

**PLANNING AND ZONING COMMISSION
SPECIAL MEETING AGENDA****Wednesday, June 10th, 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 May 13th, 2026 Meeting Minutes**PUBLIC HEARINGS**

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 between Maloney Avenue and JM Montoya Blvd., immediately adjacent to and to the west of High Street; more particularly described as Lots 9 thru 16, Block G, Ford Addition 1, 0.688 ACS M/L.

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; Lot 1A, 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.

INFORMATION ITEMS**ITEM THREE:** City Council Actions Taken**ITEM FOUR:** May 2026 Building Permit Activity Report

Open Floor

Adjourn

Planning & Zoning Commission
May 13th, 2026 Minutes
City Council Chambers

The regular meeting of the Planning and Zoning Commission was called to order at 6:00 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 J. Cresto
Commissioner K. Spolar
Commissioner S. Ezzell
Commissioner R. Eason

Upon roll call, the following were absent:

Chairman K. Wilson

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 J. Cresto (No)
Commissioner K. Spolar (No)
Commissioner S. Ezzell (Yes to Item Two)
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 J. Cresto (No)
Commissioner K. Spolar (Yes to Item One, Three & Four)
Commissioner S. Ezzell (Yes to Item Two)
Commissioner R. Eason (No)

Presented to the Chairman and Commissioners for their approval were the minutes of the January 14th, 2026 regular meeting. Commissioner Spolar motioned for approval of the minutes as presented. Seconded by Commissioner Ezzell. Motion Carried.

Upon roll call, the following votes were:

Commissioner K. Spolar (Yes)
Commissioner S. Ezzell (Yes)
Commissioner F. Pawlowski (Yes)
Commissioner J. Cresto (Yes)
Commissioner R. Eason (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.

Commissioner Spolar recused himself from the Commission for Item One.

ITEM ONE: CASE # 26-00700001: Request by Joe Simons Jr., Simons Architecture on behalf of Derrick Bonney, property owner, for a Conditional Use Permit to allow multi-family dwelling units in the Heavy Commercial (HC) Zone District. The property is located at 2800 East Aztec Avenue; more particularly described as 5.405 Acres in Tract 5 Boardman Land Devel. Sub. in the SE ¼ of Sec. 13 T15 R18.

CB Strain began by explaining how a conditional use may only be appropriate at certain locations within a particular zone district 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 "Multi-Family Dwellings", located within the Heavy Commercial (HC) Zone District as a conditional use and as such is required to obtain approval of a conditional use permit (CUP) prior to operation. CB stated that the applicant wished to develop a Multi-Family Dwelling High Density apartment complex consisting of five (5), three (3) story apartment buildings, within the HC Zone District. The applicant has submitted the required statement asserting compliance with the Conditional Use Criteria listed in Section 10-5-B-d-iii2 "Conditional Use Criteria", of the City of Gallup Land Development Standards. The Planning and Zoning Commission shall determine whether or not the proposed Multi-Family Dwelling High Density development will be detrimental to the health, safety and general welfare of the City based on said criteria, as well as evidence presented and testimony heard. If approved the proposed Multi-Family Dwelling High Density use shall comply with all regulations regulating Multi-Family Dwelling High Density uses within the HC 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" was

included in the Commission's agenda packet as Exhibit "A" for their review. The applicant's statement demonstrating compliance with Section 10-5-B-d-iii2 "Conditional Use Criteria" was included in their agenda packet as Exhibit "B" for their 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. Said Multi-Family Dwelling High Density development shall comply with all dimensional standards per Table 10-2-10 "MFRH District Dimensional Standards."
- b. Said Multi-Family Dwelling High Density development shall require site development plan approval if more than sixteen (16) units.
- c. A minimum of ten (10) percent of the total site shall be designated to common recreational space.
- d. Said Multi-Family Dwelling High Density development shall comply with all off-street parking requirements per Section 10-4-A-a "Off-Street Parking Requirements", of the City of Gallup Land Development Standards.
- e. Said Multi-Family Dwelling High Density development shall comply with all landscaping requirements per Section 10-4-C of the City of Gallup Land Development Standards.
- f. Said Multi-Family Dwelling High Density development shall comply with all architecture requirements per Section 10-4-E of the City of Gallup Land Development Standards.
- g. Said Multi-Family Dwelling High Density development shall comply with all drainage requirements per Section 10-4-H "Terrain Management Regulations", of the City of Gallup Land Development Standards.
- h. Said Multi-Family Dwelling High Density development shall comply with all required off-site improvements including curb, gutter, sidewalk and driveway installation per Section 10-5-B-c-i2-b-ix-i-(a) and (b). of the City of Gallup Land Development Standards.

The Gallup Task Force (GTF) has reviewed and commented on this request. Copies of the Task Force comments are included in the agenda packets for review. **FINDINGS OF CONCLUSION:** CB stated that it was 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 Multi-Family High Density apartment complex within the Heavy Commercial (HC) Zone District has met the minimum requirements necessary to develop said use. The Planning and Zoning Commission shall also determine if the Multi-Family Dwelling High Density 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 Multi-Family High Density apartment complex within the Heavy Commercial Zone District based on information submitted, evidence presented and testimony heard. If Resolution No. RP2026-4 is approved, all conditions set forth in Resolution RP2026-4 shall be complied with and maintained for the life of said Multi-Family High Density apartment complex use.

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

Commissioner Eason stated that she had questions and informed the Commission that she spoke with staff, but wanted to confirm the information with the property owner. Commissioner Eason stated that the conditions listed didn't included requirements for access, clear sight triangle, fences/walls, signage, and environmental. Since those specific requirements weren't listed in the resolution, she wanted to ensure they weren't exempting them from those things. CB stated no; they were not exempt. He explained how the requirements listed in the resolution were the main things for any development. Staff does not know this early on what kind of fence and during the permit review staff will check things such as, parking, clear sight issues, etc. Commissioner Eason asked about LDS section 10-4-B-a-ii1.e. pertaining to access stating, "Requirements for dimension and placement of vehicular site access may be adjusted if a conditional use permit is obtained from the Planning and Zoning Commission." Commissioner Eason wanted to know if that would be a separate Conditional Use Permit; not covered under the item this evening. CB stated she was correct; that was separate. CB explained that when the plans are drawn up for the project and they realize that they need to change the access whereas they can't comply with the rule, they will need to apply for a separate Conditional Use Permit. Nikki Lee, Madam Secretary added how the language in the resolution required a Site Development Plan, which was a catch all. Although there weren't specific items listed in the resolution the Site Development Plan would catch it being that the code requires a project exceeding sixteen (16) units apply for a Site Development Plan. That's where prior to an actual Building Permit submittal they will check to ensure the zoning code requirements are met.

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

Joe Simons Jr. approached the podium and introduced himself as the architect for Simons Architecture working on behalf of Derrick Bonney, property owner. Mr. Simons stated that he didn't have any information to add, but was available to answer any questions. He informed staff and the Commission that the apartment complex would contain five (5) buildings at three (3) stories each. Each building would have twenty-one (21) units totaling one-hundred and five (105) units. Mr. Simons continued to state that the first phase would be for two buildings with a total of forty-two (42) units. That would be a mixture of one, two, and three-bedroom apartments. He believed that the two (2) bedrooms would be the most popular, which his why they decided to build more two-bedrooms.

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

Commissioner Cresto asked which buildings they would be building first. Mr. Simons stated that they would be the two closest to Aztec Avenue. He mentioned how they plan to build it to where they have all the infrastructure ready whereas they don't have to tear up the concrete for the next phase.

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 2026-00700001. 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 F. Pawlowski (Yes)
Commissioner R. Eason (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. CB informed the applicant about the ten (10) day appeal period meaning anyone can appeal the decision this evening.

Commissioner Spolar retook his seat with the Commission being that he only had ex parte communication with Item One, Three and Four.

Commissioner Ezzell recused herself from the Commission for Item Two.

ITEM TWO: CASE # 26-00700002: Request by Lukas Berry, Accendo, Inc. / La Mota on behalf of Aztec Rentals, LLC, property owner, for a Conditional Use Permit to allow Cannabis Manufacturing in the Heavy Commercial (HC) Zone District. The property is located at 1379 US Highway 491; more particularly described as Lots 2A, 3 & 4 Replat No. 1 of Lots 1 & 2 of Replat No. 1 of Lot 1, Athens-Roper Addition No. 2 78,408 Sq. Ft. M/L.

CB stated that Use Table 10-3-1 of the City of Gallup Land Development Standards (LDS) lists "Cannabis Manufacturing", located within the Heavy Commercial (HC) 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 operate a Class 1 Cannabis Manufacturing business at an existing shopping plaza located within the HC Zone District. The State of New Mexico recognizes a Cannabis Manufacturing Class 1 operation as an operation that repackages & relabels product from larger containers to small packages for retail sale. Customers will be able to choose the product and staff will repackage the product for the customer. CB stated that there will be no actual manufacturing of products such as edibles, tinctures, etc. onsite, only repackaging & relabeling of the raw product. The applicant has submitted the required statement asserting compliance with the Conditional Use Criteria listed in Section 10-5-B-d-iii2 "Conditional Use Criteria", of the City of Gallup Land Development Standards. The Planning and Zoning Commission shall determine whether or not the proposed Conditional Use will be detrimental to the health, safety and general welfare of the City based on said criteria, as well as evidence presented and testimony heard. If approved the proposed cannabis manufacturing use shall comply with all regulations regulating cannabis manufacturing within the HC 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 the Commission's agenda packet as Exhibit "A" for their review. The applicant statement demonstrating compliance with Section 10-5-B-d-iii2 "Conditional Use Criteria" was included in their agenda packet as Exhibit "B" for their 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. If approved the proposed cannabis manufacturing use must comply with all applicable local and state regulations and licensing.
- b. All manufacturing activities associated with this use must be conducted within fully enclosed portions of a building.
- c. The incidental Cannabis Sales of goods produced on the property is allowed, provided it complies with Section 10-3-C-j-iii Cannabis Sales and the New Mexico Cannabis Regulations Act.
- d. Incidental outdoor storage is permitted, provided it complies with Section 10-3-C-z.

The Gallup Task Force (GTF) has reviewed and commented on this request. Copies of the Task Force comments are included in the agenda packet for review. **FINDINGS OF CONCLUSION:** 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 operate a Class 1 Cannabis Manufacturing business within the Heavy Commercial (HC) Zone District has met the minimum requirements necessary to operate said use. The Planning and Zoning Commission shall also determine if the cannabis manufacturing 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 operate a Class 1 Cannabis Manufacturing facility within the Heavy Commercial Zone District based on information submitted, evidence presented and testimony heard. If Resolution No. RP2026-5 is approved, all conditions set forth in Resolution RP2026-5 shall be complied with and maintained for the life of said cannabis manufacturing business.

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

Commissioner Eason CB if it was for the entire shopping plaza. CB stated that it was for one (1) business located inside the plaza that has an existing Cannabis Sales business.

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

Lukas Berry approached the podium and introduced himself as appearing on behalf of Accendo, Inc. and Aztec Rentals, LLC, property owner. Mr. Berry stated that he also represents La Mota businesses in New Mexico. He spoke about how they operate a retail operation at said location. They operate under a deli-style operation in the sense of a deli where customers can come in and select product from the case where the packaging will be done directly in front of the customer. Mr. Berry believes that it added to the safety of the product where there’s less handling of the product through third party packers. They do not have any plans to operate any additional manufacturing uses at that location; just repackaging. Any manufacturing that they do is centralized at their Albuquerque location on 4th Street. Mr. Berry believes that they’ve met criteria set forth by the city. The use will not have a significant adverse effect on the character and value of adjacent properties or the surrounding neighborhood. He mentioned how the business was previously under Dreamz Dispensary (FCI of NM), which was there

for four (4) years. Mr. Berry continued to state that when they re-signed the lease, their lease cost increased, which didn't cause an economical effect in the area. He doesn't believe they will create a hazard, a public nuisance or be injurious to individuals or to the public. They don't operate any machinery or have any increase to waste or discharge from that facility. 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, etc. Mr. Berry stated that the current business is operating at a quarter of revenue that it typically had in previous years. He mentioned how there was an oversaturation of the cannabis market in recent years. The company is hoping to increase their share of the market, but they don't see it increasing over what it previously was. As far as external changes to the building, they don't have any plans for that. Just for signage whereas when they take over they will be rebranding for La Mota. Currently they've operated under an Operations Management Agreement with FCI of New Mexico and applied with the state for all their CCD licenses, which has been granted. He was there requesting for Cannabis Manufacturing approval. The use will not be contrary to the public interest whereas he thinks they will be a strong employer in the region. They intend to meet any particular requirements specified for the zoning that is required. They already follow local, state and federal laws. And wants to operate on an even plane with other competitors in the area. They have demonstrated their need and that they meet the criteria for a Conditional Use Permit. He was available to answer any questions from the Commission.

Chairman Long asked the Commissioners if they had any questions for Mr. Berry. 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 2026-00700002. Commissioner Pawlowski motioned for approval of Item Two. Seconded by Commissioner Cresto. Motion Carried.

Upon roll call, the following votes were:

Commissioner F. Pawlowski (Yes)
Commissioner J. Cresto (Yes)
Commissioner K. Spolar (Yes)
Commissioner R. Eason (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. CB informed the applicant about the ten (10) day appeal period meaning anyone can appeal the decision this evening.

Commissioner Ezzell retook her seat with the Commission being that she only had a conflict of interest for Item Two.

Commissioner Spolar recused himself from the Commission for Item Three.

ITEM THREE: CASE # 25-00700002: Request by Vincent Carrica, Tierra West, LLC on behalf of Musket Corp. #215 Ryan LLC / Love's Travel Stops and Country Stores, Inc., property owner, for a Conditional Use Permit to allow a Truck Stop business in the Heavy Commercial (HC) Zone District. The property is located at 3380 West Highway 66; more particularly described as a Tract of Land Lying Sec. 27 T15N R19W, Within the NE ¼ of A/K/A Love Sub. Cont. 4.908 Acs M/L.

CB began by informing the Commission that Use Table 10-3-1 of the City of Gallup Land Development Standards (LDS) lists a "Truck Stop", located within the Heavy Commercial (HC) 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 demolish the existing Love's Travel Stops and Country Stores and construct a new Love's Travel Stops and Country Stores, within the HC Zone District. CB explained that although it's an existing truck stop that's been there for several years and was never in compliance with having a Conditional Use Permit. Now that they're demolishing their current building and starting over, the new construction would trigger them to meet the current standards. Once the CUP is approved, it will carry with the life of the truck stop whereas if they do any remodeling they will not be required to come back and apply again. Commissioner Cresto asked what would happen if the property were sold to a different owner. CB responded that CUP's carry with the land as long as the use does not change; the company/owner name can change, but as long as the use remains the same it can remain. CB continued to state that the applicant has submitted the required statement asserting compliance with the Conditional Use Criteria listed in Section 10-5-B-d-iii2 "Conditional Use Criteria", of the City of Gallup Land Development Standards. The Planning and Zoning Commission shall determine whether or not the proposed truck stop will be detrimental to the health, safety and general welfare of the City based on said criteria, as well as evidence presented and testimony heard. If approved the proposed truck stop use shall comply with all regulations regulating truck stop uses within the HC 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" was included in the Commission's agenda packet as Exhibit "A" for their review. The applicant statement demonstrating compliance with Section 10-5-B-d-iii2 "Conditional Use Criteria" was included in their agenda packet as Exhibit "B" for 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. Said Truck Stop shall comply with all dimensional standards per Table 10-2-21 "HC District Dimensional Standards".
- b. Said Truck Stop shall comply with all off-street parking requirements per Section 10-4-A-a "Off-Street Parking Requirements", of the City of Gallup Land Development Standards.
- c. Said Truck Stop shall comply with all landscaping requirements per Section 10-4-C of the City of Gallup Land Development Standards.
- d. Said Truck Stop shall comply with all architecture requirements per Section 10-4-E of the City of Gallup Land Development Standards.
- e. Said Truck Stop shall comply with all drainage requirements per Section 10-4-H "Terrain Management Regulations", of the City of Gallup Land Development Standards.

- f. Said Truck Stop shall comply with all required off-site improvements including curb, gutter, sidewalk and driveway installation per Section 10-5-B-c-i2-b-ix-i-(a) and (b). of the City of Gallup Land Development Standards, and New Mexico Department of Transportation (NMDOT) standards.

CB pointed out how NM 118 (Highway 66) was a state right-of-way. In the past they've deferred to city regulations for curb, gutter, and sidewalks, however it depends, which is why both the city and state standards were referenced. CB spoke about how the applicants would need approval from the state regardless. The Gallup Task Force (GTF) has reviewed and commented on this request. Copies of the Task Force comments are included in your packet for your review. **FINDINGS OF CONCLUSION:** 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 Truck Stop within the Heavy Commercial (HC) Zone District has met the minimum requirements necessary to develop said use. The Planning and Zoning Commission shall also determine if the Truck Stop 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 Truck Stop within the Heavy Commercial Zone District based on information submitted, evidence presented and testimony heard. If Resolution No. RP2026-3 is approved, all conditions set forth in Resolution RP2026-3 shall be complied with and maintained for the life of said truck stop use. Staff pointed out how first they will do the CUP approval and then the subdivision, which was the next item on the agenda. Nikki stated that staff wanted the two items to go before the Commission at the same time to ensure the subdivision was going through for the CUP. In 2025 the CUP was on the agenda, however it was pulled last minute being that the subdivision wasn't ready.

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

Commissioner Eason asked if the Conditional Use Permit would apply to the entire subdivision and not just the piece of property that the current building sat on. CB stated that was correct.

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

Vincent Carrica approached the podium and introduced himself working for Tierra West, LLC and the agent on behalf of Musket Corp. #215 Ryan LLC and Love's Travel Stops and Country Stores, Inc., property owners. The existing store has been there since the 1980's and on about 12.9 acres. It has a truck and auto fueling, tire shop, and c-store. All those buildings are going to be demolished. The proposed store is scheduled to be built at the end of 2026 or beginning of 2027. Be about 18 acres whereas there's a plat that consolidates the lots with what Love's owns and newly purchased property. The final plat is on the agenda. Spoke about how the new development will increase the truck parking onsite, increase the c-store foot print size and add RV parking, new dog parks, and propane supply. The middle entrance on NM 118 will be eliminated reducing the number of entrances according to NMDOT recommendations to streamline traffic and improve safety. The Traffic Impact Analysis has

been completed and approved by DOT. Will be controlling drainage onsite with a storm drain detention pond. Thanked the Commission and was available to answer any questions.

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

Commissioner Eason asked if there was a second c-store because she saw two structures on the plans. Mr. Carrica explained how they want to move the existing c-store further north and the tire shop will be located to the east; that's what Commissioner Eason is seeing.

Chairman Long asked what the strip on the plat coming off from Highway 66 was. Nikki explained how that was an old plat whereas the updated plat was being presented next. Mr. Carrica spoke about an administrative plat that was recently recorded and now they're doing a minor subdivision to clean up more properties. Nikki spoke about how staff has been working on said properties for almost five years where plats have gone through different surveyors to clean up. Staff commended Mr. Carrica's team finally working through all the issues and getting it completed correctly.

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 2025-00700002. Commissioner Cresto motioned for approval of Item Three. Seconded by Commissioner Pawlowski. Motion Carried.

Upon roll call, the following votes were:

Commissioner J. Cresto (Yes)
Commissioner F. Pawlowski (Yes)
Commissioner S. Ezzell (Yes)
Commissioner R. Eason (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. CB informed the applicant about the ten (10) day appeal period meaning anyone can appeal the decision this evening.

CB spoke with Commissioner Spolar clarifying the ex parte communication question. Commissioner Spolar retook his seat with the Commission being that he realized he only had ex parte communication with Item One and Three.

ITEM FOUR: CASE # 26-00300002: Request by Ronald Bohannon, Tierra West, LLC on behalf of Musket Corp. #215 Ryan LLC / Love's Travel Stops and Country Stores, Inc., ABA Land Ltd. Co., and AVA, LLC, property owners, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lot 2 of Ortega Subdivision and Love Subdivision and a 5.46 Acre Parcel of Land Situated within the

Southeast Quarter of Section 22, T15N, R19W, N.M.P.M. and a 0.098 Acre Triangular Parcel of Land Situated Within the Northeast Quarter of Section 27, T15N, R19W, N.M.P.M. Also requesting for the City of Gallup to vacate public utility easements and a drainage easement. The properties are located at 3380 West Highway 66 and three (3) vacant lots to the north; subdivision contains 17.9652 acres M/L. This item will go before the City Council for final approval on May 26, 2026.

CB stated that currently there was a combined total of four (4) lots at the subdivision location. Musket Corp. #215 Ryan LLC / Love's Travel Stops & Country Stores, ABA Land Ltd. Co. and AVA, LLC, property owners, wish to replat said properties from four (4) lots to one (1) lot thereby reducing the number of lots. Musket Corp. #215 Ryan LLC / Love's Travel Stops & Country Stores plans to purchase the properties to the east in order to develop a new truck stop facility on the new proposed Lot 2A containing 17.9652 acres. Said properties lie within the Heavy Commercial (HC) Zone District. The proposed replat complies with all dimensional requirements for HC Zone District per Table 10-2-21 "HC District Dimensional Standards". CB stated that the site was fully serviced with utility, vehicular and pedestrian infrastructure. If there are damaged sidewalk stones they will however be required to replace those. Typically, a subdivision that reduces the number of lots would be classified as an administrative subdivision and handled administratively without the need for a public hearing. In this case there are several existing public utility and public drainage easements that will no longer be needed as part of the new development and as such are being proposed to be vacated as part of this subdivision process. The fact that public utility and drainage easements are being vacated necessitates the need for two public hearings. The Planning and Zoning Commission will review the proposed replat and give recommendation to the Gallup City Council for vacation of easements. The City Council will then take the recommendation of the Commission and take action to vacate said easements or leave them in place. City Council is the final authority relating to vacating public easements of any kind. The Commission is approving/denying the subdivision and recommending to vacate the easements. Copies of the City of Gallup Task Force comments were included in the agenda packets for review. CB stated that it is the findings of staff that the proposed subdivision complies with the City of Gallup Subdivision Regulations for a minor subdivision including all dimensional requirements for the Heavy Commercial (HC) Zone District. The applicant has submitted the required information and has paid all fees necessary in order to testify before the Planning and Zoning Commission. 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 utility and drainage easements identified on the subdivision plat. If approved the subdivision request will go before the Gallup City Council at their regular meeting scheduled for May 26, 2026 for final approval to vacate the referenced easements. CB used the overhead projector to display the final plat (Page 4-8). He spoke about how the plat was a challenge to clean up because there were unplatted tracts of land among other things that staff had to work with the surveyor to sort out.

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

Commissioner Cresto noticed that several departments commented on the subdivision, but wanted to know if the red lines were addressed. Nikki stated that the red lines that he was referring to on Page 4-12 & 4-13 was an earlier comment whereas it's since been addressed. CB recommended calling the

departments up to ask. Marita Joe, Electrical Engineering Manager approached the podium and explained what easements she required be dedicated with the plat. She briefly spoke about the history of city and Continental Divide utility lines. Mrs. Joe stated that all the issues she had have since been addressed.

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

Ronald Bohannon approached the podium and introduced himself working for Tierra West, LLC and the agent on behalf of Musket Corp. #215 Ryan LLC and Love's Travel Stops and Country Stores, Inc., property owners. He spoke about how he started on this project in 2019 and then COVID hit so they had to take a pause. They had to do research to peel back layers and sort things out. Mr. Bohannon thanked staff for all their hard work on the project. He mentioned the administrative plat that they recently completed and now the vacation and replat. They've done the traffic studies and working closely with city staff. Believes it will add value to Gallup and improve the area. The Ortega's kept a lot where there are still easements for each side's access. Thanked the Commission for their time and was able to answer any questions.

Chairman Long asked the Commissioners if they had any questions for Mr. Bohannon. 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 2026-00300002. Commissioner Cresto motioned for approval of Item Four. Seconded by Commissioner Pawlowski. Motion Carried.

Upon roll call, the following votes were:

Commissioner J. Cresto (Yes)
Commissioner F. Pawlowski (Yes)
Commissioner K. Spolar (Yes)
Commissioner S. Ezzell (Yes)
Commissioner R. Eason (Yes)

The item will go before the City Council on May 26, 2026 for final approval of the vacated easements. The Planning and Zoning Commission approved the subdivision whereas the City Council would be approving the vacations.

INFORMATION ITEMS

ITEM FIVE: City Council Actions Taken

ITEM SIX:

January, February, March & April 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.

Commissioner Eason informed the Commission about state changes to daycare regulations whereas it affects the city's zoning ordinance. Nikki informed the Commission that staff would be attending a NMML training on that and meet with their consultants to see how Gallup's code was affected. When staff has more information, it will be brought to the Commission.

Commissioner Eason informed the Commission that the use of their personal email addresses is subject to search under IPRA if/when an individual submits a Public Records Request. She would like the city to provide the Commission with a city email address, but wanted to see what the other Commissioners thought. There was a discussion regarding the issue and the consensus was that they were comfortable using their own emails; no city email needed.

CB gave an overview of what ex parte communication entailed and what the purpose of it was. This evening was the first meeting asking if it was an issue for a Commissioner. There was a discussion on different examples.

There was an update provided to the Commission regarding changes to the permitting process where they will be going to the State of New Mexico CID's office.

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

Upon roll call, the following votes were:

Commissioner F. Pawlowski (Yes)

Commissioner S. Ezzell (Yes)

Commissioner J. Cresto (Yes)

Commissioner K. Spolar (Yes)

Commissioner R. Eason (Yes)

Commission Adjourned at 7:35 p.m.

PLANNING & ZONING COMMISSION

KENT WILSON, CHAIRMAN

Planning and Zoning Commission Meeting

May 13th, 2026

Page **13** of **14**

ATTEST:

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



June 4, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Case No. REZ2026-00600001: Resolution No. RP2026-6, request by Rick Bennett, RBA Architecture on behalf of David Dallago, A & D Real Estate, LLC, property owner, for a zoning map amendment to change the zoning designation from Single-Family Residential Type A (SFR-A) Zone District to Multi-Family Residential Medium (MFRM) Zone District for certain described real property.

BACKGROUND

Rick Bennett, RBA Architecture on behalf of David Dallago, A & D Real Estate, LLC, property owner has petitioned the City of Gallup Planning and Zoning Commission for a change in zoning designation from Single-Family Residential Type A (SFR-A) Zone District to Multi-Family Residential Medium (MFRM) Zone District for certain real property described as, Lots 9 thru 16, Block G, Ford Addition 1, generally located between Maloney Avenue and JM Montoya Blvd, immediately adjacent to and to the west of High Street, containing 0.688 acres M/L.

DISCUSSION

Subsection 10-5-B-d-i-3a 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.

Subject property is currently zoned Single-Family Residential Type A (SFR-A) Zone District and contains eight (8) individual lots. The property owner wishes 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.

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-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 is assuming that the applicant believes they are meeting the following criteria, however, this will have to be verified by the applicant:

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 A (SFR-A) to Multi-Family Residential Medium (MFRM), 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. RP2026-6 for a zoning map amendment from Single-Family Residential Type A (SFR-A) Zone District to Multi-Family Residential Medium (MFRM) Zone District is approved for the properties as described above, the rezoned property shall be subject to compliance with the regulations of the Multi-Family Residential Medium (MFRM) Zone District.

RESOLUTION NO. RP2026-6

A RESOLUTION [] GRANTING [] DENYING A REQUEST BY RICK BENNETT, RBA ARCHITECTURE ON BEHALF OF DAVID DALLAGO, A & D REAL ESTATE, LLC, PROPERTY OWNER, FOR A CHANGE IN ZONING DESIGNATION FOR CERTAIN DESCRIBED REAL PROPERTY FROM SINGLE-FAMILY RESIDENTIAL TYPE A (SFR-A) ZONE DISTRICT TO MULTI-FAMILY RESIDENTIAL MEDIUM (MFRM) ZONE DISTRICT.

WHEREAS, Mr. Rick Bennett, RBA Architecture on behalf of David Dallago, A & D Real Estate, LLC, property owner, has petitioned the City of Gallup Planning and Zoning Commission for a change in zoning designation from Single-Family Residential Type A (SFR-A) Zone District to Multi-Family Residential Medium (MFRM) Zone District for certain real property described as, Lots 9 thru 16, Block G, Ford Addition 1, generally located between Maloney Avenue and JM Montoya Blvd, immediately adjacent to and to the west of High Street, containing 0.688 acres M/L; and

WHEREAS, a change in zone designation is being requested in order to allow for development of a multi-family residential apartment complex within the properties 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, David Dallago, 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 A (SFR-A) Zone District to Multi-Family Residential Medium (MFRM) 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, 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 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 #REZ2026-006000001, for a change in zoning designation from Single-Family Residential Type A (SFR-A) Zone District to Multi-Family Residential Medium (MRFM) 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 Medium (MRFM) Zone District.
3. The rezone pertains only to the properties described herein.

PASSED, ADOPTED AND APPROVED THIS 10TH DAY OF JUNE 2026

CITY OF GALLUP, MCKINLEY COUNTY

BY: _____
KENT WILSON, 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.

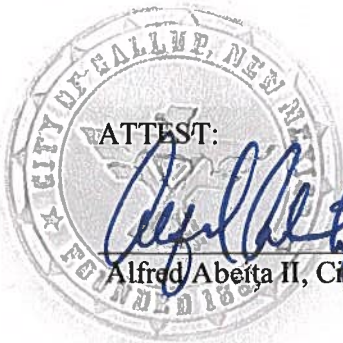
PASSED, ADOPTED AND APPROVED on this 24th day of May, 2022.

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: DAVID DALLAGO A & D REAL ESTATE, LLC
Address: 2411 E AZTEL City: GALLUP State: NM Zip Code: 87301
Telephone: 505 870 3419 Fax: ---

APPLICANT INFORMATION:

Name: RBA ARCHITECTURE, RICK BENNETT
Address: 1104 PARK AVE SW City: ABQ State: NM Zip Code: 87102
Telephone: 505 242 1859 Fax: ---

SITE ADDRESS: VL SW HIGH ST. & JM MONTROYA LEGAL DESCRIPTION: Lot 9 TD16 Block: G Subdivision FORD ADDITION (I.W. FORD'S SUB D)

Other (if not lot and block): ---

TOTAL SITE ACREAGE: 0.688 DESCRIPTION OF REQUESTED USE: MULTI FAMILY APARTMENTS NL

PRESENT ZONING DESIGNATION OF THE LAND: SFR-A REQUESTED ZONE CHANGE MFRM

*PMU District may require submittal of a Master Plan. Check here ☐ If Master Plan is Included.

REASON(S) FOR THE REQUESTED CHANGE: DATE

TO BUILD HIGH QUALITY RENTAL APARTMENTS WHICH GALLUP NEEDS.

ATTACH A SITE PLAN OF THE PROPOSED DEVELOPMENT / PROJECT

DAVID DALLAGO
Print Property Owner's Name

[Signature]
Signature

9 APR 2026
Date

RICK BENNETT
Print Applicant's Name

[Signature]
Signature

4/24/26
Date

OFFICE USE ONLY

Pre-App. Confr. --- Application & Fee Accepted by: NO
Fee Paid: \$ 150.00 Method of Payment: CHECK # 2198
Hearing Date: 4/10/26 Case #: 26-00600001

RECEIVED

APR 24 2026

**CITY OF GALLUP
PLANNING & DEVELOPMENT
BY: MB TIME: 1:38pm**



April 27, 2026

City of Gallup
Planning Department / Zoning Board



Re: Justification for Rezoning Application – Corner of Joseph Montoya Blvd and N High ST.

Property owner
David Dallago
2411 E Aztec, Gallup, NM 87301
505-870-3419
drd@dallagocorp.com

Architect
Rick Bennett
RBA Architecture,
1104 Park Ave, Sw, Albuquerque 87102
505-242-1859
alejandro@rba81.com

Property Legal Description:
LOTS 9, 10, 11, 12, 13, 14, 15 & 16, BLOCK G, FORD ADDITION (I.H. FORD'S SUBDIVISION)

Existing Zone Type: **SFR-A - single family residential type A**
Requested zone: **MFRM – Multi Family Residential Medium**

To the Members of the Planning Commission, RBA Architecture, is formally submitting this letter to request a zoning map amendment for the property located at:

Corner of Joseph Montoya Blvd and N High ST.

I am seeking to transition the current designation from Single-Family Residential Type A to Multi-Family Residential Medium. Based on the established grounds for rezoning, I believe this change is justified by the following factors:

1. Changing Circumstances and Urban Development

The neighborhood has seen significant shifts in land use since the original zoning was established. With the increased availability of public utilities and city services in this corridor, the land is now primed for higher-density urban development. Moving to a Multi-Family Medium designation better aligns the property with the current infrastructure and the actual growth patterns of the area.

2. Alignment with the City Master Plan

This proposed change is necessary to bring our official zoning map into conformance with the **City of Gallup Growth Management Master Plan Update 2023**. The City focuses on revitalizing the downtown area, increasing "missing middle" housing density, and promoting industrial growth through the Escalante Generating Station's hydrogen hub.



The social and economic interests of the general public would be better served by this change. There is a demonstrated need for medium-density housing to support local workforce and residential growth. By allowing for a Multi-Family Medium designation, we are providing a housing type that is in high demand.

Thank you for your time and for considering this request to better align our property with the future of the neighborhood.

Sincerely,


Property owner
David Dallago

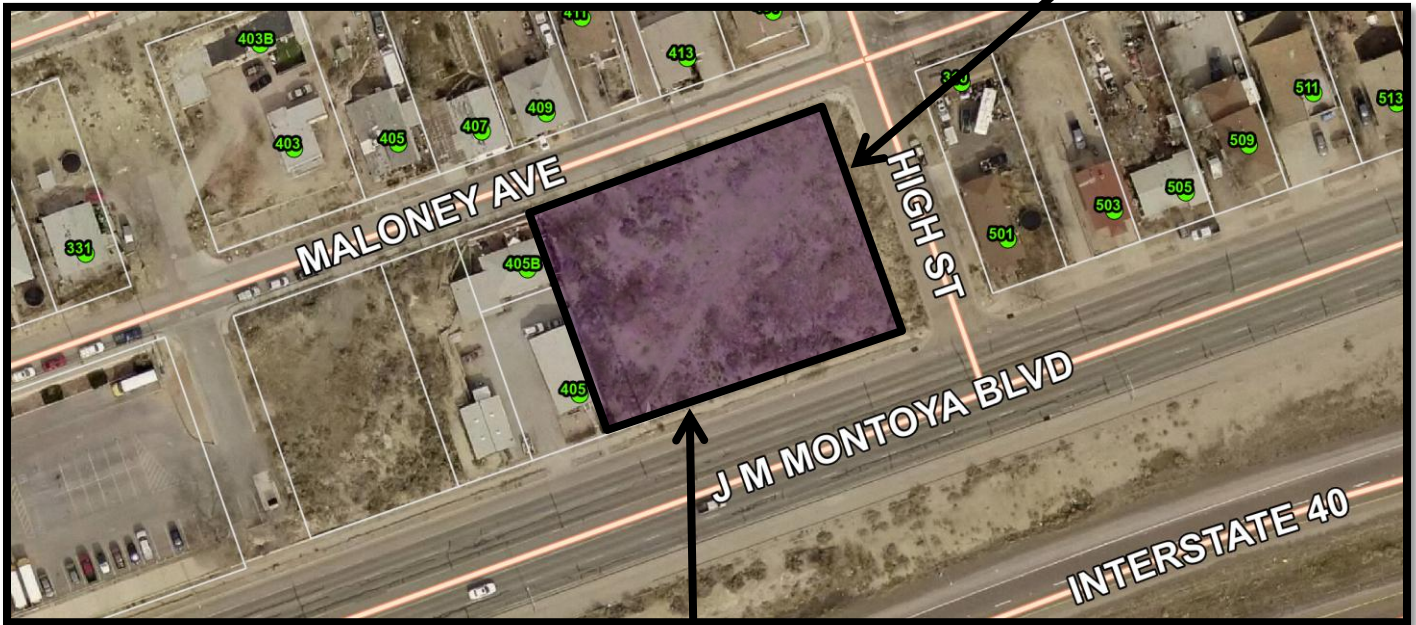

Rick Bennett
Architect



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.

AERIAL IMAGERY



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.

SITE PHOTOS



May 18, 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 #: REZ2026-00600001
PROJECT NAME: Rezone 0.688 acres M/L from Single-Family Residential Type A (SFR-A) to Multi-Family Residential Medium (MFRM) Zone District
PROPERTY OWNER: A & D Real Estate, LLC / David Dallago
AGENT: RBA Architecture / Rick Bennett
PROJECT LOCATION: Vacant Lot Southwest of High Street and JM Montoya Blvd. / Lots 9 thru 16, Block G, Ford Addition 1, 0.688 Acs M/L.
DESCRIPTION: REZONE The applicants are requesting the eight (8) lots described above be granted a zone change from Single-Family Residential Type A (SFR-A) to Multi-Family Residential Medium (MFRM) 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-A Zone District. The proposed rezone to the MFRM Zone District will support the housing need in Gallup. 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, May 20, 2026 @ 3 P.M.

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Rezone from SFR-A to MFRM to allow for multi-family development.

P2.) Proposed Development meets the minimum lot size for Medium Density Multi-Family Development.

P3.) Development shall comply with all off-street parking, landscaping, and minimum recreational space requirements for multi-family development.

P4.) Ok to proceed to public hearing.

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

WATER DEPARTMENT COMMENTS: The Water Department does not have any concerns regarding the Conditional Use Permit. Water service requirements, if any, will be addressed during the building permit review.

WASTEWATER DEPARTMENT COMMENTS: Wastewater has no issue with the rezone.

ELECTRIC DEPARTMENT COMMENTS: Electric Department has no issues with the rezone. Service entrance and metering will be discussed during building permit process.

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

SOLID WASTE COMMENTS: Solid Waste has no issue with the rezone. Any requirement will be addressed during the building permit process.

CENTURYLINK COMMENTS: Lumen has no conflicts and good to proceed.

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

COMCAST COMMENTS: Comcast has no conflict with this application.

NM DEPT. OF TRANSPORTATION COMMENTS:

Thank you for reaching out and allowing the NMDOT the opportunity to review and comment.

With the change in proposed land use, there will be a change in traffic volumes/demand on the existing roadway and intersections, and therefore potential impacts to both City of Gallup streets and NMDOT state highways (NM 609, Montoya Blvd.). The NMDOT is not for or against the proposed rezoning. If the city chooses to allow this re-zoning and development of multi-family dwellings, they will need to also require the developer to do some level of traffic evaluation to show/verify that additional improvements to existing intersections and roadways are not warranted as a result of their development. Without knowing the size and type of buildings to be developed at this time, it is hard to know what, if any, potential impacts there might be. It is likely that there would not be any additional improvements warranted to the existing road system, but the developer would need to conduct some level of traffic engineering evaluation to verify.

Please refer to section 18.31.6.14 of the NMAC if you have questions regarding the process or expectations of the NMDOT for developments that may directly or indirectly impact a state highway, or where a local roadway connects to a state highway.

Feel free to reach out if you have any questions.

NMAC 18.31.6.14

F. Access Permit Requests from Governmental Entities:

(1) Local Governments: Requests by local governmental agencies for new access or for the reconstruction of existing access to the state highway shall be administered by the Department. The local governmental agency shall be considered the applicant. The Department shall work with local governmental agencies realizing that the access will serve multiple property owners. Access to subdivisions and other developments shall not be considered public access until the access is constructed and accepted as a local public roadway.

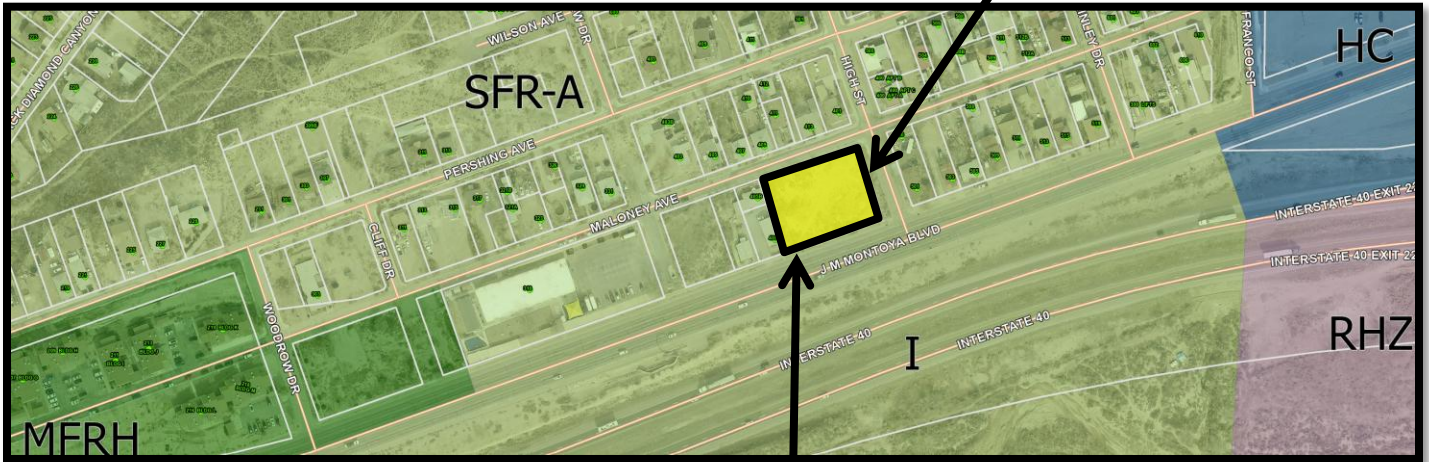
(a) Local governmental agencies shall provide notice of all developments that will directly or indirectly impact the state highway, and shall request Department participation in the administration of an access permit if it is determined by the Department that an access facility will directly or indirectly impact the operation and function of a state highway. The local governmental agencies may also require subdividers to provide additional notice of all proposed developments that will directly or indirectly impact the state highway.

(b) Where a private development accessing the roadway of an appropriate local authority necessitates access improvements where the local roadway connects to a state highway, the permittee shall be the local jurisdiction.

(c) Local governmental agencies may be required to submit a traffic engineering evaluation with a permit application. The traffic engineering evaluation requirement shall be determined according to the procedures described in 18.31.6.15 NMAC and 18.31.6.16 NMAC. Local governmental agencies may require developers to assist in preparing and providing this information for submission to the State.

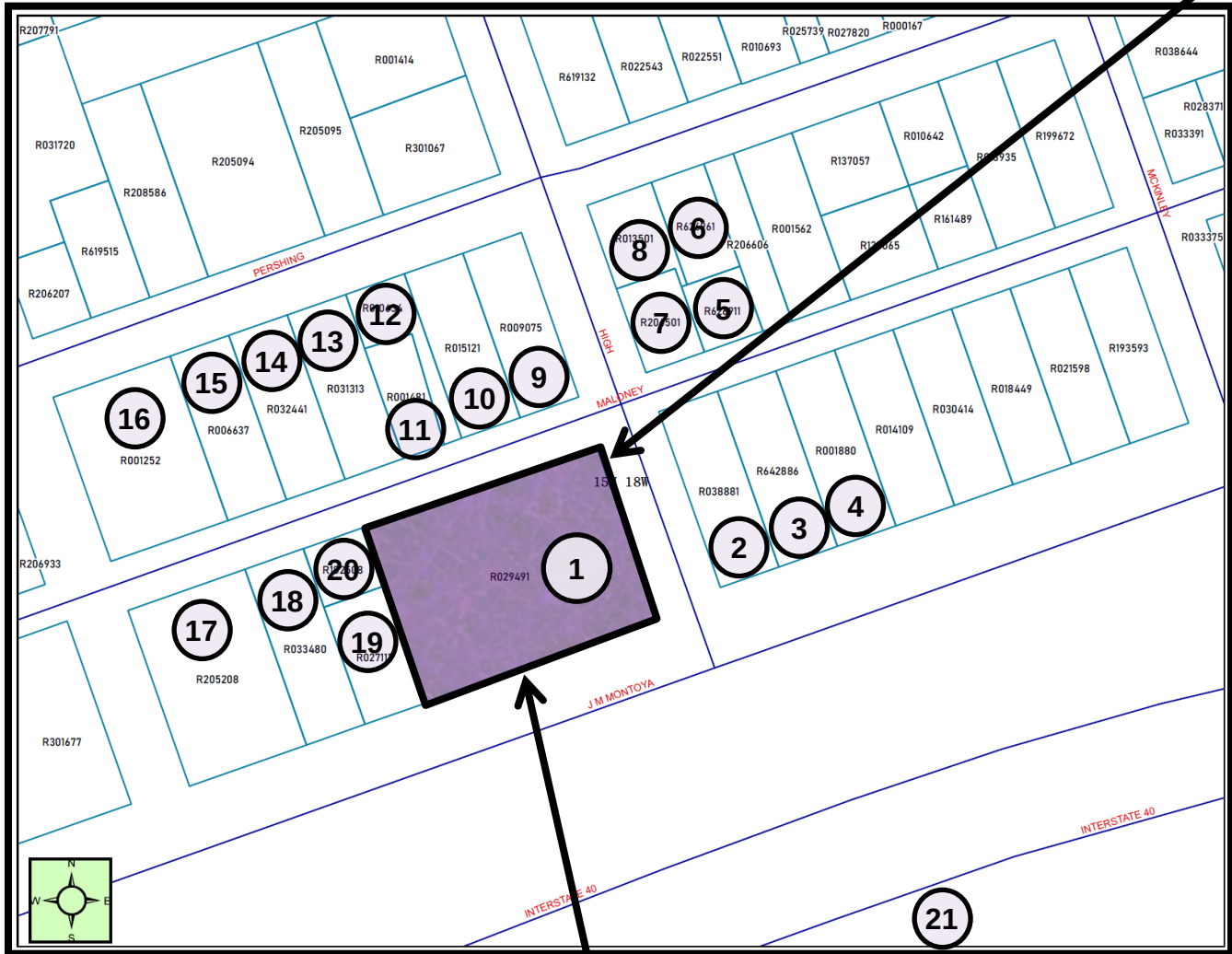
Request by Rick Bennett, RBA Architecture on behalf of David Dallago, A & D Real Estate, LLC, property owner, for the Rezoning of 0.688 acres M/L **FROM** Single-Family Residential Type A (SFR-A) **TO** Multi-Family Residential Medium (MFRM) Zone District. The property is generally located at a Vacant 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.

AREA MAP



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.

PROPERTY MAP



Letters sent 06/01/2026

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.

ADDRESS LIST

- | | |
|---|--|
| <p>1. A & D REAL ESTATE, LLC
2411 E. AZTEC AVE.
GALLUP, NM 87301
LOTS 9 THRU 16, BLOCK G,
FORD ADDITION 1, 0.688 ACS
M/L
R029491</p> | <p>8. N ½ OF LOTS 1 & 2, W. 5' OF
THE N. 87.1/2' OF LOT 3, BLK
7, FORD 2ND ADDN,
R013501</p> |
| <p>3. LOTS 3 & 4 PARCEL H, FORD
1ST & 2ND ADDN,
R642886</p> | <p>6. RAMONA LOPEZ
900 DANI CIR.
GALLUP, NM 87301
N. 87.5' OF LOTS 3 & 4, LESS
W. 5' OF THE N. 87.5' OF LOT 3,
BLOCK 7, FORD 2ND ADDITION
R626961</p> |
| <p>2. ARVELLA WILLIAMS
1608 HELENA DR.
GALLUP, NM 87301
LOTS 1 & 2, PARCEL H, FORD
1ST & 2ND ADDITION, .173 ACS
M/L
R038881</p> | <p>9. ELISA DELGADO
401 N. HIGH ST.
GALLUP, NM 87301
LOTS 15 & 16, PARCEL G,
FORD ADDN. & FORD 2ND
ADDN,
R009075</p> |
| <p>4. DAVID & ALICE BARBER
505 JM MONTOKA BLVD.
GALLUP, NM 87301
LOTS 5 & 6, PARCEL H, FORD
1ST & 2ND ADDN,
R001880</p> | <p>10. RAMON PEREZ & SANDRA
PEREZ & VERONICA PRIETO
508 W. GREEN AVE.
GALLUP, NM 87301
LOTS 13 & 14, PARCEL G,
FORD 2ND ADDN.
R015121</p> |
| <p>5. RUSSELL L. GABALDON
3560 HIGH PLAINS ST. SW
LOS LUNAS, NM 87031-6232
S. 54.5' OF LOTS 3 & 4, BLOCK
7, FORD 2ND ADDITION
R626911</p> | <p>11. GEORGE A. & ROSE M.
MCCLURE, TRUSTEE OF THE
GEORGE A. & ROSE M.
MCCLURE REVOCABLE TRUST
607 W. GREEN AVE.
GALLUP, NM 87301
S. 95' OF LOT 11, S. 95' OF W.
14' OF LOT 12, BLOCK G,</p> |
| <p>7. S ½ OF LOTS 1 & 2, BLK 7,
FORD 2ND ADDN,
R206501</p> | |

- PARCEL FORD ADDITION &
FORD 2ND.
R001481
12. EDY VARELA OR ANTONIA DE
LA CRUZ ARREOLA
412 E. PERSHING AVE.
GALLUP, NM 87301
N. 47' OF LOTS 11 & 12,
PARCEL G FORD 2ND ADDN. S.
97' OF E. 11' OF LOT 12,
PARCEL G, FORD ADDN.
R010634
13. JESSICA F. ARREOLA & MARY
R. MALOY
409 E. MALONEY AVE.
GALLUP, NM 87301
LOTS 9 & 10, BLOCK G,
PARCEL FORD 2ND ADDN
R031313
14. 303 E. PERSHING, LLC
C/O: STEPHANIE LIMAS
2526 LAKEVIEW RD.
ALBUQUERQUE, NM 87105
LOTS 7 & 8, PARCEL G, FORD
2ND ADDITION, ALSO
PORTIONS OF LOTS 7 & 8,
PACEL G, FORD ADDITION
R032441
15. THEODORE P. LUCERO
405 E. MALONEY AVE.
GALLUP, NM 87301
LOTS 5 & 6, PARCEL G. FORD
2ND ADDN, LOTS 5 & 6, PARCEL
G, FORD ADDN.
R006637
16. JOHN & SIPRIANITA AZUA
701 E. GREEN AVE.
GALLUP, NM 87301
LOTS 1 THRU 4, PARCEL G,
FORD 2ND ADDN.
R001252
17. JESUS MORALES & GAYLEEN
MORALES
801 N. STRONG DR.
GALLUP, NM 87301
LOTS 1 THRU 4, BLOCK G,
FORD ADDITION, .34 ACS M/L
R205208
18. RALPH F. CASTANEDA
405 JM MONTOYA BLVD.
GALLUP, NM 87301
LOTS 5 & 6, BLK G, FORD
ADDN,
R033480
20. N. 50' OF LOTS 7 & 8, BLK G,
FORD ADDN.
R182508
19. GLORIA N. SAUCEDO,
TRUSTEE
405 JM MONTOYA BLVD.
GALLUP, NM 87301
S. 100' OF LOTS 7 & 8, BLOCK
G, FORD ADDN.
R027111
21. BNSF RAILWAY COMPANY
2650 LOU MENK DRIVE
FORT WORTH, TX 76131

AGENT:

RBA Architecture
Attn: Rick Bennett
1104 Park Ave. SW
Albuquerque, NM 87102



Mayor Marc DePauli

Councilor Linda Garcia, District 1

Councilor Sierra Yazzie Asamoah-Tutu, District 2

Councilor Sarah Piano, District 3

Councilor Ron Molina, District 4

Frank Chiapetti, City Manager

June 5, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Case No. MNSB2026-00300001, request for final plat review and approval of Lot 1A William Boardman No. 1, 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.

BACKGROUND

Mr. Matthew Draeger, Newmark Mountain West, acting as agent on behalf of Spencer V. Jones, Hillcrest Enterprises, LLC, property owner, has petitioned the Gallup Planning and Zoning Commission for final plat review and approval of Lot 1A William Boardman No. 1, 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.

The property is located at 2410 through 2414 E. Aztec Avenue, more particularly described as Lots 1 through 10, Block 2, Lots 4 through 20, Block 3 and Lots 1 through 5, Block 4, William Boardman No. 1, containing 7.8990 acres M/L.

DISCUSSION

Currently there is a combined total of thirty-two (32) lots at the subdivision location. Spencer V. Jones, Hillcrest Enterprises, LLC, property owner, wishes 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.

Said properties lie within the Mobile Home Park (MHP) Zone District and currently contains an existing mobile home park. The proposed replat complies with the minimum dimensional requirements for the Mobile Home Park (MHP) Zone District per Table 10-2-13 "MHP District Dimensional Standards". The site is fully serviced with utility infrastructure. Typically, a subdivision that reduces the number of lots would be classified as an administrative subdivision and handled administratively without the need for a public hearing. In this case there are two street rights-of-way and an alley right-of-way that will no longer be needed as part of the subdivision and as such are being proposed to be vacated as part of this subdivision process. The fact that two public street rights-of-way and an alley right-of-way are being vacated necessitates

the need for two 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. City Council is the final authority relating to vacating public rights-of-way of any kind.

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

FINDINGS

It is the findings of staff that the proposed subdivision complies with the City of Gallup Subdivision Regulations for a minor subdivision including all dimensional requirements for the 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. 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 rights-of-way 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.

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
--	--	--	--

1. APPLICANT INFORMATION

- (a) NAME: Hillcrest Enterprises, LLC Phone #: 801-953-5294
 Mailing Address: 337 E 60 N Fax #: _____
 City: Lindon State: UT Zip: 84042
- (b) Agent (if any): Matthew Draeger / NEWMARK MOUNTAIN WEST Phone #: 757-822-8825
 Mailing Address: 312 E South Temple Zip: 84111
 City: Salt Lake City State: UT E-mail: m.draeger@newmarkmw.com
- (c) Project Engineer: William G. Gagner / BLEW INC. Phone #: 479.443.4506
 Mailing Address: 3825 N. SHILOH DRIVE Zip: 72703
 City: FAYETTEVILLE State: AR E-mail: team-emily@blewinc.com
- (d) Signature of Applicant or Agent: Matthew Draeger Date: 1/15/2026
 Printed Name: Matthew Draeger

2. PROPERTY OWNER

- (a) NAME: Hillcrest Enterprises, LLC / SPENCER V. JONES Phone #: 801-953-5294
 Mailing Address: 337 E 60 N E-mail: spenjoy68@gmail.com
 City: Lindon State: UT Zip Code: 84042
- (b) Signature of Property Owner: Spencer Jones Date: 1/15/2026
 Printed Name: Spencer Jones

3. LOCATION OF REQUEST 2410 - 2414

- (a) Street Address (if any): ~~2410~~ E Aztec, Gallup, NM 87301
- (b) Present Legal Description: Lots /Tracts: Lots 1 thru 10, Block 2, Lots 4 thru 20, Block 3,
~~Block 3~~, Lots 1 thru 5, Block 4, William Boardman Subdivision NO. 1, Hillcrest MHP
90 SPACES, 6.33 ACS M/L

4. PROJECT DETAILS

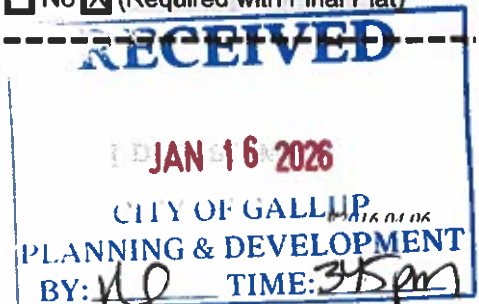
- (a) Project is within jurisdiction of: City of Gallup
- (b) Present Zoning: MHP Number of Existing Structures: City of Gallup
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): MHP
- (d) Number of Existing Lots: ~~35~~ 32 Number of Proposed Lots: 1
- (e) Total Land Area: 6.66 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: NE

Fee Paid: \$ 25.00 Method of Payment: Cash

Hearing Date: N/A (Sketch) Case #: 26-00300001



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: Hillcrest Enterprises, LLC Phone #: 801-953-5294
 Mailing Address: 337 E 60 N Fax #: _____
 City: Lindon State: UT Zip: 84042
- (b) Agent (if any): Matthew Draeger / NEWMARK MOUNTAIN WEST Phone #: 757-822-8825
 Mailing Address: 1875 S. State Street, Ste. 1000 Zip: 84097
 City: Orem State: UT E-mail: matt@summitutahcre.com
- (c) Project Engineer: William G. Gagner / BLEW INC. Phone #: 479.443.4506
 Mailing Address: 3825 N. SHILOH DRIVE Zip: 72703
 City: FAYETTEVILLE State: AR E-mail: team-emily@blewinc.com
- (d) Signature of Applicant or Agent: Matthew Draeger Date: 4/24/2026
 Printed Name: Matthew Draeger C3EF0355203A4D1...

2. PROPERTY OWNER

- (a) NAME: Hillcrest Enterprises, LLC / SPENCER V. JONES Phone #: 801-953-5294
 Mailing Address: 337 E 60 N E-mail: spenjoy68@gmail.com
 City: Lindon State: UT Zip Code: 84042
- (b) Signature of Property Owner: Spencer Jones Date: 4/25/2026
 Printed Name: Spencer Jones 694B7387D858451...

3. LOCATION OF REQUEST 2410-2414

- (a) Street Address (if any): ~~2410~~ E Aztec, Gallup, NM 87301
- (b) Present Legal Description: Lots 1 thru 10, Block 2, Lots 4 thru 20, Block 3, ~~Block 3~~, Lots 1 thru 5, Block 4, William Boardman Subdivision NO. 1, Hillcrest MHP
90 SPACES, 6.33 ACS M/L.

4. PROJECT DETAILS

- (a) Project is within jurisdiction of: City of Gallup
- (b) Present Zoning: MHP Number of Existing Structures: City of Gallup
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): MHP
- (d) Number of Existing Lots: ~~35~~ 32 Number of Proposed Lots: 1 NL
- (e) Total Land Area: 6.66 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: \$ 50.00 Method of Payment: Cash

Hearing Date: 6/10/26 Case #: 26-00300001

RECEIVED

MAY 04 2026

CITY OF GALLUP

PLANNING & DEVELOPMENT
 BY: MB TIME: 9:00 AM

FINAL PLAT

LOT 1A 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 AS THE SAME IS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON OCTOBER 3RD, 1961.

SURVEY DESCRIPTION

VACATED RIGHT-OF-WAYS AND ALLEYS:

A CERTAIN TRACT OF LAND SITUATED IN SECTION 13, TOWNSHIP 15 NORTH, RANGE 18 WEST, IN NEW MEXICO COUNTY, BEING PART OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1), DATED OCTOBER 3RD, 1961, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR MARKING THE SOUTHWEST CORNER OF LOT 5, BLOCK 4 OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1);

THENCE ALONG THE WEST LINE OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1), NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST, A DISTANCE OF 120.00 FEET TO POINT OF BEGINNING;

THENCE CONTINUING ALONG THE BOUNDS OF THE HEREIN DESCRIBED VACATION AREA THE FOLLOWING (21) COURSES AND DISTANCES

- 1.) ALONG THE WEST LINE OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1), NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST, A DISTANCE OF 49.90 FEET;
- 2.) LEAVING SAID WEST LINE ALONG THE NORTH RIGHT-OF-WAY OF WADE CIRCLE BEING VACATED, SOUTH 28 DEGREES 39 MINUTES 01 SECOND EAST, A DISTANCE OF 7.91 FEET;
- 3.) ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 102.48 FEET, AND A CHORD BEARING OF SOUTH 88 DEGREES 39 MINUTES 01 SECOND EAST, A DISTANCE OF 85.46 FEET;
- 4.) SOUTH 88 DEGREES 39 MINUTES 01 SECOND EAST, A DISTANCE OF 318.70 FEET;
- 5.) LEAVING SAID NORTH RIGHT-OF-WAY OF WADE CIRCLE ALONG THE WEST RIGHT-OF- WAY OF HILCREST STREET BEING VACATED, NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 120.00 FEET;
- 6.) LEAVING SAID WEST RIGHT-OF-WAY OF HILCREST STREET ALONG THE SOUTH RIGHT-OF-WAY OF AN ALLEY BEING VACATED, NORTH 88 DEGREES 39 MINUTES 01 SECOND WEST, A DISTANCE OF 411.99 FEET;
- 7.) LEAVING SOUTH RIGHT-OF-WAY OF ALLEY ALONG THE WEST LINE OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1), NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST, A DISTANCE OF 20.01 FEET;
- 8.) LEAVING SAID WEST LINE ALONG THE NORTH RIGHT-OF-WAY OF AN ALLEY BEING VACATED, SOUTH 88 DEGREES 39 MINUTES 01 SECOND EAST, A DISTANCE OF 411.98 FEET;
- 9.) LEAVING SAID NORTH RIGHT-OF-WAY OF ALLEY ALONG THE WEST RIGHT-OF- WAY OF HILCREST STREET BEING VACATED, NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 140.00 FEET;
- 10.) LEAVING THE WEST RIGHT-OF-WAY OF HILCREST STREET ALONG THE SOUTH RIGHT-OF-WAY OF AZTEC DRIVE, SOUTH 88 DEGREES 39 MINUTES 01 SECOND EAST, A DISTANCE OF 50.00 FEET;
- 11.) LEAVING THE SOUTH RIGHT-OF-WAY OF AZTEC DRIVE ALONG THE EAST RIGHT-OF-WAY OF HILCREST STREET BEING VACATED, SOUTH 00 DEGREES 06 MINUTES 01 SECOND EAST, A DISTANCE OF 139.91 FEET;
- 12.) LEAVING THE EAST RIGHT-OF-WAY OF HILCREST STREET ALONG THE NORTH RIGHT-OF-WAY OF ALLEY BEING VACATED, SOUTH 88 DEGREES 38 MINUTES 46 SECONDS EAST, A DISTANCE OF 224.92 FEET;
- 13.) CONTINUING SOUTH 88 DEGREES 38 MINUTES 46 SECONDS EAST, A DISTANCE OF 68.82 FEET;
- 14.) LEAVING THE NORTH-RIGHT-OF-WAY OF ALLEY ALONG THE WEST RIGHT-OF- WAY OF WILLIAMS STREET, SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 19.94 FEET;
- 15.) LEAVING THE WEST RIGHT-OF-WAY OF WILLIAMS STREET ALONG THE SOUTH RIGHT-OF-WAY OF AN ALLEY BEING VACATED, NORTH 88 DEGREES 38 MINUTES 46 SECONDS WEST, A DISTANCE OF 293.74 FEET;
- 16.) LEAVING THE SOUTH RIGHT-OF-WAY OF ALLEY ALONG THE EAST RIGHT-OF- WAY OF HILCREST STREET BEING VACATED, SOUTH 00 DEGREES 06 MINUTES 01 SECOND EAST, A DISTANCE OF 290.04 FEET;
- 17.) LEAVING THE EAST RIGHT-OF-WAY OF HILCREST STREET, NORTH 88 DEGREES 38 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.00 FEET;
- 18.) ALONG WEST RIGHT-OF-WAY OF HILCREST STREET BEING VACATED, NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 120.03 FEET;
- 19.) LEAVING THE WEST RIGHT-OF-WAY OF HILCREST STREET ALONG THE SOUTH RIGHT-OF-WAY OF WAD CIRCLE BEING VACATED, NORTH 88 DEGREES 39 MINUTES 01 SECOND WEST, A DISTANCE OF 318.70 FEET;
- 20.) ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 107.38 FEET, AND A CHORD BEARING OF NORTH 88 DEGREES 39 MINUTES 01 SECOND WEST, A DISTANCE OF 87.90 FEET;
- 21.) NORTH 88 DEGREES 39 MINUTES 01 SECOND WEST, A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.3827 ACRES MORE OR LESS.

THE RIGHT-OF-WAY, THOUGH DEDICATED TO PUBLIC USE, ARE NOW NOT NEEDED FOR PUBLIC'S BENEFIT AND HEREUPON UPON WHICH THIS CERTIFICATION APPEARS AND APPROVED BY THE CITY OF GALLUP, NEW MEXICO.

THIS _____ DAY OF _____,

ATTEST:

CITY CLERK
CITY OF GALLUP, NEW MEXICO

MAYOR
CITY OF GALLUP, NEW MEXICO

QUIET TITLE AREA

A CERTAIN TRACT OF LAND SITUATED IN SECTION 13, TOWNSHIP 15 NORTH, RANGE 18 WEST, IN NEW MEXICO COUNTY, IN FINAL QUIET TITLE DECREE (DOC#413542) RECORDED 1/5/26, ALSO BEING A PART OF BACA ANNEXATION PLAT, RECORDED AS SUB0856, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH REBAR INSCRIBED "WINNICKI NM 26742" MARKING THE NORTHWEST CORNER OF LOT 13, BLOCK 3;

THENCE ALONG THE NORTH LINE OF LOTS 13 AND 17 SOUTH 88 DEGREES 38 MINUTES 46 SECONDS EAST, A DISTANCE OF 293.74 FEET TO A FOUND 1/4 INCH REBAR MARKING THE NORTHEAST CORNER OF LOT 17 AND ALSO BEING ON THE WEST RIGHT-OF-WAY OF WILLIAM STREET;

THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 290.04 FEET TO A FOUND 1/4 INCH CAPED REBAR MARKING THE SOUTHEAST CORNER OF LOT 20, BLOCK 3;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 20.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 8.79 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 88 DEGREES 46 MINUTES 31 SECONDS WEST, A DISTANCE OF 469.95 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 10.85 FEET;

THENCE SOUTH 88 DEGREES 38 MINUTES 43 SECONDS EAST, A DISTANCE OF 469.98 FEET TO THE POINT OF BEGINNING, CONTAINING 4.848 SQUARE FEET OR 0.1113 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 1A:

A CERTAIN TRACT OF LAND SITUATED IN SECTION 13, TOWNSHIP 15 NORTH, RANGE 18 WEST, IN NEW MEXICO COUNTY, BEING PART OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1), DATED OCTOBER 3RD, 1961, RECORDED AS SUB00331, AND ALSO BEING A PART OF BACA ANNEXATION PLAT, RECORDED AS SUB0856, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR "ILLEGIBLE" MARKING THE SOUTHWEST CORNER OF LOT 5, BLOCK 4 OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1);

THENCE ALONG THE WEST LINE OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1), NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST, A DISTANCE OF 49.90 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST, A DISTANCE OF 120.00 FEET A FOUND 5/8" REBAR "WINNICKI NM 26742";

THENCE NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST, A DISTANCE OF 20.01 FEET TO A FOUND 5/8" REBAR TAGGED WITH DISK "WINNICKI NM 26742";

THENCE NORTH 00 DEGREES 03 MINUTES 49 SECONDS WEST, A DISTANCE OF 128.52 FEET TO THE NORTHWEST CORNER LOT 5, BLOCK 2 OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1) ON THE SOUTH RIGHT-OF-WAY OF EAST AZTEC;

THENCE ALONG THE NORTH LINE OF BLOCK 2 OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1) AND THE SOUTH RIGHT-OF-WAY OF EAST AZTEC, NORTH 88 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 137.35 FEET TO A FOUND 1/2" IRON "ILLEGIBLE" TAGGED WITH DISK "WINNICKI NM 26742"; THENCE SOUTH 88 DEGREES 39 MINUTES 01 SECONDS EAST, A DISTANCE OF 274.73 FEET TO A FOUND MAG-NAIL & DISK "WINNICKI NM 26742";

THENCE SOUTH 88 DEGREES 39 MINUTES 01 SECONDS EAST, A DISTANCE OF 50.00 FEET A FOUND 5/8" REBAR "WINNICKI NM 26742" MARKING THE NORTHWEST CORNER OF LOT 12, BLOCK 3, OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1) ON THE SOUTH RIGHT-OF-WAY OF EAST AZTEC;

THENCE ALONG THE NORTH LINE OF BLOCK 3, OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1) AND THE SOUTH RIGHT-OF-WAY OF EAST AZTEC, SOUTH 88 DEGREES 39 MINUTES 01 SECONDS EAST, A DISTANCE OF 224.93 FEET TO A FOUND 5/8" REBAR "WINNICKI NM 26742" MARKING THE NORTHEAST CORNER LOT 4, BLOCK 3, OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1);

THENCE ALONG THE EAST LINE OF SAID LOT 4, SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 139.99 FEET TO A FOUND 1/2" REBAR "ILLEGIBLE" MARKING THE SOUTHEAST CORNER LOT 4, BLOCK 3, OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1) AND THE NORTH LINE OF A PLATTED ALLEY;

THENCE ALONG THE NORTH LINE OF SAID PLATTED ALLEY, SOUTH 88 DEGREES 38 MINUTES 46 SECONDS EAST, A DISTANCE OF 68.82 FEET TO THE EAST LINE OF BLOCK 3, OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1) AND THE WEST RIGHT-OF-WAY OF WILLIAMS STREET;

THENCE ALONG THE EAST LINE OF BLOCK 3, OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1) AND THE WEST RIGHT-OF-WAY OF WILLIAMS STREET, SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 19.94 FEET A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF LOT 17, BLOCK 3, OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1);

THENCE CONTINUE ALONG THE EAST LINE OF BLOCK 3, OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1) AND THE WEST RIGHT-OF-WAY OF WILLIAMS STREET, SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 290.04 FEET A FOUND 1/2" REBAR "ILLEGIBLE" MARKING THE SOUTHEAST CORNER OF LOT 20, BLOCK 3, OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1);

THENCE LEAVING THE EAST LINE OF BLOCK 3, OF WILLIAM BOARDMAN SUBDIVISION NO. ONE (1), BUT CONTINUING ALONG THE WEST RIGHT-OF-WAY OF WILLIAMS STREET AND THE NORTHEAST LINE OF BACA SUBDIVISION, SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 20.01 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 8.79 FEET;

THENCE LEAVING SAID NORTHEAST LINE OF BACA SUBDIVISION AND THE WEST RIGHT-OF-WAY OF WILLIAMS STREET, NORTH 88 DEGREES 46 MINUTES 31 SECONDS WEST, A DISTANCE OF 479.95 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 30.88 FEET;

THENCE NORTH 88 DEGREES 38 MINUTES 45 SECONDS WEST, A DISTANCE OF 275.91 FEET TO THE POINT OF BEGINNING, CONTAINING 7.8990 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SIGNATURE BLOCKS

OWNERS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING 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, AS THE SAME IS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON OCTOBER 3RD, 1961.

NOW SURVEYED AND PLATTED AND KNOWN AS LOT 1A CONTAINING 7.8990 ACRES 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, DRAINAGE, 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 PROVIDED FENCES DO NOT INTERFERE WITH OR IMPACT EXISTING UTILITY INFRASTRUCTURE, SIDEWALKS AND DRIVEWAYS 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.

HILCREST ENTERPRISES, LLC
SPENCER V. JONES

DATE

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____ SS

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,

BY _____,

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATE OF ACCEPTANCE AND APPROVAL:

THE ABOVE DESCRIBED AREA AND CONDITIONAL ACCEPTANCE OF THE DEDICATION OF THE RIGHTS OF WAY, EASEMENTS AND SITES FOR CITY USE AND THE PLAT THEREOF UPON WHICH THIS CERTIFICATE APPEARS IS HEREBY APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GALLUP, NEW MEXICO.

THIS _____ DAY OF _____,

ATTEST:

SECRETARY

CHAIRMAN OF PLANNING & 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 _____ DAY OF _____, 2026.

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

THE PROVIDED BY LAW ON THE _____ DAY OF _____, 2026.

CLERK AND EX-OFFICIO RECORDER
COUNTY OF MCKINLEY, NEW MEXICO

CERTIFICATE OF SURVEYOR:

I, LEROY W. FARLEY, A DULY QUALIFIED LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF NEW MEXICO, HOLDING NEW MEXICO REGISTERED SURVEYOR CERTIFICATE NO. 17320, DO HEREBY CERTIFY THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS MADE UNDER MY SUPERVISION AND DIRECTION AND THAT THE SAME IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026

LEROY W. FARLEY
LICENSE NO. 17320

CERTIFICATE OF OWNERSHIP & DEDICATION:

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF GALLUP AND TO THE PUBLIC UTILITY COMPANIES, INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF GALLUP THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

DATE

HILCREST ENTERPRISE, LLC
SPENCER V. JONES

APPROVALS

CITY OF GALLUP WATER

CITY OF GALLUP WASTEWATER

CITY OF GALLUP ELECTRIC DIRECTOR

CITY OF GALLUP PUBLIC WORKS DIRECTOR

NM GAS COMPANY

QWEST CORPORATION DBA CENTURYLINK QC

ZONING INFORMATION

CURRENT ZONING: "MH-P" MOBILE HOME PARKS

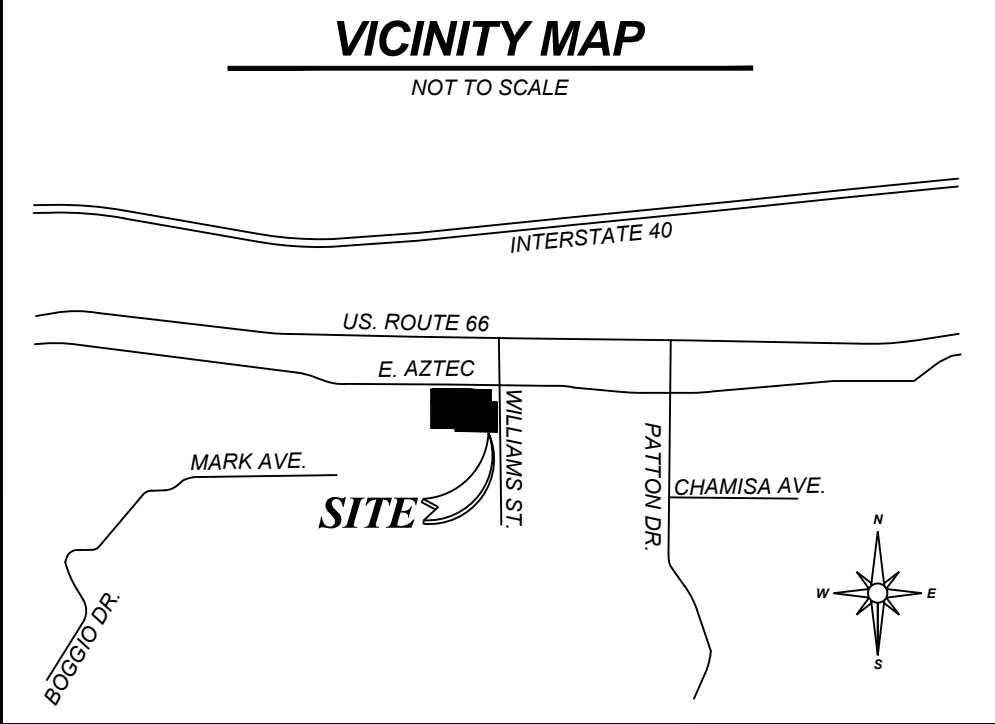
SETBACK REQUIREMENTS:
FRONT - 10'
SIDE - 10'
REAR - 10'

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35031C1540E, WHICH BEARS AN EFFECTIVE DATE OF 02/17/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND PROVIDED DOCUMENTS. THE SURVEYOR WAS WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.



MISCELLANEOUS NOTES

COMPLETED FIELD WORK:
JULY 3, 2025

REFERENCE DOCUMENTS:

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #2025010338, DATED JANUARY 29, 2025 AT 3:20 PM;
2. WILLIAM BOARDMAN SUBDIVISION NO. ONE (1) AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO, ON OCTOBER 3RD, 1961;
3. BACA SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO, ON MARCH 16, 1978;
4. BOOK 67 MISS., PAGES 212-214;
5. EASEMENT SURVEY ROW-1133, BY KYLE C. SPOLAR, DEPAULI ENGINEERING & SURVEYING LLC, SIGNED 4/2/2026;
6. QUITCLAIM DEED AS RECORDED AS INSTRUMENT NO. 189327;
7. QUITCLAIM DEED AS RECORDED AS INSTRUMENT NO. 189439;
8. FINAL QUIET TITLE DECREE RECORDED AS DOCUMENT NO. 413452;
9. VACATION ORDINANCE #5-406 APPROVED BY THE CITY COUNCIL 04/24/1979.

BASIS OF BEARING:

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, NOT OTHERWISE NOTED, MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

HILCREST STREET, WADE CIRCLE AND THE 20 FOOT ALLEY HAVE BEEN VACATED PER THIS PLAT.

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 DBA 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 ERECTED 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 TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR 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 RECORDS 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.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 17TH DAY OF APRIL, 2026.

RECEIVED 06.10.2026

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
25-4954

SURVEY DRAWN BY:
BDM - 05/25/2025

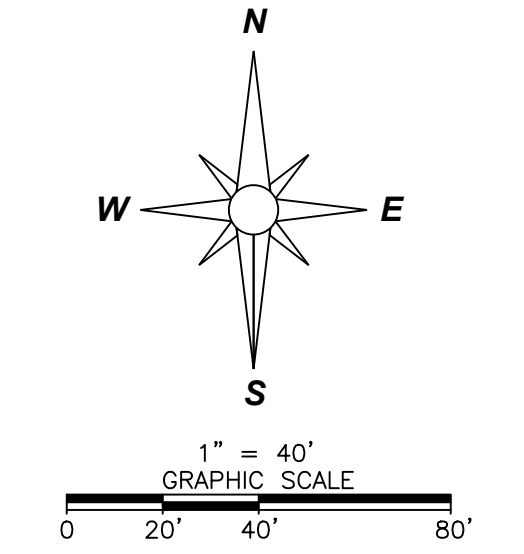
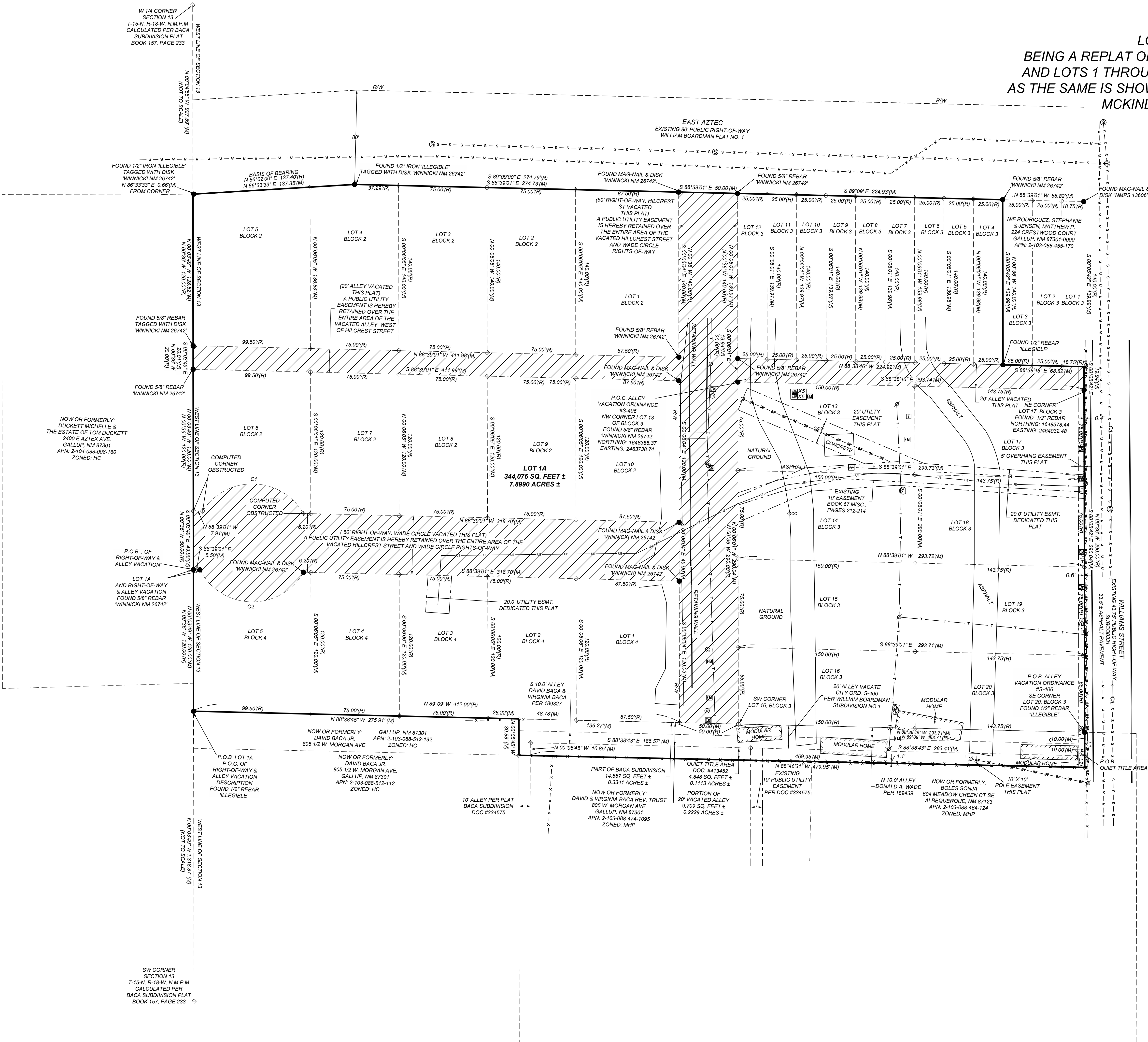
SURVEY REVIEWED BY:
BG

SHEET:
1 OF 2

DATE	REVISION HISTORY	BY
07/25/25	CLIENT COMMENTS	BDM
08/18/25	CLIENT COMMENTS	BDM
01/14/26	CLIENT COMMENTS	BDM
04/23/26	CLIENT COMMENTS	DLS
06/01/26	CLIENT COMMENTS	DLS
06/10/26	CLIENT COMMENTS	DLS

FINAL PLAT

LOT 1A 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
AS THE SAME IS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF
MCKINLEY COUNTY, NEW MEXICO ON OCTOBER 3RD, 1961.



LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
- COMPUTED POINT
- ⊕ ELECTRIC METER
- ⊗ WATER VALVE
- ⊕ TELEPHONE PEDESTAL
- CLEANOUT
- ⊕ GAS METER
- ⊕ TV PEDESTAL
- ⊕ TRANSFORMER
- ⊕ MAILBOX
- ⊕ UTILITY POLE
- ⊕ SANITARY MANHOLE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF OF COMMENCEMENT
- BOUNDARY LINE
- - - EASEMENT LINE
- R/W --- RIGHT-OF-WAY LINE
- C/L --- CENTERLINE
- - - - - FENCE LINE
- - - - - OVERHEAD POWER LINE
- - - - - OVERHEAD TELEPHONE LINE
- - - - - WATER LINE
- - - - - SEWER LINE
- - - - - UNDERGROUND ELECTRIC LINE
- ░ VACATED AREA

RECEIVED 06.10.2026

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY
07/25/25	CLIENT COMMENTS	BDM
08/18/25	CLIENT COMMENTS	BDM
01/14/26	CLIENT COMMENTS	BDM
04/23/26	CLIENT COMMENTS	DLS
06/01/26	CLIENT COMMENTS	DLS

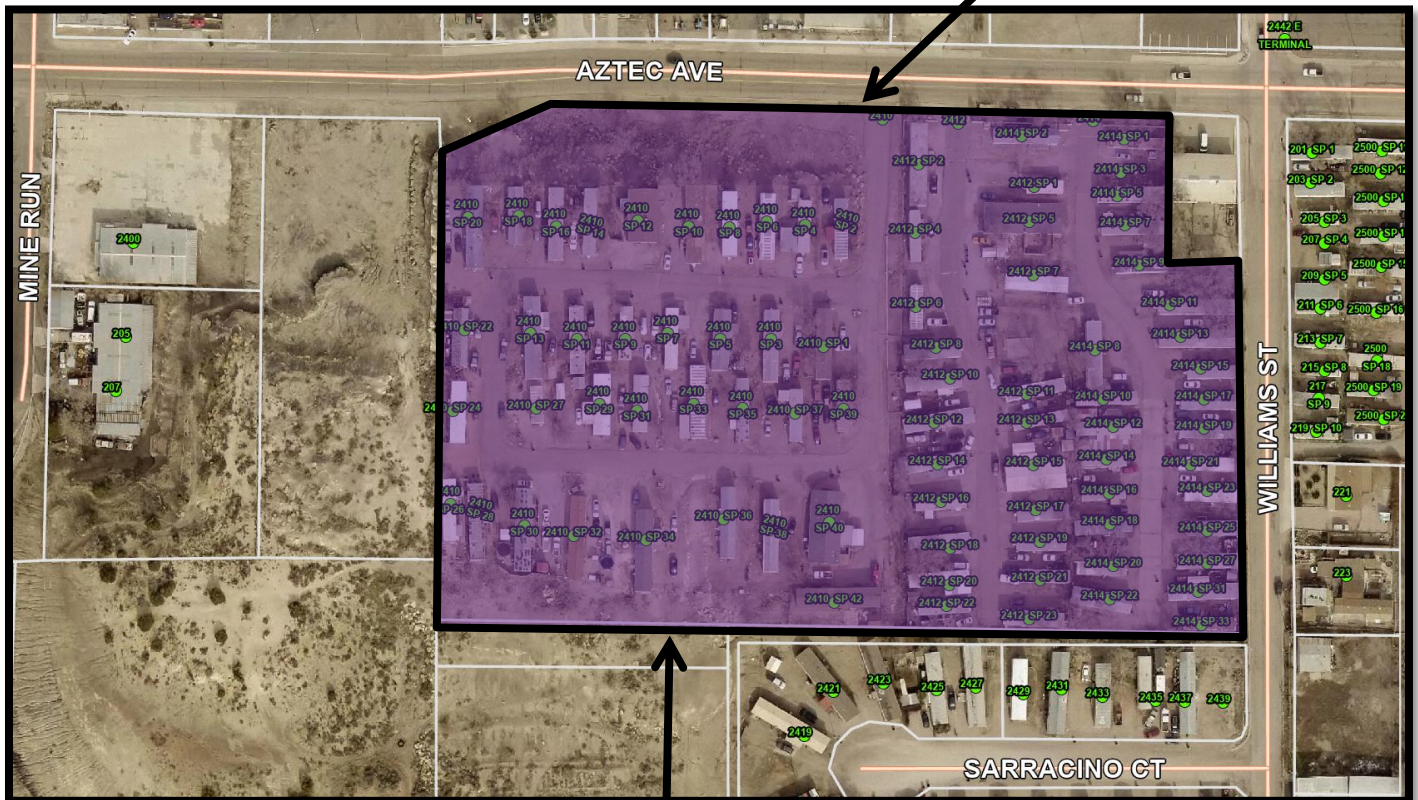
SURVEYOR JOB NUMBER:
25-4954
SURVEY REVIEWED BY:
BG

SURVEY DRAWN BY:
BDM - 05/25/2025
SHEET:
2 OF 2

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.

AERIAL IMAGERY



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; Lot 1A, 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.

SITE PHOTOS



February 3, 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
- Adrian Marrufo, Solid Waste Director
- Laurence Joe, CenturyLink Engineer II
- Jeff Estvanko, NM Gas Company Right-of-Way Agent
- Ronald Phillips / Todd Schnuelle, Comcast Network Project Manager
- Jayson Grover, NMDOT District 6 Traffic Engineer

FROM: /s/ Nikki Lee

Nikki Lee, Planning Manager

cc: Jan Boone, Water Superintendent
Charles (Chuck) Nourse, Electric Director
Robert Hamblen, Public Works Director
John Lastyona, Public Works Department

CASE #: MNSB2026-00300001
PROJECT NAME: Replat No. 1 of Lots 1 thru 10, Block 2, Lots 4 thru 20, Block 3, Lots 1 thru 5, Block 4, William Boardman Subdivision No. 1
PROPERTY OWNER: Hillcrest Enterprises, LLC
AGENT: Matthew Draeger, Newmark Mountain West
PROJECT LOCATION: 2410-2414 E. Aztec Ave. / Lots 1 thru 10, Block 2, Lots 4 thru 20, Block 3, Lots 1 thru 5, Block 4, William Boardman Subdivision No. 1, Hillcrest MHP 90 Spaces, 6.33 Acs M/L
DESCRIPTION: MINOR SUBDIVISION (SKETCH PLAT REVIEW) The property owner is requesting to replat thirty-two (32) lots to one (1) lot. They also want to vacate Hillcrest Street and Wade Circle as well as the 20' alley (to the north). Note how the 20' alley to the south was vacated in 1979 (Ordinance No. S-406). In addition, that southern area recently went through the courts whereas a Quiet Title Decree was approved; that portion is incorporated into this replat. The purpose of the subdivision is to combine the lots to reflect how they've been utilizing the property as a mobile home park. The last time the lots were subdivided was in 1961. The properties are currently zoned Mobile Home Park (MHP). 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. Final approval of the Vacations will be presented to the City Council. ELECTRONIC COMMENTS DUE: Friday, February 6, 2026 @ 3 P.M.

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) The proposed subdivision has no title. Recommend "William Boardman No. 2 Subdivision, being a replat of Lots 1 through 10, Block 2, Lots 4 through 20, Block 3, and Lots 1 through 10, Block 4, of the William Boardman No. 1 Subdivision".

P2.) Label new tract as Tract 1, identify acreage to the fourth decimal point and show the square footage of the tract.

P3.) Vacated alley and additional ten-foot strip shown on plat does not correspond with GIS records showing existing trailer houses. Encroachments do not make sense. Need to have a meeting with owner and BLEW to show what our maps are showing.

P4.) Any additional amendments to plat will be done after we meet to discuss discrepancies.

PUBLIC WORKS COMMENTS:

1. Public Works has no issues with the replat.
2. Public Works has no issues with vacation of Hillcrest Street, Wade Circle, and the 20' Alley (to the north)

WATER DEPARTMENT COMMENTS: Water lines need to be shown on plat. The City of Gallup Subdivision regulations (Section 11-1-A4gi) state that water system lines shall be installed along the entire length of the property frontage.

WASTEWATER DEPARTMENT COMMENTS: Wastewater has no issues with the replat. Please ensure that any wastewater lines are shown on the plat.

ELECTRIC DEPARTMENT COMMENTS: According to the easement from 1974 the existing underground line 80' west of the pull box was extended within right of way of Hill Crest Street and Wade Circle. Please coordinate with electric Department to do a line locate existing electric lines. Our current standard for underground line is 20' wide. Attached is easement from 1975 File name EAS197530.

Additional easements needed:

- 5' along the eastern property adjacent to Williams Street
- Pole 9203 to 9204
- 10'X10' easement for pole 9205

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

SOLID WASTE COMMENTS: No issues with subdivision.

CENTURYLINK COMMENTS: Lumen has no comments.

NM GAS COMPANY COMMENTS: We have existing gas mains in Hillcrest Street, Wade Circle and the alley being vacated, so need to know if those are staying in place and what we may need to do to protect them. Since we have existing mains that were in public ROW that is now being vacated, we will require that easement be granted/reserved for the lines upon final replatting.

COMCAST COMMENTS: No conflict of combining lots, we do have service running throughout mobile home park.

NM DEPT. OF TRANSPORTATION COMMENTS: This proposed combination of multiple lots into one is not adjacent any state highway and will not impact the NMDOT direction or indirectly. I have no comments to provide.

May 28, 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 #: MNSB2026-00300001
PROJECT NAME: William Boardman No. 2 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.
PROPERTY OWNER: Hillcrest Enterprises, LLC AGENT: Matthew Draeger, Newmark Mountain West
PROJECT LOCATION: 2410-2414 E. Aztec Ave. / Lots 1 thru 10, Block 2, Lots 4 thru 20, Block 3, Lots 1 thru 5, Block 4, William Boardman Subdivision No. 1, Hillcrest MHP 90 Spaces, 6.33 Acs M/L
DESCRIPTION: MINOR SUBDIVISION (FINAL PLAT REVIEW) This is a Final Plat review of the above mentioned subdivision. Recall we first reviewed this subdivision in February 2026. The applicants are requesting to replat thirty-two (32) lots to one (1) lot. They also want to vacate Hillcrest Street and Wade Circle as well as the 20' alley (to the north). Note how there were some modifications made to the plat. The properties are currently zoned Mobile Home Park (MHP). 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. Final approval of the Vacations will be presented to the City Council. ELECTRONIC COMMENTS DUE: Tuesday, June 2, 2026 @ 12 P.M.

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) The proposed subdivision still does not have a title. Recommend "Lot 1A William Boardman No. 1, 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".

P2.) Label new lot as Lot 1A, identify acreage to the fourth decimal point and show the square footage of the lot.

P3.) Certificate of Ownership & Dedication shall read as follows:

NOW SURVEYED AND PLATTED AND KNOWN AS LOT 1A CONTAINING 7.899 ACRES 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. DRAINAGE, 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 (PROVIDED FENCES DO NOT INTERFERE WITH OR IMPACT EXISTING UTILITY INTRASTRUCTURE), SIDEWALKS AND DRIVEWAYS 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.

P4.) Make changes to the plat as indicated on the mark up. Resubmit for review.

PUBLIC WORKS COMMENTS: Public Works has no issue with the final plat.

WATER DEPARTMENT COMMENTS: Water Department has no issues with replat. Water requirements will be addressed during any future plan review process.

WASTEWATER DEPARTMENT COMMENTS: No comments submitted by the given deadline. Please contact:

Nicole Hawthorne, Wastewater Department

Telephone: 505-619-2391

Email: nhawthorne@gallupnm.gov

ELECTRIC DEPARTMENT COMMENTS: The additional easements requested were not on the plat

- 5' overhang easement along the eastern property adjacent to Williams St
- Pole 9203 to 9204 for Rental Streetlight
- 10'X10' easement for pole 9205 for Rental Streetlight

Please review attached Map titled "Hill Crest electric easements needed", highlighted portion is still needed.

FIRE DEPARTMENT COMMENTS: Fire Department has no issues with Final Plat. Any fire code requirements will be reviewed during any future building permit application.

SOLID WASTE COMMENTS: Solid Waste has no issues with Replat of lots. Minor Subdivision (Final Plat Review).

CENTURYLINK COMMENTS: I don't find any conflicts with Lumen. Good to proceed.

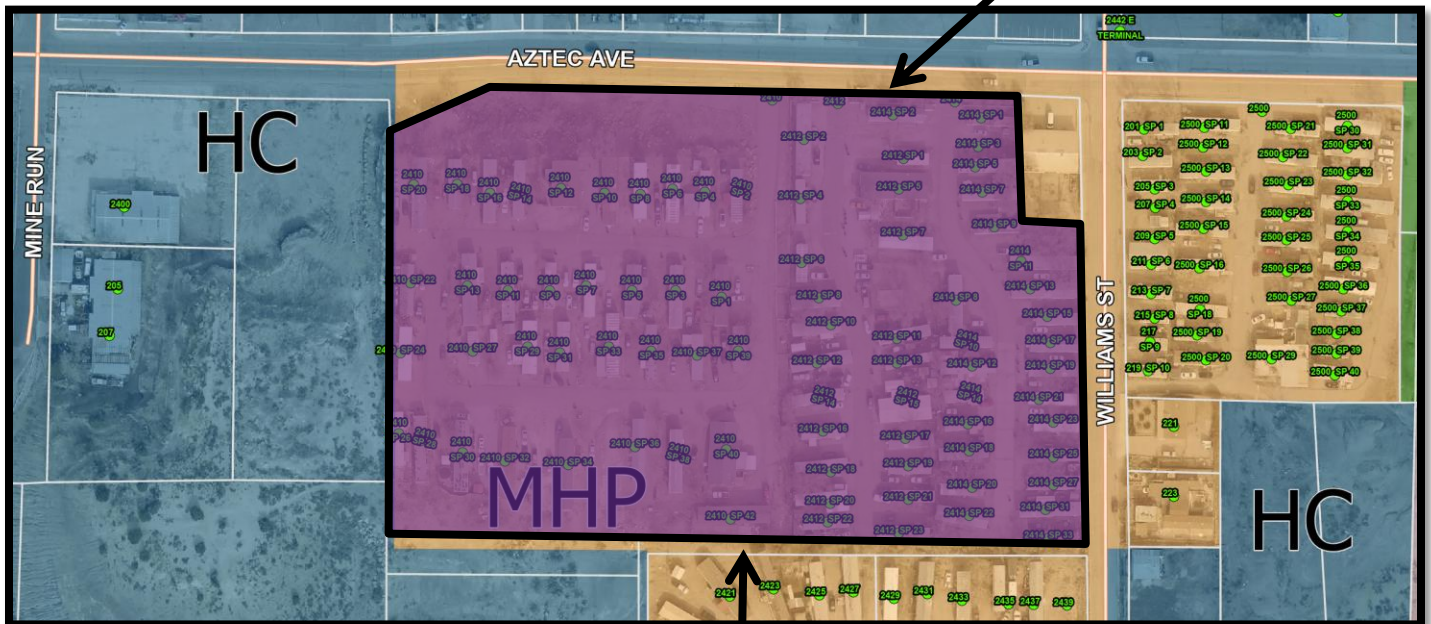
NM GAS COMPANY COMMENTS: I have some comments about the vacated ROWs- noted on the attached plat. Also since this does not show the cover page, please be sure to also add the PUE notes & Disclaimer attached.

COMCAST COMMENTS: No conflict. One note that Comcast currently provides service throughout mobile home park.

NM DEPT. OF TRANSPORTATION COMMENTS: The proposed property subdivision case does not pertain to the NMDOT. I have no comments to provide.

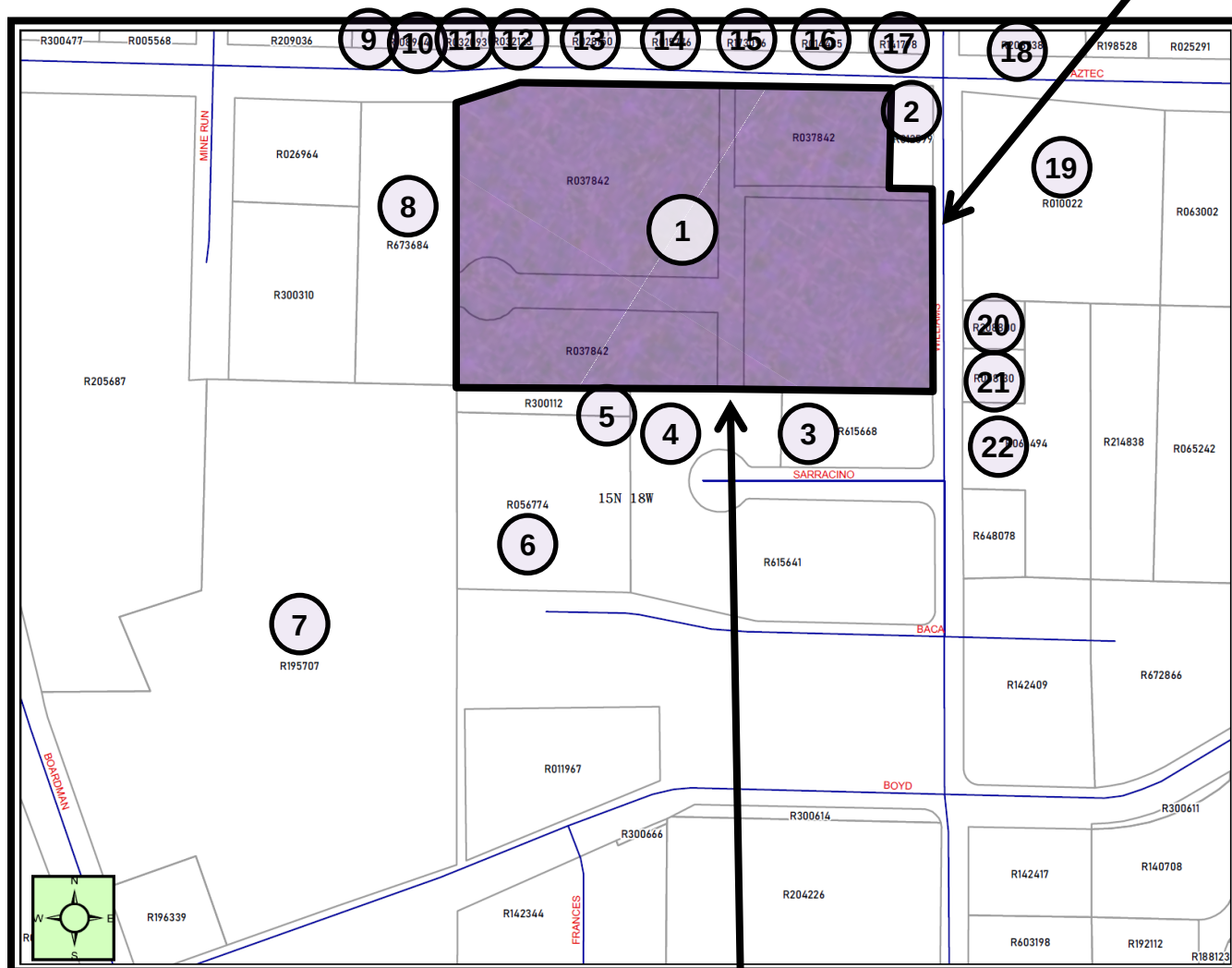
Request by Matthew Draeger, Newmark Mountain West on behalf of Spencer V. Jones, Hillcrest Enterprises, LLC, property owner, for Final Plat approval of a Minor Subdivision; William Boardman No. 1 Subdivision Being a Replat of Lots 1 through 10, Block 2, Lots 4 through 20, Block 3, and Lots 1 through 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.

AREA MAP



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; Lot 1A, 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.

PROPERTY MAP



Letters sent 06/02/2026

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; Lot 1A, 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.

ADDRESS LIST

- | | |
|---|---|
| <p>1. HILLCREST ENTERPRISES, LLC
337 EAST 60 NORTH
LONDON, UT 84042
LOTS 1 THRU 10, BLOCK 2,
LOTS 4 THRU 20, BLOCK 3,
LOTS 1 THRU 5, BLOCK 4,
WILLIAM BOARDMAN
SUBDIVISION NO. 1,
HILLCREST MHP 90 SPACES,
6.33 ACS M/L
R037842</p> | <p>A PORTION OF TRACT A ALL
OF TRACT B 6.994 ACS M/L
R615641</p> |
| <p>2. STEPHANIE RODRIGUEZ &
MATTHEW P. JENSEN
224 CRESTWOOD COURT
GALLUP, NM 87301
LOTS 1 THRU 3, BLOCK 3,
WILLIAM BOARDMAN
SUBDIVISION NO. 1, .221 ACS
M/L
R012599</p> | <p>5. A TRACT OF LAND WITHIN THE
SW ¼ OF SEC 13 T15 R18
CONT. .310 ACRES M/L
R300112</p> <p>6. 1.74 ACS M/L IN TRACT #1,
SEC. 13 T15R18, BOARDMAN
LAND DEV. CO. SUB.
R056774</p> |
| <p>3. SONJA BOLES
604 MEADOW GREEN CT. SE
ALBUQUERQUE, NM 87123
.77 ACS M/L IN NE CORNER OF
TRACT A IN SW ¼ OF SECTION
13 T15N R18W DBA HAPPY
VILLAGE MHP 6 SP.
R615668</p> | <p>7. CITY OF GALLUP
PO BOX 1270
GALLUP, NM 87305-1270
A TRACT OF LAND WITHIN SE
¼ SE ¼ OF SEC. 14 T15N
R18W, CONT. 24.807 ACRES
M/L LESS PLEASANT VALLEY
ADDN. 1 & 2
R195707</p> |
| <p>4. DAVID BACA JR.
805 WEST MORGAN AVE.
GALLUP, NM 87301</p> | <p>8. MICHELLE DUCKETT & THE
ESTATE OF TOM DUCKETT
2400 E. AZTEC AVE.
GALLUP, NM 87301
A TRACT OF LAND 153.15' X
430' IN BLOCK 2, AZTEC
BOARDMAN, SOUTH OF
AZTEC AVENUE, 1.51 ACS M/L
R673684</p> <p>9. JOE GUILLEN JR. & FRANCES
REVOCABLE TRUST</p> |

- 203 CINDY LANE
GALLUP, NM 87301
2 .93 ACS M/L BLK 2 (N. OF
AZTEC) THOMAS BOARDMAN
REPLAT
R108944
10. A & D REAL ESTATE, LLC
2411 E. AZTEC AVE.
GALLUP, NM 87301
LOTS 29 & 30, BLOCK 1,
WILLIAM BOARDMAN
SUBDIVISION NO. 1, 7,750 SQ
FT M/L
R032093
11. LOTS 25 THRU 28, BLOCK 1,
WILLIAM BOARDMAN
SUBDIVISION NO. 1, 14,859 SQ
FT M/L
R032123
12. LOTS 23 & 24, BLOCK 1,
WILLIAM BOARDMAN
SUBDIVISION NO. 1, 7,250 SQ
FT M/L
R206924
13. LOTS 21 & 22, BLOCK 1,
WILLIAM BOARDMAN
SUBDIVISION NO. 1, 7,250 SQ
FT M/L
R028150
14. LOTS 14 THRU 20, BLOCK 1,
WILLIAM BOARDMAN
SUBDIVISION NO. 1 SECTION
13 T15N R18W, 25,375 SQ FT
M/L
R015776
15. BUTLER BROTHERS, LLC
1900 E. HISTORIC HWY 66
GALLUP, NM 87301
LOTS 11, 12 & 13, BLOCK 1,
WILLIAM BOARDMAN
- SUBDIVISION NO. 1, .292 ACS
M/L
R173096
16. NICOLINA ANTONIA SEAY &
NANCY LYNETTE SEAY
PRUITT, CO-TRUSTEES OF
TRUST A-1 OF THE JAMES T.
SEAY & NICOLINA ANTONIA
SEAY REVOCABLE TRUST
PO BOX 5
BELEN, NM 87002-0005
LOTS 5 THRU 10, BLOCK 1,
WILLIAM BOARDMAN NO. 1,
.50 ACS M/L
R014435
17. FAITH CHRISTIAN
FELLOWSHIP OF GRANTS,
NEW MEXICO, INC.
2495 E. AZTEC AVE.
GALLUP, NM 87301
LOTS 1 THRU 4, BLOCK 1,
WILLIAM BOARDMAN NO. 1,
SECTION 13 T15N R18W, .322
ACS M/L
R141798
18. LOREN L. COOKE
PO BOX 282
FT. WINGATE, NM 87316-0282
LOT 1, 13 15 18, L & F SUB.
FORMERLY A PARCEL IN
BOARDMAN SUB. TRACT 2
R208738
19. DESERT ROSE MOBILE HOME
COMMUNITY, LLC
729 SUNRISE AVE. #303
ROSEVILLE, CA 95661
A TRACT OF LAND 300' X 317'
CONT 2.18 ACRES M/L IN SW
¼ SEC. 13 T15 R18,
BOARDMAN SUB. TR. 2 A/K/A
TERRY FORD ADDN.
R010022

- 20. ERLINDA R. MULLIGAN
221 WILLIAMS ST.
GALLUP, NM 87301-7402
LOT 1, CONT. 7,310 SQ. FT.
GALLEGOS SUB.
R208800
- 21. BRAD LEWIS
223 WILLIAMS STREET
GALLUP, NM 87301
LOT 2, GALLEGOS SUB.
R058130
- 22. SEAY PROPERTIES, LLC
PO BOX 5
BELEN, NM 87002-0005
A TRACT OF LAND IN TRACT 2,
BOARDMAN LAND
DEVELOPMENT CO., 1.45 ACS
M/L
R066494

AGENT:

Newmark Mountain West
Attn: Matthew Draeger
312 E. South Temple
Salt Lake City, UT 84111

SURVEYOR:

Blew Inc.
Attn: William G. Gagner
3825 N. Shiloh Dr.
Fayetteville, AR 72703

Summary of City Council Actions

May 2026

May 26th, 2026:

Case#: 26-00300002: Request by Ronald Bohannon, Tierra West, LLC on behalf of Musket Corp. #215 Ryan LLC / Love's Travel Stops and Country Stores, Inc., ABA Land Ltd. Co., and AVA, LLC, property owners, for Final Plat approval of a Minor Subdivision; Replat No. 1 of Lot 2 of Ortega Subdivision and Love Subdivision and a 5.46 Acre Parcel of Land Situated within the Southeast Quarter of Section 22, T15N, R19W, N.M.P.M. and a 0.098 Acre Triangular Parcel of Land Situated Within the Northeast Quarter of Section 27, T15N, R19W, N.M.P.M. Also requesting for the City of Gallup to vacate public utility easements and a drainage easement. The properties are located at 3380 West Highway 66 and three (3) vacant lots to the north; subdivision contains 17.9652 acres M/L.

City Council **approved** the drainage and public utility easements 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:	MAY	YEAR TO DATE: 2026	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	1	\$ 4,039.00	6	\$ 239,129.00
RESIDENTIAL STORAGE SHED	0	\$ -	1	\$ 1,800.00
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
RESIDENTIAL SITE PERMITS	0	\$ -	2	\$ 386,000.00
NEW COMMERCIAL BUILDINGS	1	\$ 160,000.00	3	\$ 1,060,000.00
COMMERCIAL ADDITIONS / ALTERATIONS	2	\$ 6,352,400.00	11	\$ 6,893,109.00
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	0	\$ -	0	\$ -
EXCAVATION / GRADING	1	\$ 305,000.00	3	\$ 497,000.00
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	10	\$ 189,311.00	42	\$ 1,152,592.00
DEMOLITION	1	\$ 104,385.00	3	\$ 129,544.00
FENCE / RETAINING WALL	2	\$ 4,900.00	19	\$ 109,150.00
FOUNDATION ONLY - CHARGE	0	\$ -	0	\$ -
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
TOTAL PERMITS & VALUATION	18	\$ 7,120,035.00	92	\$ 10,485,924.00
TOTAL PERMIT FEES	\$	7,972.63	\$	34,393.85

**CITY OF GALLUP
PLANNING & DEVELOPMENT DEPARTMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED
MAY 2026**

DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
5/1/26	26 - 081	AARON LOPEZ	HOMEOWNER	419 ZECCA DRIVE	FENCE / RETAINING WALL	\$ 36.00	\$ 800.00
5/6/26	26 - 052	ANDREW & LISA BLANCO	HOMEOWNER	315 JULIE DRIVE	RESIDENTIAL ALTERATIONS	\$ 87.00	\$ 4,039.00
5/7/26	26 - 087	LORETTA A. MILLER, TRUSTEE	RHINO ROOFING, INC.	501 PHILIPINA AVENUE	ROOF REPAIR	\$ 434.00	\$ 50,942.00
5/11/26	26 - 063	ANTHONY BONAGUIDI	RED DIRT CONSTRUCTION LLC.	1125 RIDGECREST AVENUE	ROOF REPAIR	\$ 306.00	\$ 30,021.00
5/11/26	26 - 077	ROBERT A. & MICHELE MCINTOSH	RED DIRT CONSTRUCTION LLC.	3403 ZIA DRIVE	ROOF REPAIR	\$ 231.00	\$ 20,505.00
5/11/26	26 - 085	WELLS FARGO	AAA ROOFING COMPANY	300 W. AZTEC AVENUE	ROOF REPAIR	\$ 329.00	\$ 32,972.00
5/13/26	26 - 088	LYNN ANN ARRIOLA	GALLUP ROOFING, INC.	310 W. GREEN AVENUE	ROOF REPAIR	\$ 87.00	\$ 4,500.00
5/15/26	26 - 090	JOHN MENAPACE	DOMINGUEZ CONSTRUCTION INC.	100 W. GREEN AVENUE	ROOF REPAIR	\$ 123.00	\$ 8,800.00
5/15/26	26 - 092	JOSEPH C. MENINI	GALLUP ROOFING, INC.	1603 PECAN CIRCLE	ROOF REPAIR	\$ 123.00	\$ 8,400.00
5/15/26	26 - 093	ROBERT CHAVEZ	DIAZ RESIDENTIAL CONSTRUCTION	608B N. STRONG DRIVE	ROOF REPAIR	\$ 132.00	\$ 9,250.00
5/18/26	26 - 058	VIRGIE'S RESTAURANT	OM 2000 CONSTRUCTION	2720 W. HISTORIC HIGHWAY 66	COMMERCIAL ALTERATIONS	\$ 995.30	\$ 96,400.00
5/19/26	26 - 046	SPEEDWAY	JONES/CONVEY GROUP INCORPORATION	701 US HIGHWAY 491	EXCAVATION / GRADING	\$ 2,128.35	\$ 305,000.00
5/19/26	26 - 094	DOUGLAS B. BROWNELL	GALLUP ROOFING, INC.	809 E. GREEN AVENUE	ROOF REPAIR	\$ 132.00	\$ 9,135.00
5/20/26	26 - 095	TESLA SUPERCHARGERS	COONROD ELECTRIC CO., LLC.	990 US HIGHWAY 491	NEW COMMERCIAL	\$ 1,511.63	\$ 160,000.00
5/21/26	26 - 089	THE HOME DEPOT	MERRILL FENCE COMPANY	530 KACHINA STREET	FENCE / RETAINING WALL	\$ 97.00	\$ 4,100.00
5/26/26	26 - 074	SIMON & BRENDA SUZUKI	RED DIRT CONSTRUCTION LLC.	607 E. WILSON AVENUE	ROOF REPAIR	\$ 177.00	\$ 14,786.00
5/26/26	26 - 084	ARROWHEAD LODGE	20X EXCAVATION INC.	1191 E. HISTORIC HIGHWAY 66	DEMOLITION	\$ 1,043.35	\$ 104,385.00
5/27/26	26 - 095	GALLUP CULTURAL CENTER	CENTENNIAL CONTRACTORS ENT.	201 E. HISTORIC HIGHWAY 6	COMMERCIAL ALTERATIONS	\$ -	\$ 6,256,000.00
TOTALS:						\$ 7,972.63	\$ 7,120,035.00

1 RESIDENTIAL ADDITIONS / ALTERATIONS
1 NEW COMMERCIAL BUILDINGS
2 COMMERCIAL ADDITIONS / ALTERATIONS
1 EXCAVATION / GRADING
10 ROOF REPAIR
1 DEMOLITION
2 FENCE / RETAINING WALL
18 TOTAL PERMITS