALT OVERLAY / SEALCOAT	2	\$ 135,000.00	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	16	\$ 257,874.00	58	\$ 1,410,466.00
DEMOLITION	1	\$ 104,385.00	4	\$ 233,929.00
FENCE / RETAINING WALL	1	\$ 2,000.00	20	\$ 111,150.00
FOUNDATION ONLY - CHARGE	2	\$ 126,850.00	2	\$ 126,850.00
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
TOTAL PERMITS & VALUATION	30	\$ 1,588,059.00	122	\$ 12,073,983.00
TOTAL PERMIT FEES	\$	14,745.19	\$	49,139.04

**CITY OF GALLUP
PLANNING & DEVELOPMENT DEPARTMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED
JUNE 2026**

DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
6/1/26	26 - 091	SIZZLERS RESTAURANTS	SB BUILDERS LLC	926 US HIGHWAY 491	COMMERCIAL ALTERATIONS	\$ 667.48	\$ 50,000.00
6/1/26	26 - 096	DAVID D. HYATT	DOMINGUEZ CONSTRUCTION INC.	3301 CINIZA DRIVE	ROOF REPAIR	\$ 132.00	\$ 10,000.00
6/1/26	26 - 099	TURNERY INC.	BONAGUIDI CONSTRUCTION LLC	207 S. THIRD STREET	FOUNDATION ONLY - CHARGE	\$ 259.00	\$ 23,000.00
6/2/26	26 - 103	ELISEO URIAS	GALLUP ROOFING, INC.	312 MCKEE DRIVE	ROOF REPAIR	\$ 105.00	\$ 6,900.00
6/4/26	26 - 097	CASH PROPERTIES LLC.	CASH PROPERTIES LLC.	103 DEAN STREET	NEW ASPHALT	\$ 276.10	\$ 15,000.00
6/4/26	26 - 101	WIP GYM	BONAGUIDI CONSTRUCTION LLC	1300 W. MALONEY AVENUE ST. 152	COMMERCIAL ALTERATIONS	\$ 40.00	\$ 500.00
6/4/26	26 - 104	HAMPTON INN & SUITES	ONE WAY ASPHALT LLC	1460 W. MALONEY AVENUE	NEW ASPHALT	\$ 2,249.45	\$ 120,000.00
6/8/26	26 - 102	BRYANT PAEZ	HOMEOWNER	2701 FOOTHILLS AVENUE	FENCE / RETAINING WALL	\$ 60.00	\$ 2,000.00
6/9/26	26 - 076	ANTHONY F. MARIANITO	RED DIRT CONSTRUCTION	621 N. FIFTH STREET	ROOF REPAIR	\$ 141.00	\$ 10,363.00
6/9/26	26 - 098	DEPARTMENT OF SELF RELIANCE	WHITE SANDS CONSTRUCTION, INC.	2907 E. AZTEC AVENUE	FOUNDATION ONLY - CHARGE	\$ 678.50	\$ 103,850.00
6/9/26	26 - 110	JULIA M. LOPEZ TRUSTEES	GALLUP ROOFING, INC.	3315 CINIZA DRIVR	ROOF REPAIR	\$ 141.00	\$ 10,235.00
6/10/26	26 - 108	MICHAEL & WAN LING SITU	DOMINGUEZ CONSTRUCTION INC.	1321 E. HISTORIC HIGHWAY 66	ROOF REPAIR	\$ 205.00	\$ 16,500.00
6/11/26	26 - 109	AMIT K. PANDE	BUTLER BROTHERS SYSTEMS	505 E. GREEN AVENUE	ROOF REPAIR	\$ 204.00	\$ 18,000.00
6/12/26	26 - 112	TUILIAN BROWN	ERIE CONSTRUCTION MID-WEST LLC	631 N. FOURTH STREET	ROOF REPAIR	\$ 465.50	\$ 57,586.00
6/15/26	26 - 083	LARIAT MOTEL	20X EXCAVATION INC.	1105 E. HISTORIC HIGHWAY 66	DEMOLITION	\$ 1,043.35	\$ 104,385.00
6/15/26	26 - 107	SAN JUAN CENTER	RAK QUALITY CONSTRUCTION	1900E. E. HISTORIC HIGHWAY 66	COMMERCIAL ALTERATIONS	\$ 290.05	\$ 15,750.00
6/16/26	26 - 079	WESLEY L. JONES, ETAL	CASH PROPERTIES LLC.	2205 PEGGY ANN DRIVE	RESIDENTIAL STORAGE SHED	\$ 1,196.03	\$ 150,000.00
6/16/26	26 - 113	MARIA P. GOBENCION	DOMINGUEZ CONSTRUCTION INC.	513 VANDENBOSCH PARKWAY	ROOF REPAIR	\$ 213.00	\$ 19,000.00
6/22/26	26 - 118	GURLEY PROPERTIES LTD.	GALLUP ROOFING, INC.	303 MOUNT CARMEL AVENUE	ROOF REPAIR	\$ 204.00	\$ 17,670.00
6/22/26	26 - 119	GURLEY PROPERTIES LTD.	GALLUP ROOFING, INC.	305 MOUNT CARMEL AVENUE	ROOF REPAIR	\$ 213.00	\$ 18,620.00
6/22/26	26 - 120	PEACEMAKER GUNS & AMO	OWNER	611 W. COAL AVENUE	COMMERCIAL ALTERATIONS	\$ 63.75	\$ 1,000.00
6/23/26	26 - 111	POP 23 INC.	H.T. ENTERPRISES	1206 E. HISTORIC HIGHWAY 66	COMMERCIAL ALTERATIONS	\$ 911.60	\$ 84,700.00
6/23/26	26 - 121	VILLA DE GALLUP LTD. PTNS	DIVERSIFIED IMPROVEMENT CONSTRUCTORS	325 KLAGETOH STREET	ROOF REPAIR	\$ 105.00	\$ 6,750.00
6/23/26	26 - 122	VILLA DE GALLUP LTD. PTNS	DIVERSIFIED IMPROVEMENT CONSTRUCTORS	325 KLAGETOH STREET, BLDG A	ROOF REPAIR	\$ 141.00	\$ 11,000.00
6/23/26	26 - 123	VILLA DE GALLUP LTD. PTNS	DIVERSIFIED IMPROVEMENT CONSTRUCTORS	325 KLAGETOH STREET, BLDG B	ROOF REPAIR	\$ 177.00	\$ 14,750.00
6/23/26	26 - 124	VILLA DE GALLUP LTD. PTNS	DIVERSIFIED IMPROVEMENT CONSTRUCTORS	325 KLAGETOH STREET, BLDG C	ROOF REPAIR	\$ 177.00	\$ 14,750.00
6/23/26	26 - 125	VILLA DE GALLUP LTD. PTNS	DIVERSIFIED IMPROVEMENT CONSTRUCTORS	325 KLAGETOH STREET, BLDG D	ROOF REPAIR	\$ 141.00	\$ 11,000.00
6/23/26	26 - 126	VILLA DE GALLUP LTD. PTNS	DIVERSIFIED IMPROVEMENT CONSTRUCTORS	325 KLAGETOH STREET, BLDG E	ROOF REPAIR	\$ 177.00	\$ 14,750.00
6/24/26	26 - 069	AMR-MED START	LLR CONSTRUCTION LLC	425 N. SEVENTH STREET	COMMERCIAL ALTERATIONS	\$ 3,883.73	\$ 650,000.00
6/30/26	26 - 127	NUHRE A. RAHMAN	HOMEOWNER	1709 MARK AVENUE	RESIDENTIAL STORAGE SHED	\$ 184.65	\$ 10,000.00
TOTALS:						\$ 14,745.19	\$ 1,588,059.00

2 RESIDENTIAL STORAGE SHED
6 COMMERCIAL ADDITIONS / ALTERATIONS
2 NEW ASPHALT / ASPHALT OVERLAY / SEALCOAT
16 ROOF REPAIR
1 DEMOLITION
1 FENCE / RETAINING WALL
2 FOUNDATION ONLY - CHARGE
30 TOTAL PERMITS