

**PLANNING AND ZONING COMMISSION
AGENDA****Wednesday, May 13th, 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 January 14th, 2026 Meeting Minutes**PUBLIC HEARINGS**

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.

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.

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.

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.

INFORMATION ITEMS

ITEM FIVE: City Council Actions Taken

ITEM SIX: January, February, March & April 2026 Building Permit Activity Report

*** Open Floor

*** Adjourn



Planning & Zoning Commission
January 14th, 2026 Minutes
City Council Chambers

The regular meeting of the Planning and Zoning Commission was called to order at 6:00 p.m. by Chairman Kent Wilson. Chairman Wilson stated that the meeting was being live streamed for the public through YouTube. Chairman Wilson excused himself from chairing the meeting due to recent health issues and asked Vice-Chairman Matthew Long to take over. Chairman Long took the chair position and Commissioner Wilson stepped down.

Upon roll call, the following were present:

Chairman M. Long
Commissioner K. Wilson
Commissioner J. Cresto
Commissioner K. Spolar
Commissioner S. Ezzell
Commissioner R. Eason

Upon roll call, the following were absent:

Commissioner F. Pawlowski

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 K. Wilson (No)
Commissioner J. Cresto (No)
Commissioner K. Spolar (No)
Commissioner S. Ezzell (No)
Commissioner R. Eason (No)

Presented to the Chairman and Commissioners for their approval were the minutes of the November 12th, 2025 regular meeting. Commissioner Cresto motioned for approval of the minutes as presented. Seconded by Commissioner Ezzell. Motion Carried.

Upon roll call, the following votes were:

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

Presented to the Chairman and Commissioners for their approval were the minutes of the December 23rd, 2025 special meeting. Commissioner Spolar motioned for approval of the minutes as presented. Seconded by Commissioner Cresto. Motion Carried.

Upon roll call, the following votes were:

Commissioner K. Spolar (Yes)
Commissioner J. Cresto (Yes)
Commissioner K. Wilson (Yes)
Commissioner S. Ezzell (Abstained)
Commissioner R. Eason (Abstained)
Chairman M. Long (Yes)

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

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

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

ITEM ONE: CASE # 25-00600005: Request by Tafazzul Hussain, Afra Construction & Design on behalf of Ahmad Ayesh, property owner, for the Rezoning of 12.6493 acres M/L **FROM** Single-Family Residential Type C (SFR-C) **TO** Multi-Family Residential High (MFRH) Zone District. The property is located at 1605 through 1701 Mark Avenue; more particularly described as Lots 1 thru 9, Replat No. 1 of Lots 1 & 2, Sunrise Subdivision.

CB Strain, Planning & Development Director began by referencing subsection 10-5-B-d-i-5a of the City of Gallup Land Development Standards states that amendments to the official zoning map which involve a particular area of land may be made by the Council on its own motion or upon request of the Planning and Zoning Commission, or the person or persons holding fifty one percent (51%) or more of the ownership of the area of land may request the Planning and Zoning Commission to amend the map upon a determination that there are sufficient grounds for the amendment. In this case petitioning property owner, Ahmad Ayesh, represents 100% ownership of the property proposed for rezone and as such is making the request for a zoning map amendment to the Planning and Zoning Commission.

CB used the overhead projector to display the GIS Map showing how the nine (9) lots were zoned Single-Family Residential Type C (SFR-C) Zone District. The property owner wishes to rezone the properties from Single-Family Residential Type C (SFR-C) to Multi-Family Residential High (MFRH) to allow for development of a multi-family apartment complex. Said apartments will be marketed as market rate housing, not low income or subsidized housing.

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

A copy of Resolution No. R2022-13 has been included in your agenda packet and marked as "Exhibit B" for your review. CB stated that across the entire county there was a housing shortage whereas Gallup was no exception. Gallup has a very limited housing stock for anyone who would want to relocate here, for example, health professionals. CB pointed out how they're top heavy on subsidized and affordable housing and not much of the market rate housing available. That's what this development will provide.

CB continued to state that section 10-5-B-d-i4 of the City of Gallup Land Development Standards sets forth minimum criteria for zoning map amendments, which was included in the agenda packets and marked as "Exhibit A".

CB read aloud the Zoning Map Amendment Criteria that the property qualified under:

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

The Gallup Task Force has reviewed the request and copies of their comments were included in the Commission's agenda packets for review. **FINDINGS OF CONCLUSION:** CB stated that the findings of staff for the proposed request met the Acceptable Grounds for Amending the Official Zoning Map per Section 10-5-B-d-i4 of the City of Gallup Land Development Standards. It is also the findings of staff that a rezone would be consistent with the intent of Resolution No. R2022-13 declaring a housing emergency in the City of Gallup. A change in zoning designation from SFR-C to MFRH will allow the property owner to develop a multi-family apartment complex which in turn will add to the City's housing stock. Therefore, a change in zoning designation from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District is warranted and meets the previously mentioned criteria. CB recommended approval of the rezone; Resolution No. RP2026-2. CB stated that he believed this project would provide over two hundred (200) units to the city.

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

Commissioner Cresto asked what was considered market rate housing. CB said anything other than subsidized or low-income, however for specifics the applicant could answer those questions.

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

Ahmad Ayesh, property owner approached the podium and introduced himself. He stated that he was requesting a zone change and was available to answer any questions. Mr. Ayesh explained how they were designing studio apartments, one-bedroom and two-bedroom apartments. He mentioned how his house was literally right next door to the project. The project was something he's been wanting to build

for quite some time and he spoke about how he was a Gallup resident who wanted Gallup to prosper. However, in order for Gallup to prosper, they had to be realistic on the market that's going on in the United States. As far as the funding for this project, he has a lot of people that want to develop multi-family compared to single-family dwellings. He's been trying to get the money to build larger homes, but he'd rather put in more units so they can accommodate more residents in Gallup. They're going to be professional units. They're trying to put a clubhouse in there with a pool, a gym, just really nice professional look. We want to add some value to all the properties around the area. Spoke about how they want to keep it clean, and will do his best to get it developed. He requested for the Commission's approval on the rezone and was willing to answer any questions.

Chairman Long stated that there was a letter submitted with the request that indicated they were planning to build 231 apartment units and install 350 parking spaces. He wanted to remind the Commission that the rezone action this evening would be setting a precedent because there are similar areas to this around town and there's a housing crisis. The other thing is that when there is a zone change, that affects the permissible uses. CB explained how under Multi-Family Residential High, they can't put any commercial stores or anything like that in there. It's strictly a multi-family residential district, which has different densities; low, medium and high. This would be a high density based on the number of units. Chairman Long asked if they could list the permissible uses from the code's Use Table. Nikki Lee, Madam Secretary read aloud all the uses that are permitted outright within the Multi-Family Residential High Zone District, which would be a dwelling, a two-family attached (duplex), a townhouse, multi-family, and that's it; just those three. CB stated all those uses were geared towards multi-family. He didn't think the property owner wanted to put duplexes or townhouses, but they're all multi-story apartment buildings.

Commissioner Wilson asked if they rezoned the property, but the owner changed their mind and instead built one of the other permitted uses, they wouldn't need to appear before the Commission. CB stated that was correct because those were permitted uses outright within that zone district.

Commissioner Cresto stated that if they approved the zone change under the beliefs that it's going to be a market rate apartment complex, was there anything that could stop them from doing that a year down the road? CB explained how there wasn't anything in the city's regulations saying that the housing had to be subsidized/unsubsidized. But CB thinks that the money invested in the project would kind of drive them more towards market rate apartments. However, the owner would be better to answer that question.

Commissioner Wilson asked for confirmation on the number of units. Chairman Long stated that according to the letter it was 231 with 97 studio apartments, 75 one-bedroom, and 59 two-bedroom. Commissioner Wilson asked if the city has done a housing assessment on the amount of shortfall. He's wondering if this new project would fill that gap. CB explained how the new apartment complex would help decrease the shortage, but it wouldn't entirely solve the housing shortage. He spoke about how a couple of years ago the city did a study, which showed that there was a housing shortage, what type of housing was needed, and how many units we should be adding each year. CB thought it was around 200 units that needed to be added each year. He continued to state that this new project will provide a lot of housing, but not entirely fulfill the need. Commissioner Wilson spoke about another study done

in early 2025 that showed a population growth in Gallup over the last 5, 10, and 15 years. And the majority of the growth in Gallup came from people moving off the reservation; not from out-of-state or even within the state. There was brief discussion about how the city has had consultants who research the shortage of homes whereas available housing has been determined and examined thoroughly by the city. CB spoke about how he receives calls all the time about Gallup's housing stock whereas most of the available vacant housing are older homes. He spoke about how Gallup has a large number of owners that don't particularly take care of their units, and many are falling apart. It's difficult for professionals to relocate here such as, nurses, doctors, teachers, etc.

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

Tafazzul Hussain, Afra Construction & Design approached the podium and introduced himself as the architect requesting a zone change consisting of nine (9) lots totaling 12.6493 acres. Mr. Hussain stated that they can only build nine (9) houses on said property because of the existing single-family residential zoning. He continued to state that considering the existing infrastructure available around the vacant parcels and the opportunities this presents to the city and its residents. Him and his client were proposing a zone change SFR-C to MFRH so they could build apartments. Mr. Hussain believed that their project met the rezoning criteria as it directly related to the changing land use needs, community housing demands, and the promotion of social and economic benefits, which CB addressed. He stated that if the Commission approved their zone change request, they would move forward with proposing preliminary drawings for 230+ apartments with 62-bedroom units, 74 one-bedroom units, and 96 studio units. The proposed development would have a clubhouse, an indoor pool, gym, theater for residents, along with outdoor pickleball courts, walking trails, and a dog park. At this point, Mr. Hussain said they would comply with all the City of Gallup regulations along with the state and federal standards. He requested the Commission approve their rezone and thanked them for their time.

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

Commissioner Cresto asked what the monthly rent would be for their market rate apartments. Mr. Hussain informed the Commission that the market rate for a two-bedroom unit would be about \$2,100, for a single-bedroom \$1,800 and for a studio \$1,500. He added how these were state-of-the-art facilities. Commissioner Cresto stated that he noticed there were 350 parking spaces, potentially 350 vehicles moving through that area. He wondered if there has been any kind of traffic study, traffic plan, or any thoughts on how to mitigate the tripling, quadrupling of traffic going through those housing areas. Mr. Hussain stated that once the zoning was approved, they're get a traffic analysis done, and there definitely will be some deceleration lanes. They will have two entrances and exits out of the property, they will have deceleration lanes, and the future traffic study will help them identify guidelines to meet the state, federal, and the city regulations. Mr. Hussain stated that they haven't gotten that far, but understands it's a huge concern and will work on it.

Commissioner Wilson asked how many buildings they anticipated on building for that property. Mr. Hussain stated that they were anticipating three (3) buildings; one with two-bedrooms, one with single-bedrooms, and another building with the studio units. They're planning to have the clubhouse as a separate building. So, in total, four (4) buildings on the property. Mr. Hussain stated that eventually

they may have to split it up into five (5) buildings, but right now, as a schematic layout, they have four (4) buildings. He informed the Commission that three (3) of the residential buildings would be three (3) or possibly four (4) stories.

Mr. Ayesh, property owner approached the podium again and stated that he wanted to let the Commission know about his plan. He spoke about how he lives in Gallup and Dallas, Texas whereas he goes back and forth. Living outside of Gallup opened up his eyes and made him think about what he wanted to bring to Gallup. Mr. Ayesh spoke about how he gets emotional because he wants to improve Gallup, but everyone needs to invest in it. He's confident that they will be able to fill up the apartments; if they build it people will come. Mr. Ayesh stated that this was something Gallup needed and over the past 20 years there has been progress whereas Gallup looks nicer, but there's still a way to go. It costs a lot of money to fund a project and he was willing to bring the money to fund it, but wants everyone to understand that once it's done it will be nice and beneficial to the community. He was willing to answer anymore questions the Commission had.

Commissioner Cresto mentioned how he's been in construction most of his life and generally supports construction projects. Mr. Ayesh stated that this project was also going to put a lot of locals to work whereas it's going to make a lot of money for a lot of people in Gallup. That's one thing that Mr. Ayesh wants to pride himself on. Commissioner Cresto stated that if they charge \$1,500 a month for rent and if tenants ideally only spend 25% to 30% of their income on rent, that would mean their tenants need to make at least \$72,000 per year. Mr. Cresto doesn't think that there are many people in Gallup who can afford that nor does he see any jobs that pay that high in Gallup. Mr. Ayesh disagreed with Commissioner Cresto stating that he knows Gallup has them. There are a lot of job openings in Gallup; they just need to be filled. Mr. Ayesh continued to state that the only way to fill them is they have to be able to put them in a place to live. And if they have a place to put them to live, then they're going to come to Gallup. Mr. Ayesh stated that he's a go-getter and wants to invest in Gallup so he will make sure he completes the project. Commissioner Cresto spoke about how him and his friend have had vacant rentals for quite some time whereas it's difficult to find tenants. Mr. Ayesh spoke about how he wants to create positive energy with something new that people will be interested in and be a part of.

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

Teddy Orr approached the podium and introduced himself. He spoke about how he's been living in the area for the last 25-30 years and has built houses on Ridgecrest, Martinelli and Anthony. Mr. Orr stated that he currently lives on Piano Avenue, which is near the project being discussed this evening. He believes that with this new project, there will be an increase in traffic and will be worse when kids are going to school between Red Rock and Jefferson Elementary. Martinelli Drive was dangerous to him because people fly through there and run the stop sign. Mr. Orr stated that he was against the project. He understood that Gallup needs housing, but will drastically increase the traffic they're already dealing with. Mr. Orr thanked the Commission for their time.

Jack Tarro approached the podium and introduced himself as the stepson of Frank Martinelli. Mr. Tarro stated that if they were going to have a nice high apartment, they're looking about 2,400 to 2,600 feet; not 1,500 feet. The second issue he had was the speeding on Mark Avenue; he thinks people drive

around 55 miles per hour. Mr. Tarro disagreed with the project because he thought it would create traffic issues and he wanted the safety of the kids to be considered. He knew that speed bumps didn't help much. Mr. Tarro stated he was against the entire project and thought they should go find other vacant land and not negatively affect their property values.

Ben Welch approached the podium and introduced himself as a local resident. He stated that he was present to voice his opposition to the zone change. Mr. Welch understands that Gallup has a housing crisis and that the proposed apartments are going to be rented at market value. He doesn't have anything personally against the applicants, but with the prices that were disclosed this evening, he knows that won't work. He agreed with Commissioner Cresto's comments earlier about how Gallup didn't have tenants that could afford those high rental rates. Mr. Welch spoke about how the new Haven Apartments on the west side were having a difficult time finding tenants. He thinks that this project will plummet their house values tremendously because they will not be able to get those kinds of prices, to rent those kinds of things. As far as the traffic flow, it's horrendous up there already. He can't even imagine that small arterial street being able to handle the girth of the upcoming traffic if the apartments go up. From what Mr. Welch has heard, it doesn't sound like the applicants have a plan for that yet. He understands that Gallup needs housing, but in this particular area it will negatively affect the traffic flow and property values. Mr. Welch thanked the Commission for their time.

Kurt Spolar approached the podium and introduced himself as a resident of the Mossman neighborhood. He stated that he wasn't going to object to the project, although he didn't think it was the proper time to act. Mr. Spolar understood Gallup needed housing and the applicants plan sounded great. However, he would like the Commission to table the item until they get some financing and more concrete plans to present. He didn't want the Commission to be persuaded with an idea because there will be a pool, theater, and pickleball courts. Mr. Spolar thought that the city needed more information including the unit layout and traffic plan. He spoke about how other streets in that area also had problems such as, Valentina and Verdi Drive. He also wanted to bring up the La Paloma Subdivision to the south of the proposed project. There's already high-density family stuff in that zone as part of that subdivision, which was undeveloped. If the Commission approves the rezone it will negatively affect traffic so he would ask that they rezone that lower half of that subdivision to single-family because there's no way that the plan can go ahead with those houses that are built there and have the high-density multi-family dwellings on both sides. Mr. Spolar reiterated how he didn't think the pitch the applicants gave was well planned out and moreover he didn't think the taxpayers should have to solve the traffic issues after the apartments are developed. He thanked the Commission for their time.

Jeff Hocker approached the podium and introduced himself as a resident of the last home built in the nearby SFR-B neighborhood. He spoke about problems he's had over the years developing his single lot where he had to pay \$12,000 to bring in fifty (50) dump trucks of engineered dirt. It'll cost him about \$40,000 to fix his yard because his retaining wall has fallen off the fence line with the Little Sisters of the Poor property. Mr. Hocker stated that if they're developing 12+ acres and installing 350 parking spaces they will definitely have the same dirt issues. He's unsure if a geotechnical report has been done and was concerned about the new apartments creating traffic congestion. Mr. Hocker stated that since 2018 his home hasn't appreciated in value and with the proposed apartments coming in he

thinks it will decrease. He ended by stating that the Commission needs to be presented with a complete plan on how things are going to work and how it's going to impact the community because Mr. Hocker thinks it's a major mistake. He thanked the Commission.

Lidio Rainaldi approached the podium and introduced himself. He stated that he agreed with all the comments previously made by other residents. Mr. Rainaldi spoke about how many of the roads in that area were zigzagged, which added to the traffic issues. Another thing he wanted to bring up was that properties in that area were zoned for high quality homes on the hill and that's why everyone invested in them. He didn't think it was good idea to change what property owners were promised; it will also affect property values. Mr. Rainaldi liked the ideas for high-end housing, but not for this area whereas he would like them to find a different location. He understood that the planning process took time to obtain zoning approval and obtain a building permit. His mom had a situation in Trinidad, Colorado where there were some issues, but it was sorted out by the city arranging a meeting with staff, the contractor, and all the owners on what their options were, which was resolved in a week. He wished that Gallup could do something like that to assist developers because he heard that builders were afraid to come here because it takes so long for things to go through. Mr. Rainaldi supports housing and understands that it's desperately needed for everybody. He mentioned how has two small rentals and those tenants have a difficult time paying \$900 a month. Mr. Rainaldi thanked the Commission.

Felicia Sanchez approached the podium and introduced herself. She stated that she's worked for the Gallup-McKinley County Schools (GMCS) as an administrator for several years and one of their problems was finding housing for new hires. Something that they've come across is the high cost of rent in Gallup. Ms. Sanchez spoke about how new teacher's pay starts around \$50,000. She pointed out how GMCS employs a majority of the jobs in the city and in the county. Ms. Sanchez stated that if she was just starting out in teaching, she could not afford the rent here. She didn't believe that tenants could afford the apartments being proposed this evening. Lived in Mossman neighborhood for about 15 years. She's worked at Jefferson Elementary and Red Rock Elementary whereas so many families lived in the area. In addition, those are two of the biggest elementary schools in Gallup whereas the traffic is awful and when the hospital traffic is added, it's a mess. She mentioned how they also needed to consider the several people who walk their animals and kids who walk through there. She knew that Miyamura High School used Mark Avenue as their cross-country route. That area is too tight to take on the new development of an apartment complex.

An unidentified individual approached the podium and stated that he has eighteen (18) rental properties. They rent out a two-bedroom apartment for about \$650 per month and when he first raised it to that rate tenants wanted to find another place. However, after they looked around they couldn't find anything cheaper so they ended up renting from them. He just wanted the Commission to know what was actually going on with the rental rates and how tenants were responding.

Chairman Long stated that there's people that have been in Gallup their whole lives, including himself. He thought the project presented was a good opportunity for housing, but thought it was something that needed to be looked at as a whole. The Commission has to take a lot of things into consideration such as the zoning and roads. Chairman Long asked CB for his point of view of what Mr. Spolar had mentioned regarding multiple developments that get approved and does the city have a process to

track/monitor the traffic. He wondered if the city was able to see if the road was built to support that type of development. CB informed Chairman Long how that task would be handled by the Public Works Department. In addition, there is nothing in the regulations that requires a traffic study whereas the city is caught between a rock and a hard place. CB spoke about how most developers will say the city's regulations are too strict, they're holding them back, and they can't develop. However, when something goes up that people don't like and all of a sudden, they need more regulations they support the code requirements. CB stated that the city is kind of stuck; all the city can do is enforce what's on the books and right now there's no traffic study requirement. He continued to state that the Public Works Department could recommend a traffic study to see the amount of traffic that the project was going to create. But as far as a requirement, right now the city doesn't require it. CB stated that as far as tabling the item, that was up to the Commission. Staff just presents whether the applicants are compliant with the regulations or not, whether they meet the criteria, and it's up to the Commission to mull through the testimony and decide. Chairman Long informed the public that staff does look at the project as a whole; what makes sense for where it's at, the current and future growth. Staff also does their due diligence in reviewing projects, but the Commission needs to decide with what's being requested this evening. Chairman Long continued to state that with this item they're setting a precedent because Gallup is in desperate need of housing. They've had a couple of these requests come up whereas they need to evaluate and be smart about it. Chairman Long encouraged the Commission and staff to look at these things as they're brought up because the city needs to make good development strategies so everybody can play.

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

Commissioner Eason stated that Mr. Spolar said that there was another multi-family residential high zone district to the south of La Paloma Subdivision, could staff show where that is located. CB used the overhead projector to display the GIS Map pointing to the La Paloma Subdivision south of Mark Avenue. It was a two-phase subdivision whereas the first phase was for single-family development and the second phase, which has not been built out yet. CB continued to state that the initial plan was to do townhouse development there. But because of the terrain and the amount of money it took to get through all the rock and everything there, it kind of blew their budget out of the waters because this was supposed to be marketed as affordable housing. CB stated that it didn't make sense to do that because the amount of money that they've already put into it. So that's why a lot of those lots were vacant. CB informed Commissioner Eason that it's all zoned single-family residential (B&C); except the Little Sisters of the Poor property. Staff spoke about how all the La Paloma property initially started out zoned as the Rural Holding Zone (RHZ) and over the years the northern portion (Phase 1) was zoned RS-1 and later zoned RS-2 (which after the LDS 2018 updates is now SFR-B). And in 2017 the major subdivision of La Paloma was created with thirty-four (34) lots. Then the southern portion (Phase 2) was zoned RS-1 (which after the LDS 2018 update is now SFR-C) sometime in between. The difference between the B & C SFR zone districts are just the lot sizes. SFR- B & C are not zoned for multi-family, duplexes, or townhouses. CB explained how the zoning could change to allow those uses, however that request would need to come before the Commission requesting for approval. CB stated that right now they're not zoned for that. He continued to state that there's no infrastructure in there; no roads. Commissioner Eason asked if they wanted to do that, they would first need to rezone and go

through a public hearing. CB responded that was correct.

Chairman Long stated that the hearing was closed.

Motion to approve or deny the request for Case Number 2025-00600005. Commissioner Wilson motioned for denial of Item One. Seconded by Commissioner Cresto.

The Commission wanted to discuss the item further. Commissioner Spolar reminded the Commission about how they had a similar rezone request in the past on Philipina Avenue. If anyone has driven by there, they can see that tress have been removed and nothing has happened. That was very similar to this where the applicants were claiming they wanted to provide housing and multiple residents voiced their concerns whereas he didn't know if they did their due diligence on that. The Commission let it proceed and it never went anywhere. Commissioner Spolar was thinking it might be better to table the item. There was a discussion between the Commission on how it seemed like a great project, but they needed more information. CB pointed out how the Commission needed to be specific in their motion as to what information they needed such as, preliminary drawings, plans, traffic studies, etc. They also spoke about safety concerns for the residential area and protecting the existing neighborhood; not voting to benefit the builders. Commissioner Eason and Ezzell made comments that emphasized the lack of housing in Gallup whereas this project would benefit the community.

Commissioner Wilson motioned for denial of Item One. Seconded by Commissioner Cresto.

Upon roll call, the following votes were:

Commissioner K. Wilson (Yes)
Commissioner J. Cresto (Yes)
Commissioner K. Spolar (No)
Commissioner S. Ezzell (No)
Commissioner R. Eason (No)
Chairman M. Long (Yes)

The vote was split, which caused the Commission to discuss further. The Commission would like to get more information from the Public Works Department on the existing conditions and if the road could handle the type of development being proposed. They thought a traffic impact analysis would be beneficial to support the project.

Commissioner Ezzell motioned to Table Item One until the applicant submitted a traffic study for Public Works to evaluate and provide feedback on. Seconded by Commissioner Eason. Motion Carried.

Upon roll call, the following votes were:

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

Chairman M. Long (Yes)

ITEM TWO: CASE # 26-01100001: Request Annual Open Meetings Act, Resolution # RP2026-1. The Open Meetings Act requires that the Planning and Zoning Commission (at least) annually review what constitutes reasonable notice to the public of its meetings. Accordingly, the resolution is presented to the Board for consideration and approval.

CB began by explaining how every year the Commission was required to adopt a new Open Meetings Act. He stated that the Open Meetings Act itself did not set out specific requirements other than the written agenda must be made available within seventy-two (72) hours in advance of each meeting. The resolution presented this evening is to adopt meeting dates/times and what was considered reasonable notice whereas nothing has changed from last year's resolution. CB stated that the Commission will continue to meet the second Wednesday of every month at 6 p.m., provided they have items. Regular meetings will require a ten (10) day notice, special meetings three (3) day notice, and emergency meetings twenty-four (24) hour notice to the news media. They have a procedure for notice to the news media and provisions regarding compliance with ADA requirements. CB stated that if the Commission would like to change the meeting dates or times, now would be the time to do so. If not, they can adopt Resolution No. RP2026-1 as presented. Staff informed the Commission that the city would change the streaming platform from Facebook to YouTube.

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

Chairman Long asked if there was anyone wishing to speak 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 2026-01100001. Commissioner Wilson motioned for approval of Two. Seconded by Commissioner Ezzell. Motion Carried.

Upon roll call, the following votes were:

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

INFORMATION ITEMS

ITEM THREE: City Council Actions Taken

ITEM FOUR: P&Z Commissioner Attendance 2025

Briefly discussed the special meetings whereas CB stated that those were at the request of the applicant. If the chair wanted to, they could deny their special meeting request.

ITEM FIVE: November & December 2025 Building Permit Activity Report

ITEM SIX: Building Permit Five-Year Comparison {2021 thru 2025}

ITEM SEVEN: Planning & Zoning Agenda Five-Year Activity Report {2021 thru 2025}

OPEN FLOOR:

CB gave an overview of submittal for P&Z actions. The department has a calendar that lists the meeting date for each month and it also gives the deadline submittal. The deadline is the second Friday of the previous month, which gives staff enough time to review the request, advertise in the newspaper and notify owners within 100'. The meeting dates are the second Wednesday of each month. There was a discussion between the Commission and staff regarding how each case varies and what things usually hold up staff. It was noted how subdivisions, annexations, and text amendments were the most complicated as far as getting on the agenda being that there were so many components them. Chairman Long wondered how it would work for items that require the City Council approval. CB explained how staff tries to present to the Commission and the Council during the same month. Just have to keep in mind that the council's decision has a thirty (30) day appeal period. CB pointed out how the City of Gallup Land Development Standards requires a building permit be reviewed for residential in five (5) days and commercial seven (7) days. Often there's delays when there are revisions required and when a revision is submitted the timeclock starts over.

There was a brief discussion about upcoming projects and how it affects economic development.

Commissioner Eason asked if Planning & Zoning Commissioners in other municipalities usually decide on rezones. CB stated that it varied, but often handled by the City Council. There was a discussion if Gallup should continue to operate as is or request a change.

Chairman Long asked if there was anyone in attendance that would like to comment on a non-agenda item. There were none.

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

Upon roll call, the following votes were:

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

Commission Adjourned at 7:34 p.m.

PLANNING & ZONING COMMISSION

KENT WILSON, CHAIRMAN

ATTEST:

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



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

May 4, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Resolution No. RP2026-4; Derrick Bonney, Multi-Family Dwelling High Density development within the Heavy Commercial (HC) Zone District, conditional use permit request.

BACKGROUND

Mr. Joe Simons Jr., Simons Architecture PC, acting as agent on behalf of Mr. Derrick Bonney, property owner, has petitioned the Gallup Planning and Zoning Commission for a conditional use permit to allow for development of a Multi-Family Dwelling High Density apartment complex within 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 Development Subdivision, in the SE ¼ of Section 13 T15 R18.

DISCUSSION

Since a "conditional use" may only be appropriate at certain locations within a particular zoning district and with additional safeguards or conditions to mitigate negative impacts on the surrounding area, it is the Boards 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.

The applicant wishes to develop a Multi-Family Dwelling High Density apartment complex consisting of five (5), three (3) story apartment buildings, within the Heavy Commercial (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 Heavy Commercial (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 your agenda packet as Exhibit "A" for your review.

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

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

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

The Planning and Zoning Commission shall determine whether or not the proposed request for a Conditional Use Permit to develop a 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.

RESOLUTION NO. RP2026-4

A RESOLUTION GRANTING [] DENYING [] A REQUEST BY JOE SIMONS JR., SIMONS ARCHITECTURE PC, ACTING AS AGENT ON BEHALF OF DERRICK BONNEY, PROPERTY OWNER, FOR A CONDITIONAL USE PERMIT TO ALLOW FOR DEVELOPMENT OF A MULTI-FAMILY HIGH DENSITY APARTMENT COMPLEX WITHIN THE HEAVY COMMERCIAL (HC) ZONE DISTRICT

WHEREAS, Mr. Joe Simons Jr., Simons Architecture PC, acting as agent on behalf of Mr. Derrick Bonney, property owner, has petitioned the Gallup Planning and Zoning Commission for a conditional use permit to allow for development of a Multi-Family Dwelling High Density apartment complex within the Heavy Commercial (HC) Zone District; and

WHEREAS, the property is located at 2800 East Aztec Avenue; more particularly described as, 5.405 Acres in Tract 5, Boardman Land Development Subdivision, in the SE ¼ of Section 13 T15 R18; and

WHEREAS, Use Table 10-3-1 of the City of Gallup Land Development Standards (LDS) lists multi-family uses located within the Heavy Commercial (HC) Zone District as a conditional use; and

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

WHEREAS, the applicant has provided a statement demonstrating compliance with Section 10-5-B-d-iii "Conditional Use Criteria". Said statement is attached as part of this resolution being shown as Exhibit "B"; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission after notice as required by law; and

WHEREAS, the Planning and Zoning Commission deems it in the best interest of the public that this application be [] GRANTED [] DENIED.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, SITTING AS THE BOARD OF ADJUSTMENT, that:

1. The application, Case #CUP2026-00700001, for a conditional use permit to allow for development of a multi-family high density apartment complex located at 2800 East Aztec Avenue; more particularly described as, 5.405 Acres in Tract 5, Boardman Land Development Subdivision, in the SE ¼ of Section 13

T15 R18, lying within the Heavy Commercial (HC) Zone District is hereby
[] granted [] denied.

2. If approved, the proposed use shall comply with the following conditions:
 - 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.
3. The application, if approved shall pertain only to the conditional use permit now being sought.
4. This approval shall become null and void if at any time said multi-family high density apartment complex fails to comply with any of the conditions set forth above.

PASSED, ADOPTED AND APPROVED THIS 13TH DAY OF MAY 2026

CITY OF GALLUP, MCKINLEY COUNTY

BY: _____

KENT WILSON, CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST

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

Exhibit “A”

CONDITIONAL USE CRITERIA

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


RECEIVED

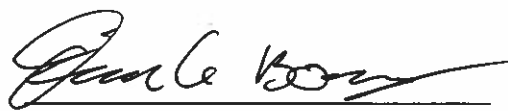
APR 09 2026

 CITY OF GALLUP
 PLANNING & DEVELOPMENT
 TIME: 9:04 AM

CONDITIONAL USE PERMIT - STATEMENT OF COMPLIANCE

Statement of Compliance with the Requirements for Conditional Use Permit (10-5-B-d-iii) I hereby state that my property at **2800 East Aztec Avenue, Gallup, NM 87301**, if granted a conditional use permit will comply with the following:

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


 (Signature)

4/9/2026
 (Date)



CITY OF GALLUP

1-1Type tex

APPLICATION FOR A CONDITIONAL USE PERMIT

PROPERTY OWNER INFORMATION

NAME: DERRICK BONNEY PHONE #: 505-400-0021

MAILING ADDRESS: 1210 E. HISTORIC HWY 66 / 800 E. Hill Ave. CITY: GALLUP STATE: NM ZIP: 87301

APPLICANT INFORMATION: Derrickbonney@gmail.com

NAME: Derrick PHONE #: _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

AGENT INFORMATION: (if applicable) Joe Simons Jr. / joesimonsarchitecture.com

NAME: SIMONS ARCHITECTURE PC PHONE #: 505-480-4190

MAILING ADDRESS: P.O. BOX 67408 CITY: ABQ. STATE: NM ZIP: 87193

SITE ADDRESS: 2800 EAST AZTEC AVE., GALLUP, NM 87301

LEGAL DESCRIPTION: LOT: 1 PARCEL: 2 SUBDIVISION: REPLAT OF A

PORTION OF TRACT 5, OF BOARDMAN LAND DEVELOPMENT CO.

5.405 Acres in Tract 5 Boardman Land Devel. Sub. in the SE 1/4 of Sec. 13 T15 R18 NL

CURRENT ZONING DISTRICT:

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

DESCRIPTION OF REQUESTED USE: MULTI-FAMILY APARTMENTS; 3 STORY;
5 BUILDINGS

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

ATTACHED

ATTACH SITE PLAN OF THE PROPOSED DEVELOPMENT / PROJECT

Derrick Bonney
Print Owner's Name

[Signature]
Owner's Signature

4/9/2026
Date

JOE SIMONS JR
Print Applicant's Name
AGENT

[Signature]
Applicant's Signature

4.9.26
Date

FOR OFFICE USE ONLY

PRE-APP. CONFR: _____

APPLICATION FEES ACCEPTED BY: NL

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

HEARING DATE: 5/13/26 CASE #: 26-00700001

RECEIVED
DATE STAMP

APR 09 2026

CITY OF GALLUP

PLANNING & DEVELOPMENT

BY: H.P. TIME: 9:22 AM 2026.03.04



1-2
RECEIVED

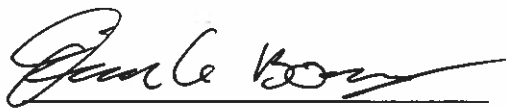
APR 09 2026

CITY OF GALLUP
PLANNING & DEVELOPMENT
TIME: 9:00 AM

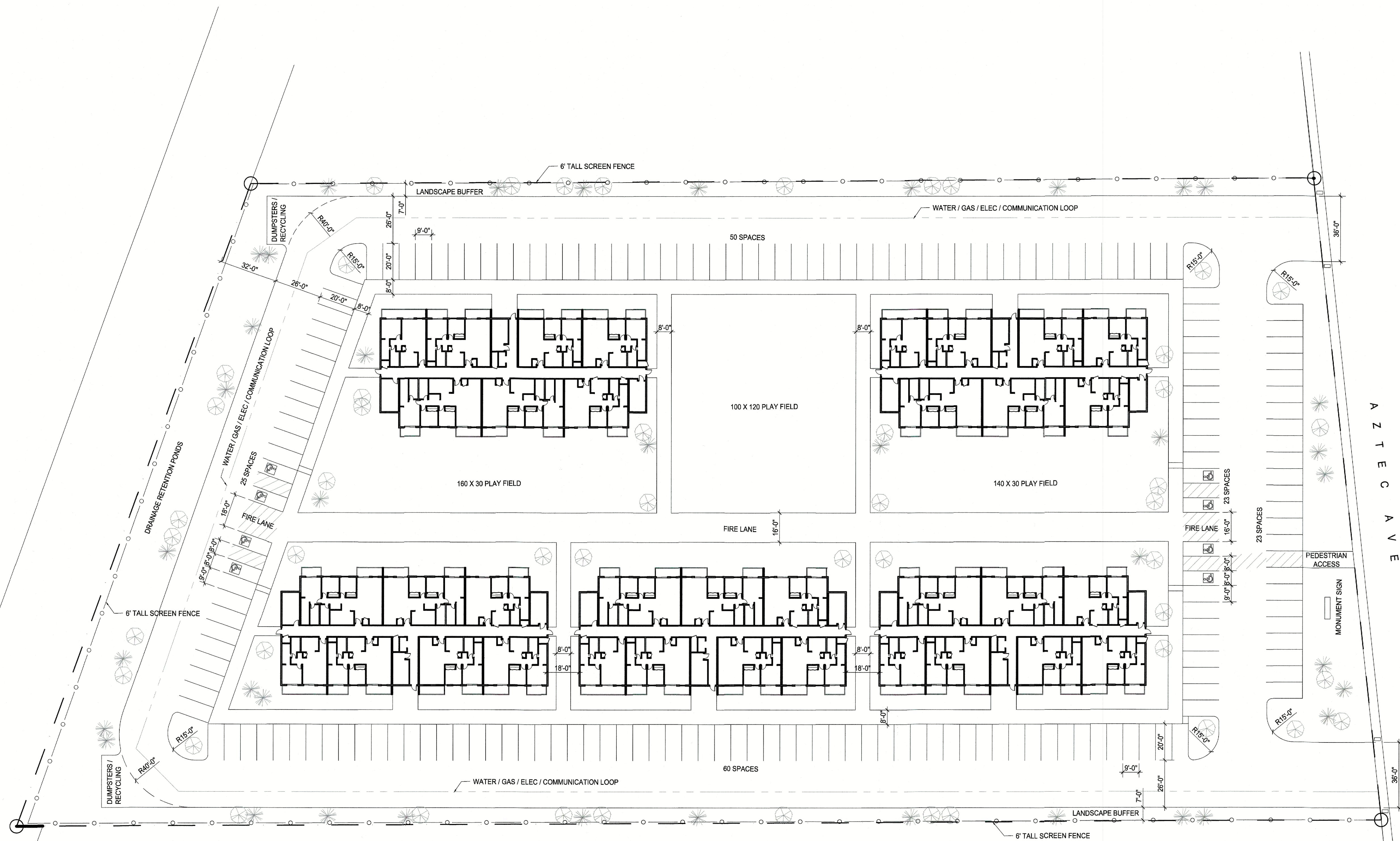
CONDITIONAL USE PERMIT - STATEMENT OF COMPLIANCE

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


(Signature)

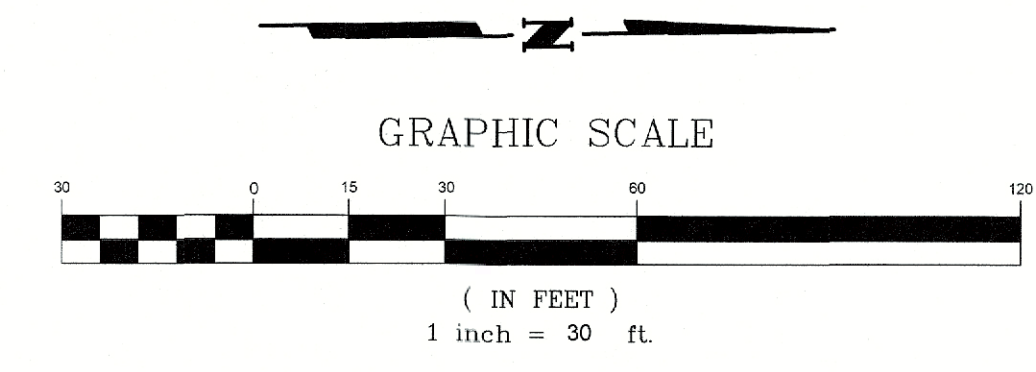
4/9/2026
(Date)



LOT 1, PARCEL 2
0.1848 AC.

EACH BUILDING GROSS - 28,950 S.F. X 5 = 144,750 S.F.
EACH BUILDING LEASABLE - 20,550 S.F. X 5 = 102,750 S.F.
TOTAL 1 BEDROOM - 15
TOTAL 2 BEDROOM - 60
TOTAL 3 BEDROOM - 30
TOTAL UNITS - 105
1.5 PARKING SPACE PER UNIT = 152 SPACES
GUEST PARKING (TOTAL D.U. / 5) = 21 SPACES
TOTAL PARKING REQUIRED - 173 SPACES
TOTAL PARKING PROVIDED - 182 SPACES

RECEIVED
APR 09 2026
CITY OF GALLUP
PLANNING & DEVELOPMENT
BY: H.P. TIME: 9:02 AM



PRELIMINARY SITE PLAN
A1.1
NOT FOR CONSTRUCTION

BONNEY APARTMENTS
2800 EAST AZTEC AVENUE
GALLUP, NEW MEXICO 87301
MCKINLEY COUNTY

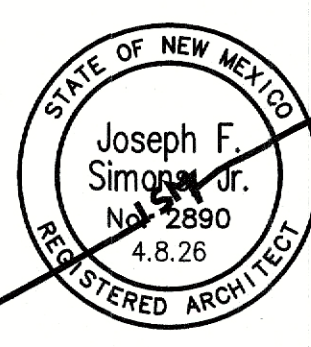
JOB NUMBER
BON-001
DATE
4.8.2026
REVISIONS

DESIGNED & DRAWN BY
JFS

A1.1

SIMONS ARCHITECTURE

joseph f. simons jr., aia
nm lic 002890
p.o. box 67408
alb. n.m., 87193-7408
ph. 505.480.4796
joe@simonsarchitecture.com



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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 $\frac{1}{4}$ of Sec. 13 T15 R18.

AERIAL IMAGERY



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 $\frac{1}{4}$ of Sec. 13 T15 R18.

SITE PHOTOS



April 20, 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
- 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 #: CUP2026-00700001
PROJECT NAME: Conditional Use Permit (CUP) to allow multi-family dwellings in the Heavy Commercial (HC) Zone District.
PROPERTY OWNER: Derrick Bonney
AGENT: Simons Architecture (Joe Simons Jr.)
PROJECT LOCATION: 2800 E. Aztec Ave. / 5.405 Acres in Tract 5 Boardman Land Devel. Sub. in the SE ¼ of Sec. 13 T15 R18
DESCRIPTION: CONDITIONAL USE PERMIT The agent is requesting the approval of a Conditional Use Permit at the project location in order to construct new multi-family dwelling units. The property is located in the Heavy Commercial (HC) Zone District whereas this type of use is not allowed without approval of a Conditional Use Permit. The Planning & Zoning Commission will consider this request at their May 13 th , 2026 regular meeting; any conditions for approval should be included in staff's recommendation to the Commission.
ELECTRONIC COMMENTS DUE: Wednesday, April 22, 2026 @ 5 P.M.

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) CUP to allow multi-family development within the Heavy Commercial (HC) Zone District.

P2.) Proposed Development meets the minimum lot size for High 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 issues with the Conditional Use Permit. All requirements from Public Works 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 Department has no issues and Approves the Conditional Use Permit. Any other requirements will be addressed during building permit Review.

ELECTRIC DEPARTMENT COMMENTS: The Electric Department has no issues with the Conditional Use Permit. Electric line extension requirement will be addressed during the side development or Building permit review.

FIRE DEPARTMENT COMMENTS: Fire Department has no issues with the Conditional Use Permit. All fire code requirements will be addressed during the building permit plan approval process.

SOLID WASTE COMMENTS: Solid Waste Department has no issues and Approves the Conditional Use Permit. Any other requirements will be addressed during building permit Review.

CENTURYLINK COMMENTS: Lumen has a utility line along Aztec Ave and also along Boardman, this may require relocation, I need to know a project schedule if available.

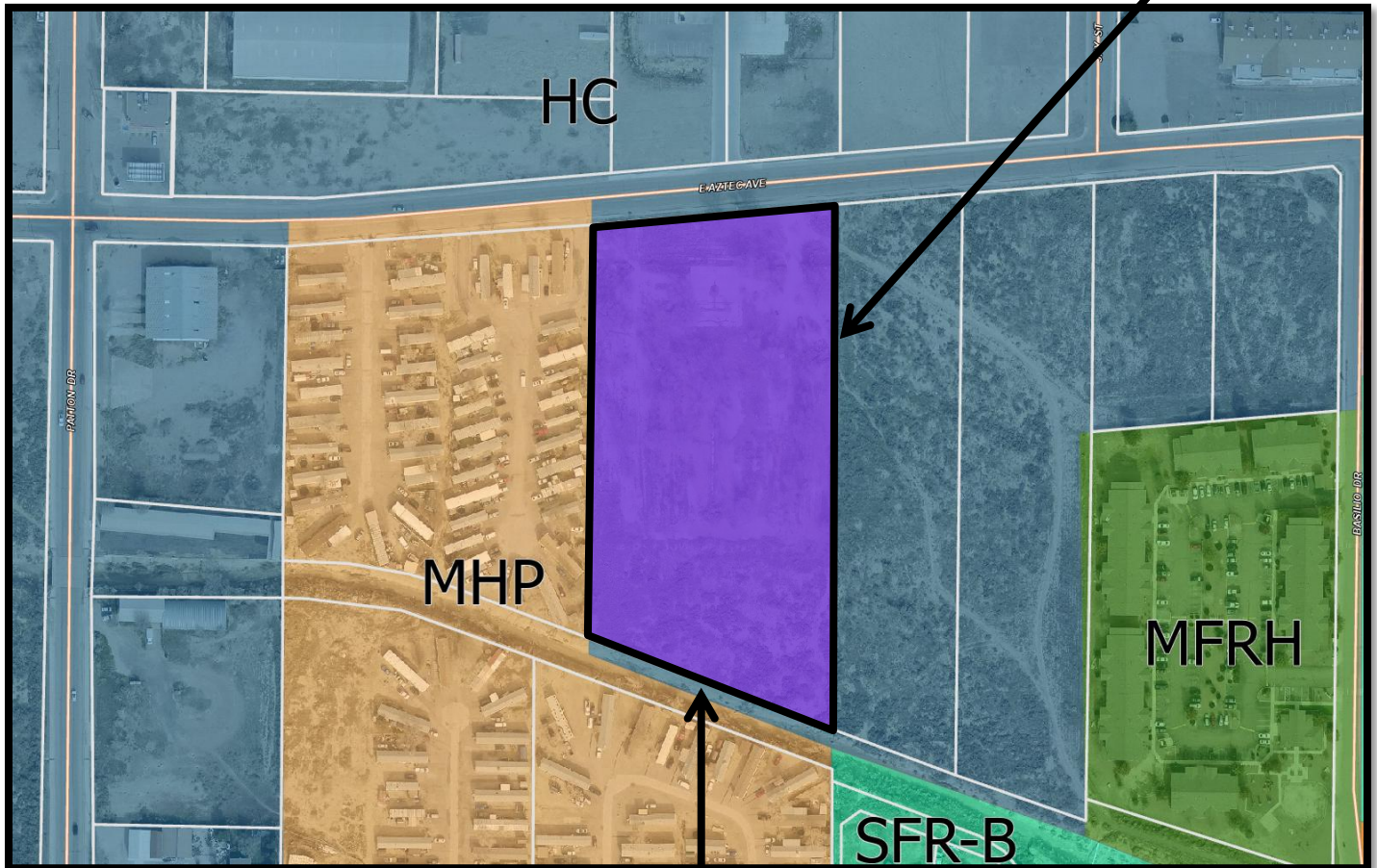
NM GAS COMPANY WILL NOT BE SUBMITTING COMMENTS BEING THAT THEY DO NOT NEED TO REVIEW A CONDITIONAL USE PERMIT REQUEST.

COMCAST COMMENTS: Comcast has no conflict with this application.

NM DEPT. OF TRANSPORTATION COMMENTS: The NMDOT does not have any comments or concerns with the proposed City of Gallup Conditional Use Permit request.

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 $\frac{1}{4}$ of Sec. 13 T15 R18.

AREA MAP



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.

PROPERTY MAP



Letters sent 04/30/2026

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.

ADDRESS LIST

- | | |
|---|--|
| <p>1. DERRICK BONNEY
800 E. HILL AVE.
GALLUP, NM 87301-0000
5.405 ACRES IN TRACT 5
BOARDMAN LAND DEVEL.
SUB. IN THE SE ¼ OF SEC. 13
T15 R18
R190209</p> | <p>5. ANN MARIE RANDOLPH
TRUST
5640 KESTER AVE. APT. #3
VAN NUYS, CA 91411-0000
LOT 2, REPLAT NO. 1 OF A
PORTION OF TRACT 5,
BOARDMAN LAND
DEVELOPMENT CO.
ANNEXATION UNIT 2, 1.5038
ACRES M/L
R301589</p> |
| <p>2. MUNOZ LAND HOLDINGS LLC
PO BOX 2679
GALLUP, NM 87305-0000
4.57 ACRES IN SE ¼ IN 13 15
18, BOARDMAN LAND DEVEL.
TRACT #5 RED BLUFF MHP
SPACES 1-49
R026387</p> | <p>6. DOMINGUEZ PROPERTIES,
LLC
1106 IDAHO CIR.
GALLUP, NM 87301-0000
LOTS 1, 2, 3, 4 & THE WEST 8'
OF LOT 5, BLOCK 1,
RADOSEVICH SUBDIVISION
UNIT 1
R612529</p> |
| <p>3. NAS & NLP PROPERTIES, LLC
P.O. BOX 5
BELEN, NM 87002-0005
LOT 2, OF THE REPLAT NO. 2
OF TRACT 1C, SIMM
SUBDIVISION, 1.916 ACRES
M/L
R215669</p> | <p>7. FRANK & AMALIA COLAIANNI,
REVOCABLE TRUST
1717 SOUTH SECOND ST.
GALLUP, NM 87301-0000
LOT 1, COLAIANNI SUB., 3.2485
ACS M/L
R206690</p> |
| <p>4. TRIPLE J1, LLC.
4874 TRAILVIEW
WEST BLOOMFIELD, MI 48322
LOT 1, REPLAT NO. 1 OF A
PORTION OF TRACT 5,
BOARDMAN LAND
DEVELOPMENT CO.
ANNEXATION UNIT 2, CONT.
1.5729 ACRES
R040118</p> | <p>8. MARGARET MORENO
400 ROCKY VIEW CIRCLE
GALLUP, NM 87301-0000
LOT 4, ROCKY VIEW SUB. UNIT
1
R208495</p> |
| | <p>9. CHAMISAL RENTALS, LLC</p> |

2706 CHAMISAL AVE.
GALLUP, NM 87301-0000
4.47 ACRES M/L IN SE $\frac{1}{4}$ 13 15
18, A/K/A LOT 2, BLOCK 1
CHAMISAL SUB #1 CHAMISAL
MHP (40 SPACES)
R190055

10. MUNOZ LAND HOLDINGS LLC
PO BOX 2679
GALLUP, NM 87305-0000
4.98 ACRES M/L IN THE SE $\frac{1}{4}$
OF SECTION 13 T15N R18W,
BLOCK OF BLOCK 1 A/K/A LOT
1, CHAMISAL SUBDIVISION 1
RED BLUFF MHP SPACES 50-
75
R647934

AGENT:
Simons Architecture
Attn: Joe Simons Jr.
P.O. Box 67408
Albuquerque, NM 87193



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

May 4, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Resolution No. RP2026-5; Accendo Inc. / La Mota, Class 1 Cannabis Manufacturing business conditional use permit request.

BACKGROUND

Mr. Lukas Berry, Operations Manager of Accendo Inc. / La Mota, acting as agent on behalf of Aztec Rentals, LLC, property owner, has petitioned the Gallup Planning and Zoning Commission for a conditional use permit to allow for operation of a cannabis manufacturing business within the Heavy Commercial (HC) Zone District. The property is located at 1379 U.S. Hwy. 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.

DISCUSSION

Since a "conditional use" may only be appropriate at certain locations within a particular zoning district and with additional safeguards or conditions to mitigate negative impacts on the surrounding area, it is the Board's responsibility to exercise proper discretion in granting permission for such uses. Use Table 10-3-1 of the City of Gallup Land Development Standards (LDS) lists "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 Heavy Commercial (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. 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 Heavy Commercial (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 your agenda packet as Exhibit "A" for your review.

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

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

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

The Planning and Zoning Commission shall determine whether or not the proposed request for a Conditional Use Permit to 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.

RESOLUTION NO. RP2026-5

A RESOLUTION GRANTING [] DENYING [] A REQUEST BY LUKAS BERRY, OPERATIONS MANAGER OF ACCENDO INC. / LA MOTA, ACTING AS AGENT ON BEHALF OF AZTEC RENTALS, LLC, PROPERTY OWNER, FOR A CONDITIONAL USE PERMIT TO ALLOW FOR OPERATION OF A CANNABIS MANUFACTURING BUSINESS WITHIN THE HEAVY COMMERCIAL (HC) ZONE DISTRICT

WHEREAS, Mr. Lukas Berry, Operations Manager of Accendo Inc. / La Mota, acting as agent on behalf of Aztec Rentals, LLC, property owner, has petitioned the Gallup Planning and Zoning Commission for a conditional use permit to allow for operation of a cannabis manufacturing business within the Heavy Commercial (HC) Zone District; and

WHEREAS, the property is located at 1379 U.S. Hwy. 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; and

WHEREAS, Use Table 10-3-1 of the City of Gallup Land Development Standards (LDS) lists cannabis manufacturing uses located within the Heavy Commercial (HC) Zone District as a conditional use; and

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

WHEREAS, the applicant has provided a statement demonstrating compliance with Section 10-5-B-d-iii "Conditional Use Criteria". Said statement is attached as part of this resolution being shown as Exhibit "B"; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission after notice as required by law; and

WHEREAS, the Planning and Zoning Commission deems it in the best interest of the public that this application be [] GRANTED [] DENIED.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, SITTING AS THE BOARD OF ADJUSTMENT, that:

1. The application, Case #CUP2026-00700002, for a conditional use permit to allow for operation of a cannabis manufacturing business located at 1379 U.S. Hwy. 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,

lying within the Heavy Commercial (HC) Zone District is hereby [] granted
[] denied.

2. If approved, the proposed use shall comply with the following conditions:
 - 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.
3. The application, if approved shall pertain only to the conditional use permit now being sought.
4. This approval shall become null and void if at any time said cannabis manufacturing business fails to comply with any of the conditions set forth above.

PASSED, ADOPTED AND APPROVED THIS 13TH DAY OF MAY 2026

CITY OF GALLUP, MCKINLEY COUNTY

BY: _____
KENT WILSON, CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST

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

Exhibit “A”

CONDITIONAL USE CRITERIA

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

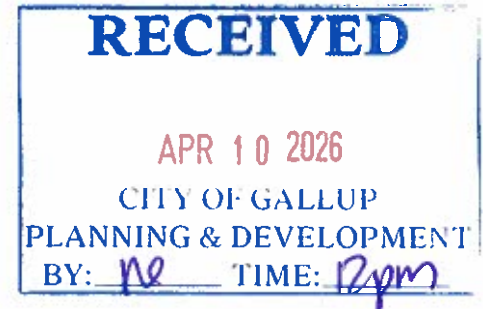
EXHIBIT B



April 9, 2026

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

Re: Statement of Compliance for Conditional Use Permit
Property Address: 1379 US Highway 491, Gallup, NM 87301



Dear Ms. Lee,

On behalf of **Accendo Inc.**, this letter is submitted in support of the Conditional Use Permit application for the property located at **1379 US Highway 491, Gallup, NM 87301**. The proposed use is identified in the application as **retail + manufacturing Class I (deli style)** on property zoned **General Commercial (GC)**.

This statement is provided to explain how the proposed operation will satisfy the Conditional Use Permit criteria.

1. No significant adverse effect on neighboring property character or value

The proposed use is intended to operate within an existing commercial setting and in a manner consistent with the character of surrounding commercial development. Operations will be conducted indoors, and the site will be maintained in an orderly, professional, and code-compliant condition. The business does not propose a use that would alter the essential commercial character of the area or create conditions that would negatively affect adjacent property values.

2. No hazard, public nuisance, or injury to individuals or the public

The business will operate in compliance with all applicable health, safety, fire, building, and security requirements. Access to the premises, product handling, storage, and daily operations will be managed in a controlled manner intended to protect employees, customers, neighboring properties, and the general public. The proposed use is not intended to create unsafe conditions, a public nuisance, or harm to nearby persons or properties.

3. No unreasonable traffic, noise, light, odor, waste, or similar impacts

The proposed Class I manufacturing activity is limited in scope and is expected to generate impacts typical of a commercial use. The operation is not expected to produce unusual traffic congestion, excessive noise, glare, or vibration. Because the activity is limited to retail operations and Class I manufacturing functions, impacts such as odor and industrial byproducts are expected to be minimal and manageable. Waste will be handled and disposed of in accordance with all applicable laws and operational requirements. Deliveries, parking, and customer access will be managed through normal commercial site operations.

4. No significant adverse effect on the natural environment or area attractiveness

The proposed use will be conducted inside an existing developed commercial site and is not expected to create significant environmental impacts. The company will comply with applicable requirements related to sanitation, waste disposal, stormwater, and site maintenance. The business will maintain the premises in a clean and orderly manner so that the appearance and attractiveness of the area are preserved.



5. Consistency with the public interest

The proposed use serves the public interest by activating an existing commercial site with a regulated business operation that is intended to comply with local and state requirements. The use supports lawful commercial activity, local economic development, and the productive use of commercially zoned property.

6. Ability to comply with City conditions of approval

The applicant understands that the Planning & Zoning Commission may impose conditions of approval and is prepared to comply with any reasonable conditions related to site operations, access, parking, screening, lighting, signage, waste handling, hours of operation, or other matters within the City's authority.

7. Compliance with applicable local, state, and federal laws, regulations, and licenses

The applicant will obtain and maintain all required approvals, permits, registrations, and licenses associated with the proposed use and will operate the business in accordance with all applicable local, state, and federal laws and regulations. The company understands that approval of a Conditional Use Permit does not eliminate the obligation to meet all other legal and licensing requirements.

8. Consistency with the City Master Plan

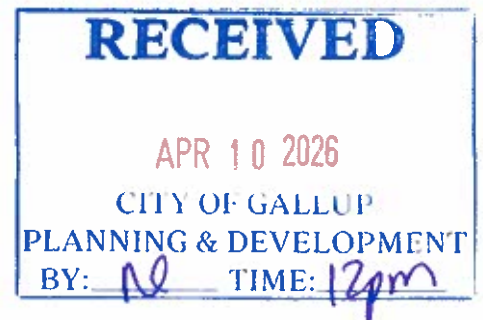
The proposed use is consistent with the intent of commercial land use planning for appropriately zoned properties by locating the operation on a commercially zoned site and conducting it in a manner designed to be compatible with surrounding development. The applicant believes the request supports orderly development and the continued productive use of land within an established commercial corridor.

For these reasons, **Accendo Inc.** respectfully requests approval of the Conditional Use Permit for the proposed use at 1379 US-491, Gallup, NM 87301.

Sincerely,

DocuSigned by:
Rosa Cazares
368585033FA94C0...
Rosa Cazares
CEO, Accendo Inc.

4/9/2026





CONDITIONAL USE PERMIT - STATEMENT OF COMPLIANCE

Statement of Compliance with the Requirements for Conditional Use Permit (10-5-B-d-iii)

I hereby state that my property at, 1379 US-491, Gallup, NM 87301 if granted a conditional use permit will

comply with the following:

a. CCD Rule - 16.8.2.29 CANNABIS MANUFACTURER

LICENSURE; GENERAL PROVISIONS:

A. License Types: The division may license four classes of manufacture:

(1) Class I: A licensee that only packages or repackages cannabis products, or labels relabels the cannabis product container

b. The use will not have a significant adverse effect on the character and value of adjacent properties

or the surrounding neighborhood.

c. The use will not create a hazard, a public nuisance or be injurious to individuals or to the public.

d. The use will not generate unfavorable effects or impacts on other existing or permitted uses on

abutting sites, including but not limited to, traffic congestion, noise, light, glare, erosion, odor or waste to the extent such impacts exceed those which reasonably may result from use of the site by

a permitted use.

e. The use will not have a significant adverse effect on the natural environment and attractiveness of an area.

f. The use will not be contrary to the public interest.

g. The applicant will be able to meet any requirements specified for such a use in these Land Development Standards and any additional conditions that the board may impose.

h. The applicant will be able to meet all requirements imposed by applicable local, state and federal

laws, regulations and licenses.

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

DocuSigned by:

Rosa Cazares

4/9/2026

368665033FA84C0...

Signature & Date

RECEIVED

APR 10 2026

CITY OF GALLUP

PLANNING & DEVELOPMENT

BY: NE TIME: 12pm


**CITY OF
GALLUP**

APPLICATION FOR A CONDITIONAL USE PERMIT

PROPERTY OWNER INFORMATION

NAME: Aztec Rentals LLC / JOHN ROPER PHONE #: 505-863-5343
 MAILING ADDRESS: 1315 N HWY 491 PO BOX 1741 CITY: Gallup STATE: NM ZIP: 87305

APPLICANT INFORMATION:

NAME: Rosa Cazares - Accendo Inc (DBA: LA MOTA) PHONE #: 503 849 2230
 MAILING ADDRESS: 2301 Westside Blvd SE, Unit #300 CITY: Rio Rancho STATE: NM ZIP: 87124

AGENT INFORMATION: (if applicable)

NAME: Lukas Berry - Accendo Inc (DBA: LA MOTA) PHONE #: (512)905-8303
 MAILING ADDRESS: 1379 US Highway 491 CITY: Gallup STATE: NM ZIP: 87301
 SITE ADDRESS: 1379 US Highway 491, Gallup, NM 87301

LEGAL DESCRIPTION: LOT: 1A BLOCK: 2 SUBDIVISION: El Mercado Subdivision
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

CURRENT ZONING DISTRICT:

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

DESCRIPTION OF REQUESTED USE: Retail & Manufacturing Class 1 (Deli Style)

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

Kindly see attached document.

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

Aztec Rentals / JOHN ROPER
 Print Owner's Name

Rosa Cazares (Accendo Inc.)
 Print Applicant's Name

Rosa Cazares
 Applicant's Signature

4/9/2026 **NL**
 Date
4/9/2026
 Date

FOR OFFICE USE ONLY

PRE-APP. CONFR: _____

APPLICATION FEES ACCEPTED BY: NL

AMOUNT PAID: \$ 150.00 METHOD OF PAYMENT: Cash

HEARING DATE: 5/13/26 CASE #: 26-00700002

RECEIVED

APR 10 2026

CITY OF GALLUP
 PLANNING & DEVELOPMENT
 BY: NL TIME: 12pm



**CITY OF
GALLUP**

APPLICATION FOR A CONDITIONAL USE PERMIT

PROPERTY OWNER INFORMATION

NAME: Aztec Rentals LLC / GEORGE ATHENS PHONE #: 505-863-5343

MAILING ADDRESS: 1315 N HWY 491 PO BOX 1741 CITY: Gallup STATE: NM ZIP: 87305

APPLICANT INFORMATION:

NAME: ROSA CAZARES (DBA: LA MOTA) PHONE #: 505-849-2230

MAILING ADDRESS: 2301 Westside Blvd SE, Unit #300 CITY: RIO RANCHO STATE: NM ZIP: 87124

AGENT INFORMATION: (if applicable)

NAME: _____ PHONE #: _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

SITE ADDRESS: 1379 US-491, Gallup, NM

LEGAL DESCRIPTION: LOT: 1A BLOCK: 2 SUBDIVISION: El Mercado Subdivision
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

CURRENT ZONING DISTRICT:

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

DESCRIPTION OF REQUESTED USE: RETAIL + MANUFACTURING CLASS I (DELI STYLE)

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

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

AZTEC RENTALS / GEORGE ATHENS

Print Owner's Name

ROSA CAZARES

Print Applicant's Name

George Athens

Owner's Signature

Rosa Cazares

Applicant's Signature

4-7-26 NL

Date

4/7/2026

Date

FOR OFFICE USE ONLY

PRE-APP. CONFR: _____

APPLICATION FEES ACCEPTED BY: _____

AMOUNT PAID: \$ _____ METHOD OF PAYMENT: _____

HEARING DATE: _____ CASE #: _____

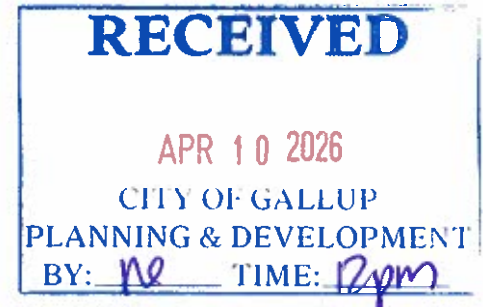




April 9, 2026

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

Re: Statement of Compliance for Conditional Use Permit
Property Address: 1379 US Highway 491, Gallup, NM 87301



Dear Ms. Lee,

On behalf of **Accendo Inc.**, this letter is submitted in support of the Conditional Use Permit application for the property located at **1379 US Highway 491, Gallup, NM 87301**. The proposed use is identified in the application as **retail + manufacturing Class I (deli style)** on property zoned **General Commercial (GC)**.

This statement is provided to explain how the proposed operation will satisfy the Conditional Use Permit criteria.

1. No significant adverse effect on neighboring property character or value

The proposed use is intended to operate within an existing commercial setting and in a manner consistent with the character of surrounding commercial development. Operations will be conducted indoors, and the site will be maintained in an orderly, professional, and code-compliant condition. The business does not propose a use that would alter the essential commercial character of the area or create conditions that would negatively affect adjacent property values.

2. No hazard, public nuisance, or injury to individuals or the public

The business will operate in compliance with all applicable health, safety, fire, building, and security requirements. Access to the premises, product handling, storage, and daily operations will be managed in a controlled manner intended to protect employees, customers, neighboring properties, and the general public. The proposed use is not intended to create unsafe conditions, a public nuisance, or harm to nearby persons or properties.

3. No unreasonable traffic, noise, light, odor, waste, or similar impacts

The proposed Class I manufacturing activity is limited in scope and is expected to generate impacts typical of a commercial use. The operation is not expected to produce unusual traffic congestion, excessive noise, glare, or vibration. Because the activity is limited to retail operations and Class I manufacturing functions, impacts such as odor and industrial byproducts are expected to be minimal and manageable. Waste will be handled and disposed of in accordance with all applicable laws and operational requirements. Deliveries, parking, and customer access will be managed through normal commercial site operations.

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The proposed use will be conducted inside an existing developed commercial site and is not expected to create significant environmental impacts. The company will comply with applicable requirements related to sanitation, waste disposal, stormwater, and site maintenance. The business will maintain the premises in a clean and orderly manner so that the appearance and attractiveness of the area are preserved.

**5. Consistency with the public interest**

The proposed use serves the public interest by activating an existing commercial site with a regulated business operation that is intended to comply with local and state requirements. The use supports lawful commercial activity, local economic development, and the productive use of commercially zoned property.

6. Ability to comply with City conditions of approval

The applicant understands that the Planning & Zoning Commission may impose conditions of approval and is prepared to comply with any reasonable conditions related to site operations, access, parking, screening, lighting, signage, waste handling, hours of operation, or other matters within the City's authority.

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The applicant will obtain and maintain all required approvals, permits, registrations, and licenses associated with the proposed use and will operate the business in accordance with all applicable local, state, and federal laws and regulations. The company understands that approval of a Conditional Use Permit does not eliminate the obligation to meet all other legal and licensing requirements.

8. Consistency with the City Master Plan

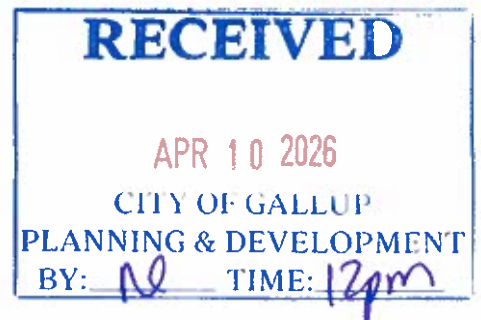
The proposed use is consistent with the intent of commercial land use planning for appropriately zoned properties by locating the operation on a commercially zoned site and conducting it in a manner designed to be compatible with surrounding development. The applicant believes the request supports orderly development and the continued productive use of land within an established commercial corridor.

For these reasons, **Accendo Inc.** respectfully requests approval of the Conditional Use Permit for the proposed use at 1379 US-491, Gallup, NM 87301.

Sincerely,

DocuSigned by:
Rosa Cazares
368585033FA94C0...
Rosa Cazares
CEO, Accendo Inc.

4/9/2026





CONDITIONAL USE PERMIT - STATEMENT OF COMPLIANCE

Statement of Compliance with the Requirements for Conditional Use Permit (10-5-B-d-iii)

I hereby state that my property at, 1379 US-491, Gallup, NM 87301 if granted a conditional use permit will

comply with the following:

a. CCD Rule - 16.8.2.29 CANNABIS MANUFACTURER

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A. License Types: The division may license four classes of manufacture:

(1) Class I: A licensee that only packages or repackages cannabis products, or labels relabels the cannabis product container

b. The use will not have a significant adverse effect on the character and value of adjacent properties

or the surrounding neighborhood.

c. The use will not create a hazard, a public nuisance or be injurious to individuals or to the public.

d. The use will not generate unfavorable effects or impacts on other existing or permitted uses on

abutting sites, including but not limited to, traffic congestion, noise, light, glare, erosion, odor or waste to the extent such impacts exceed those which reasonably may result from use of the site by

a permitted use.

e. The use will not have a significant adverse effect on the natural environment and attractiveness of an area.

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g. The applicant will be able to meet any requirements specified for such a use in these Land Development Standards and any additional conditions that the board may impose.

h. The applicant will be able to meet all requirements imposed by applicable local, state and federal

laws, regulations and licenses.

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

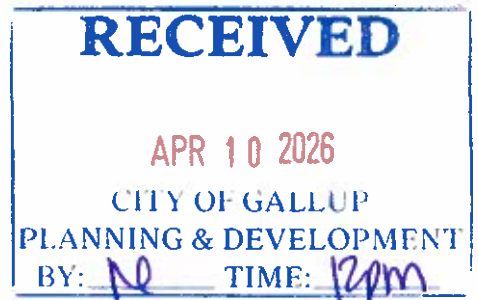
DocuSigned by:

Rosa Cazares

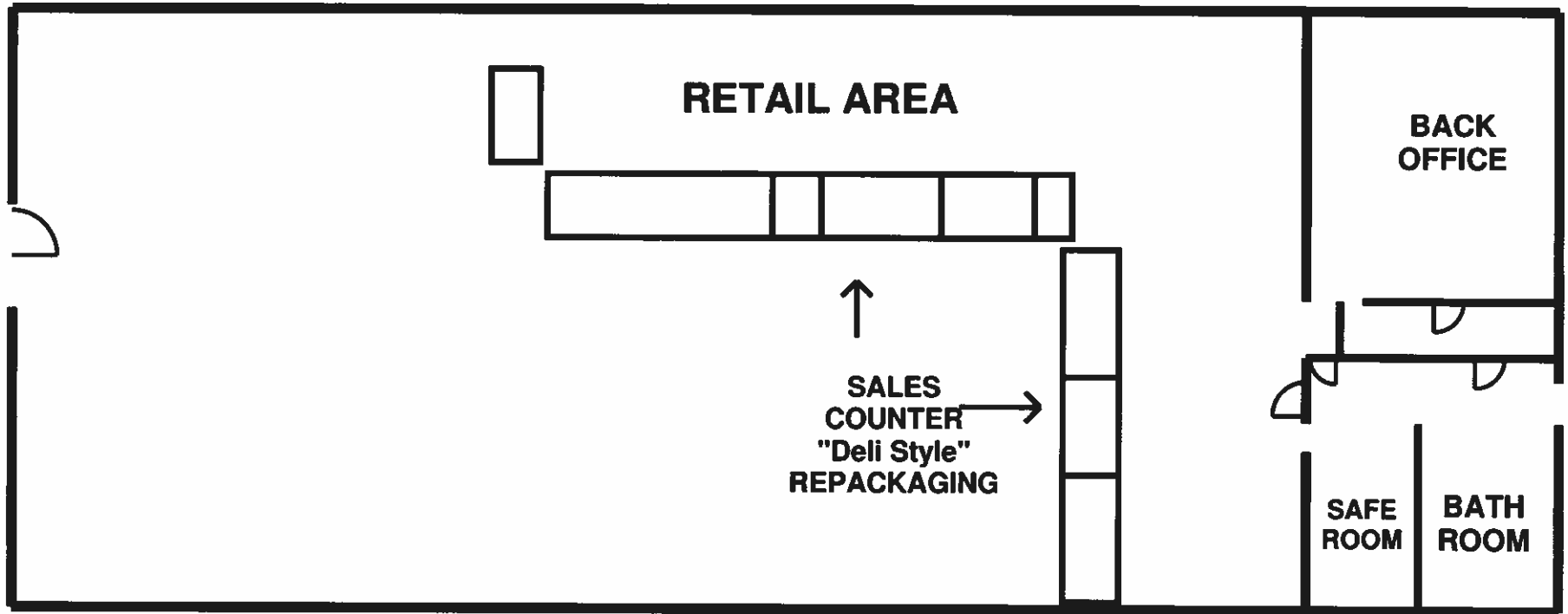
4/9/2026

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Signature & Date



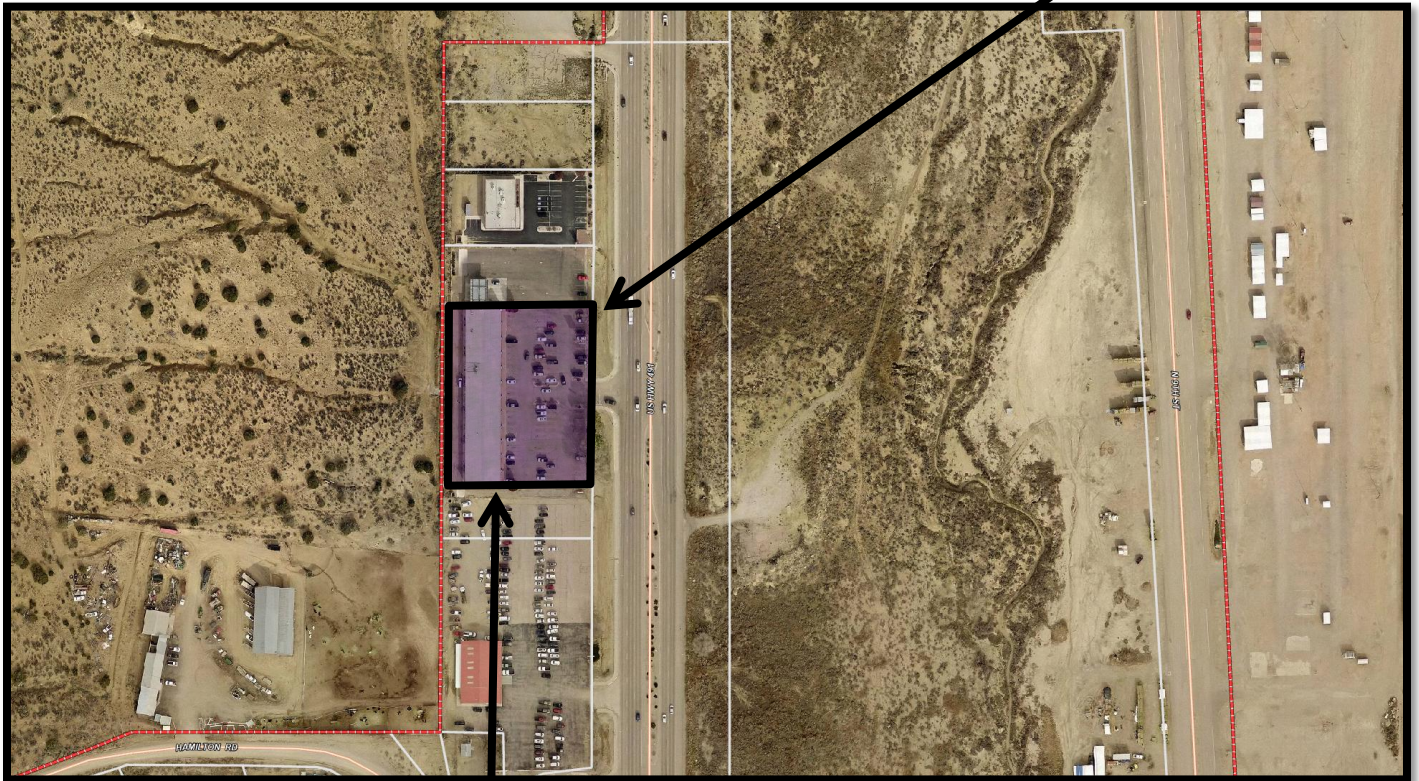
RECEIVED	
APR 10 2026	
CITY OF GALLUP	
PLANNING & DEVELOPMENT	
BY: <u>NO</u>	TIME: <u>2pm</u>



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.

AERIAL IMAGERY



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.

SITE PHOTOS



April 23, 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
- 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 #: CUP2026-00700002
PROJECT NAME: Conditional Use Permit (CUP) to allow Cannabis Manufacturing in the Heavy Commercial (HC) Zone District.
PROPERTY OWNER: Aztec Rentals, LLC (George Athens & John Roper)
AGENT: Accendo, Inc. / La Mota (Lukas Berry)
PROJECT LOCATION: 1379 US Highway 491 / 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
DESCRIPTION: CONDITIONAL USE PERMIT The agent is requesting the approval of a Conditional Use Permit at the project location in order to add Cannabis Manufacturing to the existing Cannabis Sales business. The property is located in the Heavy Commercial (HC) Zone District whereas this type of use is not allowed without approval of a Conditional Use Permit. The Planning & Zoning Commission will consider this request at their May 13 th , 2026 regular meeting; any conditions for approval should be included in staff's recommendation to the Commission.
ELECTRONIC COMMENTS DUE: Friday, April 24, 2026 @ 5 P.M.

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Proposed cannabis manufacturing business is located within an existing shopping plaza. Proposed cannabis manufacturing business shall comply with all Use Specific Standards regulating Manufacturing, Cannabis-related, contained in Section 10-3-C-k-ii of the City of Gallup Land Development Standards.

P2.) Proposed cannabis manufacturing business shall comply with all State Laws regulating cannabis manufacturing.

P3.) Ok to proceed to public hearing.

PUBLIC WORKS COMMENTS: No issues with the conditional use permit.

WATER DEPARTMENT COMMENTS: No issues with the conditional use permit.

WASTEWATER DEPARTMENT COMMENTS: Wastewater Department has no issues and Approves the Conditional Use Permit. Any other requirements will be addressed during building permit Review.

ELECTRIC DEPARTMENT COMMENTS: The Electric Department has no issues with the conditional use permit.

FIRE DEPARTMENT COMMENTS: Fire Department has no issues with Conditional Use Permit. Any fire code requirements will be addressed during fire inspections.

SOLID WASTE COMMENTS: Approved for Conditional Use Permit.

CENTURYLINK COMMENTS: Lumen has no conflict or comments.

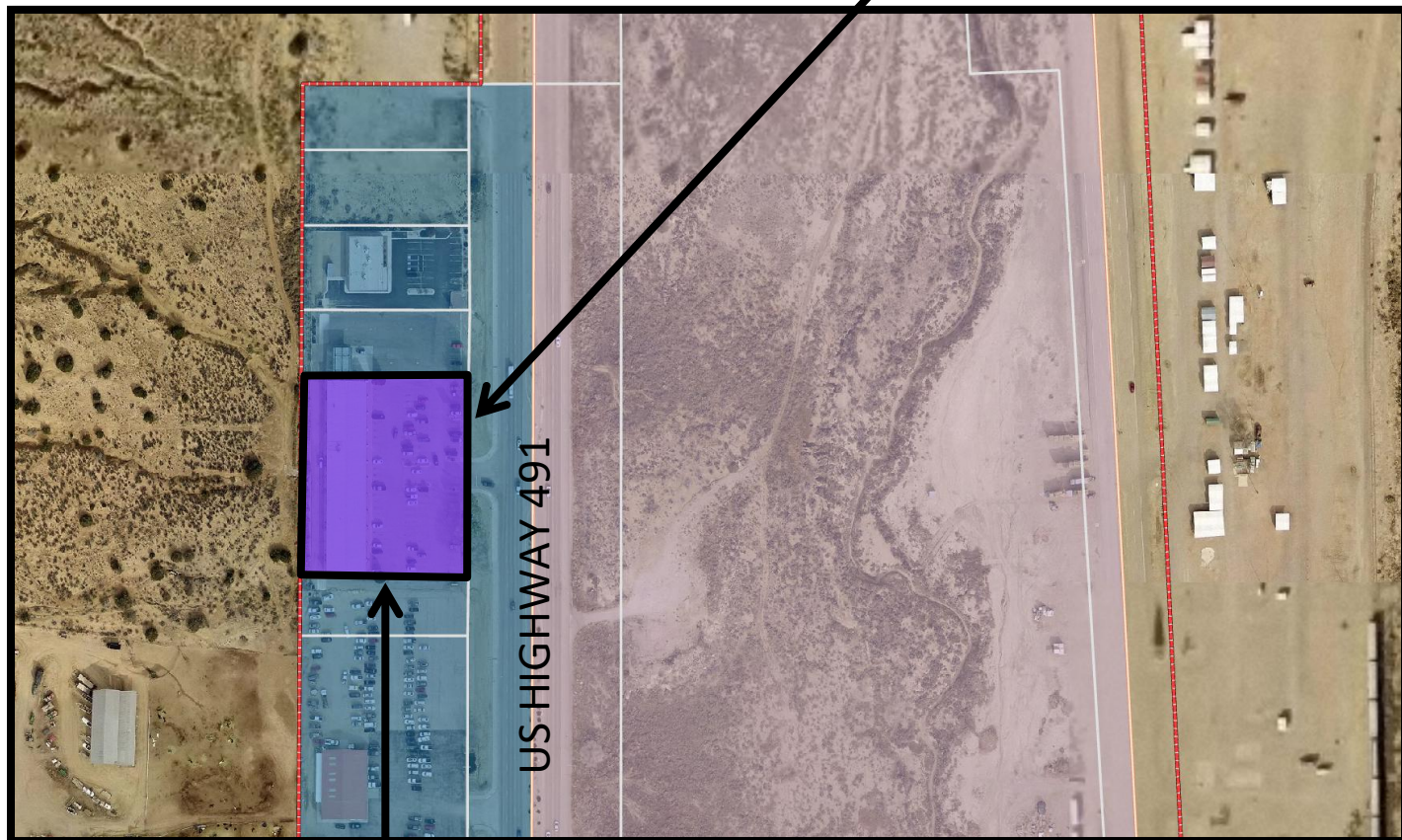
NM GAS COMPANY WILL NOT BE SUBMITTING COMMENTS BEING THAT THEY DO NOT NEED TO REVIEW A CONDITIONAL USE PERMIT REQUEST.

COMCAST COMMENTS: Comcast has no conflicts with this application.

NM DEPT. OF TRANSPORTATION COMMENTS: This request for approval of a Conditional Use Permit does not pertain to the NMDOT, nor would the NMDOT have any influence or jurisdiction over the issue at hand. I have no comments or concerns to provide on behalf of the NMDOT.

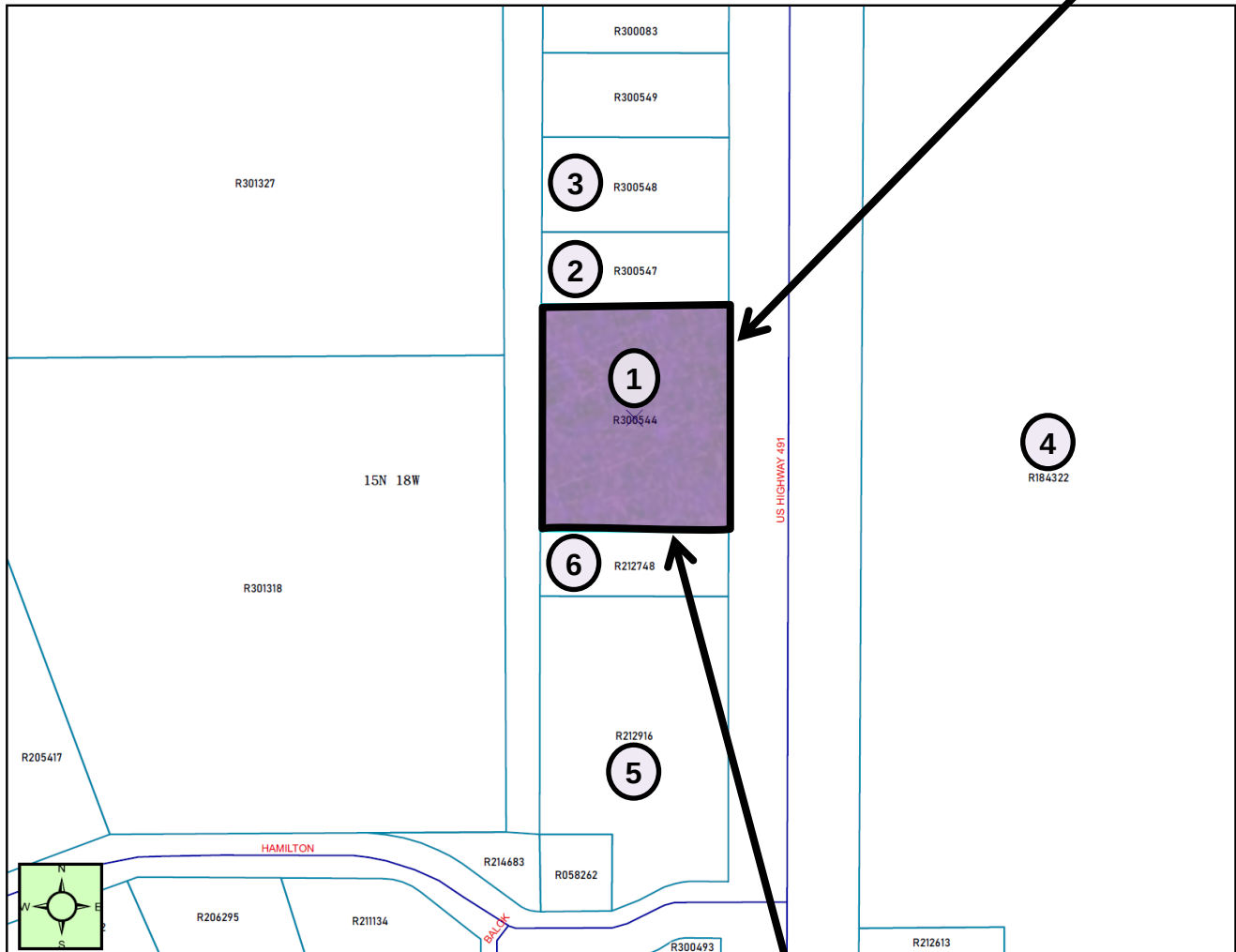
Request by Lukas Berry, Accendo, Inc. / La Mota on behalf of Aztec Rentals, LLC, property owner, for a Conditional Use Permit to allow Cannabis Manufacturing in the Heavy Commercial (HC) Zone District. The property is located at 1379 US Highway 491; more particularly described as Lots 2A, 3 & 4 Replat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

AREA MAP



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.

PROPERTY MAP



Letters sent 04/30/2026

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.

ADDRESS LIST

- | | |
|--|---|
| <p>1. AZTEC RENTALS, LLC
P.O. BOX 1741
GALLUP, NM 87305-1741
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
R300544</p> | <p>4. GALLUP LAND PARTNERS,
LLC
5662 W. CLUBHOUSE DR.
HURRICANE, UT 84737-0000
A TRACT OF LAND IN THE SW
¼ OF SECTION 4 T15N R18W
AND IN THE W ½ OF SECTION
9 T15N R18W, CARBON COAL
NORTH ANNEXATION, 49.48
ACS M/L
R184322</p> |
| <p>2. LOT 5, REPLAT NO. 1 OF LOT
1, ATHENS-ROPER ADDITION
NO. 2, 25,732 SQ. FT. M/L
R300547</p> | |
| <p>5. A TRACT OF LAND IN THE W ½
OF SECTION 9 T15N R18W, W.
OF HIGHWAY 666, A/K/A
ATHENS-ROPER ADDITION
2.262 ACS M/L AZTEC AUTO
R212916</p> | |
| <p>6. LOT 1A, REPLAT NO. 1 OF
LOTS 1 & 2 OF REPLAT NO. 1
OF LOT 1, ATHENS ROPER
ADDITION NO. 2, .53492 ACS
M/L
R212748</p> | <p><u>PROP. OWNER ADDRESS ON APP.:</u>
Aztec Rentals, LLC
1315 US Hwy 491
Gallup, NM 87301
<u>AGENT:</u>
Lukas Berry
Accendo, Inc. (DBA: La Mota)
3256 Cerrillos Rd.
Santa Fe, NM 87507
<u>APPLICANT:</u>
Rosa Cazares
Accendo, Inc. (DBA: La Mota)
2301 Westside Blvd. SE Unit #300
Rio Rancho, NM 87124</p> |
| <p>3. KORDOR, LLC
1312 RED ROCK DRIVE
GALLUP, NM 87301-0000
LOT 6, REPLAT NO. 1 OF LOT
1, ATHENS-ROPER ADDITION
NO. 2, 33,463 ACRES M/L
R300548</p> | |

May 4, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Resolution No. RP2026-3; Love's Travel Stops and Country Stores / Musket Corp. #215 Ryan, LLC truck stop conditional use permit request.

BACKGROUND

Mr. Vincent Carrica PE, Tierra West, LLC, acting as agent on behalf of Love's Travel Stops and Country Stores / Musket Corp. #215 Ryan LLC, property owner, has petitioned the Gallup Planning and Zoning Commission for a conditional use permit to allow for development of a Truck Stop within the Heavy Commercial (HC) Zone District. The property is located at 3380 West Hwy. 66; more particularly described as, Tract of Land Lying Sec. 27 T15N R19W, Within the NE ¼ of A/K/A/ Love Sub. Cont. 4.908 Acs. M/L.

DISCUSSION

Since a "conditional use" may only be appropriate at certain locations within a particular zoning district and with additional safeguards or conditions to mitigate negative impacts on the surrounding area, it is the Boards responsibility to exercise proper discretion in granting permission for such uses. Use Table 10-3-1 of the City of Gallup Land Development Standards (LDS) lists a "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 Heavy Commercial (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 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 Heavy Commercial (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 your agenda packet as Exhibit "A" for your review.

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

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

- a. 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.

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

The Planning and Zoning Commission shall determine whether or not the proposed request for a Conditional Use Permit to develop a 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.

RESOLUTION NO. RP2026-3

A RESOLUTION GRANTING [] DENYING [] A REQUEST BY VINCENT CARRICA PE, TIERRA WEST, LLC, ACTING AS AGENT ON BEHALF OF LOVE'S TRAVEL STOPS AND COUNTRY STORE / MUSKET CORP. #215 RYAN LLC, PROPERTY OWNER, FOR A CONDITIONAL USE PERMIT TO ALLOW FOR DEVELOPMENT OF A TRUCK STOP WITHIN THE HEAVY COMMERCIAL (HC) ZONE DISTRICT

WHEREAS, Mr. Vincent Carrica PE, Tierra West, LLC, acting as agent on behalf of Love's Travel Stops and Country Stores / Musket Corp. #215 Ryan LLC, property owner, has petitioned the Gallup Planning and Zoning Commission for a conditional use permit to allow for development of a Truck Stop within the Heavy Commercial (HC) Zone District; and

WHEREAS, the property is located at 3380 West Hwy. 66; more particularly described as, Tract of Land Lying Sec. 27 T15N R19W, Within the NE ¼ of A/K/A/ Love Sub. Cont. 4.908 Acs. M/L; and

WHEREAS, 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

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

WHEREAS, the applicant has provided a statement demonstrating compliance with Section 10-5-B-d-iii "Conditional Use Criteria". Said statement is attached as part of this resolution being shown as Exhibit "B"; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission after notice as required by law; and

WHEREAS, the Planning and Zoning Commission deems it in the best interest of the public that this application be [] GRANTED [] DENIED.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, SITTING AS THE BOARD OF ADJUSTMENT, that:

1. The application, Case #CUP2025-00700002, for a conditional use permit to allow for development of a truck stop located at 3380 West Hwy. 66; more particularly described as, Tract of Land Lying Sec. 27 T15N R19W, Within the

NE ¼ of A/K/A/ Love Sub. Cont. 4.908 Acs. M/L, lying within the Heavy Commercial (HC) Zone District is hereby [] granted [] denied.

2. If approved, the proposed use shall comply with the following conditions:
 - 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.
3. The application, if approved shall pertain only to the conditional use permit now being sought.
4. This approval shall become null and void if at any time said truck stop fails to comply with any of the conditions set forth above.

PASSED, ADOPTED AND APPROVED THIS 13TH DAY OF MAY 2026

CITY OF GALLUP, MCKINLEY COUNTY

BY: _____
KENT WILSON, CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST

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

Exhibit “A”

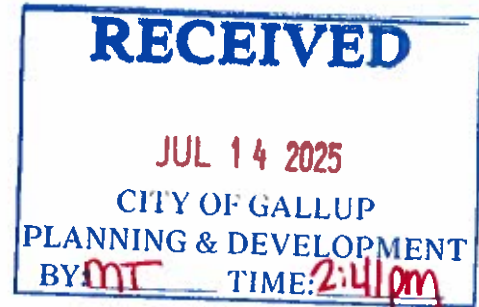
CONDITIONAL USE CRITERIA

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



July 10th, 2025

C.B. Strain, Director
Gallup Planning Department
110 West Aztec Avenue
Gallup, NM 87301



RE: CONDITIONAL USE PERMIT – TRUCK STOP REPLAT NO.1 OF LOVE SUBDIVISION, CONTAINING 4.908 ACRES M/L AND A REPLAT OF UNPLATTED TRACTS OF LAND WITHIN A PORTION OF THE ORTEGA ANNEXATION IN THE NE ¼ OF SECTION 27, T.15 N., R.19 W., N.M.P.M., AND A PORTION OF MENTMORE MEADOWS ANNEXATION SITUATED IN THE SE ¼ OF SECTION 22, T.15., R.19 W., N.M.P.M., CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO

Greetings,

Tierra West LLC is requesting a Conditional Use Permit review and approval. The request is for a Truck Stop within a parcel zoned HC (Heavy Commercial). The site is legally described as REPLAT NO. 1 OF LOVE SUBDIVISION, CONTAINING 4.908 ACRES M/L AND A REPLAT OF UNPLATTED TRACTS OF LAND WITHIN A PORTION OF THE ORTEGA ANNEXATION IN THE NE ¼ OF SECTION 27, T.15 N., R.19 W., N.M.P.M., AND A PORTION OF MENTMORE MEADOWS ANNEXATION SITUATED IN THE SE ¼ OF SECTION 22, T.15., R.19 W., N.M.P.M., CITY OF GALLUP, McKinley County, New Mexico.

The permit will support the continued and enhanced operation of Love's Travel Stops and Country Stores located along NM 118. This site has operated as a truck stop since the mid-1980s and is now undergoing comprehensive redevelopment to modernize the facilities and improve overall functionality. The redevelopment plan involves reconfiguring the site to significantly increase both truck and automobile off-street parking capacity and to enhance internal traffic circulation.

A key feature of this plan is the elimination of the middle entrance from NM 118, which is expected to streamline traffic flow and improve safety. The project also includes complete modernization of the convenience store (C-store), tire shop, and fueling facilities to meet current operational standards and customer expectations.

As part of this effort, a platting process is underway to consolidate the existing Love's parcel with adjacent properties currently being acquired from the Ortega family. This land consolidation will create a more cohesive and efficient site layout.

Preliminary coordination has already begun with the New Mexico Department of Transportation (NMDOT). These discussions have included the proposed removal of the middle site entrance off NM 118 and the necessity of a Traffic Impact Study (TIS). A scoping meeting with NMDOT has been held, and traffic counts have been conducted. A draft of the TIS is expected to be completed in early August of this year.

Utility coordination will be essential for the new site plan. This will include relocating existing overhead utility lines, providing new utility services for the proposed facilities, and removing obsolete service connections.

Drainage improvements are also a major component of the site redesign. The new plan includes on-site storm drains and a stormwater detention pond. These upgrades will ensure that the run-off from the redeveloped site does not exceed historic flow rates, thus minimizing impacts on surrounding properties and infrastructure.

Finally, the off-site improvements will involve the construction of dedicated right-turn lanes into both site entrances from NM 118, further supporting safer and more efficient ingress and egress for vehicles accessing the truck stop.

Compliance with § 10--5-B-d-iii-2

1. The use will not have a significant adverse effect on the character and value of adjacent properties or the surrounding neighborhood.

This truck stop has been in operation since the mid 1980's. It will continue to operate as such. The revised site plan will modernize the existing facilities. The overall site improvements, including circulation and site design, will support orderly neighborhood character without altering the areas established use.

2. The use will not create a hazard, a public nuisance or be injurious to individuals or to the public.

The Conditional Use Permit supports the redevelopment and re-design of a long standing operation. The planned redevelopment addresses access issues along NM 118. The redesign will enhance vehicular and pedestrian safety. Upgrades to the C – Store, fueling areas, and tire shop bring services to the neighborhood. Storm drainage improvements and coordination with utility providers will mitigate any existing issues on the site.

3. The use will not generate undue traffic congestion.

A Traffic Impact Study is currently underway. We have begun preliminary coordination with New Mexico Department of Transportation (NMDOT). The TIS is expected to be completed by end of August 2025. Given that the operation of the subject site has been and will remain a truck stop, we do not foresee an increase or creation of undue traffic congestion.

4. The use will not cause noise which is excessive for the particular area.

Given the site's existing use as a truck stop, the proposed development will not introduce any new or intensified activities beyond what has already been in place since the 1980's. The site is located at the intersection of NM118 and Interstate 40, any noise generated by the proposed truck stop is appropriate for the area and use.

5. The use will not have a significant adverse effect on the natural environment and attractiveness of an area.

The redevelopment includes stormwater management upgrades such as storm drains and a detention pond, ensuring that runoff will not exceed historical flow levels. By eliminating environmental risks from outdated infrastructure and relocating overhead utilities, the plan helps preserve and potentially improve the site's environmental footprint. Visual improvements to the facilities will enhance the site's overall appearance and compatibility with the surrounding area.

6. The use will not be contrary to the public interest.

Modernizing and consolidating the site improves safety, aesthetics, and operational efficiency, aligning with public interests. Enhancing traffic circulation, reducing potential hazards, and eliminating redundant utility services all serve the broader community. The improvements also support continued economic activity in the area without introducing incompatible land uses.

7. The applicant will be able to meet any particular requirements specified for such a use in the Land Development Standards and any additional conditions that the board may impose.

The project is being designed in conformance with applicable Land Development Standards, including platting requirements, utility coordination, and access management. Ongoing coordination with NMDOT and local agencies reflects the applicant's commitment to meeting technical and regulatory standards. The applicant is prepared to address any conditions the board may impose as part of the conditional use permit process.

8. The applicant will be able to meet all requirements imposed by applicable state and federal laws and regulations.

The development team is actively engaged with NMDOT, utility providers, and other relevant authorities to ensure compliance with all applicable state and federal regulations. This includes traffic analysis, environmental management, and infrastructure standards. Required permits and reviews will be completed as part of the development process.

9. The use is consistent with the policies and recommendations of the adopted city master plan.

The request for a Conditional Use permit is clearly aligned with the City's Land Use, Transportation, and Economic Development goals. It represents a thoughtful, well-coordinated reinvestment in a longstanding commercial use, promotes public safety, and strengthens the local economy—while preserving compatibility with the surrounding community and infrastructure systems.

Conclusion

Tierra West respectfully requests review and approval of the Conditional Use Permit request for a Truck Stop. The proposed development provides improvements to existing and longstanding Truck Stop use. The request complies with the requirements for a conditional use permit and is consistent with policies and recommendations found in the City of Gallup's Master Plan.

Found enclosed in this submittal is the following:

1. Application
2. Statement of Compliance
3. Site Plan
4. Utility Drawing
5. Grading and Drainage Drawing
6. Fire 1 Plan
7. ALTA / NSPS Land Title Survey

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Sergio Lozoya
Sr. Planner

JN: 2019085
SL




**CITY OF
GALLUP**

APPLICATION FOR A CONDITIONAL USE PERMIT

PROPERTY OWNER INFORMATION
NAME: Tim Doty - Loves Travel Stops and Country Stores / TIMOTHY J. DOTY II **PHONE #:** 405-242-2522
MAILING ADDRESS: PO-Box 26210 **CITY:** Oklahoma City **STATE:** OK **ZIP:** 73126
APPLICANT INFORMATION:
NAME: Tim Doty - Loves Travel Stops and Country Stores **PHONE #:** 405-242-2522
MAILING ADDRESS: PO-Box 26210 **CITY:** Oklahoma City **STATE:** OK **ZIP:** 73126
AGENT INFORMATION: (if applicable)
NAME: Tierra West, LLC - Vincent Carrica, PE **PHONE #:** 505-858-3100
MAILING ADDRESS: 5571 Midway Park Pl. NE **CITY:** Albuquerque **STATE:** NM **ZIP:** 87109
SITE ADDRESS: 3380 W Historic Hwy 66, Gallup, NM 87301
LEGAL DESCRIPTION: **LOT:** _____ **BLOCK:** _____ **SUBDIVISION:** _____

All of Love Subdivision, a portion of Mentmore Meadows and a portion of Ortega unplatted properties
(per the 1982 Annexation Plat)

CURRENT ZONING DISTRICT:

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

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

We are in compliance with the requirements for a Conditional Use Permit, see attached letter.

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

Tim Doty
Print Owner's Name

T-J Doty
Owner's Signature

7/29/25
Date

Tim Doty
Print Applicant's Name

T-J Doty
Applicant's Signature

7/29/25
Date

FOR OFFICE USE ONLY	
PRE-APP. CONFR:	
APPLICATION FEES ACCEPTED BY:	<u>NQ</u>
AMOUNT PAID: \$ <u>150.00</u>	METHOD OF PAYMENT: <u>Check # 5232</u>
HEARING DATE: <u>8/13/25</u>	CASE #: <u>25-60700002</u>

RECEIVED DATE STAMP JUL 29 2025 CITY OF GALLUP PLANNING & DEVELOPMENT BY: <u>AO</u> TIME: <u>12:29 pm</u> V.2019.08.12
--



July 10th, 2025

C.B. Strain, Director
Gallup Planning Department
110 West Aztec Avenue
Gallup, NM 87301



RE: CONDITIONAL USE PERMIT – TRUCK STOP REPLAT NO.1 OF LOVE SUBDIVISION, CONTAINING 4.908 ACRES M/L AND A REPLAT OF UNPLATTED TRACTS OF LAND WITHIN A PORTION OF THE ORTEGA ANNEXATION IN THE NE ¼ OF SECTION 27, T.15 N., R.19 W., N.M.P.M., AND A PORTION OF MENTMORE MEADOWS ANNEXATION SITUATED IN THE SE ¼ OF SECTION 22, T.15., R.19 W., N.M.P.M., CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO

Greetings,

Tierra West LLC is requesting a Conditional Use Permit review and approval. The request is for a Truck Stop within a parcel zoned HC (Heavy Commercial). The site is legally described as REPLAT NO. 1 OF LOVE SUBDIVISION, CONTAINING 4.908 ACRES M/L AND A REPLAT OF UNPLATTED TRACTS OF LAND WITHIN A PORTION OF THE ORTEGA ANNEXATION IN THE NE ¼ OF SECTION 27, T.15 N., R.19 W., N.M.P.M., AND A PORTION OF MENTMORE MEADOWS ANNEXATION SITUATED IN THE SE ¼ OF SECTION 22, T.15., R.19 W., N.M.P.M., CITY OF GALLUP, McKinley County, NEW MEXICO.

The permit will support the continued and enhanced operation of Love's Travel Stops and Country Stores located along NM 118. This site has operated as a truck stop since the mid-1980s and is now undergoing comprehensive redevelopment to modernize the facilities and improve overall functionality. The redevelopment plan involves reconfiguring the site to significantly increase both truck and automobile off-street parking capacity and to enhance internal traffic circulation.

A key feature of this plan is the elimination of the middle entrance from NM 118, which is expected to streamline traffic flow and improve safety. The project also includes complete modernization of the convenience store (C-store), tire shop, and fueling facilities to meet current operational standards and customer expectations.

As part of this effort, a platting process is underway to consolidate the existing Love's parcel with adjacent properties currently being acquired from the Ortega family. This land consolidation will create a more cohesive and efficient site layout.

Preliminary coordination has already begun with the New Mexico Department of Transportation (NMDOT). These discussions have included the proposed removal of the middle site entrance off NM 118 and the necessity of a Traffic Impact Study (TIS). A scoping meeting with NMDOT has been held, and traffic counts have been conducted. A draft of the TIS is expected to be completed in early August of this year.

Utility coordination will be essential for the new site plan. This will include relocating existing overhead utility lines, providing new utility services for the proposed facilities, and removing obsolete service connections.

Drainage improvements are also a major component of the site redesign. The new plan includes on-site storm drains and a stormwater detention pond. These upgrades will ensure that the run-off from the redeveloped site does not exceed historic flow rates, thus minimizing impacts on surrounding properties and infrastructure.

Finally, the off-site improvements will involve the construction of dedicated right-turn lanes into both site entrances from NM 118, further supporting safer and more efficient ingress and egress for vehicles accessing the truck stop.

Compliance with § 10--5-B-d-iii-2

1. The use will not have a significant adverse effect on the character and value of adjacent properties or the surrounding neighborhood.

This truck stop has been in operation since the mid 1980's. It will continue to operate as such. The revised site plan will modernize the existing facilities. The overall site improvements, including circulation and site design, will support orderly neighborhood character without altering the areas established use.

2. The use will not create a hazard, a public nuisance or be injurious to individuals or to the public.

The Conditional Use Permit supports the redevelopment and re-design of a long standing operation. The planned redevelopment addresses access issues along NM 118. The redesign will enhance vehicular and pedestrian safety. Upgrades to the C – Store, fueling areas, and tire shop bring services to the neighborhood. Storm drainage improvements and coordination with utility providers will mitigate any existing issues on the site.

3. The use will not generate undue traffic congestion.

A Traffic Impact Study is currently underway. We have begun preliminary coordination with New Mexico Department of Transportation (NMDOT). The TIS is expected to be completed by end of August 2025. Given that the operation of the subject site has been and will remain a truck stop, we do not foresee an increase or creation of undue traffic congestion.

4. The use will not cause noise which is excessive for the particular area.

Given the site's existing use as a truck stop, the proposed development will not introduce any new or intensified activities beyond what has already been in place since the 1980's. The site is located at the intersection of NM118 and Interstate 40, any noise generated by the proposed truck stop is appropriate for the area and use.

5. The use will not have a significant adverse effect on the natural environment and attractiveness of an area.

The redevelopment includes stormwater management upgrades such as storm drains and a detention pond, ensuring that runoff will not exceed historical flow levels. By eliminating environmental risks from outdated infrastructure and relocating overhead utilities, the plan helps preserve and potentially improve the site's environmental footprint. Visual improvements to the facilities will enhance the site's overall appearance and compatibility with the surrounding area.

6. The use will not be contrary to the public interest.

Modernizing and consolidating the site improves safety, aesthetics, and operational efficiency, aligning with public interests. Enhancing traffic circulation, reducing potential hazards, and eliminating redundant utility services all serve the broader community. The improvements also support continued economic activity in the area without introducing incompatible land uses.

7. The applicant will be able to meet any particular requirements specified for such a use in the Land Development Standards and any additional conditions that the board may impose.

The project is being designed in conformance with applicable Land Development Standards, including platting requirements, utility coordination, and access management. Ongoing coordination with NMDOT and local agencies reflects the applicant's commitment to meeting technical and regulatory standards. The applicant is prepared to address any conditions the board may impose as part of the conditional use permit process.

8. The applicant will be able to meet all requirements imposed by applicable state and federal laws and regulations.

The development team is actively engaged with NMDOT, utility providers, and other relevant authorities to ensure compliance with all applicable state and federal regulations. This includes traffic analysis, environmental management, and infrastructure standards. Required permits and reviews will be completed as part of the development process.

9. The use is consistent with the policies and recommendations of the adopted city master plan.

The request for a Conditional Use permit is clearly aligned with the City's Land Use, Transportation, and Economic Development goals. It represents a thoughtful, well-coordinated reinvestment in a longstanding commercial use, promotes public safety, and strengthens the local economy—while preserving compatibility with the surrounding community and infrastructure systems.

Conclusion

Tierra West respectfully requests review and approval of the Conditional Use Permit request for a Truck Stop. The proposed development provides improvements to existing and longstanding Truck Stop use. The request complies with the requirements for a conditional use permit and is consistent with policies and recommendations found in the City of Gallup's Master Plan.

Found enclosed in this submittal is the following:

1. Application
2. Statement of Compliance
3. Site Plan
4. Utility Drawing
5. Grading and Drainage Drawing
6. Fire 1 Plan
7. ALTA / NSPS Land Title Survey

If you have any questions or need additional information, please do not hesitate to contact me.

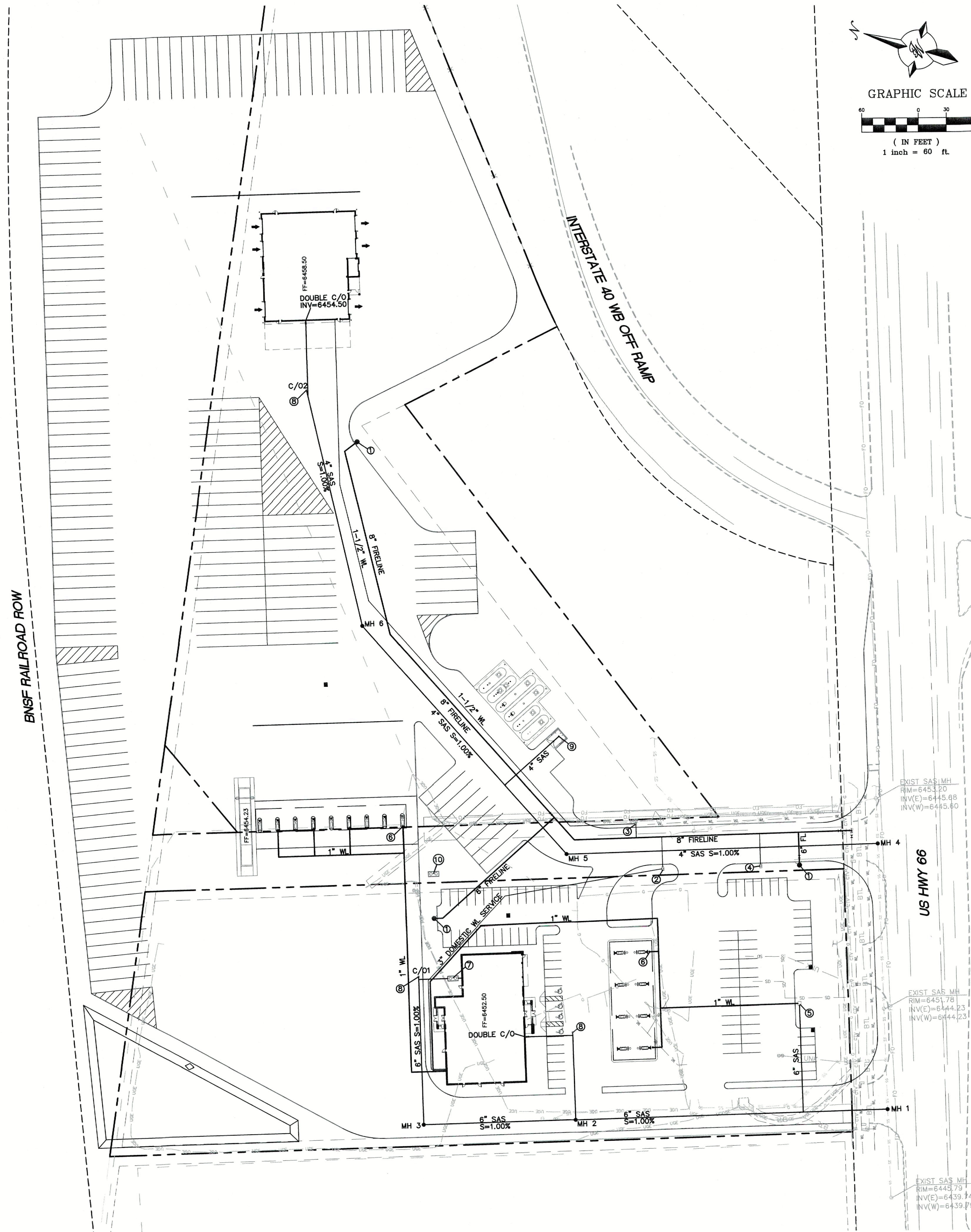
Sincerely,



Sergio Lozoya
Sr. Planner

JN: 2019085
SL





GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE, DOMESTIC, AND IRRIGATION LINES MUST HAVE BACKFLOW PREVENTORS PER THE ABCWUA CROSS CONNECTION ORDINANCE.
7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
13. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
14. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

INSPECTION NOTE

CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

KEYED NOTES

- 1 FIRE HYDRANT
- 2 2" WATER METER
- 3 1" WATER METER
- 4 2" IRRIGATION METER
- 5 RV DUMP STATION/AIR & WATER STATION
- 6 POST HYDRANT (TYP)
- 7 GREASE INTERCEPTOR
INV=6448.50
- 8 SINGLE C/O
- 9 DUMPSTER DRAIN
- 10 OIL/WATER SEPARATOR

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

LEGEND

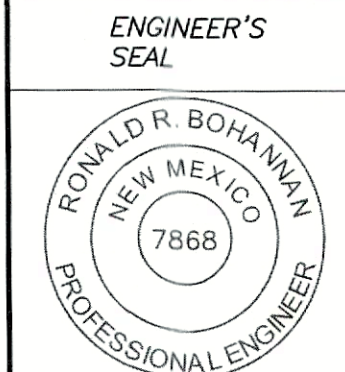
- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▬ BUILDING
- ▬ SIDEWALK
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- ▬ RETAINING WALL
- 8" SAS
- 8" WL
- PROPOSED HYDRANT
- NEW SAS MH
- NEW WATER METER
- COMMUNICATION LINE

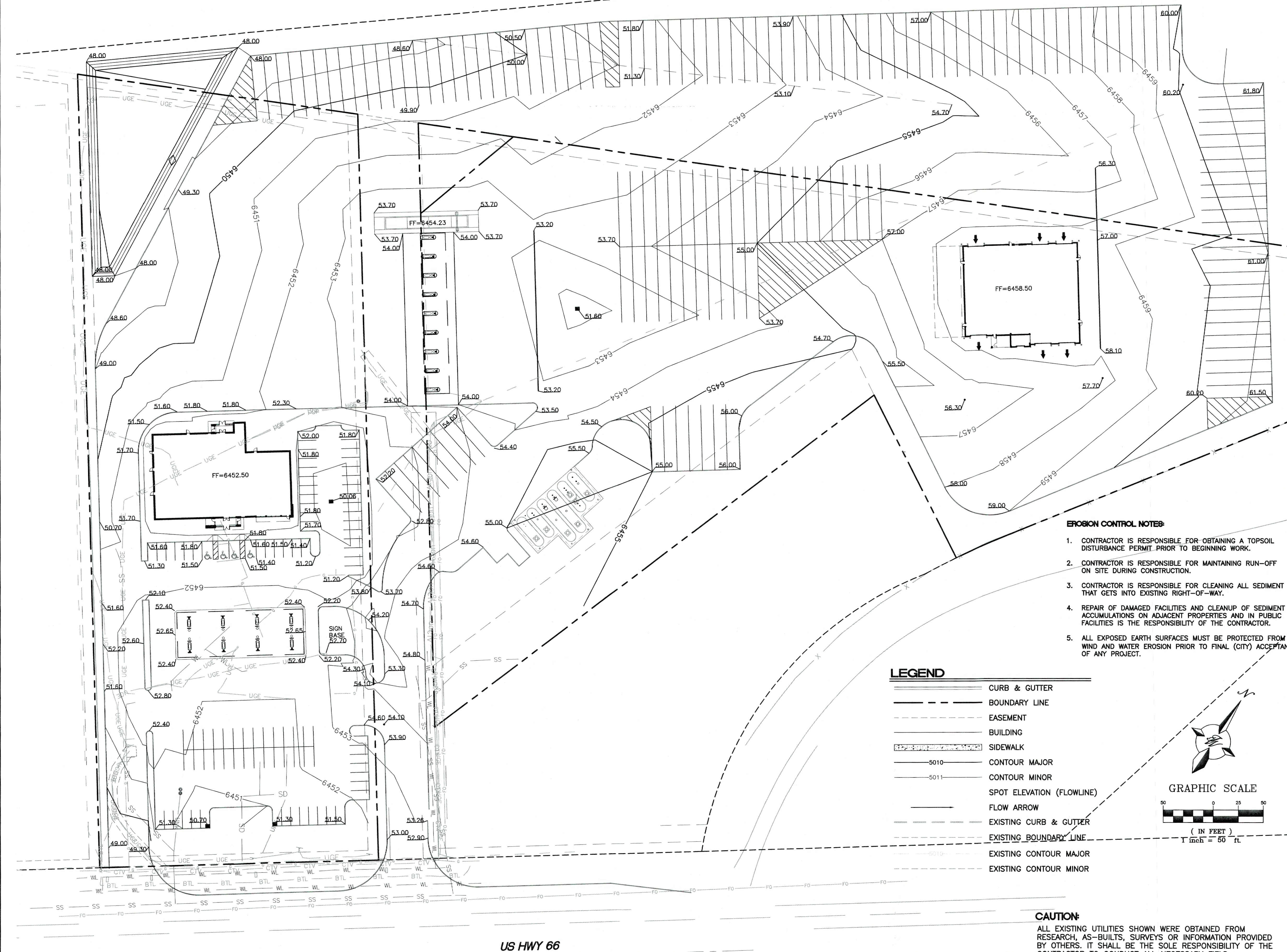
STRUCTURE TABLE

STRUCTURE	RIM	INV(IN)	INV(OUT)
MH1	6448.02		6441.94
MH2	6451.30	6445.36	6445.26
MH3	6450.02	6447.28	6447.18
C/O1	6452.02		6448.85
MH4	6451.54		6445.41
MH5	6453.60	6448.92	6448.82
MH6	6453.24	6452.28	6452.18
C/O2	6456.53		6454.83

RECEIVED

JUL 14 2025
CITY OF GALLUP
PLANNING & DEVELOPMENT
BY *mt* TIME 2:41pm

 RONALD R. BOHANNAN P.E. #7868	ENGINEER'S SEAL	LOVE'S TRAVEL SHOP GALLUP, NM	DRAWN BY pm
		MASTER UTILITY PLAN	DATE 7-2-25
		TERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2019085-MU
			SHEET # MU-1
			JOB # 2019085

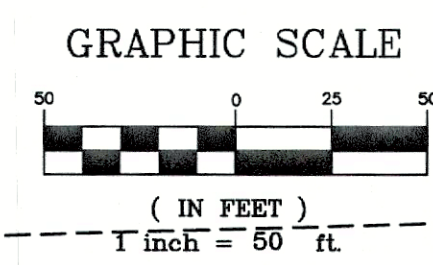


EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- BUILDING
- SIDEWALK
- 5010 — CONTOUR MAJOR
- 5011 — CONTOUR MINOR
- SPOT ELEVATION (FLOWLINE)
- FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR



CAUTION:

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VICINITY MAP

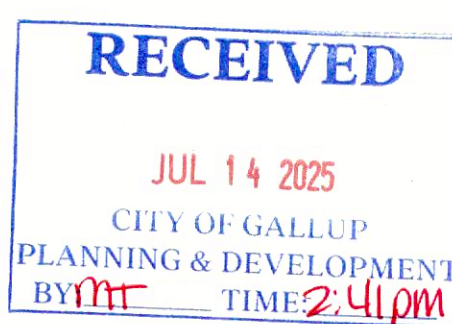


FLOOD MAP

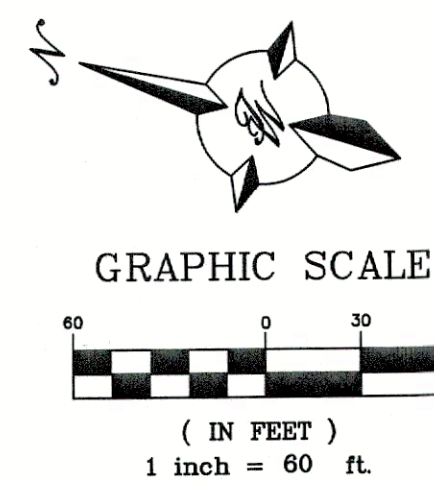
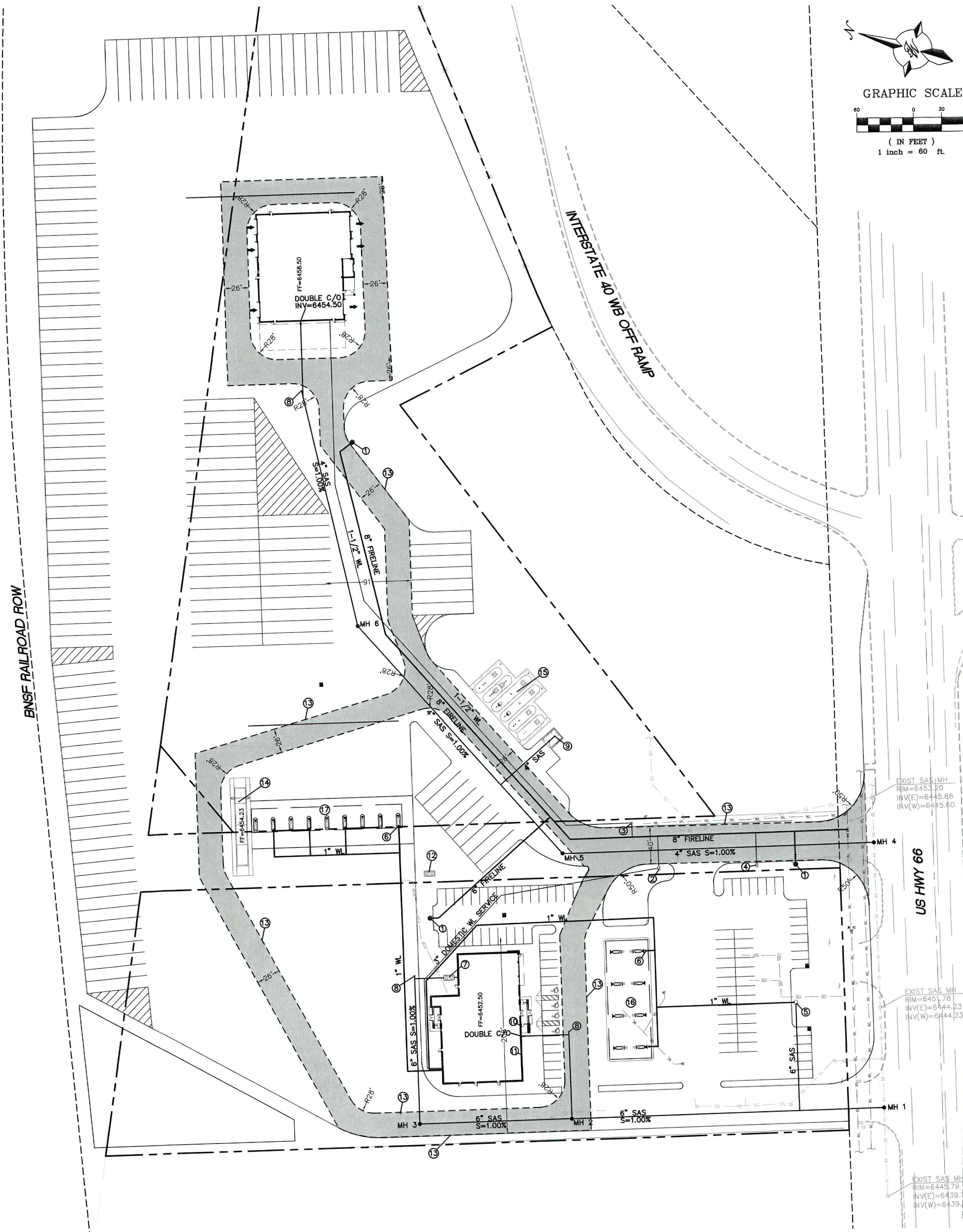
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NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. PRIOR TO WORK WITHIN THE COA RIGHT-OF-WAY, A WORK ORDER PERMIT WILL BE REQUIRED
9. ALL DISTURBED AREAS MUST BE STABILIZED PRIOR TO ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
10. FUTURE BUILDING AND PAVEMENT AREAS ARE TO BE GRADED IN PHASE 1 TO SUBGRADE ELEVATIONS. THESE AREAS SHALL BE STABILIZED IN PHASE 1 WITH GRAVEL MULCH AS NOTED ON THE LANDSCAPE PLAN. SEE SHEET C-208 FOR ULTIMATE BUILD OUT CONCEPTUAL GRADING AND DRAINAGE PLAN



ENGINEER'S SEAL	LOVE'S TRAVEL SHOP GALLUP, NM	DRAWN BY pm
	GRADING AND DRAINAGE PLAN	DATE 6-11-25
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2019085-GR
		SHEET # GR-1
		JOB # 2019085



LEGEND

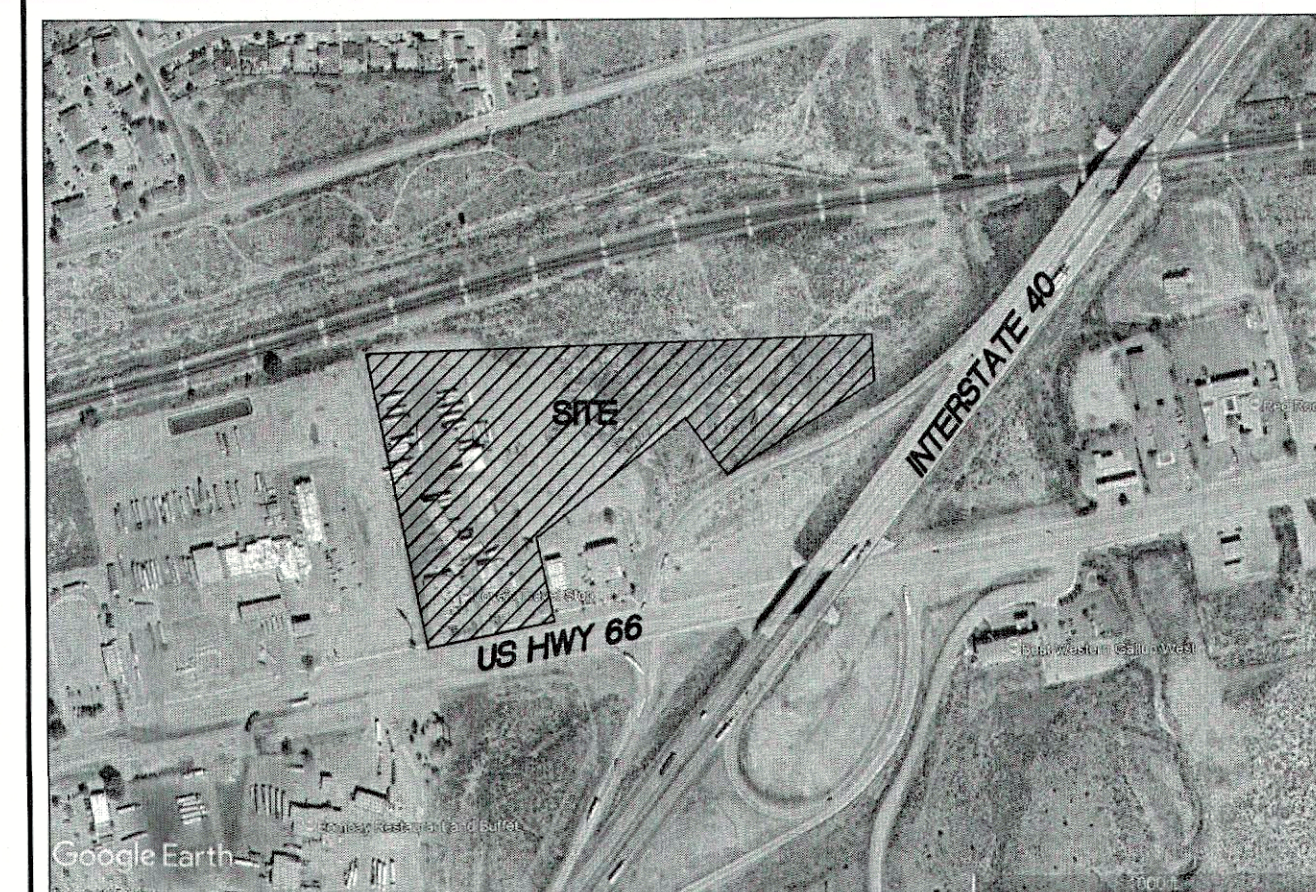
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	RETAINING WALL
	SANITARY SEWER LINE
	WATERLINE
	PROPOSED HYDRANT
	NEW SAS MH
	NEW WATER METER
	COMMUNICATION LINE
	FIRELANE

KEYED NOTES

1. FIRE HYDRANT
2. 2" WATER METER
3. 1" DOMESTIC WATER METER
4. 2" IRRIGATION METER
5. RV DUMP STATION
6. POST HYDRANT (TYP)
7. GREASE INTERCEPTOR
8. SINGLE C/O
9. DUMPSTER DRAIN
10. KNOX BOX
11. BUILDING ADDRESS
12. OIL/WATER SEPARATOR
13. FIRE LANE MARKING
14. CAT SCALE
15. UNDERGROUND FUEL TANK FARM
16. AUTO CANOPY
17. TRUCK CANOPY

CAUTION

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VICINITY MAP

3380 W HWY 66
GALLUP, NM 87301

C-STORE/SERVICE STATION
OCCUPANCY TYPE M/MERCANTILE
LOT AREA 775930 SF (17.81 ACRES)
BUILDING AREA
C-STORE 11443 SF
MAINTENANCE 10923 SF

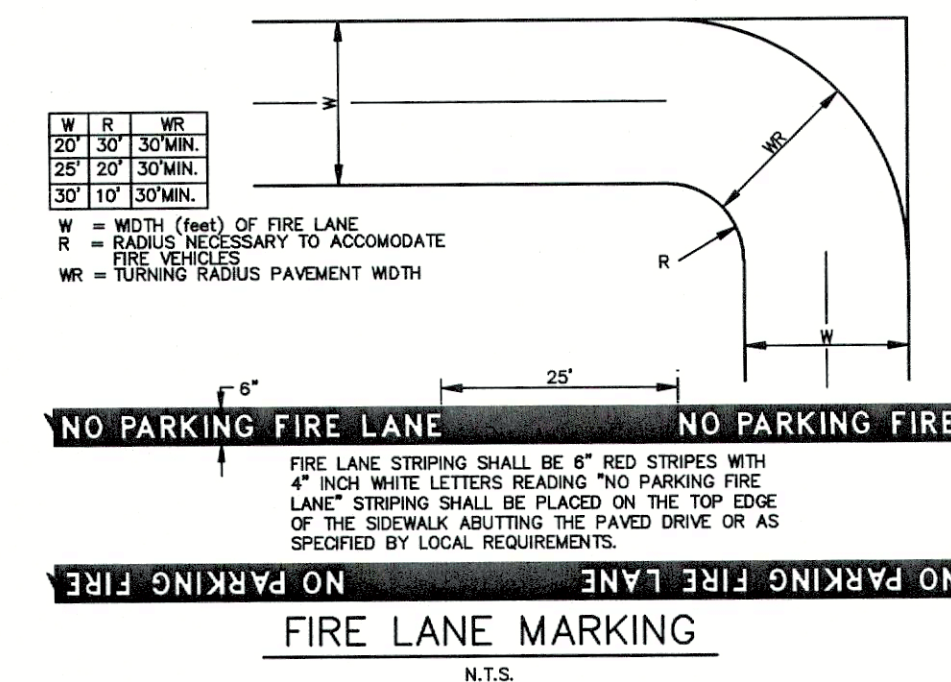
CONSTRUCTION TYPE 11-B
NOT SPRINKLED
MAX BUILDING HEIGHT 28' (ONE STORY)
FIRE FLOW 2250 gpm
FIRE HYDRANTS REQUIRED 2

NOTES

1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL
2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS
3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.

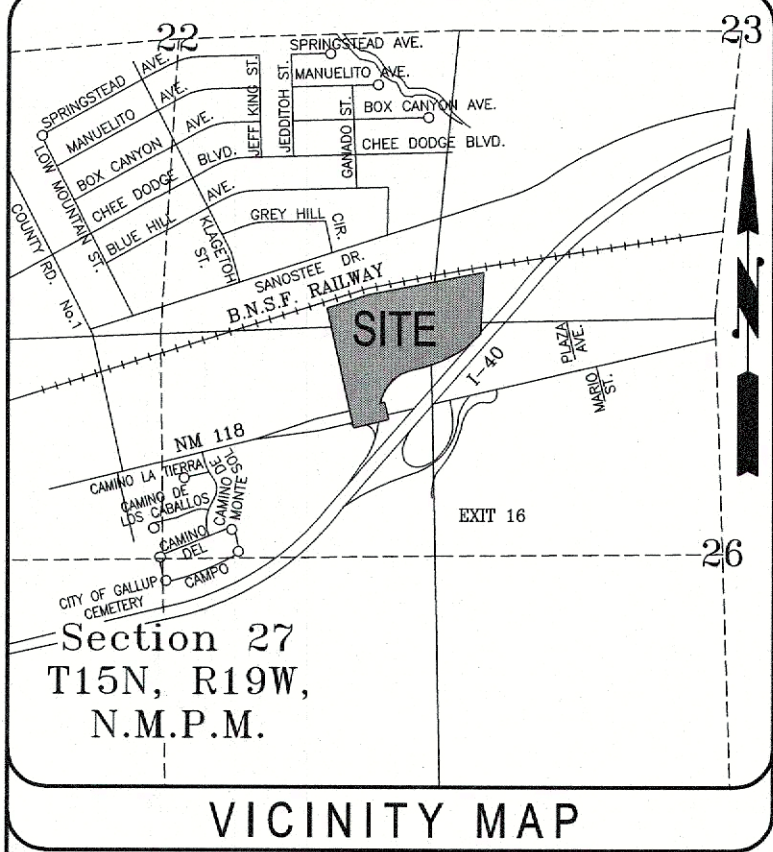
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JUL 14 2025
CITY OF GALLUP
PLANNING & DEVELOPMENT
BY: [Signature] TIME: 2:41pm



FIRE LANE MARKING
N.T.S.

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	LOVE'S TRAVEL SHOP GALLUP, NM	DRAWN BY pm
	FIRE ONE PLAN	DATE 7-2-25
TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2019085-FO	SHEET # FO-1
	JOB # 2019085	



Section 27
T15N, R19W,
N.M.P.M.

VICINITY MAP
NOT TO SCALE

KEYED NOTE

10' P.U.E., LOVE SUBDIVISION, DOC. No. 353055 FILED: FEBRUARY 14, 2011, SHOWN HEREON

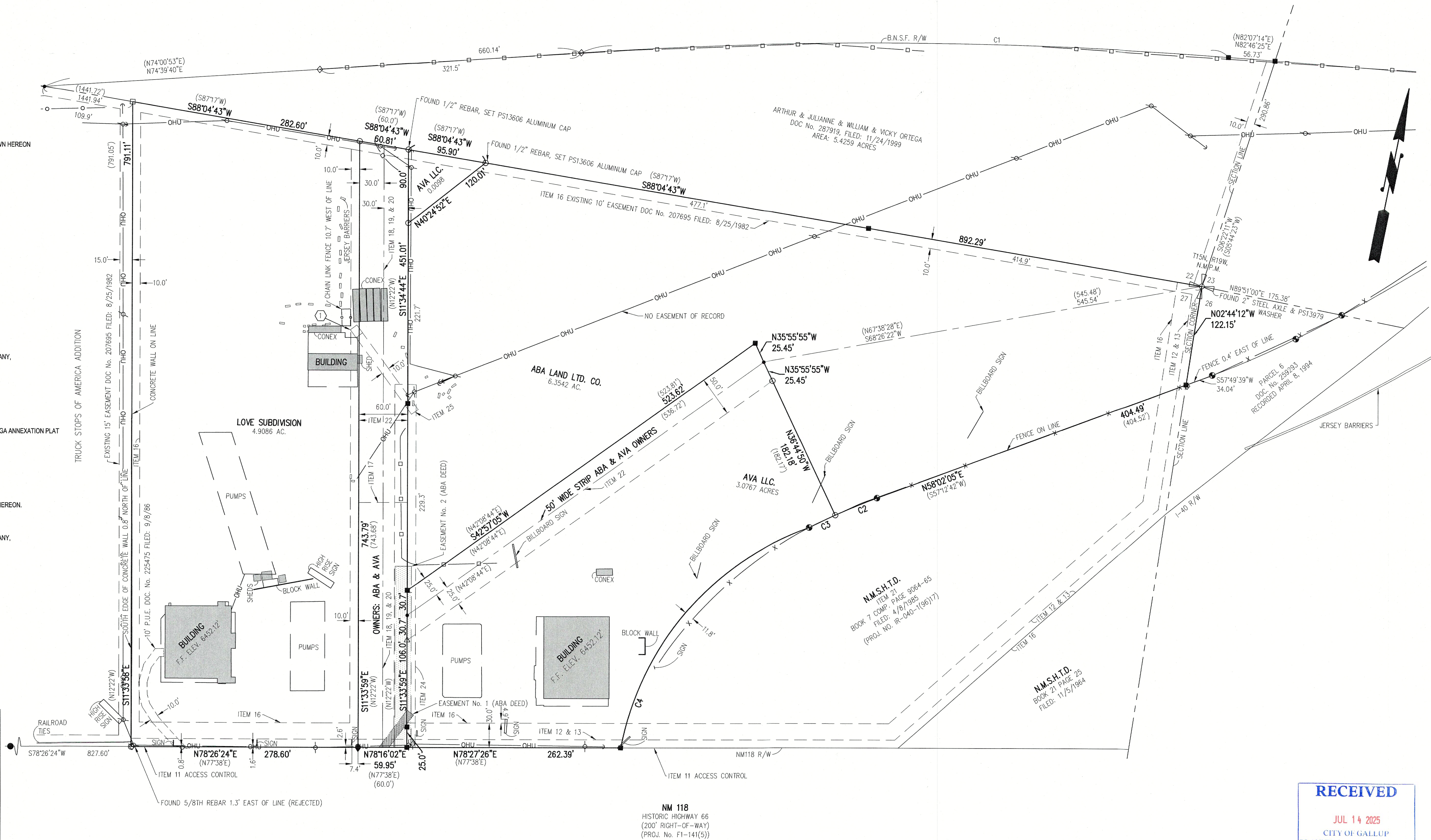
SURVEY LEGEND

- SET MAGNAIL & PS13606 WASHER IN ASPHALT
- SET 1/2" REBAR & PS13606 ALUMINUM CAP
- FOUND 1/2" REBAR & PS13606 ALUMINUM CAP
- FOUND 1/2" REBAR - UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR & PS4329 CAP, TIED PS13606 WASHER
- FOUND 1/2" REBAR & PS11456 CAP, TIED PS13606 WASHER
- FOUND 3" BRASS CAP IN CONCRETE, N.M.D.O.T.
- FOUND 5/8" REBAR & PS13979 CAP
- DIMENSION POINT ONLY, NOT SET OR FOUND
- RECORD DIMENSION

NOTES

- OWNER: MUSKET CORPORATION; LOVES COUNTRY STORE No. 215 - LOVE SUBDIVISION
DOC. No. 218893, FILED: MARCH 12, 1985, PER TITLE SEARCH & REPORT PROVIDED BY NEW MEXICO LAND AND TITLE INC., DBA GALLUP TITLE COMPANY, FILE No. 2025010033.
ALL PLOTTABLE EASEMENTS SHOWN HEREON.
- OWNER: ABA LAND LTD. CO.
DOC. No. 287042, FILED: SEPTEMBER 13, 1999.
TITLE COMMITMENT PROVIDED BY NEW MEXICO LAND AND TITLE INC., DBA GALLUP TITLE COMPANY, COMMITMENT No. 2024120353, COMMITMENT DATE, DECEMBER 19, 2024.
SCHEDULE B - PART II
ITEM 10: NO RAILROAD OVER PROPERTY.
ITEM 11: ACCESS CONTROL SHOWN HEREON.
ITEM 12: EASEMENT SHOWN HEREON.
ITEM 13: EASEMENT SHOWN HEREON.
ITEM 14: SEE ITEMS 12 & 13 ABOVE.
ITEM 15: NOT A SURVEY MATTER.
ITEM 16: 30' AND 10' EASEMENTS AS SHOWN ON DOC. No. 207965 FILED: AUGUST 25, 1982 - ORTEGA ANNEXATION PLAT
ITEM 17: EASEMENT SHOWN HEREON.
ITEM 18: EASEMENT SHOWN HEREON.
ITEM 19: 60' EASEMENT SHOWN HEREON.
ITEM 20: 60' EASEMENT SHOWN HEREON.
ITEM 21: N.M.S.H.T.D. - STIPULATED JUDGEMENT DOC. No. 259293 FILED APRIL 8, 1994.
ITEM 22: EASEMENTS SHOWN HEREON.
ITEM 23: SUBJECT PROPERTY IS WITHIN THE CITY OF GALLUP.
ITEM 24: EASEMENT SHOWN HEREON.
ITEM 25: 10' EASEMENT, ABA LAND LTD CO., DOC. No. 353053 FILED: FEBRUARY 14, 2011, SHOWN HEREON.
- OWNER: AVA, LLC
DOC. No. 386385, FILED: SEPTEMBER 26, 2018.
TITLE COMMITMENT PROVIDED BY NEW MEXICO LAND AND TITLE INC., DBA GALLUP TITLE COMPANY, COMMITMENT No. 2024120354, COMMITMENT DATE, DECEMBER 26, 2024.
SCHEDULE B - PART II
ITEM 9: NOT A SURVEY MATTER.
ITEM 10: BLANKET EASEMENT, RECORDED: BOOK 71, PAGE 235, FILED: MARCH 25, 1977.
- ADDRESS: 3380 W HISTORIC HWY 66, GALLUP, NEW MEXICO, 87301.
- FIELD SURVEY PERFORMED: FEBRUARY 10 & 11, 2025.
- BEARING REFERENCED TO THE NEW MEXICO STATE PLANE WEST ZONE GRID (OBTAINED PER GPS OBSERVATIONS) THE COMBINED FACTOR USED IS 0.99988672, DELTA ALPHA= -0°34'50".
- A RECTIFIED ORTHOPHOTOGRAH WAS USED TO GENERATE AN OVERALL SITE IMAGE ON FEBRUARY 13, 2024 TO BETTER SHOW ANY SUBSTANTIAL FEATURES WITHIN THE PROPERTY AND ALONG ALL PROPERTY LINES. IMAGES GATHERED BY DRONE WAS USED WITH A QUALITY REPORT DETERMINING THE ERROR CONTAINED IN SAID IMAGE TO BE LESS THAN 1". MULTIPLE FIELD CHECKS VERIFY THIS NUMBER TO BE ACCURATE.

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	(796.43')	5629.65'	8°05'44"	S78°43'05"W
	795.43'			
C2	(57.97')	838.94'	3°47'31"	S56°09'30"W
	55.52'			
C3	(32.90')	838.94'	2°25'12"	(S52°07'45W)
	35.43'			
C4	(364.71')	356.97'	59°39'13"	(S28°08'26W)
	371.66'			



SEE SHEET 1 OF 2
FOR TOPOGRAPHIC SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY
OF A PORTION WITHIN THE NORTHEAST QUARTER OF SECTION 27, T15N, R19W, N.M.P.M., BEING MORE PARTICULARLY DESCRIBED IN SPECIAL WARRANTY DEED DOC No. 386385, FILED: SEPTEMBER 26, 2018, WARRANTY DEED DOC No. 287042 FILED: SEPTEMBER 13, 1999 & LOVE SUBDIVISION AS THE SAME IS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO, ON MARCH 1, 1985, & FURTHER DESCRIBED IN WARRANTY DEED DOC No. 218893, FILED: MARCH 12, 1985, ARTHUR & JULIANNE & WILLIAM & VICKY ORTEGA DOC No. 287919, FILED: NOVEMBER 24, 1999 GALLUP, MCKINLEY COUNTY, NEW MEXICO.

ALTANSPS LAND TITLE SURVEY

Marc A. DePauli, N.M.P.S. Lic. No. 13606

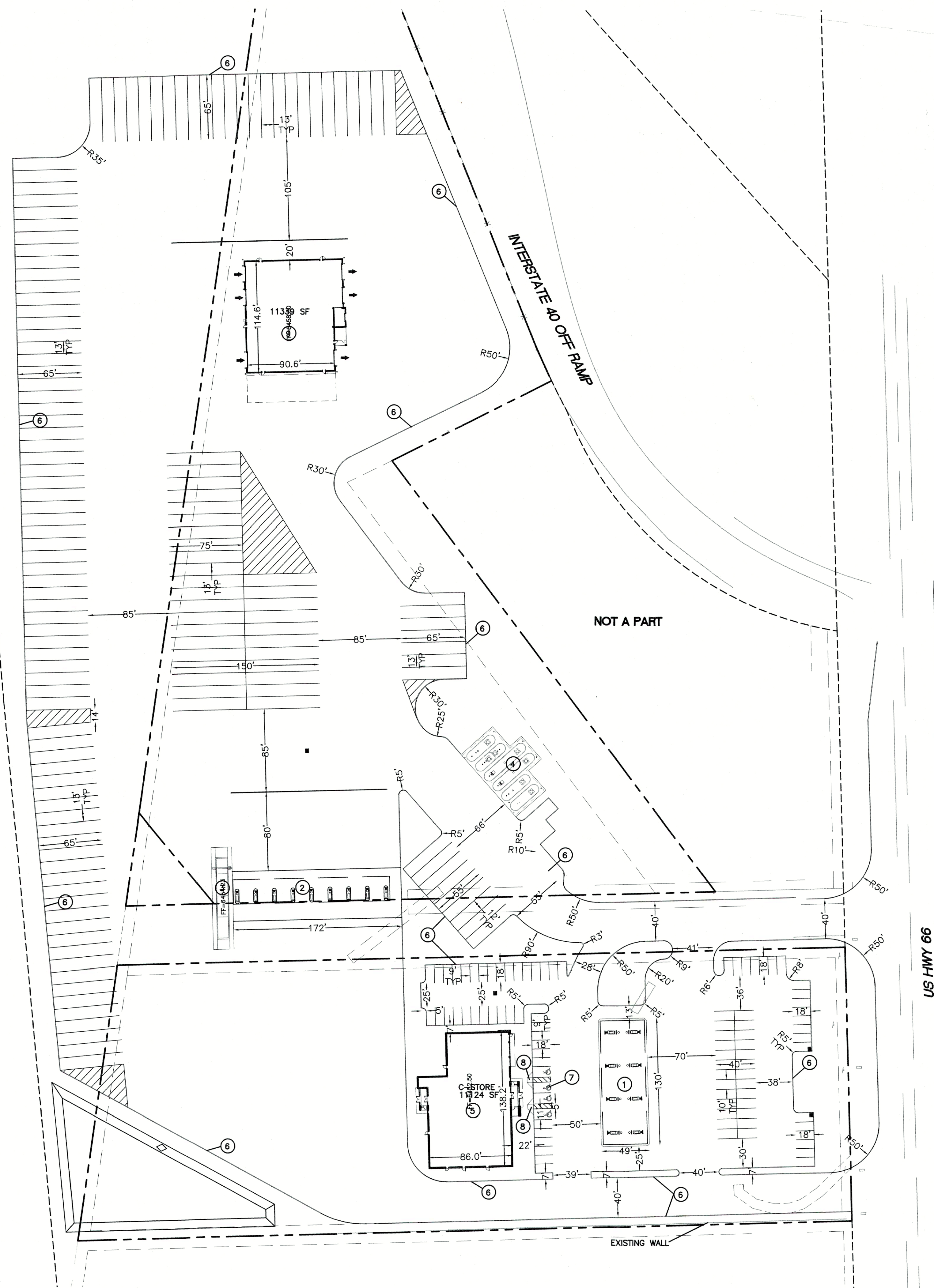
Date

Drawing No: BT-1200
Date: 3/20/24
Drawn By: DRL
Checked By: MDP

Scale In Feet: 1"=60'
60 30 0 60
1"=60'

Sheet: 2
of: 2

I, Marc A. DePauli, New Mexico Professional Surveyor No. 13606, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a Land Division or Subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

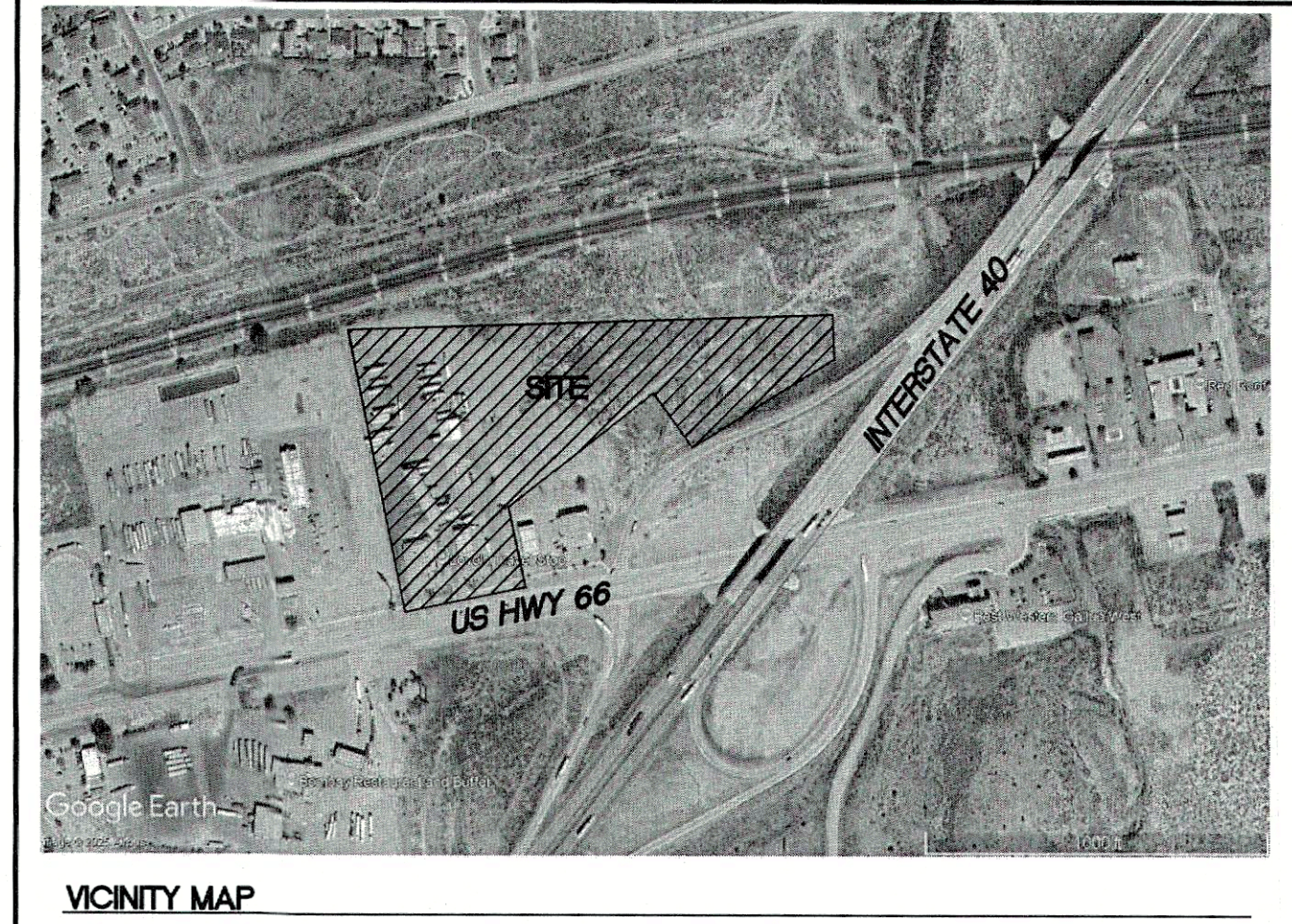


LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- CONCRETE
- EXISTING ASPHALT
- LANDSCAPE
- EXISTING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE

KEYED NOTES

- 1 AUTO FUEL ISLANDS
- 2 TRUCK FUEL ISLANDS
- 3 TRUCK SCALE
- 4 UNDERGROUND FUEL TANKS
- 5 PROPOSED C-STORE
- 6 STANDARD CURB AND GUTTER
- 7 ACCESSIBLE PARKING SPACES
- 8 ACCESSIBLE RAMP
- 9 MAINTENANCE BUILDING



VICINITY MAP

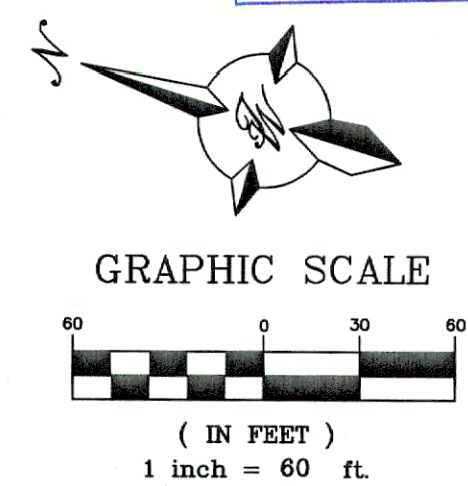
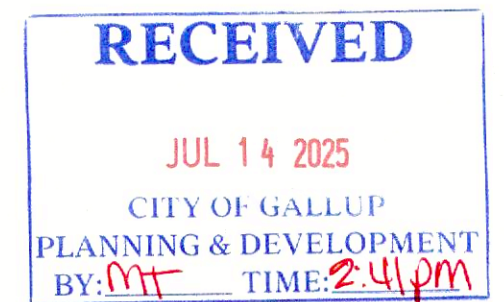
LEGAL DESCRIPTION: LOT 1-A UNSUB TOWNE CROSSING
ALL OF LOVE SUBDIVISION,
AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION
FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO
ON MARCH 1, 1985.

SITE DATA

PROPOSED USAGE C-STORE/FUEL STATION
LOT AREA 757495 SF (17.389 ACRES)
BUILDING AREA 11124 SF C-STORE
11339 MAINTENANCE BUILDING

PARKING
TOTAL PARKING REQUIRED _____ SPACES (_____ SPACE PER 200 SF)
PROVIDED
PARKING PROVIDED 86 AUTO SPACES
137 TRUCK SPACES
9 RV SPACES
HC PARKING REQUIRED _____ SPACES
HC PARKING PROVIDED 2 SPACES (VAN ACCESSIBLE)

LANDSCAPE REQUIRED: 110255 SF
LANDSCAPE PROVIDED: _____ SF



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	LOVE'S TRAVEL SHOP GALLUP, NM	DRAWN BY pm
	SITE PLAN	DATE 6-11-25
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2019085-SP
		SHEET # SP-1
		JOB # 2019085

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 $\frac{1}{4}$ of A/K/A Love Sub. Cont. 4.908 Acs M/L.

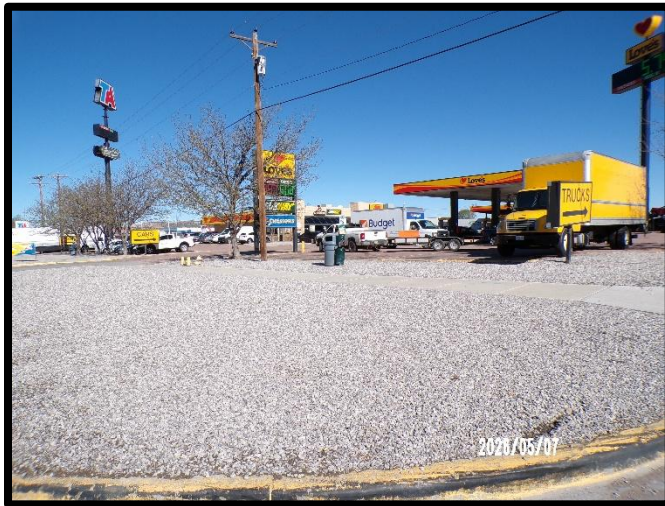
AERIAL IMAGERY



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.

SITE PHOTOS



August 1, 2025,

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Planning & Development Director
- Chance Peterson, Public Works Department
- Sathya Ganesan, Water/Wastewater Engineer
- Marita Joe, Electrical Engineering Manager
- Jon Pairett, GFD, Fire Chief
- David Garcia, Solid Waste Assistant Superintendent
- Laurence Joe, CenturyLink Engineer II
- Ronald Phillips / 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
 Robert Gashytewa, Wastewater Superintendent
 Charles Nourse, Electric Director
 Robert Hamblen, Public Works Director
 John Lastyona, Public Works Department

CASE #: CUP2025-00700002
PROJECT NAME: Conditional Use Permit (CUP) to allow a Truck Stop business in the Heavy Commercial (HC) Zone District.
PROPERTY OWNER: Love's Travel Stops and Country Stores, Inc.
APPLICANT: Vincent Carrica, Tierra West, LLC
PROJECT LOCATION: 3380 W. Highway 66 / Tract of Land Lying Sec. 27 T15N R19W, Within the NE ¼ of A/K/A Love Sub. Cont. 4.908 Acs M/L
DESCRIPTION: CONDITIONAL USE PERMIT The applicant is requesting the approval of a Conditional Use Permit at the above-mentioned location in order to operate a Truck Stop business. The site is located in a Heavy Commercial (HC) Zone District whereas this type of use is not allowed without approval of a Conditional Use Permit. The Planning & Zoning Commission will consider this request at their next meeting; any conditions for approval should be included in staff's recommendation to the Commission. ELECTRONIC COMMENTS ARE DUE BY: TUESDAY, AUGUST 5, 2025 @ 4 PM

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Cannot proceed until the subdivision is submitted so the new configuration of the properties are shown. Subdivision can be done concurrent with the CUP at the same public hearing however until the proposed lot configuration is known conditions cannot be applied.

PUBLIC WORKS COMMENTS: Public Works has no issues with Conditional Use Permit. All requirements for pedestrian infrastructure will be deferred until a subdivision request is submitted for review.

WATER DEPARTMENT COMMENTS: No Water issues.

WASTEWATER DEPARTMENT COMMENTS: No sewer issues.

ELECTRIC DEPARTMENT COMMENTS: Electric Department has no issues with the conditional use. However, the electric department is attached to Continental Divide Electric Coop (CDEC) poles in this area. All electrical requirement for service and relocation will be addressed during the re-platting and building permit process.

FIRE DEPARTMENT COMMENTS: Fire Department has no issues with Conditional Use Permit. All fire code requirements will be addressed during future building or development plans review.

SOLID WASTE COMMENTS: No Solid Waste issues.

CENTURYLINK COMMENTS: Lumen has no conflicts with this replat.

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

COMCAST COMMENTS: Comcast has no issues with this project.

NM DEPT. OF TRANSPORTATION COMMENTS: *No comments submitted by the given deadline. If you have any questions you may contact:*

Jayson Grover, P.E., District 6 Traffic Engineer

(505) 285-3200

jayson.grover@state.nm.us

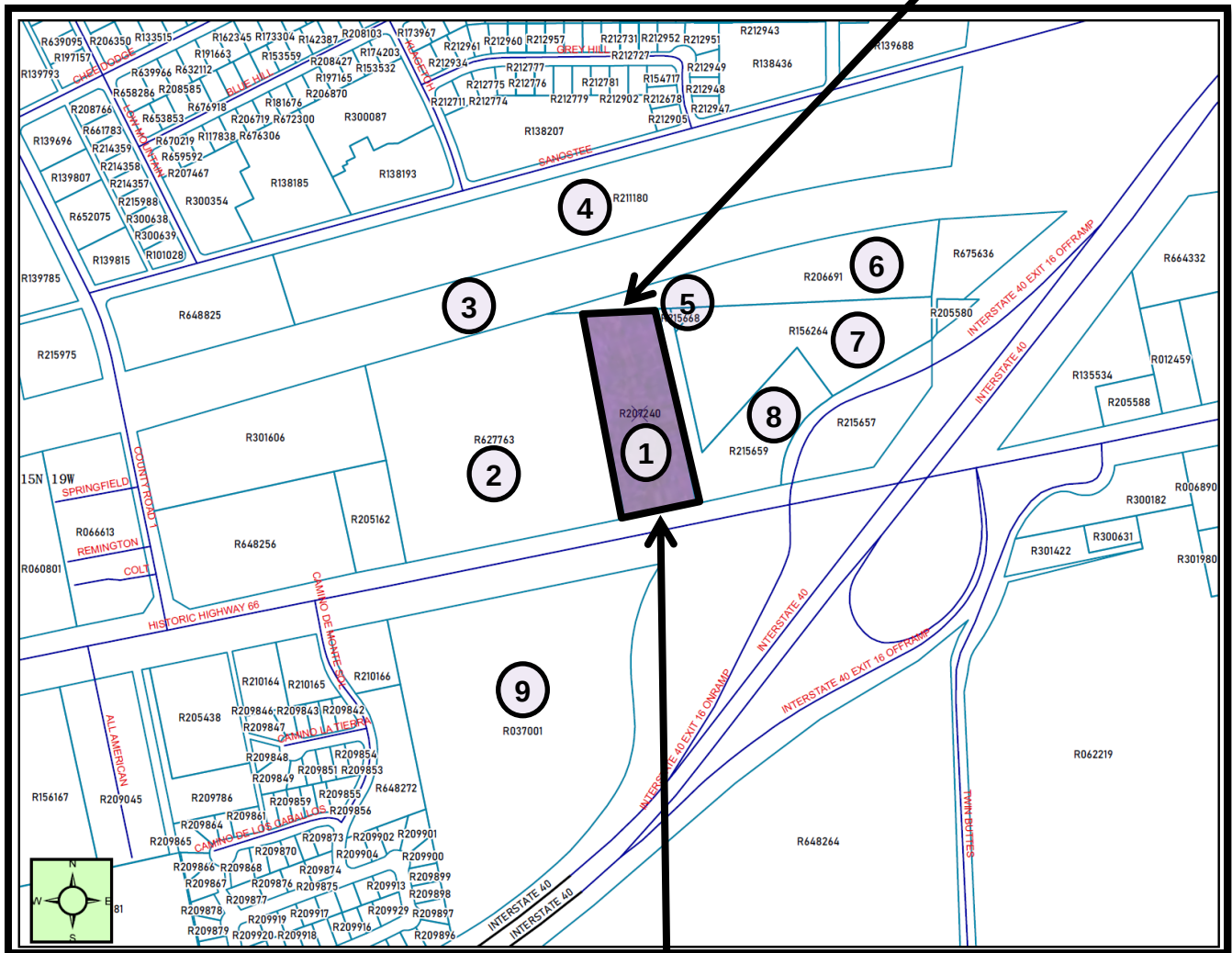
Request by Vincent Carrica, Tierra West, LLC on behalf of Musket Corp. #215 Ryan LLC / Love's Travel Stops and Country Stores, Inc., property owner, for a Conditional Use Permit to allow a Truck Stop business in the Heavy Commercial (HC) Zone District. The property is located at 3380 West Highway 66; 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.

AREA MAP



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.

PROPERTY MAP



Letters sent 04/30/2026

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.

ADDRESS LIST

- | | |
|--|--|
| <p>1. MUSKET CORP. #215 RYAN
LLC C/O: BANK OF AMERICA
CENTER
15 W. 6TH ST., SUITE 2400
TULSA, OK 74119
A TRACT OF LAND LYING
WITHIN THE NE ¼ OF
SECTION 27 T15N R19W, A/K/A
LOVE SUBDIVISION, 4.908
ACRES M/L
R207240</p> | <p>5. AVA, LLC
3360 W. HWY 66
GALLUP, NM 87301
A TRACT OF LAND IN THE NE¼
OF SECTION 27 T15N R19W,
.098 ACRES M/L.
R215668</p> |
| <p>2. SVC 2026 TA ABS LLC. C/O:
SULLIVAN & WORCESTER,
LLP. ATTN: JOHN M. STEINER,
ESQ
ONE POST OFFICE SQUARE
BOSTON, MA 02109-0000
A TRACT OF LAND IN THE N ½
SECTION 27 T15N R19W, 15
ACRES M/L
R627763</p> | <p>6. A TRACT OF LAND WITHIN 22
15 19, THE SE ¼ OF CONT.
5.29 ACS M/L
R206691</p> |
| <p>3. BNSF RAILWAY COMPANY
2650 LOU MENK DRIVE
FORT WORTH, TX 76131
DESCRIPTION: RAILROAD
RIGHT-OF-WAY</p> | <p>8. A TRACT OF LAND IN THE NE¼
OF SECTION 27 T15N R19W,
4.151 ACRES M/L
R215659</p> |
| <p>4. MATTEUCCI INVESTMENTS,
LLC
P.O. BOX 464
ROSWELL, NM 88202-0464
TRACT F-2, REPLAT OF TRACT
F, MENTMORE EAST UNIT 4
R211180</p> | <p>7. ABA LAND LTD. CO.
P.O. BOX 460
SANDERS, AZ 86512-0460
A TRACT OF LAND IN THE NE
¼ OF SECTION 27 T15N R19W,
6.405 ACS M/L
R156264</p> |
| | <p>9. NK'S ROYAL TRUCK STOP,
LLC
1603 W. HISTORIC HWY 66
GALLUP, NM 87301
A TRACT OF LAND IN NE ¼ OF
SEC. 27 T15N R19W,
BOUNDED ON NORTH BY ALL
US 66 BOUNDED ON SOUTH
BY HIGHWAY I-40, 20 ACRES
M/L
R037001</p> |

AGENT:

Tierra West, LLC
Attn: Vincent Carrica
5571 Midway Park Pl. NE
Albuquerque, NM 87109

PROPERTY OWNER (ADDITIONAL
ADDRESS):

Love's Travel Stops & Country Stores, Inc.
Attn: Timothy J. Doty II
P.O. Box 26210
Oklahoma City, OK 73126

May 6, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Case No. MNSB2026-00300002, request for final plat review and approval of Replat No. 1 of Lot 2 of Ortega Subdivision and Love Subdivision and Two Unplatted Tracts of Land.

BACKGROUND

Mr. Ronald Bohannon, Tierra West, LLC, acting as agent on behalf of Musket Corp. #215 Ryan LLC / Love's Travel Stops & Country Stores Inc., ABA Land Ltd. Co., and AVA, LLC, property owners, has petitioned the Gallup Planning and Zoning Commission for final plat review and approval of Replat No.1 Lot 2 of Ortega Subdivision and Love Subdivision and Two Unplatted Tracts of Land.

The property is located at 3380 West Highway 66 along with three vacant lots immediately adjacent to and to the east of 3380 West Highway 66; further described as: 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.

DISCUSSION

Currently there is 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 / Loves'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 the Heavy Commercial (HC) Zone District per Table 10-2-21 "HC District Dimensional Standards". The site is fully serviced with utility, vehicular and pedestrian 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 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.

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

FINDINGS

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

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.

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
--	--	--	--

1. APPLICANT INFORMATION

- (a) **NAME:** Musket Corp. #215 Ryan LLC., In Care of Bank of America Center **Phone #:** 405-242-2522
Mailing Address: 15 West 6th Street Suite 2400 **Fax #:** _____
City: Tulsa **State:** OK **Zip:** 74119-0000
- (b) **Agent (if any):** Tierra West, LLC - Vince Carrica / RON BOHANNAN **Phone #:** 505-362-4489
Mailing Address: 5571 Midway Park PL. NE. **Zip:** 87109
City: Albuquerque **State:** NM **E-mail:** VCarrica@tierrawestllc.com
- (c) **Project Engineer:** Vince Carrica / DePauli Engineering & Surveying LLC **Phone #:** 505-362-4489
Mailing Address: 5571 Midway Park PL. NE. / 307 S. 4th St. Gallup **Zip:** 87109
City: Albuquerque **State:** NM **E-mail:** VCarrica@tierrawestllc.com
/ kylespolar@depauliengineering.com
- (d) **Signature of Applicant or Agent:** [Signature] **Date:** 02/27/2026
Printed Name: Ron Bohannon

2. PROPERTY OWNER

- (a) **NAME:** Love's Travel Stops & Country Stores, Inc. fka Musket Corporation **Phone #:** _____
Mailing Address: C/O Grant Thornton, P.O. Box 5256 **E-mail:** _____
City: Oak Brook **State:** IL **Zip Code:** 60522
- (b) **Signature of Property Owner:** [Signature] **Date:** 3/2/20
Printed Name: Tim Doty (TIMOTHY J. DOTY II)

3. LOCATION OF REQUEST

- (a) **Street Address (if any):** 3380 W, Historic Highway 66
- (b) **Present Legal Description: Lots /Tracts:** A TRACT OF LAND LYING WITHIN THE NE1/4 OF SECTION 27 T15N R19W, A/K/A LOVE SUBDIVISION, 4.908 ACRES M/L P210448

4. PROJECT DETAILS

- (a) **Project is within jurisdiction of:** City of Gallup
- (b) **Present Zoning:** HC - Heavy Commercial **Number of Existing Structures:** 4
- (c) **Proposed Zoning (if a zone change is proposed there is a separate application process):** N/A
- (d) **Number of Existing Lots:** 4 **Number of Proposed Lots:** 1
- (e) **Total Land Area:** ~~47.9652~~ 4.908 Acres NL
- (f) **** The McKinley County Parcel Tracking Sheet is attached:** Yes ☐ No ☐ (Required with Final Plat)

OFFICE USE ONLY

Pre-App. Confr.: _____ Application/Fees Accepted By: NP
 Fee Paid: \$ 25.00 Method of Payment: check # 5299
 Hearing Date: N/A (Sketch) Case #: 26-00300007

RECEIVED	
MAR 10 2026 2016.04.06	
CITY OF GALLUP	
PLANNING & DEVELOPMENT	
BY: <u>VM</u>	TIME: <u>9am</u>

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.

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SITE DEVELOPMENT PLAN REVIEW-\$50.00 ADMIN. FINAL PLAT-\$25.00

REVIEW TYPE: (check only one category per submittal)

Major Subdivision:	Minor Subdivision:	Administrative Subdivision:	Site Development:
☐ Sketch Plat	☒ Sketch Plat	☐ Sketch Plat	☐ Plan Review
☐ Preliminary Plat			
☐ Final Plat & Parcel	☐ Final Plat & Parcel	☐ Final Plat & Parcel	
☐ Tracking Sheet **	☐ Tracking Sheet **	☐ Tracking Sheet **	
☐ Amendment			

1. APPLICANT INFORMATION

- (a) NAME: ABA Land LTD. CO Phone #: _____
Mailing Address: P.O. Box 460 Fax #: _____
City: Sanders State: AZ Zip: 86512-0460
- (b) Agent (if any): Tierra West, LLC - Vince Carrica / RON BOHANNAN Phone #: 505-362-4489
Mailing Address: 5571 Midway Park PL. NE. Zip: 87109
City: Albuquerque State: NM E-mail: VCarrica@tierrawestllc.com
- (c) Project Engineer: Vince Carrica Phone #: 505-362-4489
Mailing Address: 5571 Midway Park PL. NE. Zip: 87109
City: Albuquerque State: NM E-mail: VCarrica@tierrawestllc.com
- (d) Signature of Applicant or Agent: [Signature] Date: 3-2-26
Printed Name: RYAN CHAVEZ

2. PROPERTY OWNER

- (a) NAME: ABA Land LTD. CO Phone #: _____
Mailing Address: P.O. Box 460 E-mail: _____
City: Sanders State: AZ Zip Code: 86512-0460
- (b) Signature of Property Owner: [Signature] Date: 3-2-26
Printed Name: ARTHUR ORTEGA

3. LOCATION OF REQUEST

- (a) Street Address (if any): 3366 B W Historic Highway 66
- (b) Present Legal Description: Lots /Tracts: A TRACT OF LAND IN THE NE1/4 OF SECTION 27
T15N R19W, 7.5029 ACS - LOT 2 ORTEGA SUBDIVISION CONTAINING 7.5030 ACS

4. PROJECT DETAILS

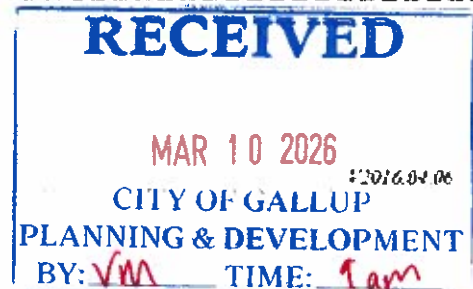
- (a) Project is within jurisdiction of: City of Gallup
- (b) Present Zoning: HC - Heavy Commercial Number of Existing Structures: 4
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A
- (d) Number of Existing Lots: 4 1 Number of Proposed Lots: 1
- (e) Total Land Area: 17.9652 7.5030 Acres
- (f) ** The McKinley County Parcel Tracking Sheet is attached. Yes ☐ No ☐ (Required with Final Plat)

OFFICE USE ONLY

Pre-App. Confr.: _____ Application/Fees Accepted By: NO

Fee Paid: \$ By Tierra West Method of Payment: CHECK

Hearing Date: N/A (Sketch) Case #: 26-00300002



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.

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SITE DEVELOPMENT PLAN REVIEW-\$50.00 ADMIN. FINAL PLAT-\$25.00

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☐ Preliminary Plat	☐ Final Plat & Parcel Tracking Sheet **	☐ Final Plat & Parcel Tracking Sheet **	
☐ Final Plat & Parcel Tracking Sheet **			
☐ Amendment			

1. APPLICANT INFORMATION

- (a) NAME: AVA, LLC Phone #: _____
Mailing Address: 3360 W. HWY. 66 Fax #: _____
City: Gallup State: NM Zip: 87301-0000
- (b) Agent (if any): Tierra West, LLC - Vince Carrica / RON BOHANNAN Phone #: 505-362-4489
Mailing Address: 5571 Midway Park PL. NE. Zip: 87109
City: Albuquerque State: NM E-mail: VCarrica@tierrawestllc.com
- (c) Project Engineer: Vince Carrica Phone #: 505-362-4489
Mailing Address: 5571 Midway Park PL. NE. Zip: 87109
City: Albuquerque State: NM E-mail: VCarrica@tierrawestllc.com
- (d) Signature of Applicant or Agent: [Signature] Date: 3-2-26
Printed Name: RYAN CHAVEZ

2. PROPERTY OWNER

- (a) NAME: AVA, LLC Phone #: _____
Mailing Address: 3360 W. HWY. 66 E-mail: _____
City: Gallup State: NM Zip Code: 87301-0000
- (b) Signature of Property Owner: [Signature] Date: 3-2-26
Printed Name: ARTHUR ORTEGA

3. LOCATION OF REQUEST TWO VACANT LOTS NORTH OF

- (a) Street Address (if any): 3360 W. Historic Highway 66
- (b) Present Legal Description: Lots /Tracts: ~~TWO TRACTS OF LAND IN THE NE 1/4 27 15 19, CONT. 0.09 & 5.46 ACS - ORTEGA SUBDIVISION~~
A TRACT OF LAND IN THE NE 1/4 OF SECTION 27 T15N R19W, .098 ACRES M/L AND A TRACT OF LAND WITHIN 22 15 19, THE SE 1/4 OF CONT. 5.29 ACS M/L

4. PROJECT DETAILS

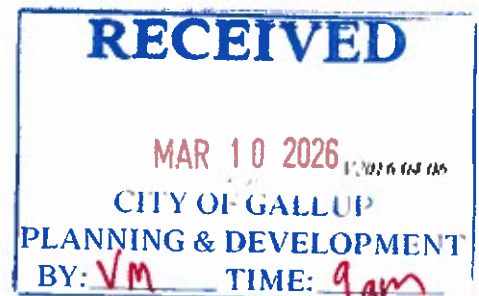
- (a) Project is within jurisdiction of: City of Gallup
- (b) Present Zoning: HC - Heavy Commercial Number of Existing Structures: 4
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A
- (d) Number of Existing Lots: 4 2 Number of Proposed Lots: 1
- (e) Total Land Area: ~~17.9652~~ 5.388 Acres NL
- (f) ** The McKinley County Parcel Tracking Sheet is attached: Yes ☐ No ☐ (Required with Final Plat)

OFFICE USE ONLY

Pre-App Conf: _____ Application/Fees Accepted By: [Signature]

Fee Paid: \$ By Tierra West Method of Payment: Cheek

Hearing Date: N/A (Sketch) Case #: 26-00300002



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SITE DEVELOPMENT PLAN REVIEW-\$50.00 ADMIN. FINAL PLAT-\$25.00

REVIEW TYPE: (check only one category per submittal)

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--	--	--	--

1. APPLICANT INFORMATION

- (a) NAME: Love's Travel Stops & Country Stores, Inc. fka Musket Corporation Phone #: 405-242-2522
 Mailing Address: C/O Grant Thornton P.O. Box 52556-5256 Fax #:
 City: Oak Brook State: IL Zip: 60522
 / 215 RYAN LLC IN CARE OF BANK OF AMERICA CENTER / 15 WEST 6TH STREET SUITE 2400 TULSA, OK 74119
- (b) Agent (if any): Tierra West, LLC - Vince Carrica / RONALD BOHANNAN Phone #: 505-362-4489
 Mailing Address: 5571 Midway Park PL. NE. Zip: 87109
 City: Albuquerque State: NM E-mail: VCarrica@tierrawestllc.com
- (c) Project Engineer: Vince Carrica / DePauli Engineering & Surveying, LLC Phone #: 505-362-4489
 Mailing Address: 5571 Midway Park PL. NE. / 307 S. 4th St. Gallup, NM Zip: 87109
 City: Albuquerque State: NM E-mail: VCarrica@tierrawestllc.com
 / kylespolar@depauliengineering.com
- (d) Signature of Applicant or Agent: [Signature] Date: 04-09-2026

Printed Name: Ron Bohannon (RONALD BOHANNAN)

2. PROPERTY OWNER

- (a) NAME: Love's Travel Stops & Country Stores, Inc. fka Musket Corporation Phone #: 405-242-2522
 Mailing Address: C/O Grant Thornton P.O. Box 52556-5256 E-mail:
 City: Oak Brook State: IL Zip Code: 60522
- (b) Signature of Property Owner: [Signature] Date: 4-10-2026
 Printed Name: Tim Doty (TIMOTHY J. DOTY II)

3. LOCATION OF REQUEST

- (a) Street Address (if any): 3380 W, Historic Highway 66
- (b) Present Legal Description: Lots /Tracts: A TRACT OF LAND LYING WITHIN THE NE1/4 OF SECTION 27 T15N R19W, A/K/A LOVE SUBDIVISION, 4.908 ACRES M/L P210448

4. PROJECT DETAILS

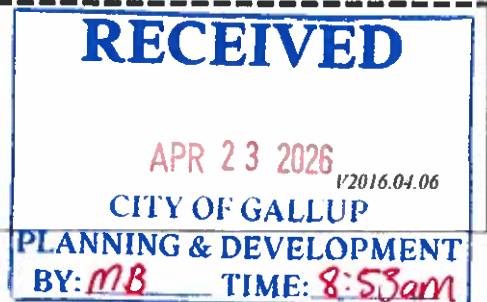
- (a) Project is within jurisdiction of: City of Gallup
- (b) Present Zoning: HC - Heavy Commercial Number of Existing Structures: 3
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A
- (d) Number of Existing Lots: 4-1 Number of Proposed Lots: 1
- (e) Total Land Area: 17.9652-4.908 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: NO

Fee Paid: \$ 50.00 Method of Payment: CHECK #5287

Hearing Date: 5/13/26 Case #: 26-00300002



NL

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
--	--	--	--

1. APPLICANT INFORMATION

- (a) NAME: ABA Land LTD. CO Phone #: _____
 Mailing Address: P.O. Box 460 Fax #: _____
 City: Sanders State: AZ Zip: 86512-0460
- (b) Agent (if any): Tierra West, LLC - Vince Carrica / RONALD BOHANNAN Phone #: 505-362-4489
 Mailing Address: 5571 Midway Park PL. NE. Zip: 87109
 City: Albuquerque State: NM E-mail: VCarrica@tierrawestllc.com
- (c) Project Engineer: Vince Carrica / DePauli Engineering & Surveying, LLC Phone #: 505-362-4489
 Mailing Address: 5571 Midway Park PL. NE. / 307 S. 4th St. Gallup, NM Zip: 87109
 City: Albuquerque State: NM E-mail: VCarrica@tierrawestllc.com
/ kylespolar@depauliengineering.com
- (d) **Signature of Applicant or Agent:** [Signature] Date: 4-13-2024
Printed Name: Ryan Chavez

2. PROPERTY OWNER

- (a) NAME: ABA Land LTD. CO Phone #: 505-906-214
 Mailing Address: P.O. Box 460 E-mail: _____
 City: Sanders State: AZ Zip Code: 86512-0460
- (b) **Signature of Property Owner:** [Signature] Date: 4-13-2026
Printed Name: ARTHUR ORTEGA

3. LOCATION OF REQUEST

- (a) Street Address (if any): 3366 B W Historic Highway 66
- (b) Present Legal Description: Lots /Tracts: A TRACT OF LAND IN THE NE1/4 OF SECTION 27
T15N R19W, 7.5029 ACS - LOT 2 ORTEGA SUBDIVISION CONTAINING 7.5030 ACS

4. PROJECT DETAILS

- (a) Project is within jurisdiction of: City of Gallup
- (b) Present Zoning: HC - Heavy Commercial Number of Existing Structures: 3
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A
- (d) Number of Existing Lots: 4-1 Number of Proposed Lots: 1
- (e) Total Land Area: 17.9652-7.5030 Acres NL
- (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: NO

Fee Paid: \$ By Tierra West Method of Payment: check

Hearing Date: 5/13/26 Case #: 26-00300007

RECEIVED

APR 23 2026

CITY OF GALLUP V2016.04.06
 PLANNING & DEVELOPMENT
 BY: MB TIME: 8:53am

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
--	--	--	--

1. APPLICANT INFORMATION

- (a) NAME: AVA, LLC Phone #: _____
 Mailing Address: 3360 W. HWY. 66 Fax #: _____
 City: Gallup State: NM Zip: 87301-0000
- (b) Agent (if any): Tierra West, LLC - Vince Carrica / RONALD BOHANNAN Phone #: 505-362-4489
 Mailing Address: 5571 Midway Park PL. NE. Zip: 87109
 City: Albuquerque State: NM E-mail: VCarrica@tierrawestllc.com
- (c) Project Engineer: Vince Carrica / DePauli Engineering & Surveying, LLC Phone #: 505-362-4489
 Mailing Address: 5571 Midway Park PL. NE. / 307 S. 4th St. Gallup, NM Zip: 87109
 City: Albuquerque State: NM E-mail: VCarrica@tierrawestllc.com
/ kylespolar@depauliengineering.com
- (d) **Signature of Applicant or Agent:** [Signature] **Date:** 4-13-2026
Printed Name: Ryan Chavez

2. PROPERTY OWNER

- (a) NAME: AVA, LLC Phone #: 505-906-2141
 Mailing Address: 3360 W. HWY. 66 E-mail: _____
 City: Gallup State: NM Zip Code: 87301-0000
- (b) **Signature of Property Owner:** [Signature] **Date:** 4-13-2026
Printed Name: ARTHUR ORTEGA

3. LOCATION OF REQUEST TWO VACANT LOTS NORTH OF

- (a) Street Address (if any): 3360 W. Historic Highway 66
- (b) Present Legal Description: Lots /Tracts: A TRACT OF LAND IN THE NE1/4 OF SECTION 27 T15N R19W,
CONT. 0.098 ACS M/L; A TRACT OF LAND WITHIN THE SE 1/4 OF SECTION 22 T15N R19W, CONT. 4.29 ACS M/L
A TRACT OF LAND WITHIN 22 15 19, THE SE 1/4 OF CONT. 5.29 ACS M/L

4. PROJECT DETAILS

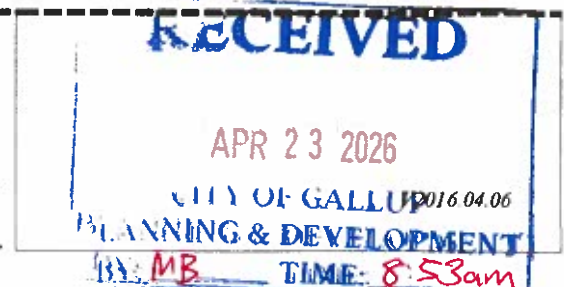
- (a) Project is within jurisdiction of: City of Gallup
- (b) Present Zoning: HC - Heavy Commercial Number of Existing Structures: 3
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): N/A
- (d) Number of Existing Lots: 4-2 Number of Proposed Lots: 1
- (e) Total Land Area: 17.9652-5.388 Acres **NL**
- (f) ** The McKinley County Parcel Tracking Sheet is attached: Yes ☐ No ☐ (Required with Final Plat)

OFFICE USE ONLY

Pre-App. Confr.: _____ Application/Fees Accepted By: NO

Fee Paid: \$ By Tierra West Method of Payment: Check

Hearing Date: 5/13/26 Case #: 26-00300002



OWNERS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING REPLAT IS DESCRIBED AS FOLLOWS:
LOT 2, OF ORTEGA 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 FEBRUARY 26, 2026, DOCUMENT No. 413897.
AND
LOVE 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 1, 1985, DOCUMENT No. 218771.
AND
A PARCEL OF LAND WITHIN THE SOUTHEAST QUARTER OF SECTION 22, T15N, R19W, N.M.P.M., AS THE SAME IS DESCRIBED IN DOCUMENT No. 287919 FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON NOVEMBER 24, 1999, BEING MORE PARTICULARLY DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS,
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 22, T15N, R19W, N.M.P.M., SAID POINT BEING THE REAL POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE DESCRIBED TRACT:

THENCE S88°04'43"W, 1441.47' TO A POINT;
THENCE N74°39'40"E, 660.14' TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5629.65', LENGTH OF 795.34', DELTA OF 08°05'40", CHORD DIMENSIONS OF N78°42'54"E, 794.68' TO A POINT OF TANGENCY;
THENCE, N82°44'29"E 57.45' TO A POINT;
THENCE, S06°22'11"W 280.86' TO THE POINT OF BEGINNING.
CONTAINING 5.4567 ACRES.
AND
A TRIANGULAR PARCEL OF LAND WITHIN THE NORTHEAST QUARTER OF SECTION 27, T15N, R19W, N.M.P.M. AS THE SAME IS DESCRIBED IN DOCUMENT No. 386385 FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON SEPTEMBER 26, 2018, BEING MORE PARTICULARLY DESCRIBED WITH NEW MEXICO STATE PLANE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS,
COMMENCING AT THE NORTHEAST CORNER OF SECTION 27, T15N, R19W, N.M.P.M., THENCE S88°04'43"W 892.29' TO THE REAL POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE DESCRIBED TRACT:

THENCE S40°24'52"W 120.01' TO A POINT;
THENCE N11°33'59"E 89.98' TO A POINT;
THENCE N88°04'43"E 95.90' TO THE POINT OF BEGINNING.
CONTAINING 0.0977 ACRES.

NOW SURVEYED AND PLATTED AND KNOWN AS LOT 2A CONTAINING 17.9652 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 OWNERS FACILITIES. ALL INSTALLATIONS SHALL CONFORM WITH APPLICABLE LOCAL CODES IN EFFECT. THE STREETS, ALLEYS, PUBLIC WAYS AND OTHER PUBLIC PROPERTY AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. THE EASEMENTS AS SHOWN HEREON ARE GRANTED FOR UNDERGROUND PIPELINES, OVERHEAD AND UNDERGROUND CABLES, POLES, ANCHORS, CONDUCTORS, CONDUITS, TRANSFORMER INSTALLATION (INCLUDING PADMOUNT AND CONVENTIONAL) PULLBOXES, MANHOLES, SERVICE FACILITIES AND ALL OTHER NECESSARY EQUIPMENT FOR AN UNDERGROUND OR AERIAL DISTRIBUTION SYSTEM, TOGETHER WITH OVERHANG OR SERVICE WIRE AND WITH THE RIGHTS OF INGRESS AND EGRESS THERETO FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, REPLACEMENT AND RENEWAL THEREOF AND ALSO THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. PERMANENT STRUCTURES WILL NOT BE PERMITTED ON OR OVER ANY EASEMENT. FENCES, SIDEWALKS AND DRIVEWAY ARE HEREBY EXEMPTED BUT MAY BE REMOVED BY RECIPIENT OF THIS EASEMENT DEDICATION PROVIDED FENCES DO NOT INTERFERE WITH EXISTING UTILITY INFRASTRUCTURE. WE THE UNDERSIGNED OWNERS WITH FREE CONSENT, HEREBY SET OUR HAND AND SEAL.

WITNESS OUR HANDS THIS _____ DAY OF _____,

AVA, LLC, / ARTHUR ORTEGA
3360 WEST HISTORIC HWY 66
GALLUP, NM 87301

THIS _____ DAY OF _____, THIS _____ DAY OF _____,

ABA LAND LTD. CO./ ARTHUR ORTEGA
P.O. BOX 460
SANDERS, AZ 86512-0460

LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.
FKA MUSKET CORPORATION #215 RYAN LLC
TIMOTHY J. DOTY II,
P.O. BOX 5256
OAK BROOK, IL 60522

CERTIFICATE OF FILING

I, THE UNDERSIGNED CLERK AND EX-OFFICIO RECORDER OF THE CITY OF GALLUP, NEW MEXICO, A MUNICIPAL CORPORATION OF THE STATE OF NEW MEXICO WITHIN THE COUNTY OF MCKINLEY, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS DULY FILED IN MY OFFICE AS PROVIDED BY LAW ON _____

THE _____ DAY OF _____,

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

CERTIFICATE OF FILING

I, _____, COUNTY CLERK AND EX-OFFICIO RECORDER FOR MCKINLEY COUNTY, NEW MEXICO DO

HEREBY CERTIFY THAT THE PLAT CONTAINED HEREON WAS FILED IN MY OFFICE AS

PROVIDED BY LAW ON THE _____ DAY OF _____,

CLERK AND EX-OFFICIO RECORDER
MCKINLEY COUNTY, NEW MEXICO

NOTES

- OWNER: MUSKET CORPORATION: LOVES COUNTRY STORE No. 215 - LOVE SUBDIVISION
DOCUMENT No. 218893, FILED: MARCH 12, 1985
- OWNER: ABA LAND LTD. CO. DOC. No.: 287042, FILED: SEPTEMBER 13, 1999. - PROPERTY DESCRIPTION DOES NOT FORM A GEOMETRICALLY CLOSED FIGURE.
- OWNER: AVA, LLC. DOC. No.: 386385, FILED: SEPTEMBER 26, 2018. - PROPERTY DESCRIPTION DOES NOT FORM A GEOMETRICALLY CLOSED FIGURE.
- ADDRESS: 3360 WEST HISTORIC HWY 66 AND THREE VACANT LOTS, GALLUP, NEW MEXICO, 87301.
- FIELD SURVEY PERFORMED: FEBRUARY TO JUNE, 2025 AND APRIL 2026.
- BEARING REFERENCED TO THE NEW MEXICO STATE PLANE WEST ZONE GRID (OBTAINED PER GPS OBSERVATIONS) THE COMBINED FACTOR USED IS 0.99966872, DELTA ALPHA= -0°34'50".
- UTILITIES SHOWN PER EVIDENCE ON THE GROUND, UTILITY COMPANY MAPS, AND FIELD MARKINGS, 811 TICKET LOCATE No. 25FED60829, DATED: FEBRUARY 6, 2025, CALL NM811 BEFORE YOU DIG.
- DRIVEWAYS AND SIDEWALKS NOT SHOWN.
- ZONING : HC - HEAVY COMMERCIAL.
- ACCORDING TO FIRM No. 35031C151E, EFFECTIVE DATE: FEBRUARY 17, 2010, THE PROPERTY DESCRIBED HEREIN IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RECEIVED 05.08.2026

I, Marc A. DePauli, New Mexico Professional Surveyor No. 13606, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief.

Marc A. DePauli, N.M.P.S. Lic. No. 13606 _____ Date _____

CERTIFICATION OF ACCEPTANCE AND APPROVAL

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

THIS _____ DAY OF _____,

ATTEST:

SECRETARY _____ CHAIRMAN OF PLANNING AND ZONING COMMISSION _____

VACATED EASEMENTS

EXISTING EASEMENTS SHOWN HEREON AS "TO BE VACATED THIS PLAT" AND MORE PARTICULARLY DESCRIBED AS:

2 A 10' STRIP OF LAND WITHIN LOVES 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 1, 1985, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOVES SUBDIVISION, THENCE N78°26'18"E, 60.00' TO THE REAL POINT OF BEGINNING;
THENCE N53°18'57"W, 44.59' TO A POINT;
THENCE N44°01'00"W, 21.13' TO A POINT;
THENCE N26°04'23"W, 12.90' TO A POINT;
THENCE N12°14'05"W, 15.91' TO A POINT;
THENCE N04°51'27"E, 20.57' TO A POINT;
THENCE N25°50'03"E, 20.11' TO A POINT;
THENCE N77°47'33"E, 7.81' TO THE POINT OF ENDING.
CONTAINING 0.0328 ACRES.
THE SIDE LINES EXTENDED OR SHORTENED AS TO TERMINATE AT THE PROPERTY LINES.

AND
A 10' STRIP OF LAND WITHIN SECTION 27, T15N, R19W, N.M.P.M. THE NORTH SIDELINE BEING MORE PARTICULARLY DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE S88°04'43"W ALONG NORTH LINE OF SAID SECTION, 30.00' TO THE POINT OF BEGINNING;
THENCE S88°04'43"W, ALONG NORTH LINE OF SAID SECTION 1291.45' TO THE POINT OF ENDING.
CONTAINING 0.2965 ACRES.
THE SOUTH SIDELINES EXTENDED OR SHORTENED AS TO TERMINATE AT THE EXISTING PROPERTY AND EASEMENT LINES.

AND
A 10' STRIP OF LAND WITHIN LOVES 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 1, 1985, THE EAST SIDELINE BEING MORE PARTICULARLY DESCRIBED WITH NEW MEXICO STATE PLANE WEST ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOVES SUBDIVISION, THENCE N11°33'59"E, 30.00' TO THE REAL POINT OF BEGINNING;
THENCE N11°33'59"E, 713.70' TO THE POINT OF ENDING.
CONTAINING 0.1638 ACRES.
THE WEST SIDELINES EXTENDED OR SHORTENED AS TO TERMINATE AT THE EXISTING PROPERTY AND EASEMENT LINES.

THE EASEMENTS DESCRIBED ABOVE THOUGH DEDICATED TO PUBLIC USE, ARE NOW NOT NEEDED FOR PUBLIC'S BENEFIT AND IS VACATED HEREOF UPON WHICH THIS CERTIFICATION APPEARS AND APPROVED BY THE CITY OF GALLUP, NEW MEXICO

THIS _____ DAY OF _____,

ATTEST:

CITY CLERK _____ MAYOR _____
CITY OF GALLUP, NEW MEXICO CITY OF GALLUP, NEW MEXICO

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 _____

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. ELECTRIC SERVICE PROVIDER FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. CABLE TV/ INTERNET FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL, DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
EASEMENTS FOR ELECTRIC 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 PROPERTIES SHOWN HEREON. CONSEQUENTLY, NMGC AND THE OTHER PUBLIC UTILITIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF MCKINLEY) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____
BY _____
NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF MCKINLEY) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____
BY _____
NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____
BY _____
NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

REPLAT No 1, OF LOT 2, OF ORTEGA 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 FEBRUARY 26, 2026, DOCUMENT No. 413897, AND
LOVES 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 1, 1985, AND
A 5.46 ACRE PARCEL OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 22, T15N, R19W, N.M.P.M., AS THE SAME IS DESCRIBED IN DOCUMENT No. 287919, FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON NOVEMBER 24, 1999, AND
A 0.098 ACRE TRIANGULAR PARCEL OF LAND SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 27, T15N, R19W, N.M.P.M. AS THE SAME IS DESCRIBED IN DOCUMENT No. 386385, FILED IN THE OFFICE OF THE COUNTY CLERK OF MCKINLEY COUNTY, NEW MEXICO ON SEPTEMBER 26, 2018.
GALLUP, MCKINLEY COUNTY, NEW MEXICO.

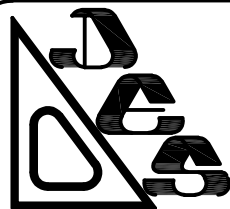
SEE SHEET 2 OF 2

FOR SURVEY, NORTH ARROW, REFERENCE PLAT, DETAILS "A",
"B", "D", "E", CURVE AND RECORD DIMENSION TABLE.

FINAL PLAT

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

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



Drawing No: AS-656A
Date: 5/8/26
Drawn By: DRL/KCS
Checked By: MDP

Scale In Feet: 1"=40'
40 20 0 40
1"=40'

Sheet: 1
of: 2

NOTES

- 1) OWNER: MUSKET CORPORATION; LOVES COUNTRY STORE No. 215 - LOVE SUBDIVISION
DOCUMENT No: 218893, FILED: MARCH 12, 1985.
2) OWNER: ABA LAND LTD. CO.
DOCUMENT No: 287042, FILED: SEPTEMBER 13, 1999.
3) OWNER: AVA, LLC
DOCUMENT No: 386385, FILED: SEPTEMBER 26, 2018.
4) ADDRESS: 3380 W HISTORIC HWY 66, GALLUP, NEW MEXICO, 87301.
5) FIELD SURVEY PERFORMED: FEBRUARY 10 & 11, 2025.
6) BEARING REFERENCED TO THE NEW MEXICO STATE PLANE WEST ZONE GRID
(OBTAINED PER GPS OBSERVATIONS) THE COMBINED FACTOR USED IS 0.99988672,
DELTA ALPHA= -0°34'50". DISTANCES ARE GROUND.
7) SIDEWALKS AND DRIVEWAYS NOT SHOWN.
8) ZONING: HC - HEAVY COMMERCIAL.
9) ACCORDING TO FIRM No 35031C151E, EFFECTIVE DATE:
FEBRUARY 17, 2010, THE PROPERTY DESCRIBED HEREIN
IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REFERENCE PLAT

- 1) ACCESS CONTROL & RIGHT-OF-WAY MAP FOR NEW MEXICO STATE HIGHWAY DEPARTMENT
PREPARED BY BOHANNAN - HOUSTON INC., PROJECT No. IR-040-1(96)17, DATED: JUNE 12, 1991.

KEYED NOTES - EASEMENTS

THE FOLLOWING EASEMENTS ARE EXISTING AND ARE TO REMAIN:

- 1) EXISTING 10' PUBLIC UTILITY EASEMENT, DOCUMENT No 353053, FILED: 02/14/11.
4) EXISTING 10' RIGHT-OF-WAY EASEMENT, BOOK 71 MISC., PAGE 235, RECORDED: 3/25/77.
5) EASEMENT NO. 1 - EXISTING 10' SEWER & WATER LINE EASEMENT, DOCUMENT No 287042, FILED: 9/13/99.
6) EXISTING 10' & 30' RIGHT-OF-WAY EASEMENT, BOOK 52 MISC., PAGE 127, RECORDED: 9/7/65.
9) EXISTING 15' UTILITY EASEMENT, DOCUMENT No 218771, FILED: 3/1/85. (LOVE SUBDIVISION)
10) EASEMENT NO. 2 - EXISTING 20' EASEMENT, DOCUMENT No 287042, FILED: 9/13/99.
12) EXISTING 26' PUBLIC UTILITY EASEMENT, DOCUMENT No 299158, FILED: 1/15/02.
15) EXISTING 30' ACCESS AND UTILITY EASEMENT DOCUMENT No 207695, FILED: 8/25/82. - ORTEGA ANNEXATION PLAT

THE FOLLOWING EASEMENTS ARE EXISTING AND ARE TO BE VACATED OR A PORTION OF VACATED: AS SHOWN ON:

- 2) EXISTING 10' PUBLIC UTILITY EASEMENT, DOCUMENT No 225475, FILED: 9/8/86.
3) EXISTING 10' UTILITY EASEMENT, DOCUMENT No 207695, FILED: 8/25/82. - (ORTEGA ANNEXATION PLAT)
7) EXISTING 10' DRAINAGE & PUBLIC UTILITY EASEMENT, DOCUMENT No 218771, FILED: 3/1/85. - (LOVE SUBDIVISION)
8) EXISTING 10' UTILITY EASEMENT, DOCUMENT No 218771, FILED: 3/1/85. - (LOVE SUBDIVISION)

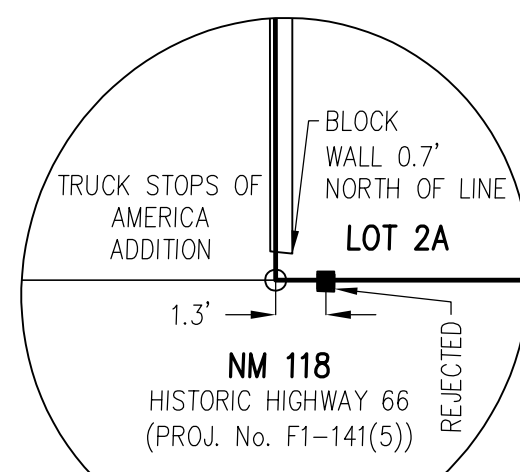
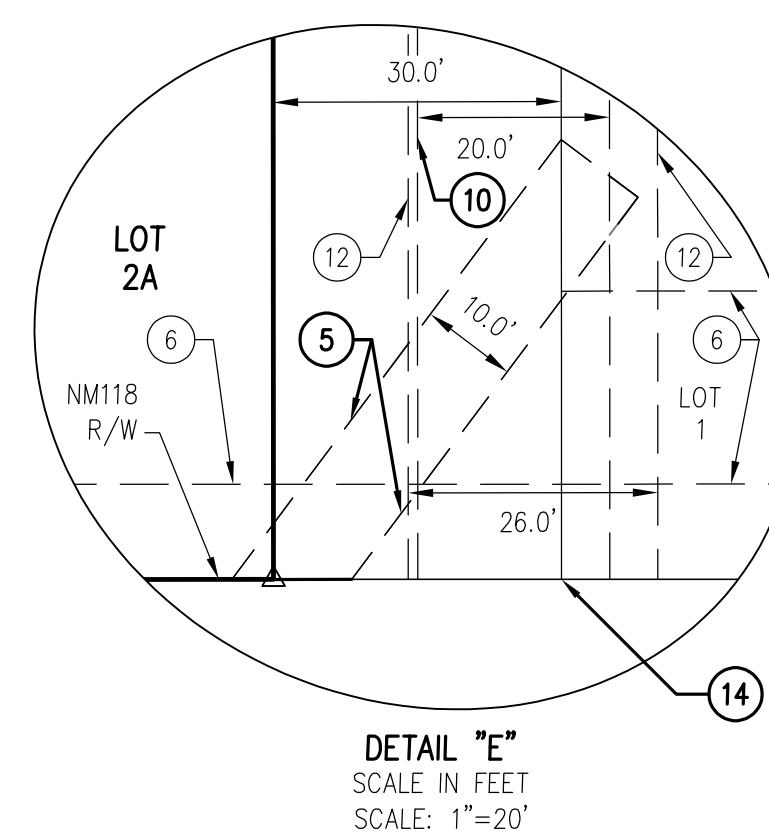
THE FOLLOWING EASEMENTS ARE EXISTING AND TO BE AMENDED THIS PLAT:

- 14) EXISTING ACCESS & RIGHT-OF-WAY EASEMENT, DOCUMENT No 218894, FILED: 3/12/85.
PEDESTRIAN, VEHICULAR, DRAINAGE AND PUBLIC UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT, SEE HATCHED AREA

SURVEY LEGEND

- SET 1/2" REBAR & PS13806 ALUMINUM CAP
△ SET MAGNAIL AND PS13806 WASHER IN ASPHALT
● FOUND 1/2" REBAR & PS13806 ALUMINUM CAP
◆ FOUND 5/8" REBAR, AS NOTED
◇ FOUND 1/2" REBAR & PS4329 CAP, TIED PS13806 WASHER
□ FOUND 1/2" REBAR & PS11456 CAP, TIED PS13806 WASHER
⊕ FOUND 3" BRASS CAP IN CONCRETE, N.M.D.O.T.
■ FOUND 5/8" REBAR & PS13879 CAP
• DIMENSION POINT ONLY, NOT SET OR FOUND
() RECORD DIMENSION
{ } RECORD INFORMATION
[] RECORD DIMENSION, PER REFERENCE PLAT No 1
C CENTERLINE
R/W RIGHT-OF-WAY LINE
○ CHAIN LINK FENCE
□ WOOD POSTS
X WIRE FENCE

TO BE VACATED BY THIS PLAT
PEDESTRIAN, VEHICULAR, DRAINAGE AND PUBLIC UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT



DETAIL "A"
SCALE IN FEET
SCALE: 1"=5'

SEE DETAIL "A"

TRUCK STOPS OF AMERICA ADDITION
DOC No 168076 FILED: 3/30/77

REJECTED

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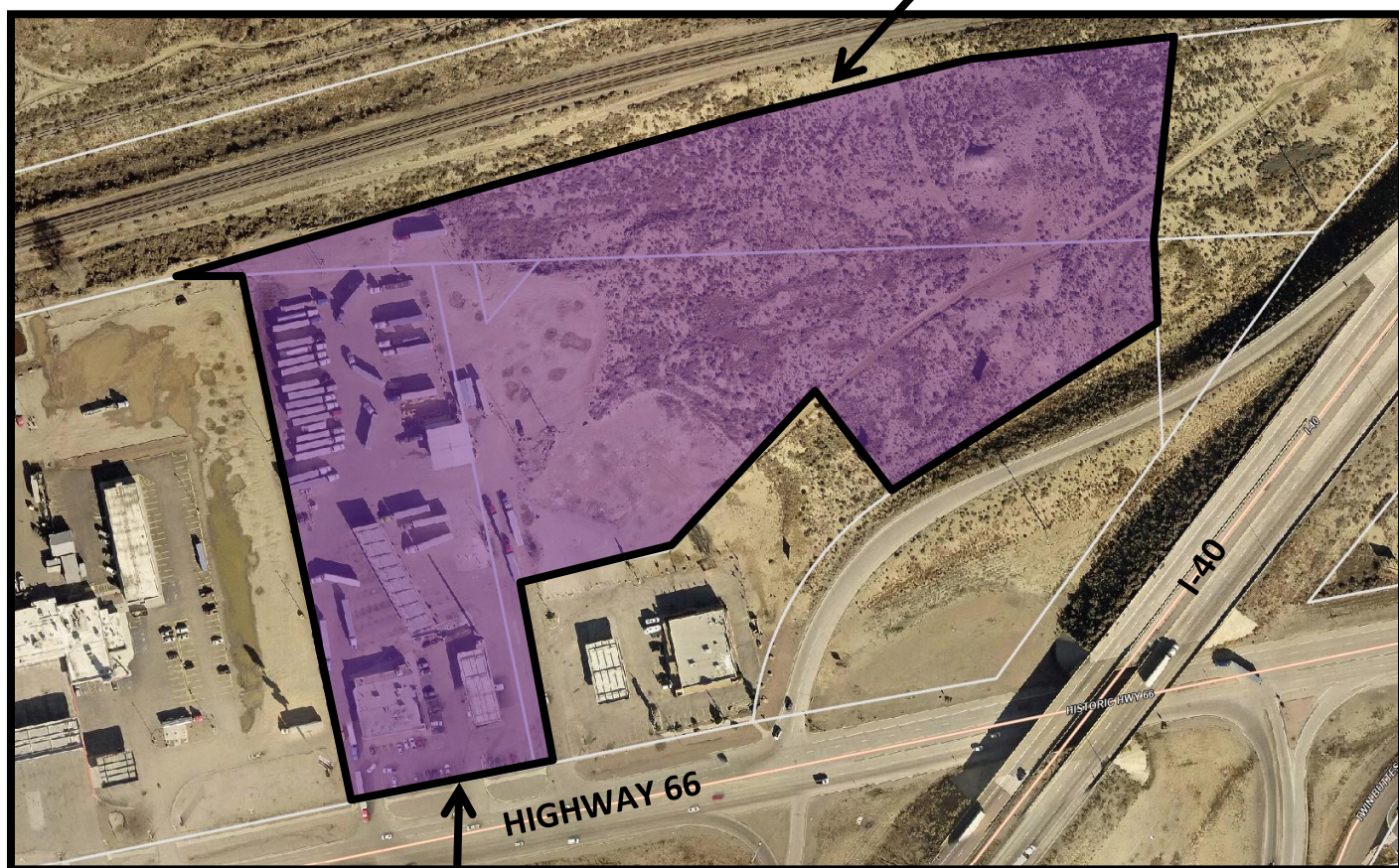
SEE DETAIL "A"

TRUCK STOPS OF AMERICA ADDITION
DOC No 168076 FILED: 3/30/77

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.

AERIAL IMAGERY



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.

SITE PHOTOS



April 1, 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: Jan Boone, Water Superintendent
Charles (Chuck) Nourse, Electric Director
Robert Hamblen, Public Works Director
John Lastyona, Public Works Department
Adrian Marrufo, Solid Waste Director

CASE #: MNSB2026-00300002
PROJECT NAME: Replat No. 1 of Lot 2 of Ortega Subdivision and Replat No. 1 of Love Subdivision and Two Unplatted Tracts of Land.
PROPERTY OWNERS: 1. Musket Corp. #215 Ryan LLC In Care of Bank of America Center (Love's) 2. ABA Land Ltd. Co. 3. AVA, LLC
AGENTS: Tierra West & Ryan Chavez
PROJECT LOCATION: 3380 W. Hwy 66 and Three Vacant Lots to the North / A TRACT OF LAND LYING WITHIN THE NE ¼ OF SECTION 27 T15N R19W, A/K/A LOVE SUBDIVISION, 4.908 ACRES M/L; LOT 2 ORTEGA SUBDIVISION CONTAINING 7.5030 ACS; A TRACT OF LAND IN THE NE ¼ OF SECTION 27 T15N R19W, CONT. 0.098 ACS M/L; A TRACT OF LAND WITHIN 22 15 19, THE SE ¼ OF CONT. 5.29 ACS M/L.
DESCRIPTION: MINOR SUBDIVISION (SKETCH PLAT REVIEW) The applicants are requesting to plat from four (4) lots to one (1) lot. Two (2) of the properties have never been subdivided whereas they're still within section, township, and range boundaries; meaning that they're Unplatted Tracts of Land. According to the Sketch Plat they're also wanting to vacate easements. The purpose of the subdivision is to reconfigure lot lines so that AVA/ABA can sell the properties to Love's. The properties are currently zoned Heavy Commercial (HC). Note how the properties have recently gone through different subdivision reviews. If a department would like an overview of these requests, please contact me to discuss in detail. 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: Monday, April 6, 2026 @ 12 P.M.

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Proposed lots meet the minimum dimensional requirements for the Heavy Commercial (HC) Zone District.

P2.) Need clarification on easements being proposed for vacation. Also need clarification on key note references and referencing numbers on the plat.

P3.) Cannot vacate an easement on a property that is not included in the subdivision.

P4.) Recommend a meeting with the engineer and affected departments after red line markups have been reviewed, prior to submitting for final plat.

PUBLIC WORKS COMMENTS: Public Works is requesting additional details on Keyed Note #14 – pedestrian, vehicular, drainage and utility easement to be dedicated by this plat. Additional details required is the termination point of this proposed easement.

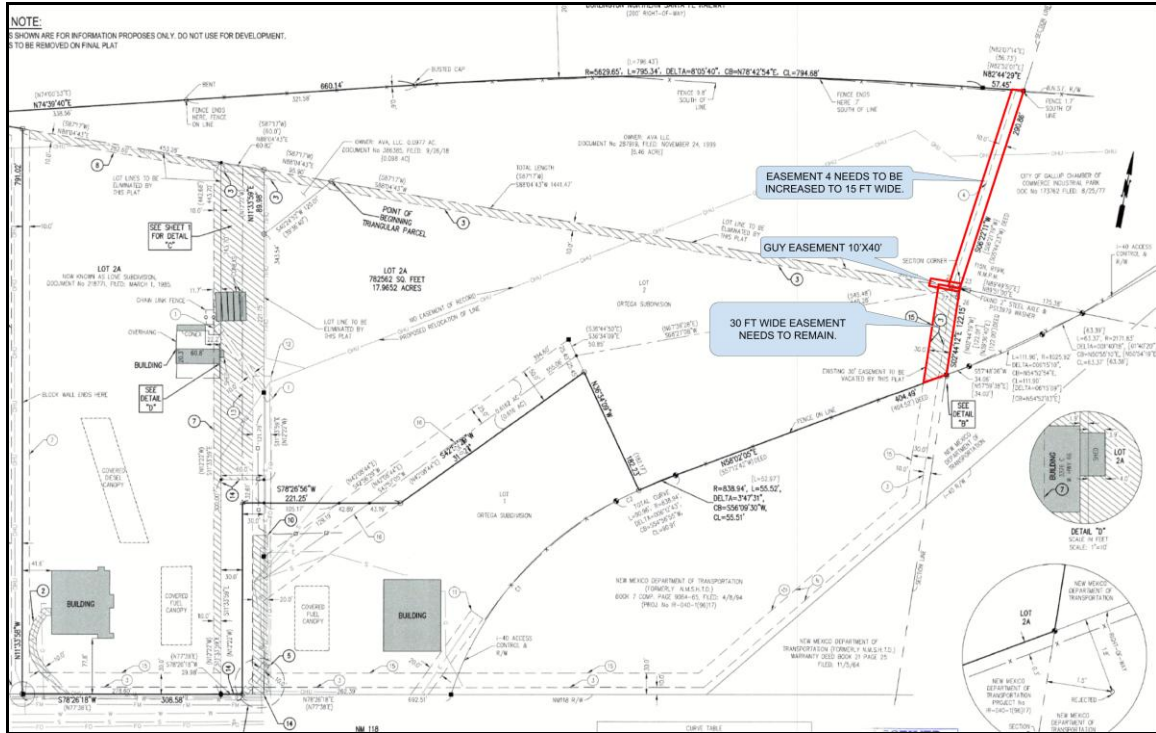
Any further requirements from Public Works will be addressed during the building permit review process for future development, or alterations to existing structures on Lot 2A.

WATER DEPARTMENT COMMENTS: *No issues with subdivision on the replat.*

WASTEWATER DEPARTMENT COMMENTS: No wastewater issues with the subdivision on the replat.

ELECTRIC DEPARTMENT COMMENTS:

Easement 4 on the east property line needs to remain and width increased to 15 ft wide. Easement where 15 and 3 are on the east property line needs to remain as a 30 ft wide easement. The addition of a 10'x40' guy easement is needed.



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

SOLID WASTE COMMENTS: There are no issues with the Subdivision.

CENTURYLINK COMMENTS: No comments submitted by the given deadline.

Please contact:

Laurence Joe, Engineer II

Telephone: 505-325-2311

Email: laurence.joe@lumen.com

NM GAS COMPANY COMMENTS: We are good with the design of the plat. However, as mentioned previously, NMGC is now requiring the attached language be included on all plats moving forward. Can you please add the notes on the attached?

Please note- The "Easement Notes" portion is not required when no PUEs are involved, but the Disclaimer needs to be on all plats.

COMCAST COMMENTS: Comcast has no conflicts with this application.

GTF Comments -Case# PROJ: Pzpdes

Page 3 of 4

NM DEPT. OF TRANSPORTATION COMMENTS:

The NMDOT does not have any comments or concerns with the proposed property subdivision.

April 27, 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
- 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 #: MNSB2026-00300002
PROJECT NAME: Replat No. 1 of Lot 2 of Ortega Subdivision and Love Subdivision and Two Unplatted Tracts of Land.
PROPERTY OWNERS: 1. Musket Corp. #215 Ryan LLC In Care of Bank of America Center (Love's) 2. ABA Land Ltd. Co. 3. AVA, LLC
AGENTS: Tierra West & Ryan Chavez
PROJECT LOCATION: 3380 W. Hwy 66 and Three Vacant Lots to the North / A TRACT OF LAND LYING WITHIN THE NE ¼ OF SECTION 27 T15N R19W, A/K/A LOVE SUBDIVISION, 4.908 ACRES M/L; LOT 2 ORTEGA SUBDIVISION CONTAINING 7.5030 ACS; A TRACT OF LAND IN THE NE ¼ OF SECTION 27 T15N R19W, CONT. 0.098 ACS M/L; A TRACT OF LAND WITHIN 22 15 19, THE SE ¼ OF CONT. 5.29 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 at the beginning of April 2026. The applicants are requesting to plat from four (4) lots to one (1) lot. Two (2) of the properties have never been subdivided whereas they're still within section, township, and range boundaries; meaning that they're Unplatted Tracts of Land. Notice how not as many easements will be vacated as initially anticipated during the Sketch Plat review. The properties are currently zoned Heavy Commercial (HC). 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: Thursday, April 30, 2026 @ 12 P.M.
--

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Subdivision meets the minimum dimensional requirements for the Heavy Commercial (HC) Zone District.

P2.) Need clarification on note 14.

P3.) Correct all markups indicated on plat.

P4.) Easements proposed for vacation are identified; however, past plats also include metes and bounds descriptions for easements being vacated. This plat does not include metes and bounds descriptions.

PUBLIC WORKS COMMENTS: Public Works has no issue with the vacation of the 10' drainage easement. Please be advised that the approval for the vacation of the 10' utility easement will need to go through the respective utility departments.

WATER DEPARTMENT COMMENTS: No issues with the subdivision on the replat.

WASTEWATER DEPARTMENT COMMENTS: WW has no issues. Please remind the contractor to call in utility locates; we do have a sewer line running in front of the property (W. Hwy 66)

ELECTRIC DEPARTMENT COMMENTS: Final plat shows the CDEC power line to be relocated. Developer will be responsible for relocation cost and additional easement may be required. Coordinate with electric department for relocation design.

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

SOLID WASTE COMMENTS: Solid Waste has no issues with Replat.

CENTURYLINK COMMENTS: Lumen has no comments or conflicts.

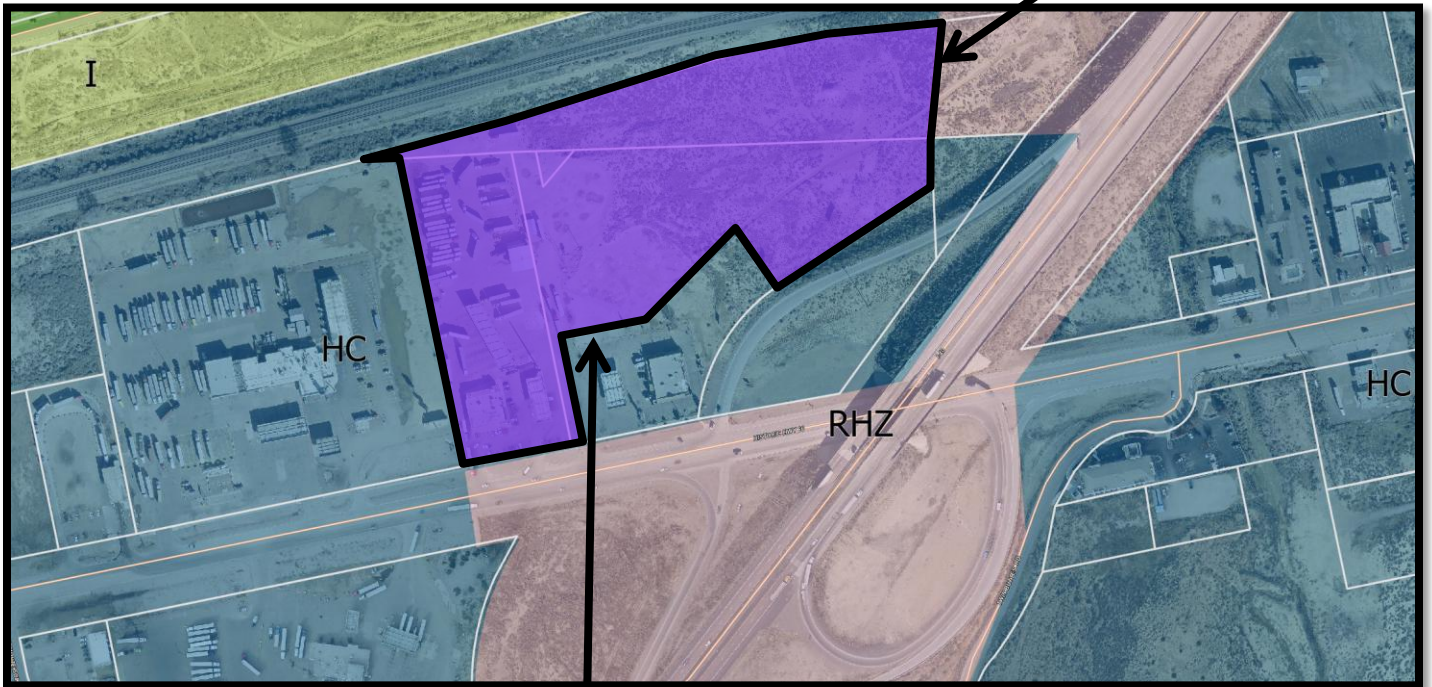
NM GAS COMPANY: I have reviewed your plat which appears generally ok. However since there are vacations of PUEs this will need final approval and signature by Brandon Kauffman. I have touched base with him earlier and this does not affect any of our facilities or access to serve the properties so we should be fine.

COMCAST COMMENTS: Comcast has no conflicts with this application.

NM DEPT. OF TRANSPORTATION COMMENTS: I have no comments or concerns to provide on behalf of the NMDOT.

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.

AREA MAP



Letters sent 05/04/2026

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.

ADDRESS LIST

- | | |
|---|--|
| <p>1A. MUSKET CORP. #215 RYAN
LLC C/O: BANK OF AMERICA
CENTER
15 W. 6TH ST., SUITE 2400
TULSA, OK 74119
A TRACT OF LAND LYING
WITHIN THE NE ¼ OF
SECTION 27 T15N R19W, A/K/A
LOVE SUBDIVISION, 4.908
ACRES M/L
R207240</p> | <p>1D. ABA LAND LTD. CO.
P.O. BOX 460
SANDERS, AZ 86512-0460
A TRACT OF LAND IN THE NE
¼ OF SECTION 27 T15N R19W,
6.405 ACS M/L
R156264</p> |
| <p>1B. AVA, LLC
3360 W. HWY 66
GALLUP, NM 87301
A TRACT OF LAND IN THE NE¼
OF SECTION 27 T15N R19W,
.098 ACRES M/L.
R215668</p> | <p>2. SVC 2026 TA ABS LLC. C/O:
SULLIVAN & WORCESTER,
LLP. ATTN: JOHN M. STEINER,
ESQ
ONE POST OFFICE SQUARE
BOSTON, MA 02109-0000
A TRACT OF LAND IN THE N ½
SECTION 27 T15N R19W, 15
ACRES M/L
R627763</p> |
| <p>1C. A TRACT OF LAND WITHIN 22
15 19, THE SE ¼ OF CONT.
5.29 ACS M/L
R206691</p> | <p>3. BNSF RAILWAY COMPANY
2650 LOU MENK DRIVE
FORT WORTH, TX 76131
DESCRIPTION: RAILROAD
RIGHT-OF-WAY</p> |
| <p>5. A TRACT OF LAND IN THE NE¼
OF SECTION 27 T15N R19W,
4.151 ACRES M/L
R215659</p> | <p>4. MATTEUCCI INVESTMENTS,
LLC
P.O. BOX 464
ROSWELL, NM 88202-0464
TRACT F-2, REPLAT OF TRACT
F, MENTMORE EAST UNIT 4
R211180</p> |

6. NK'S ROYAL TRUCK STOP,
LLC
1603 W. HISTORIC HWY 66
GALLUP, NM 87301
A TRACT OF LAND IN NE ¼ OF
SEC. 27 T15N R19W,
BOUNDED ON NORTH BY ALL
US 66 BOUNDED ON SOUTH
BY HIGHWAY I-40, 20 ACRES
M/L
R037001

PROPERTY OWNER (ADDITIONAL
ADDRESS):

Love's Travel Stops & Country Stores, Inc.
Attn: Timothy J. Doty II
P.O. Box 5256
Oak Brook, IL 60522

AGENT:

Tierra West, LLC
Attn: Ronald Bohannon
5571 Midway Park Pl. NE
Albuquerque, NM 87109

SURVEYOR:

DePauli Engineering & Surveying
Attn: Kyle Spolar
307 S. 4th St.
Gallup, NM 87301

Summary of City Council Actions

January, February, March & April 2026

[No actions taken on any Planning & Zoning items]

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:	JANUARY	YEAR TO DATE: 2026	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
RESIDENTIAL STORAGE SHED	0	\$ -	0	\$ -
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
RESIDENTIAL SITE PERMITS	0	\$ -	0	\$ -
NEW COMMERCIAL BUILDINGS	1	\$ 250,000.00	1	\$ 250,000.00
COMMERCIAL ADDITIONS / ALTERATIONS	3	\$ 255,500.00	3	\$ 255,500.00
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	1	\$ 15,000.00	1	\$ 15,000.00
NEW ASPHALT / ASPHALT OVERLAY / SEALCOAT	0	\$ -	0	\$ -
EXCAVATION / GRADING	0	\$ -	0	\$ -
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	3	\$ 36,802.00	3	\$ 36,802.00
DEMOLITION	0	\$ -	0	\$ -
FENCE / RETAINING WALL	3	\$ 27,500.00	3	\$ 27,500.00
FOUNDATION ONLY - CHARGE	0	\$ -	0	\$ -
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
TOTAL PERMITS & VALUATION	11	\$ 584,802.00	11	\$ 584,802.00
TOTAL PERMIT FEES	\$ 5,512.74		\$ 5,512.74	

**CITY OF GALLUP
PLANNING & DEVELOPMENT DEPARTMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED
JANUARY 2026**

DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
1/5/26	25 - 268	JOEL VILLEGAS	SB BUILDERS LLC.	505 S. FOURTH STREET	ROOF REPAIR	\$ 105.00	\$ 6,250.00
1/6/26	25 - 244	DOLORES T. GONZALES	RED DIRT CONSTRUCTION	3203 BLUE HILL AVENUE	ROOF REPAIR	\$ 204.00	\$ 17,766.00
1/6/26	25 - 264	JACOB STOKES	POP & SONS CONSTRUCTION LLC.	1614 MONTEREY DRIVE	ROOF REPAIR	\$ 159.00	\$ 12,786.00
1/6/26	25 - 267	GARY S. & JALAL QUINN COOLS	GALLUP FENCE CO.	1407 LINDA DRIVE	FENCE / RETAINING WALL	\$ 87.00	\$ 4,500.00
1/12/26	25 - 013	WALMART STORES EAST, L.P	POWERHOUSE RETAIL SERVICES LLC.	1650 W. MALONEY AVENUE	COMMERCIAL ALTERATIONS	\$ 1,124.73	\$ 120,000.00
1/14/26	25 - 206	EVGO CHARGING STATIONS	OWL SERVICES USA COMPANY	3305 W. HISTORIC HIGHWAY 66	NEW COMMERCIAL BUILDINGS	\$ 2,062.88	\$ 250,000.00
1/16/26	25 - 232	WASH & SAVE LAUNDROMAT	QUAILCO, LLC.	201 MARGUERITE STREET	COMMERCIAL ALTERATIONS	\$ 1,168.13	\$ 128,000.00
1/22/26	25 - 183	NEW MEXICO GAS COMPANY	VALLEY FENCE	1510 E. AZTEC AVENUE	FENCE / RETAINING WALL	\$ 214.00	\$ 18,000.00
1/23/26	26 - 003	JOSEPH DONALDSON	AUTO GLASS & CONSTRUCTION, INC.	2701 FOOTHILLS AVENUE	RE-STUCCO / SIDING / DECKS	\$ 177.00	\$ 15,000.00
1/27/26	26 - 005	WOWIE'S GYM	OM 2000 CONSTRUCTION	1500 S. SECOND STREET, STE. 7	COMMERCIAL ALTERATIONS	\$ 124.00	\$ 7,500.00
1/30/26	26 - 004	FRANCES S. MADRID & VALERIE ZEPEDA	HOMEOWNER	115 E. LINCOLN AVENUE	FENCE / RETAINING WALL	\$ 87.00	\$ 5,000.00
TOTALS:						\$ 5,512.74	\$ 584,802.00

1	NEW COMMERCIAL BUILDINGS
3	COMMERCIAL ADDITIONS / ALTERATIONS
1	RE-STUCCO / SIDING / DECKS
3	ROOF REPAIR
3	FENCE / RETAINING WALL
11	TOTAL PERMITS

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:	FEBRUARY	YEAR TO DATE: 2026	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
RESIDENTIAL STORAGE SHED	0	\$ -	0	\$ -
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
RESIDENTIAL SITE PERMITS	2	\$ 386,000.00	2	\$ 386,000.00
NEW COMMERCIAL BUILDINGS	0	\$ -	1	\$ 250,000.00
COMMERCIAL ADDITIONS / ALTERATIONS	2	\$ 63,000.00	5	\$ 318,500.00
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	\$ -	1	\$ 15,000.00
NEW ASPHALT / ASPHALT OVERLAY / SEALCOAT	0	\$ -	0	\$ -
EXCAVATION / GRADING	0	\$ -	0	\$ -
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	7	\$ 75,640.00	10	\$ 112,442.00
DEMOLITION	2	\$ 25,159.00	2	\$ 25,159.00
FENCE / RETAINING WALL	5	\$ 15,600.00	8	\$ 43,100.00
FOUNDATION ONLY - CHARGE	0	\$ -	0	\$ -
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
TOTAL PERMITS & VALUATION	18	\$ 565,399.00	29	\$ 1,150,201.00
TOTAL PERMIT FEES	\$	2,992.58	\$	8,505.32

**CITY OF GALLUP
PLANNING & DEVELOPMENT DEPARTMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED
FEBRUARY 2026**

DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
2/3/26	26 - 008	TANISHA T. COOKE	GALLUP FENCE CO.	600 W. COAL AVENUE	FENCE / RETAINING WALL	\$ 60.00	\$ 1,500.00
2/3/26	26 - 010	JOHN & MICHELE KILLORE	GALLUP ROOFING, INC.	260 VALLEY VIEW ROAD	ROOF REPAIR	\$ 114.00	\$ 7,830.00
2/3/26	26 - 012	ERLIND MONTOYA & JOSE R. MARTINEZ	LIMITED PHYSICS ENGR. PBC	3112 CINIZA DRIVE	ROOF REPAIR	\$ 150.00	\$ 12,000.00
2/4/26	25 - 233	ARNOLDA A. PADILLA VAZQUEZ	4D BUILDERS, LLC	3406 CINIZA DRIVE	FENCE / RETAINING WALL	\$ 96.00	\$ 6,000.00
2/4/26	25 - 245	SHUNDIIN L. HARRIS	GALLUP FENCE CO.	1900 MOUNTIAN VIEW DRIVE	FENCE / RETAINING WALL	\$ 69.00	\$ 2,500.00
2/5/26	26 - 011	LYDIA M. PADILLA TRUSTEE	DIAZ RESIDENTIAL CONSTRUCTION	217 VIRO CIRCLE	ROOF REPAIR	\$ 186.00	\$ 15,225.00
2/10/26	26 - 014	MARIO LEYBA	OWNER	218 S. SIXTH STREET	FENCE / RETAINING WALL	\$ 79.00	\$ 3,000.00
2/10/26	26 - 015	ROBERT & FRANCES SOWERS	DOMINGUEZ CONSTRUCTION INC.	501 DEE ANN AVENUE	ROOF REPAIR	\$ 105.00	\$ 6,545.00
2/20/26	26 - 017	JESSICA A. PEDERSON	OVER THE TOP ROOFING & ASSOCIATES	607 E. HILL AVENUE	ROOF REPAIR	\$ 132.00	\$ 10,000.00
2/20/26	26 - 019	JMV PROPERTIES, LLC	20X EXCAVATION INC.	105 MINE RUN	DEMOLITION	\$ 248.20	\$ 12,784.00
2/24/26	25 - 252	GALLUP HOUSING AUTHORITY	PORTALES HOMES LLC	1101 N. CLIFF DRIVE	RESIDENTIAL SITE PERMITS	\$ 87.50	\$ 193,000.00
2/24/26	25 - 253	GALLUP HOUSING AUTHORITY	PORTALES HOMES LLC	1103 N. CLIFF DRIVE	RESIDENTIAL SITE PERMITS	\$ 87.50	\$ 193,000.00
2/24/26	26 - 009	BALocca RENTALS, LLC.	FINAL DRAFT CONSTRUCTION, LLC	308 E. HISTORIC HIGHWAY 66	COMMERCIAL ALTERATIONS	\$ 506.28	\$ 34,000.00
2/24/26	26 - 022	WILLIAM B. & JEANETTE BUTLER	BUTLER BUILDING SYSTEMS	942 HENRIETTA DRIVE	ROOF REPAIR	\$ 168.00	\$ 13,600.00
2/25/26	26 - 007	JAMES S. & DOROTHY J. HARJO	MERRILL FENCE COMPANY, LLC	813 E. AZTEC AVENUE	FENCE / RETAINING WALL	\$ 69.00	\$ 2,600.00
2/25/26	26 - 023	WILLIAM ROMERO, ETAL.	20X EXCAVATION INC.	100 W. JEFFERSON AVENUE	DEMOLITION	\$ 238.20	\$ 12,375.00
2/25/26	26 - 026	JIMMY D. & DOLORES SHERMAN	GALLUP ROOFING, INC.	513 ZECCA DRIVE	ROOF REPAIR	\$ 141.00	\$ 10,440.00
2/26/26	26 - 016	US RENAL CARE	BONAGUIDI CONSTRUCTION LLC	1801 RED ROCK DRIVE	COMMERCIAL ALTERATIONS	\$ 455.90	\$ 29,000.00
TOTALS:						\$ 2,992.58	\$ 565,399.00

2	RESIDENTIAL SITE PERMITS
2	COMMERCIAL ADDITIONS / ALTERATIONS
7	ROOF REPAIR
2	DEMOLITION
5	FENCE / RETAINING WALL
18	TOTAL PERMITS

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:	MARCH	YEAR TO DATE: 2026	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
RESIDENTIAL STORAGE SHED	1	\$ 1,800.00	1	\$ 1,800.00
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
RESIDENTIAL SITE PERMITS	0	\$ -	2	\$ 386,000.00
NEW COMMERCIAL BUILDINGS	1	\$ 650,000.00	2	\$ 900,000.00
COMMERCIAL ADDITIONS / ALTERATIONS	0	\$ -	5	\$ 318,500.00
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	1	\$ 2,600.00	2	\$ 17,600.00
NEW ASPHALT / ASPHALT OVERLAY / SEALCOAT	0	\$ -	0	\$ -
EXCAVATION / GRADING	1	\$ 100,000.00	1	\$ 100,000.00
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	10	\$ 126,655.00	20	\$ 239,097.00
DEMOLITION	0	\$ -	2	\$ 25,159.00
FENCE / RETAINING WALL	4	\$ 35,500.00	12	\$ 78,600.00
FOUNDATION ONLY - CHARGE	0	\$ -	0	\$ -
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
TOTAL PERMITS & VALUATION	18	\$ 916,555.00	47	\$ 2,066,756.00
TOTAL PERMIT FEES	\$	7,594.36	\$	16,099.68

**CITY OF GALLUP
PLANNING & DEVELOPMENT DEPARTMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED
MARCH 2026**

DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
3/3/26	26 - 033	DANNY & YVONNE UNALE	GALLUP ROOFING, INC.	1800 MILDA AVENUE	ROOF REPAIR	\$ 231.00	\$ 20,880.00
3/3/26	26 - 034	CYNTHIA A. GASDIA & MANUEL J. LOPEZ	GALLUP ROOFING, INC.	606 E. MESA AVENUE	ROOF REPAIR	\$ 141.00	\$ 10,440.00
3/3/26	26 - 035	MICHAEL & MARY STEWART	GALLUP ROOFING, INC.	205 E. MORGAN AVENUE	ROOF REPAIR	\$ 153.00	\$ 13,240.00
3/5/26	26 - 029	WILSON ASSOCIATE, LLC.	GALLUP FENCE CO.	111 S. CLIFF DRIVE	FENCE / RETAINING WALL	\$ 124.00	\$ 8,000.00
3/9/26	26 - 037	ESTHER GARCIA	HOMEOWNER	1060 PATTON DRIVE	RESIDENTIAL STORAGE SHED	\$ 74.45	\$ 1,800.00
3/10/26	26 - 027	ROSE LARSON ENTERPRISES, LLC.	ROSE LARSON CONTRACTING	4725 E. HISTORIC HIGHWAY 66	FENCE / RETAINING WALL	\$ 106.00	\$ 6,000.00
3/11/26	26 - 020	LAVA WELLNESS, LLC.	OM 2000 CONSTRUCTION, INC.	2020 E. HISTORIC HIGHWAY 66	FENCE / RETAINING WALL	\$ 178.00	\$ 13,500.00
3/13/26	26 - 030	EAST HILL APARTMENTS GALLUP, LLC	RIO GRANDE BUILDERS, LLC	104 E. HILL AVENUE	ROOF REPAIR	\$ 105.00	\$ 6,500.00
3/13/26	26 - 031	EAST HILL APARTMENTS GALLUP, LLC	RIO GRANDE BUILDERS, LLC	107 E. HILL AVENUE	ROOF REPAIR	\$ 141.00	\$ 11,000.00
3/17/26	26 - 041	EMBERLY K. LILLELAND	DIAZ RESIDENTIAL CONSTRUCTION	606 N. STRONG DRIVE	ROOF REPAIR	\$ 195.00	\$ 16,995.00
3/18/26	26 - 039	BRYAN & TONI J. MCDONALD	GALLUP ROOFING, INC.	3316 CHURCHROCK STREET	ROOF REPAIR	\$ 168.00	\$ 13,200.00
3/20/26	26 - 049	PAMELA MASON	HOMEOWNER	913 HENRIETTA DRIVE	RE-STUCCO	\$ 69.00	\$ 2,600.00
3/23/26	26 - 047	ALMA ROHAN	OVER THE TOP ROOFING & ASSOC., LLC.	3412 CHEE DODGE BOULEVARD	ROOF REPAIR	\$ 159.00	\$ 12,900.00
3/26/26	26 - 051	EAST HILL APARTMENTS GALLUP, LLC	RIO GRANDE BUILDERS, LLC	109B E. HILL AVENUE	ROOF REPAIR	\$ 132.00	\$ 10,000.00
3/27/26	25 - 251	STRIPES BURRITO CO.	A-FEL CONSTRUCTION	1125 US HIGHWAY 491	NEW COMMERCIAL BUILDINGS	\$ 4,381.63	\$ 650,000.00
3/30/26	26 - 042	REHOBOTH CHRISTIAN SCHOOL	SIETE INC.	560 LYNX RIDGE ROAD, TEMP	EXCAVATION / GRADING	\$ 952.28	\$ 100,000.00
3/31/26	26 - 044	SILVERMINE MANUFACTURING, INC.	GALLUP FENCE CO.	306 E. HISTORIC HIGHWAY 66	ROOF REPAIR	\$ 160.00	\$ 11,500.00
3/31/26	26 - 048	RICO MOTOR COMPANY	GALLUP FENCE CO.	511 W. AZTEC AVENUE	FENCE / RETAINING WALL	\$ 124.00	\$ 8,000.00
TOTALS:						\$ 7,594.36	\$ 916,555.00

1	RESIDENTIAL STORAGE SHED
1	NEW COMMERCIAL BUILDINGS
1	RE-STUCCO / SIDING / DECKS
1	EXCAVATION / GRADING
10	ROOF REPAIR
4	FENCE / RETAINING WALL
18	TOTAL PERMITS

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:	APRIL	YEAR TO DATE: 2026	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	5	\$ 235,090.00	5	\$ 235,090.00
RESIDENTIAL STORAGE SHED	0	\$ -	1	\$ 1,800.00
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
RESIDENTIAL SITE PERMITS	0	\$ -	2	\$ 386,000.00
NEW COMMERCIAL BUILDINGS	0	\$ -	2	\$ 900,000.00
COMMERCIAL ADDITIONS / ALTERATIONS	4	\$ 222,209.00	9	\$ 540,709.00
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	\$ 92,000.00	2	\$ 192,000.00
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	12	\$ 724,184.00	32	\$ 963,281.00
DEMOLITION	0	\$ -	2	\$ 25,159.00
FENCE / RETAINING WALL	5	\$ 25,650.00	17	\$ 104,250.00
FOUNDATION ONLY - CHARGE	0	\$ -	0	\$ -
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
TOTAL PERMITS & VALUATION	27	\$ 1,299,133.00	74	\$ 3,365,889.00
TOTAL PERMIT FEES	\$	10,321.54	\$	26,421.22

**CITY OF GALLUP
PLANNING & DEVELOPMENT DEPARTMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED
APRIL 2026**

DATE ISSUED	PERMIT NO.	OWNER / BUSINESS	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
4/1/26	26 - 036	JULIE ORTIZ	MARCUS CONSTRUCTION, LLC.	611 W. HILL AVENUE	RESIDENTIAL ALTERATIONS	\$ 138.00	\$ 3,500.00
4/7/26	26 - 045	THE HOME DEPOT	O'HARA'S SON ROOFING CO. LLC	530 KACHINA STREET	ROOF REPAIR	\$ 2,190.50	\$ 541,231.00
4/7/26	26 - 055	305, LLC.	SB BUILDERS LLC.	305 DONNA JEAN DRIVE	RESIDENTIAL ALTERATIONS	\$ 52.00	\$ 1,590.00
4/13/26	26 - 006	GOLF RECREATION CO.	OM 2000 CONSTRUCTION, INC.	600 W. COAL AVENUE	COMMERCIAL ALTERATIONS	\$ 1,450.23	\$ 180,000.00
4/13/26	26 - 028	SALEH OWEIS	GALLUP FENCE CO.	1105 RIDGECREST AVENUE	FENCE / RETAINING WALL	\$ 78.00	\$ 4,000.00
4/13/26	26 - 057	SHUNDIN L. HARRIS	GALLUP FENCE CO.	1900 MOUNTAIN VIEW DRIVE	FENCE / RETAINING WALL	\$ 42.00	\$ 1,100.00
4/13/26	26 - 059	ERIC C. SWANSON	DESERT SUNRISE CONS. SERVICES LLC.	3213 GREYHILL CIRCLE	FENCE / RETAINING WALL	\$ 132.00	\$ 10,000.00
4/13/26	26 - 060	STEVEN JUST	GALLUP ROOFING, INC.	612 ZECCA DRIVE	ROOF REPAIR	\$ 168.00	\$ 13,575.00
4/14/26	25 - 242	RYAN QUINTANA	RED DIRT CONSTRUCTION	1402 S. CLIFF DRIVE	ROOF REPAIR	\$ 96.00	\$ 5,383.00
4/14/26	25 - 259	LE REVE ASSOCIATES, LLC	M&L CONSTRUCTION LLC	3820 E. HISTORIC HIGHWAY 66	COMMERCIAL ALTERATIONS	\$ 359.80	\$ 20,209.00
4/14/26	26 - 024	WESLEY L. JONES, ETAL.	CASH PROPERTIES LLC.	2205 PEGGY ANN DRIVE	RESIDENTIAL ADDITIONS	\$ 1,069.15	\$ 125,000.00
4/14/26	26 - 025	KAREN JOHNSON	CASH PROPERTIES LLC.	435 DEE ANN AVENUE	EXCAVATION / GRADING	\$ 890.08	\$ 92,000.00
4/14/26	26 - 043	FRANK & KATHLEEN SANCHEZ	4D BUILDERS, LLC	1408 S. CLIFF DRIVE	RESIDENTIAL ALTERATIONS	\$ 811.78	\$ 80,000.00
4/16/26	26 - 054	JARAD ALBERT	OVER THE TOP ROOFING & ASSOC., LLC	1508 S. CLIFF DRIVE	ROOF REPAIR	\$ 168.00	\$ 14,000.00
4/20/26	26 - 065	NEAL G. BUTLER	DIAZ RESIDENTIAL CONSTRUCTION	1602 AIDA COURT	ROOF REPAIR	\$ 87.00	\$ 4,995.00
4/20/26	26 - 066	STEVEN & REBECCA BONGERS	DIAZ RESIDENTIAL CONSTRUCTION	504 JEFF KING STREET	ROOF REPAIR	\$ 213.00	\$ 18,995.00
4/21/26	26 - 056	DOMINICK D. CHICHARELLO	ERIE CONSTRUCTION MID-WEST LLC.	315 LOW MOUNTAIN STREET	ROOF REPAIR	\$ 319.00	\$ 32,214.00
4/21/26	26 - 061	AMANDA R. HENRY	ERIE CONSTRUCTION MID-WEST LLC.	420 MCKEE STREET	ROOF REPAIR	\$ 371.00	\$ 40,160.00
4/21/26	26 - 067	LAVA SMOKE SHOP	OM 2000 CONSTRUCTION, INC.	1208 E. HISTORIC HIGHWAY 66	COMMERCIAL ALTERATIONS	\$ 262.15	\$ 14,000.00
4/23/26	25 - 215	EDDIE & EUNICE QUANDELACY	MERRILL FENCE COMPANY, LLC.	302 STAGECOACH ROAD	FENCE / RETAINING WALL	\$ 87.00	\$ 4,050.00
4/24/26	26 - 068	CHRISTOPHER ACEVEDO SR.	DIAZ RESIDENTIAL CONSTRUCTION	1600 PONY CIRCLE	ROOF REPAIR	\$ 150.00	\$ 11,500.00
4/27/26	26 - 062	RICO MOTOR COMPANY	GALLUP FENCE CO.	509 W. AZTEC AVENUE	FENCE / RETAINING WALL	\$ 115.00	\$ 6,500.00
4/27/26	26 - 070	POINT S AMERICAN TIRES	OWNER	1001 W. COAL AVENUE	COMMERCIAL ALTERATIONS	\$ 178.45	\$ 8,000.00
4/24/26	26 - 071	VERNON & MATILDA JOE	RED DIRT CONSTRUCTION	3199 BLUE HILL AVENUE	ROOF REPAIR	\$ 213.00	\$ 18,751.00
4/27/26	26 - 072	COLLEEN YAZZIE	RED DIRT CONSTRUCTION	301 VALLEY VIEW ROAD	ROOF REPAIR	\$ 177.00	\$ 14,380.00
4/27/26	26 - 080	AYED AWAD	DOMINGUEZ CONSTRUCTION INC.	3400 CHURCHROCK STREET	ROOF REPAIR	\$ 123.00	\$ 9,000.00
4/30/26	26 - 082	SUSAN CLEMENTE	HEMBLEN CONSTRUCTION LLC.	3626 ZIA DRIVE	RESIDENTIAL ADDITIONS	\$ 380.40	\$ 25,000.00
TOTALS:						\$ 10,321.54	\$ 1,299,133.00

5 RESIDENTIAL ADDITIONS / ALTERATIONS
4 COMMERCIAL ADDITIONS / ALTERATIONS
1 EXCAVATION / GRADING
12 ROOF REPAIR
5 FENCE / RETAINING WALL
27 TOTAL PERMITS