

**PLANNING AND ZONING COMMISSION
AGENDA****Wednesday, January 14th, 2026, 6:00 p.m.
City Hall Council Chambers****The meeting will be accessible through the City of Gallup's Facebook Page:**<https://www.facebook.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 November 12th, 2025 Meeting Minutes

Approval of December 23rd, 2025 Special Meeting Minutes**PUBLIC HEARINGS****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.**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.**INFORMATION ITEMS****ITEM THREE:** City Council Actions Taken**ITEM FOUR:** P&Z Commissioner Attendance 2025**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

Adjourn

Minutes

Regular Meeting November 12, 2025

(Minutes will be disseminated prior to
the January 14, 2026 meeting)

Minutes

Special Meeting December 23, 2025

(Minutes will be disseminated prior to
the January 14, 2026 meeting)



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
David Eason, City Attorney

January 8, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Case No. REZ2025-00600005: Resolution No. RP2026-2, request by Tafazzul Hussain, Afra Construction & Design on behalf of Ahmad Ayesh, property owner, for a change in zoning designation from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District for certain described real property.

BACKGROUND

Mr. Tafazzul Hussain, Afra Construction & Design on behalf of Mr. Ahmad Ayesh, property owner, has petitioned the City of Gallup Planning and Zoning Commission for a change in zoning designation from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District for certain real property located at 1605 through 1701 Mark Avenue; more particularly described as, Lots 1 thru 9, Replat No. 1 of Lots 1 & 2, Sunrise Subdivision containing approximately 12.6493 acres M/L.

DISCUSSION

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

Subject property is currently zoned Single-Family Residential Type C (SFR-C) Zone District and contains nine (9) individual lots. 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.

Section 10-5-B-d-i4 of the City of Gallup Land Development Standards sets forth minimum criteria for zoning map amendments. A copy of Section 10-5-B-d-i4 is included in your agenda packet and marked as "Exhibit A" for your review.

It is the findings of staff that the proposed zoning map amendment meets the following criteria:

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

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

FINDINGS OF FACT AND CONCLUSION OF LAW

It is the findings of staff that Section 10-5-B-d-i4 sets forth criteria for Zoning Map Amendments as shown in "Exhibit A". 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 following criteria:

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

Staff recommends approval of Resolution No. RP2026-2 for the zone change request from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District for the properties as described above.

RESOLUTION NO. RP2026-2

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

WHEREAS, Mr. Ahmad Ayesh, property owner, has petitioned the Gallup Planning and Zoning Commission for a change in zoning designation from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District for certain real property located at 1605 through 1701 Mark Avenue; more particularly described as, Lots 1 thru 9, Replat No. 1 of Lots 1 & 2, Sunrise Subdivision containing approximately 12.6493 acres M/L; and

WHEREAS, a change in zone designation is being requested in order to allow for development of a multi-family residential apartment complex within the properties described above; and

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

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

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

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

WHEREAS, it is the findings of staff that the proposed zoning map amendment meets the following grounds for approval:

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

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

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

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

1. The application, Case #REZ2025-00600005, for a change in zoning designation from Single-Family Residential Type C (SFR-C) Zone District to Multi-Family Residential High (MFRH) Zone District for certain real property as described above is hereby [] granted [] denied.
2. The rezone if approved is subject to compliance with the regulations of the Multi-Family Residential High (MFRH) Zone District.
3. The rezone pertains only to the properties described herein.

PASSED, ADOPTED AND APPROVED THIS 14TH DAY OF JANUARY 2026

CITY OF GALLUP, MCKINLEY COUNTY

BY: _____
KENT WILSON, CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST:

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

Exhibit “A”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

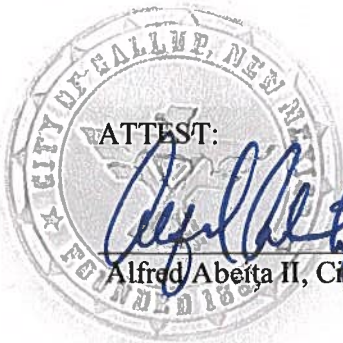
PASSED, ADOPTED AND APPROVED on this 24th day of May, 2022.

CITY OF GALLUP


Louie Bonaguidi, Mayor

ATTEST:


Alfred Abera II, City Clerk



APPLICATION FOR REZONING (ZONE CHANGE)

AMENDMENTS TO THE OFFICIAL ZONING MAP OR TEXT OF THE ZONING ORDINANCE ARE INITIATED BY APPLICATION TO THE CITY ON PRESCRIBED FORMS. EACH APPLICATION FOR ANY AMENDMENT TO THE OFFICIAL ZONING MAP MUST BE ACCOMPANIED BY AN ACCURATE PLOT PLAN, SITE PLAN, BUILDING DEVELOPMENT PLAN, SKETCH PLAN, PROGRAM OR DEVELOPMENT, OR OTHER RELATED MATERIAL AND INFORMATION AS REQUIRED BY THE CITY. AFTER AN APPLICATION FOR AN AMENDMENT IS ADVERTISED FOR PUBLIC HEARING BY THE PLANNING & ZONING COMMISSION, ANOTHER APPLICATION FOR A CHANGE FOR THE SAME PROPERTY OF THE TEXT MAY NOT BE FILED WITHIN TWELVE (12) MONTHS FROM THE DATE OF FINAL ACTION BY THE GOVERNING BODY ON THE APPLICATION.

PROPERTY OWNER INFORMATION:

Name: AHMAD AYESH
Address: ~~106 W. HWY. 66~~ 105 W. HWY 66 City: GALLUP State: NM Zip Code: 87301
Telephone: (505) 722 6807 Fax: _____

APPLICANT INFORMATION:

Name: TAFAZZUL HUSSAIN / AFRA CONSTRUCTION & DESIGN
Address: 2501 YALE BLVD. SE, SUITE 102 City: ALBUQUERQUE State: NM Zip Code: 87106
Telephone: (505) 242 1745 Fax: (505) 242 1737

1605-1701
SITE ADDRESS: MARK AVENUE LEGAL DESCRIPTION: Lot: _____ Block: _____ Subdivision: _____
Other (if not lot and block): LOT 1-9 OF REPLAT NO. 1 OF LOTS 1 & 2, SUNRISE SUBDIVISION (SITUATED IN THE SE/4 OF THE SW1/4 SECTION 14, TOWNSHIP 15, NORTH OF RANGE 18 WEST, N.M.P.H., MCKINLEY COUNTRY)
TOTAL SITE ACREAGE: ~~12.75~~ 12.6493 DESCRIPTION OF REQUESTED USE: MULTI-FAMILY DWELLINGS (97 STUDIO UNITS, 75 ONE BEDROOM UNITS, AND 59 TWO BEDROOM UNITS)

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

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

REASON(S) FOR THE REQUESTED CHANGE: SEE THE ATTACHMENT

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

AHMAD AYESH
Print Property Owner's Name

Ahmad Ayesh
Signature

12/3/2025
Date

TAFAZZUL HUSSAIN
Print Applicant's Name

Tafazzul Hussain
Signature

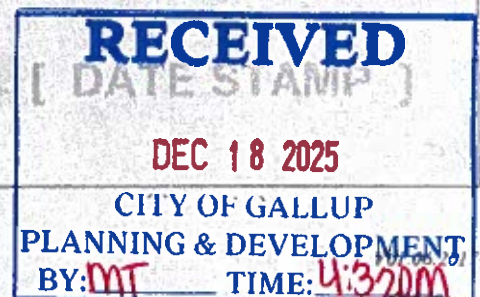
12/08/2025
Date

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

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

Fee Paid: \$ 445.00 Method of Payment: CHECK # 3358

Hearing Date: 1/14/26 Case #: 25-00600005



REASON(S) FOR THE REQUESTED CHANGE:

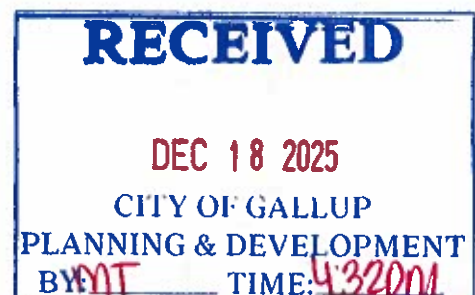
The requested zone change from SFR-C (Single-Family Residential) to MFRH (Multi-Family Residential – High Density) is necessary for us to allow the development of a 231-unit multi-family apartment complex as proposed for the subject property. The current SFR-C designation does not permit the density or the developer's vision for the city or the city's housing shortage issues, nor can it accommodate the mix of studio, one-bedroom, and two-bedroom units planned for the project. The proposed rezoning is consistent with the City of Gallup's rezoning criteria (§10-4K-2(A)), particularly as it relates to changing land-use needs, community housing demands, and the promotion of social and economic public benefits.

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

Furthermore, the project aligns with broader planning objectives by contributing to the community's housing supply, supporting workforce and market-rate housing needs, and promoting compact residential development patterns that serve the public interest. With approximately 350 parking spaces and full compliance with all applicable building codes, infrastructure standards, and development regulations, the project is designed to ensure compatibility with its surroundings and long-term community benefit.

We request the proposed MFRH zoning based on the following:

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



Dear Nikki Lee,

I hope you're doing well. Attached to this email, please find the following:

1. A check of \$445, payable to the City of Gallup for the rezoning application fee.
2. The completed rezoning application.
3. The property survey.
4. Preliminary design drawings.

This project's scope of work involves the development of a multi-family residential apartment complex located at Mark Avenue (Replat No. 1 of Lots 1 & 2, Sunrise Subdivision, situated in the SE/4 of SW1/4 of Section 14, Township 15, North of Range 18 West, N.M.P.M., in the City of Gallup).

The development will consist of **231 apartment units**, broken down as follows:

- 97 studio units
- 75 one-bedroom units
- 59 two-bedroom units

The site will provide approximately **350 parking spaces** to accommodate residents and visitors. The project will be designed in accordance with applicable building codes, rezoning requirements, and infrastructure standards.

Scope of work also includes:

1. Site preparation and grading
2. Utility infrastructure connections (water, wastewater, electric, gas, telecommunications)
3. Construction of multi-family residential buildings totaling 231 units
4. On-site parking facilities (351 spaces)
5. Pedestrian pathways and landscaping for community integration and accessibility
6. Compliance with fire, public works, and other city requirements

This project is intended to provide high-quality residential housing to meet the growing demand in Gallup, with emphasis on modern design, functionality, and community-focused amenities.

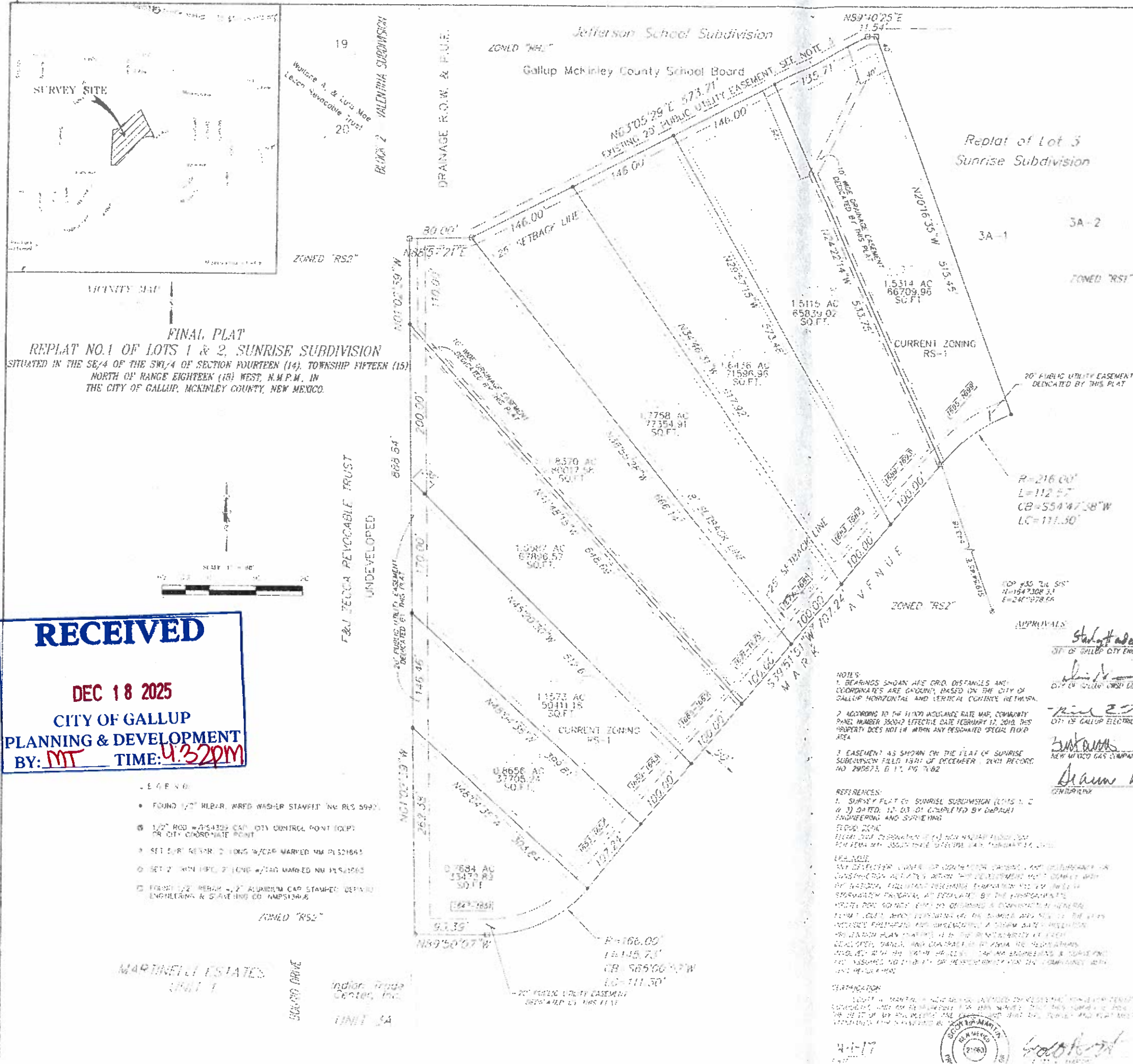
We would greatly appreciate it if you could confirm receipt and let me know if you need any additional information from us.

Thank you for your time and support.

Best,

Tafazzul Hussain AIA
Afra Construction & Design
2501 Yale Blvd. SE, Suite 102
Albuquerque, NM 87106
tel. (505) 242-1745, fax. (505) 242-1737





Know all men by these presents, that the foregoing SUBDIVISION of that certain tract of land in the SW/4 of Section 14, T15N, R10W, N.M.P.M., Gallup, McKinley County, New Mexico being described to wit:

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

Containing 12.6449 acres of land more or less, now surveyed and platted as shown herein, comprising the tract known as "REPLAT NO. 1 OF LOTS 1 & 2, SUNRISE SUBDIVISION" in Gallup, McKinley County, New Mexico as appears on this plat to which this dedication is attached and made a part hereof and this plat has been submitted to the City of Gallup as by statute provided and is with the free consent and in accordance with the desires of the undersigned owners of the land acknowledged in a manner required for acknowledgment of deeds Electric, telephone, gas, water, sewer and cable television facilities and other franchises 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 herein are dedicated to the public for its use forever. The easements as shown herein are granted for underground pipelines, overhead and underground cables, poles, anchors, conductors, conduits, transformer installation (including padmount and curbside) buildings, manholes, service facilities and all other necessary equipment for an underground or aerial distribution system, together with overhanging or service wire and with the rights of ingress and egress therefor 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. With the undersigned owners with free consent, hereby set our hand and seal

STATE OF NEW MEXICO
COUNTY OF MCKINLEY
THE FOREGOING DEDICATION AND AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF April, 2017

My Commission Expires 4/30/20

Paul Monte
NOTARY PUBLIC

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

Ahmad Ayesh
AHMAD AYESH, OWNER
April 3, 2017
DATE

APPROVALS

Starlight Adams 4/6/17
CITY OF GALLUP CITY ENGINEER

Jim K... 4-4-2017
CITY OF GALLUP ZONING DIRECTOR

Kim E... 4/9/2017
CITY OF GALLUP ELECTRIC DIRECTOR

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

Deann Wilkoff
ENGINEER

NOTES:
1. BEARINGS SHOWN ARE GRID DISTANCES AND COORDINATES ARE GRID BASED ON THE CITY OF GALLUP HORIZONTAL AND VERTICAL CURVE NETWORK.
2. ACCORDING TO THE PLANNING AND ZONING MAP, COMMUNITY PLAN NUMBER 3500-02 EFFECTIVE DATE FEBRUARY 17, 2010, THIS PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED SPECIAL FLOOD AREA.
3. EASEMENT AS SHOWN ON THE PLAT OF SUNRISE SUBDIVISION FILED 12/12/01 RECORD NO. 295873, B. 1, PG. 16-2

REFERENCES:
1. SURVEY PLAT OF SUNRISE SUBDIVISION (LOTS 1, 2 & 3) DATED 12-03-01 COMPLETED BY DEPAUL ENGINEERING AND SURVEYING
2. FLOOD ZONE MAP FOR THE CITY OF GALLUP, NEW MEXICO, DATED 12-03-01 COMPLETED BY DEPAUL ENGINEERING AND SURVEYING

EXPLANATION:
ALL DISTANCES SHOWN ARE GRID DISTANCES AND COORDINATES ARE GRID BASED ON THE CITY OF GALLUP HORIZONTAL AND VERTICAL CURVE NETWORK.
ALL DISTANCES SHOWN ARE GRID DISTANCES AND COORDINATES ARE GRID BASED ON THE CITY OF GALLUP HORIZONTAL AND VERTICAL CURVE NETWORK.
ALL DISTANCES SHOWN ARE GRID DISTANCES AND COORDINATES ARE GRID BASED ON THE CITY OF GALLUP HORIZONTAL AND VERTICAL CURVE NETWORK.

CERTIFICATION:
I, SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT CONTAINED HEREIN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO.

CERTIFICATION OF ACCEPTANCE AND AFFIDAVIT
THE ABOVE DESCRIBED SUBDIVISION AND CONVEYANCE OF THE DEDICATION OF RIGHTS OF WAY, EASEMENTS AND SITES FOR CITY USE AND THE PLAT THEREON UPON WHICH THIS CERTIFICATE APPEARS IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, NEW MEXICO, THIS 8 DAY OF Feb, 2017.

ATTEST:
[Signature]
SECRETARY
[Signature]
CHAIRMAN, PLANNING AND ZONING COMMISSION

CERTIFICATE OF FILING
I, THE UNDERSIGNED CLERK AND EX-OFFICIO RECORDER OF THE CITY OF GALLUP, NEW MEXICO, A MUNICIPAL CORPORATION OF THE STATE OF NEW MEXICO WITHIN THE COUNTY OF MCKINLEY, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED IN MY OFFICE AS PROVIDED BY LAW ON THE 03 DAY OF April, 2017.

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

CERTIFICATE OF FILING
I, *Lorenda Vasquez*, COUNTY CLERK AND EX-OFFICIO RECORDER FOR MCKINLEY COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT CONTAINED HEREIN WAS FILED IN MY OFFICE AS PROVIDED BY LAW ON THE 03 DAY OF April, 2017.

Lorenda Vasquez
CLERK AND EX-OFFICIO RECORDER
MCKINLEY COUNTY, NEW MEXICO

TAX CERTIFICATE
ACCOUNT NUMBERS: 8639013 AND 8700269

David C. Br... HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID BY THE HEREIN DESCRIBED PROPERTY THE LAST 10 YEARS INCLUDING THE YEARS UP 2017.

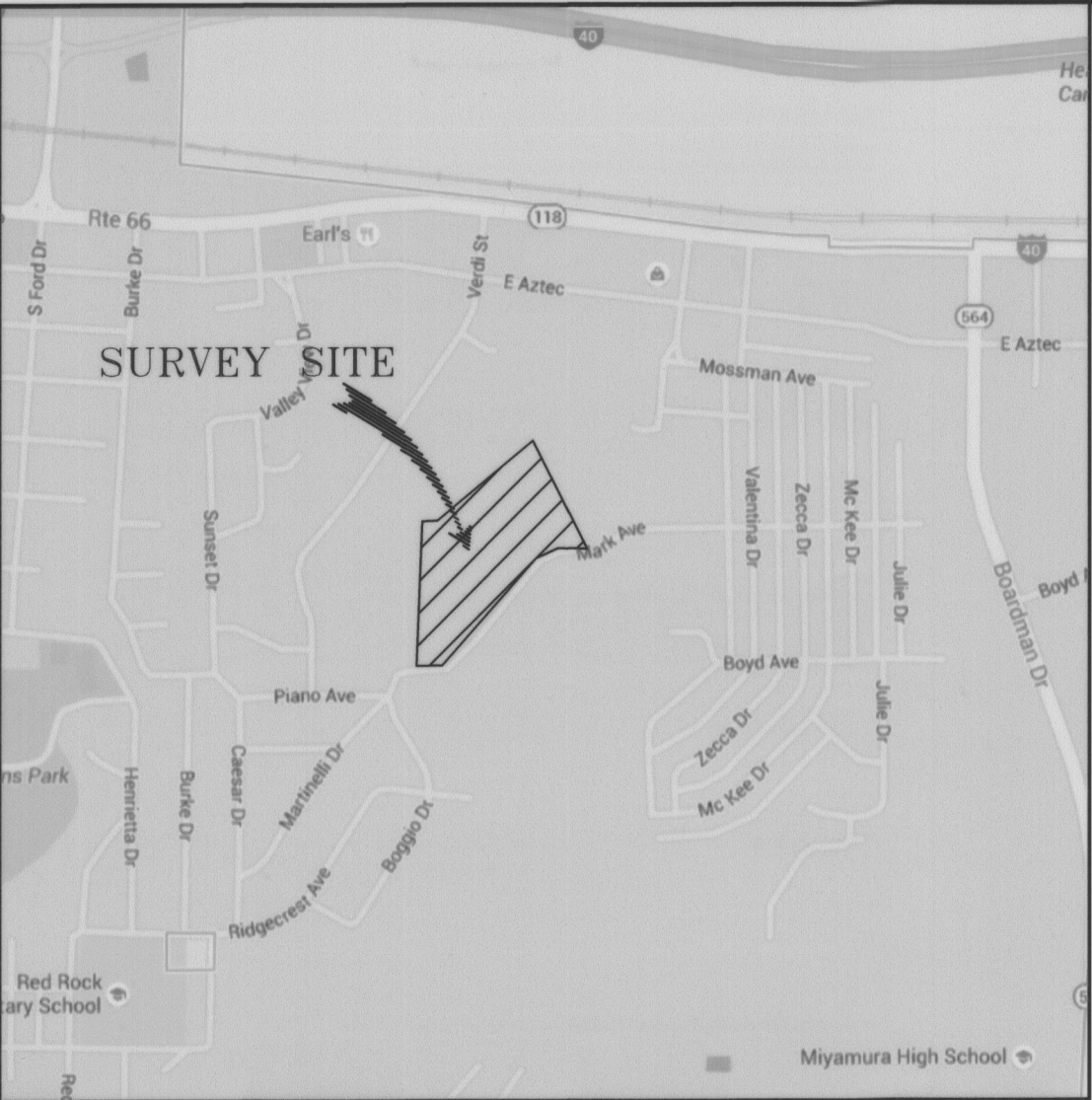
Paul Monte
Sakura Engineering & Surveying
April 10, 2017
DATE

RECEIVED
DEC 18 2025
CITY OF GALLUP
PLANNING & DEVELOPMENT
BY: MT TIME: 4:32PM

- LEGEND
- FOUND 1/2" REBAR, W/RED WASHER STAFFIT "N" R/S 5992
 - 1/2" ROD W/4-54329 CAP, CITY CONTROL POINT (CPL) OR CITY COORDINATE POINT
 - SET 2" REBAR, 2" LONG W/CAP MARKED "M" R/S 21663
 - SET 2" IRON PIPE, 2' LONG W/1" CAP MARKED "N" R/S 21663
 - FOUND 1/2" REBAR, 4" LONG ALUMINUM CAP STAMPED "DEPAUL ENGINEERING & SURVEYING CO. AMPS/30-6"

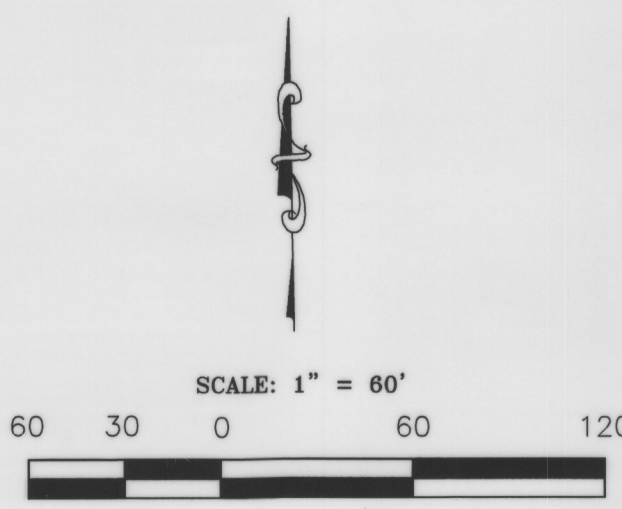
MARTINELL ESTATES
PHASE 1

Indian Ridge
Center, Inc.
UNIT 34

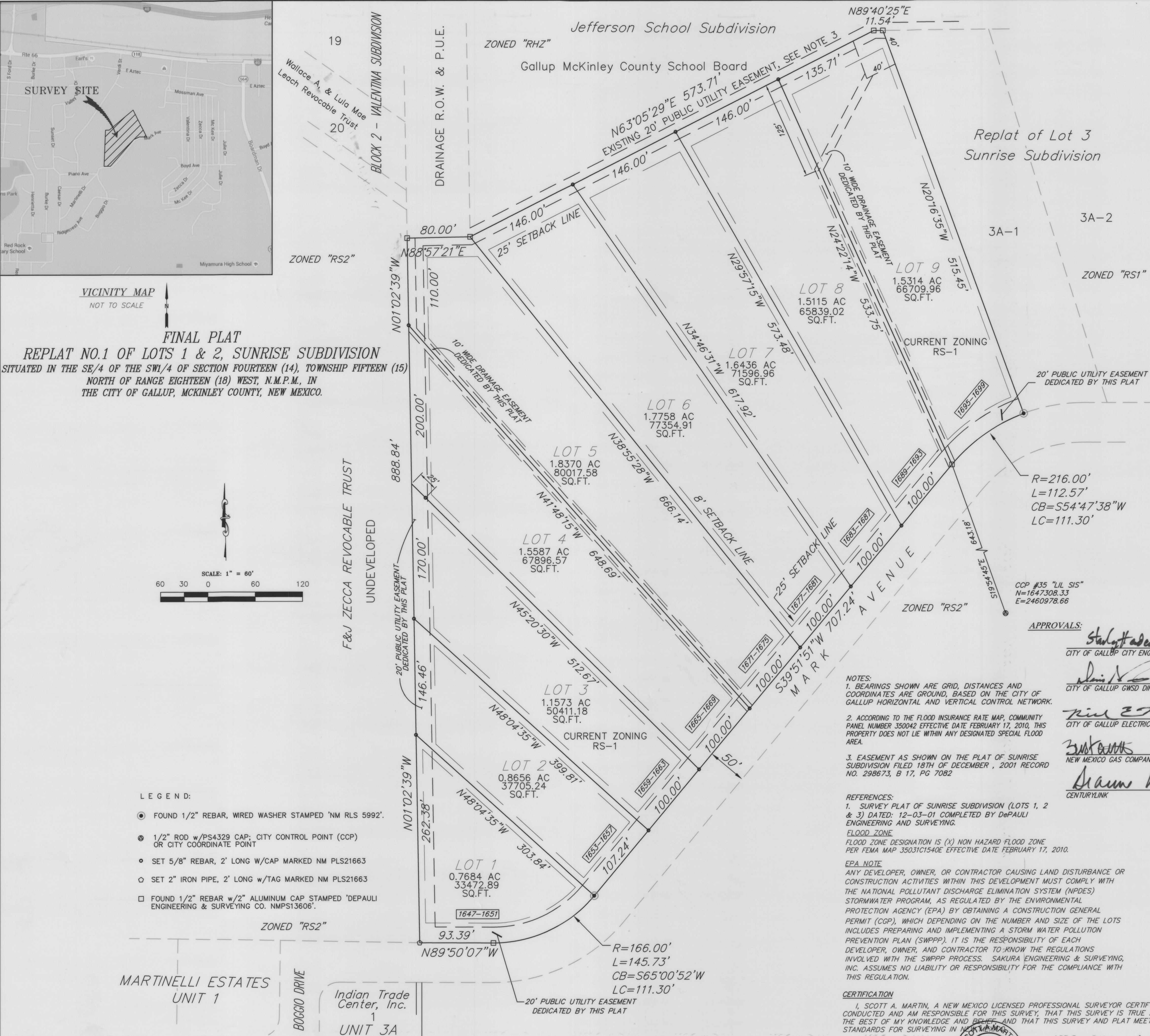


VICINITY MAP
NOT TO SCALE

FINAL PLAT
REPLAT NO.1 OF LOTS 1 & 2, SUNRISE SUBDIVISION
SITUATED IN THE SE/4 OF THE SW1/4 OF SECTION FOURTEEN (14), TOWNSHIP FIFTEEN (15)
NORTH OF RANGE EIGHTEEN (18) WEST, N.M.P.M., IN
THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO.



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



NOTES:
1. BEARINGS SHOWN ARE GRID, DISTANCES AND COORDINATES ARE GROUND, BASED ON THE CITY OF GALLUP HORIZONTAL AND VERTICAL CONTROL NETWORK.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 350042 EFFECTIVE DATE FEBRUARY 17, 2010, THIS PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED SPECIAL FLOOD AREA.
3. EASEMENT AS SHOWN ON THE PLAT OF SUNRISE SUBDIVISION FILED 18TH OF DECEMBER, 2001 RECORD NO. 298673, B 17, PG 7082

REFERENCES:
1. SURVEY PLAT OF SUNRISE SUBDIVISION (LOTS 1, 2 & 3) DATED: 12-03-01 COMPLETED BY DEPAULI ENGINEERING AND SURVEYING.
FLOOD ZONE
FLOOD ZONE DESIGNATION IS (X) NON HAZARD FLOOD ZONE PER FEMA MAP 35031C1540E EFFECTIVE DATE FEBRUARY 17, 2010.
EPA NOTE
ANY DEVELOPER, OWNER, OR CONTRACTOR CAUSING LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES WITHIN THIS DEVELOPMENT MUST COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PROGRAM, AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA) BY OBTAINING A CONSTRUCTION GENERAL PERMIT (CGP), WHICH DEPENDING ON THE NUMBER AND SIZE OF THE LOTS INCLUDES PREPARING AND IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE RESPONSIBILITY OF EACH DEVELOPER, OWNER, AND CONTRACTOR TO KNOW THE REGULATIONS INVOLVED WITH THE SWPPP PROCESS. SAKURA ENGINEERING & SURVEYING, INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE COMPLIANCE WITH THIS REGULATION.

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

4-1-17
DATE

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

OWNER'S CERTIFICATE

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

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

Containing 12.6449 acres of land more or less, now surveyed and platted as shown hereon, comprising the tract known as "REPLAT NO. 1 OF LOTS 1 & 2, SUNRISE SUBDIVISION" in Gallup, McKinley County, New Mexico as appears on this plat to which this dedication is attached and made a part hereof and this plat has been submitted to the City of Gallup as by statute provided and is with the free consent and in accordance with the desires of the undersigned owners of the land acknowledged in a manner required for acknowledgment of deeds. Electric, telephone, gas, water, sewer and cable television facilities and other franchised public utilities will be installed underground or overhead, in or along streets and alleys, utility easements, public areas and in lot owners' facilities. All installations shall conform with applicable local codes in effect. The streets, alleys, public ways and other public property as shown hereon are dedicated to the public for its use forever. The easements as shown hereon are granted for underground pipelines, overhead and underground cables, poles, anchors, conductors, conduits, transformer installation (including padmount and conventional) pullboxes, manholes, service facilities and all other necessary equipment for an underground or aerial distribution system, together with overhang or service wire and with the rights of ingress and egress thereto for the installation, operation, inspection, repair, maintenance, replacement and renewal thereof and also the right to trim interfering trees and shrubs. Permanent structures will not be permitted on or over any easement. Fences, sidewalks and driveway are hereby exempted but may be removed by recipient of this easement dedication. We the undersigned owners with free consent, hereby set our hand and seal.

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

Ahmad Ayesh
Ahmad Ayesh (Owner)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF MCKINLEY }
THE FOREGOING DEDICATION AND AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF April, 2017oy

My Commission Expires: 4/30/20
Paul J. M...
NOTARY PUBLIC

AFFIDAVIT

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

Ahmad Ayesh
AHMAD AYESH, OWNER

April 3, 2017
DATE

APPROVALS:

Stacy Adams 4/1/17
CITY OF GALLUP CITY ENGINEER
Darin V... 4-4-2017
CITY OF GALLUP CWSO DIRECTOR
Rick E... 4/4/2017
CITY OF GALLUP ELECTRIC DIRECTOR
B... 4-7-17
NEW MEXICO GAS COMPANY
D...
CENTURYLINK

CERTIFICATION OF ACCEPTANCE AND APPROVAL

THE ABOVE DESCRIBED SUBDIVISION AND CONDITIONAL ACCEPTANCE OF THE DEDICATION OF RIGHTS OF WAY, EASEMENTS AND SITES FOR CITY USE AND THE PLAT THEREOF UPON WHICH THIS CERTIFICATE APPEARS IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, NEW MEXICO, THIS 8 DAY OF Feb, 2017.

ATTEST:

SECRETARY
CHAIRMAN, PLANNING AND ZONING COMMISSION

CERTIFICATE OF FILING

I, THE UNDERSIGNED CLERK AND EX-OFFICIO RECORDER OF THE CITY OF GALLUP, NEW MEXICO, A MUNICIPAL CORPORATION OF THE STATE OF NEW MEXICO WITHIN THE COUNTY OF MCKINLEY, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS DULY FILED IN MY OFFICE AS PROVIDED BY LAW ON THE 10 DAY OF April, 2017.

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

CERTIFICATE OF FILING

I, Leranda Vasquez 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 10th DAY OF April, 2017.

CLERK AND EX-OFFICIO RECORDER
MCKINLEY COUNTY, NEW MEXICO

TAX CERTIFICATE

ACCOUNT NUMBERS: R638013 AND R300269

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

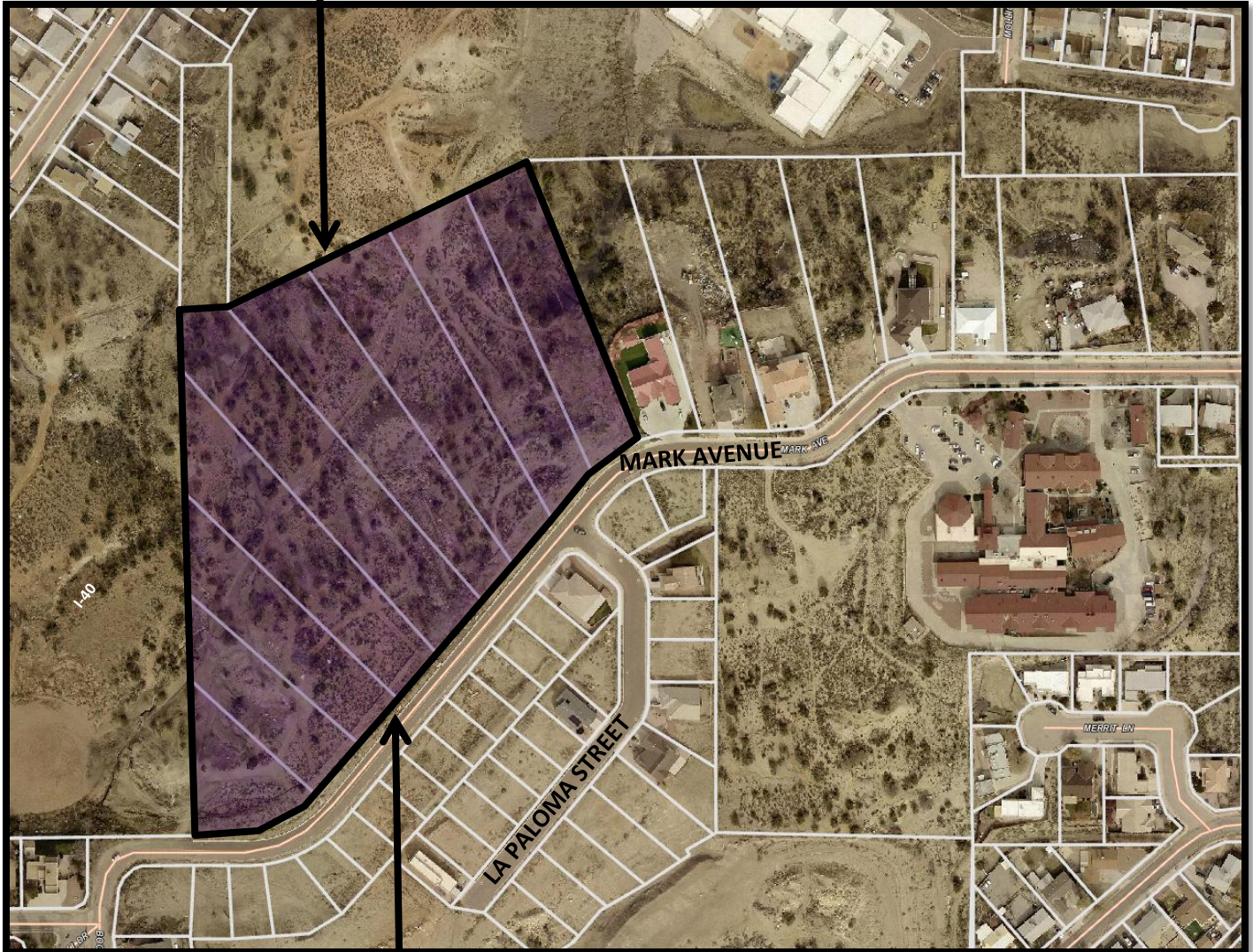
SIGNATURE:
Sakura
Engineering & Surveying
125 WEST MAIN STREET FARMINGTON, NEW MEXICO 87401
PHONE: 505.564.2139 ~ FAX: 505.564.2310
SHEET 1 OF 1

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

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.

AERIAL IMAGERY



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.

SITE PHOTOS



December 30, 2025

MEMORANDUM

TO: GALLUP TASK FORCE

- C.B. Strain, Planning & Development Director
- Chance Peterson, Public Works Department
- Sathya Ganesan, Water Engineer
- Robert (Redd) Gashytewa, Wastewater Superintendent
- Marita Joe, Electrical Engineering Manager
- Jon Pairett, GFD, Fire Chief
- 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
 Charles (Chuck) Nourse, Electric Director
 Robert Hamblen, Public Works Director
 John Lastyona, Public Works Department

CASE #: REZ2025-00600005
PROJECT NAME: Rezone 12.6493 acres M/L from Single-Family Residential C (SFR-C) to Multi-Family Residential High (MFRH) Zone District
PROPERTY OWNER: Ahmad Ayesah
PROJECT LOCATION: 1605-1701 Mark Avenue / Lots 1 thru 9, Replat No. 1 of Lots 1 & 2, Sunrise Sub. Containing a Total of 12.6493 acres M/L
DESCRIPTION: REZONE The property owner is requesting the nine (9) lots described above be granted a zone change from Single-Family Residential C (SFR-C) to Multi-Family Residential High (MFRH) Zone District. The reason for the rezone is so the property owner can build multi-family dwellings, which is not allowed in the existing SFR-C Zone District. The proposed rezone to the MFRH Zone District will support the housing need in Gallup. The rezone request will be heard by the Planning and Zoning Commission as soon as possible, any conditions for approval should be included in staff's recommendation to the Commission. ELECTRONIC COMMENTS ARE DUE BY: FRIDAY, JANUARY 2, 2026 @ 3 PM

NO Task Force Meeting has been scheduled

COMMUNITY PLANNER COMMENTS:

P1.) Request to rezone nine (9) lots from SFR-C to MFRH to allow for development of a multi-family apartment complex.

P2.) The Gallup City Council passed a housing emergency resolution expressing the need for more housing units within the City of Gallup, therefore the change in zoning designation from Single Family (SFR-C) to Multi-Family High (MFRH) is justified because it will serve the greater good of the public by providing multiple housing units as opposed to limited single family units as permitted in the SFR-C Zone District, thus better serving the citizens of the City of Gallup.

P3.) The criteria met by this request is as follows:

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

P4.) Ok to proceed to public hearing.

PUBLIC WORKS COMMENTS: No issues with the rezone. Any requirements will be addressed during the building permit process for the mentioned multi-family dwellings.

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

WASTEWATER DEPARTMENT COMMENTS: *No comments submitted by the given deadline. For more information, please contact:
Robert (Redd) Gashytewa, Wastewater Superintendent
505-619-2390
rgashytewa@gallupnm.gov*

ELECTRIC DEPARTMENT COMMENTS: Electric has no issues with rezone. Any electric line extensions to the propose development will be addressed during the building permit review.

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

SOLID WASTE COMMENTS: No Solid Waste Issues.

CENTURYLINK COMMENTS: Lumen will need an agreement with the developer if they want communications provided by Lumen.

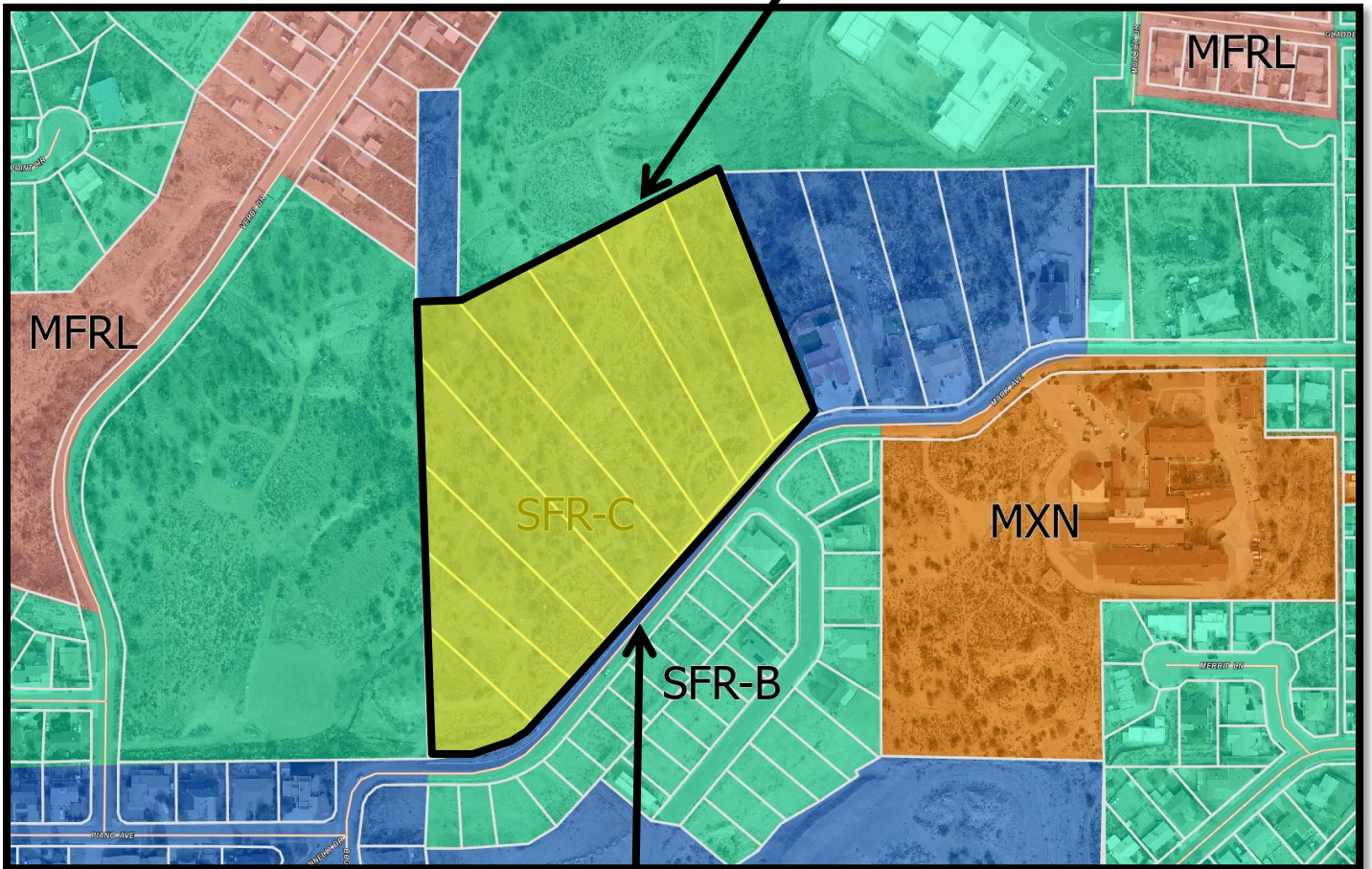
NM GAS COMPANY WILL NOT BE SUBMITTING COMMENTS BEING THAT THEY DO NOT NEED TO REVIEW A REZONE REQUEST.

COMCAST COMMENTS: Comcast has no conflict with this application.

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

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.

AREA MAP



Letters sent 01/02/2026

Request by Tafazzul Hussain, Afra Construction & Design on behalf of Ahmad Ayesah, 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.

ADDRESS LIST

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

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

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

23. LITTLE SISTERS OF THE
POOR
1900 MARK AVE.
GALLUP, NM 87301
A TRACT OF LAND CONT.
11.138 ACS M/L IN THE SE $\frac{1}{4}$
SW $\frac{1}{4}$ WITHIN SEC. 14 T15 R18,
AKA/J.C. TURPEN ADDN.
AKA. TRACT A&B WEST OF
ZECCA HEIGHTS
R206175

AGENT:

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



January 8, 2026

MEMORANDUM

TO: Planning and Zoning Commission

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

REF: Annual Open Meetings Act, Resolution No. RP2026-1

BACKGROUND

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 attached Resolution No. RP2026-1 is presented to the Board for consideration and approval.

DISCUSSION

The Open Meetings Act itself does not set out specific requirements, other than a written agenda must be made available seventy-two (72) hours in advance of each meeting. However, the Attorney General recommends the following:

1. Regular meetings (second [2nd] Wednesday of each month at 6:00 p.m.), ten (10), days' notice, with exception of notice requirements set out in the City of Gallup Land Development Standards (LDS), and mandated by New Mexico State Statute, requiring ten (10) days' notice.
2. Special meetings, three (3), days' notice.
3. Emergency meetings, twenty-four (24) hours notice, with exception being a threat of personal injury or property damage.
4. Procedure for notice to the news media.
5. Provisions regarding compliance with ADA requirements, with the contact person being the City Clerk.

RECOMMENDATION

Staff recommends the Board approve the attached resolution RP2026-1, as written to incorporate policy for providing reasonable notice for the Planning and Zoning Commission public meetings.

RESOLUTION NO. RP2026-1

ANNUAL DETERMINATION OF NOTICE UNDER THE OPEN MEETING ACT

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

WHEREAS, Section 10-15-1(B) of the Open Meetings Act (NMSA 1978, Sections 10-15-1 to - 4), states that, except as may be otherwise provided in the Constitution or the provisions of the Open Meetings Act, all meetings of a quorum of members of any board, council, commission, administrative adjudicatory body or other policy making body of any state or local public agency held for the purpose of formulating public policy, discussing public business or for the purpose of taking any action within the authority of or the delegated authority of such body, are declared to be public meetings open to the public at all times; and

WHEREAS, any meetings subject to the Open Meetings Act at which the discussion or adoption of any proposed resolution, rule, regulation or formal action occurs shall be held only after reasonable notice to the public; and

WHEREAS, Section 10-15-1(D) of the Open Meetings Act requires the Gallup Planning and Zoning Commission to determine annually what constitutes reasonable notice of its public meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Gallup that:

1. All meetings shall be held at the Council Chambers of City Hall, at the corner of Second (2nd) Street and Aztec Avenue, Gallup, New Mexico at 6:00 p.m., or as indicated in the meeting notice.
2. Unless otherwise specified, regular meetings shall be held each month on the second (2nd) Wednesday. The agenda will be available at least seventy-two (72) hours prior to the meeting from the Gallup City Clerk, whose office is located in City Hall, at 110 West Aztec Avenue, on the north east corner of South Second (2nd) Street and Aztec Avenue, Gallup, New Mexico. The agenda will also be posted at the offices City Hall and on the City of Gallup's web site at www.gallupnm.gov.
3. Notice of regular meetings described in Paragraph 2 will be given ten (10) days in advance of the meeting date. The notice will include a copy of the agenda or information on how a copy of the agenda may be obtained. If not included in the notice, the agenda will be available at least seventy-two (72) hours before the meeting and posted on the City of Gallup's web site at www.gallupnm.gov.
4. Special meetings may be called by the Chairman or a majority of the members of the Gallup Planning and Zoning Commission upon three (3) days' notice. The notice for a special meeting shall include an agenda for the meeting or information on how a

copy of the agenda may be obtained. The agenda will be available at least seventy-two (72) hours before the meeting and posted on the City of Gallup's website at www.gallupnm.gov.

5. Emergency meetings will be called only under unforeseen circumstances that demand immediate action to protect the health, safety and property of citizens or to protect the public body from substantial financial loss. The Gallup Planning and Zoning Commission will avoid emergency meetings whenever possible. Emergency meetings may be called by the Chairman or a majority of the members of the Gallup Planning and Zoning Commission with twenty-four (24) hours prior notice, unless treat of personal injury or property damage requires less notice. The notice of all emergency meetings shall include an agenda for the meeting or information on how the public may obtain a copy of the agenda. Within ten days of taking action on an emergency matter, the Gallup Planning and Zoning Commission will notify the Attorney General's Office.
6. For the purposes of regular meetings described in Paragraph 3 of this resolution, notice requirements are met if notice of the date, time, place and agenda is placed in newspapers of general circulation in the state and posted in the following locations: At the offices City Hall and on the City of Gallup's web site at www.gallupnm.gov. Copies of the written notice shall also be mailed to those broadcast stations licensed by the Federal Communications Commission and newspapers of general circulation that have made a written request for notice of public meetings.
7. For the purposes of special meetings and emergency meetings described in Paragraphs 4 and 5, notice requirements are met if notice of the date, time, place and agenda is provided by telephone to newspapers of general circulation in the state and posted in the offices of City Hall. Telephone notice also shall be given to those broadcast stations licensed by the Federal Communications Commission and newspapers of general circulation that have made a written request for notice of public meetings.
8. In addition to the information specified above, all notices shall include the following language:

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City of Gallup Planning and Development Department at (505) 863-1240 at least one (1) week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided on various accessible formats. Please contact the City of Gallup Planning and Development Department at (505) 863-1240 if a summary or other type of accessible format is needed.

9. The Gallup Planning and Zoning Commission may close a meeting to the public only if the subject matter of discussion or action is excepted from the open meeting requirement under Section 10-15-1 (H), of the Open Meetings Act.
- A. If any meeting is closed during an open meeting, such closure shall be approved by a majority vote of a quorum of the Gallup Planning and Zoning Commission taken during the open meeting. The authority for the closed meeting and the subjects to be discussed shall be stated with reasonable specificity in the motion to close and the vote of each individual member on the motion to close shall be recorded in the minutes. Only those subjects specified in the motion may be discussed in the closed meeting.
 - B. If a close meeting is conducted when the Gallup Planning and Zoning Commission is not in an open meeting, the closed meeting shall not be held until public notice, appropriate under the circumstances, stating the specific provision of law authorizing the closed meeting and the subjects to be discussed with reasonable specificity, is given to the members and to the general public.
 - C. Following completion of any closed meeting, the minutes of the open meeting that was closed, or the minutes of the next open meeting if the closed meeting was separately scheduled, shall state whether the matters discussed in the closed meeting were limited only to those specified in the motion or notice for closure.
 - D. Except as provided in Section 10-15-1 (H) of the Open Meeting Act, any action taken as a result of discussions in a closed meeting shall be made by vote of the Gallup Planning and Zoning Commission in an open public meeting.
9. Nothing in this Resolution shall alter any legal requirement for greater or different notice of any specific public hearing.

**PASSED, ADOPTED, AND APPROVED THIS 14TH DAY OF JANUARY 2026 BY THE
GALLUP PLANNING AND ZONING COMMISSION**

BY: _____
KENT WILSON, CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST: _____
Clyde (C.B.) Strain, Planning and Development Director
Secretary to the Planning and Zoning Commission

Summary of City Council Actions

November & December 2025

[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:	NOVEMBER	YEAR TO DATE: 2025	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	1	\$ 79,900.00	12	\$ 290,890.00
RESIDENTIAL STORAGE SHED	2	\$ 12,575.00	3	\$ 23,043.00
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	1	\$ 15,000.00
RESIDENTIAL SITE PERMITS	0	\$ -	0	\$ -
NEW COMMERCIAL BUILDINGS	1	\$ 1,300,000.00	7	\$ 11,289,076.00
COMMERCIAL ADDITIONS / ALTERATIONS	1	\$ 7,340.00	26	\$ 2,510,840.00
COMMERCIAL STORAGE SHED	0	\$ -	0	\$ -
COMMERCIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
COMMERCIAL SITE PERMITS	0	\$ -	1	\$ 50,000.00
NEW CHURCHES	0	\$ -	0	\$ -
CHURCH ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
RE-STUCCO / SIDING / DECKS	0	\$ -	4	\$ 33,000.00
NEW ASPHALT / ASPHALT OVERLAY / SEALCOAT	1	\$ 154,760.00	5	\$ 408,254.00
EXCAVATION / GRADING	0	\$ -	1	\$ -
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	13	\$ 228,610.00	120	\$ 2,078,631.00
DEMOLITION	0	\$ -	5	\$ 102,200.00
FENCE / RETAINING WALL	3	\$ 20,850.00	27	\$ 194,895.00
FOUNDATION ONLY - CHARGE	0	\$ -	0	\$ -
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
TOTAL PERMITS & VALUATION	22	\$ 1,804,035.00	212	\$ 16,995,829.00
TOTAL PERMIT FEES	\$ 12,413.01		\$ 111,956.68	

**CITY OF GALLUP
PLANNING & DEVELOPMENT DEPARTMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED
NOVEMBER 2025**

DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
11/3/25	25 - 231	REST-UP INN	MONARCH CONSTRUCTION, LLC.	2005 W. HISTORIC HIGHWAY 66	ROOF REPAIR	\$ 619.50	\$ 90,000.00
11/3/25	25 - 237	ADAM LEYBA	HOMEOWNER	1714 RED ROCK DRIVE	ROOF REPAIR	\$ 87.00	\$ 4,500.00
11/5/25	25 - 040	LITTLE SISTERS OF THE POOR	WEIL CONSTRUCTION, INC.	1900 MARK AVENUE	RESIDENTIAL ALTERATIONS	\$ 811.78	\$ 79,900.00
11/10/25	25 - 234	JOHN A. & DENISE S. PAREDES	AMERICAN STEEL CARPORTS, INC.	900 N. STRONG DRIVE	RESIDENTIAL STORAGE SHED	\$ 171.60	\$ 8,075.00
11/10/25	25 - 238	GABRIEL ARMIJO	HOMEOWNER	611 JULIE DRIVE	ROOF REPAIR	\$ 168.00	\$ 14,000.00
11/12/25	25 - 230	DANIEL SHEPARD	RHINO ROOFING, INC.	301 VANDENBOSCH PARKWAY	ROOF REPAIR	\$ 231.00	\$ 20,425.00
11/13/25	25 - 221	ROBERT A. & MICHELE MCINTOSH	HOMEOWNER	3403 ZIA DRIVE	ROOF REPAIR	\$ 123.00	\$ 9,000.00
11/13/25	25 - 228	ROSALINDA DECASTRO	CLEAR WATER CONSTRUCTION. PTNRS. INC.	111 W. HISTORIC HIGHWAY 66	COMMERCIAL ALTERATIONS	\$ 124.00	\$ 7,340.00
11/13/25	25 - 235	THE COMMUNITY PANTRY	MURPHY BUILDERS	1130 HASLER VALLEY ROAD	NEW ASPHALT	\$ 1,314.60	\$ 154,760.00
11/17/25	25 - 194	TONY S. SANCHEZ	GALLUP FENCE CO.	313 ZECCA DRIVE	FENCE / RETAINING WALL	\$ 105.00	\$ 6,500.00
11/18/25	25 - 236	MICHELLE L. HALL	HOMEOWNER	505 BURKE DRIVE	RESIDENTIAL STORAGE SHED	\$ 119.40	\$ 4,500.00
11/18/25	25 - 240	GALLUP ISLAMIC CENTER	DOMINGUEZ CONSTRUCTION INC.	3100 E. HISTORIC HIGHWAY 66	ROOF REPAIR	\$ 214.00	\$ 18,000.00
11/21/25	25 - 239	RIGO & ERNESTINE ROHAN	SB BUILDERS LLC.	308 DEBRA DRIVE	FENCE / RETAINING WALL	\$ 87.00	\$ 5,000.00
11/21/25	25 - 246	GURLEY PROPERTIES LTD.	GALLUP ROOFING, INC.	210 CEDAR HILLS DRIVE	ROOF REPAIR	\$ 168.00	\$ 13,600.00
11/21/25	25 - 247	GURLEY PROPERTIES LTD.	GALLUP ROOFING, INC.	214 CEDAR HILLS DRIVE	ROOF REPAIR	\$ 168.00	\$ 13,160.00
11/21/25	25 - 248	JOHN & ELEANOR SUTANTO	GALLUP ROOFING, INC.	1604 BOBELU CIRCLE	ROOF REPAIR	\$ 177.00	\$ 14,700.00
11/21/25	25 - 249	SHAFIQ A. CHAUDHORY, ETAL.	GALLUP ROOFING, INC.	1006 S. WOODROW DRIVE	ROOF REPAIR	\$ 159.00	\$ 12,225.00
11/21/25	25 - 250	GARP RENTALS PROPERTIES, LLC.	DOMINGUEZ CONSTRUCTION INC.	508B S. THIRD STREET	ROOF REPAIR	\$ 50.00	\$ 1,500.00
11/24/25	24 - 244	LONG JOHNS SILVERS	C&S DEVELOPMENT SERVICES, LLC.	1514 E. HISTORIC HIGHWAY 66	NEW COMMERCIAL BUILDINGS	\$ 7,269.13	\$ 1,300,000.00
11/24/25	25 - 216	CHURCH OF GOD IN CHRIST	MERRILL FENCE COMPANY, LLC	220 W. JEFFERSON AVENUE	FENCE / RETAINING WALL	\$ -	\$ 9,350.00
11/24/25	25 - 241	PARMINDER SINGH, ETAL.	OM 2000 CONSTRUCTION	3415 BOX CANYON AVENUE	ROOF REPAIR	\$ 132.00	\$ 10,000.00
11/25/25	25 - 255	SONIA SIU	SB BUILDERS LLC.	900 E. MESA AVENUE	ROOF REPAIR	\$ 114.00	\$ 7,500.00
TOTALS:						\$ 12,413.01	\$ 1,804,035.00

1 RESIDENTIAL ADDITIONS / ALTERATIONS
2 RESIDENTIAL STORAGE SHED
1 NEW COMMERCIAL BUILDINGS
1 COMMERCIAL ADDITIONS / ALTERATIONS
1 NEW ASPHALT / ASPHALT OVERLAY / SEALCOAT
13 ROOF REPAIR
3 FENCE / RETAINING WALL
22 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
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DESCRIPTION	MONTH OF:	DECEMBER	YEAR TO DATE: 2025	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	0	\$ -	12	\$ 290,890.00
RESIDENTIAL STORAGE SHED	0	\$ -	3	\$ 23,043.00
RESIDENTIAL GARAGES & CARPORTS	1	\$ 4,000.00	2	\$ 19,000.00
RESIDENTIAL SITE PERMITS	0	\$ -	0	\$ -
NEW COMMERCIAL BUILDINGS	0	\$ -	7	\$ 11,289,076.00
COMMERCIAL ADDITIONS / ALTERATIONS	0	\$ -	26	\$ 2,510,840.00
COMMERCIAL STORAGE SHED	1	\$ 4,200.00	1	\$ 4,200.00
COMMERCIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
COMMERCIAL SITE PERMITS	0	\$ -	1	\$ 50,000.00
NEW CHURCHES	0	\$ -	0	\$ -
CHURCH ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
RE-STUCCO / SIDING / DECKS	0	\$ -	4	\$ 33,000.00
NEW ASPHALT / ASPHALT OVERLAY / SEALCOAT	0	\$ -	5	\$ 408,254.00
EXCAVATION / GRADING	0	\$ -	1	\$ -
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	6	\$ 142,175.00	126	\$ 2,220,806.00
DEMOLITION	0	\$ -	5	\$ 102,200.00
FENCE / RETAINING WALL	1	\$ 6,000.00	28	\$ 200,895.00
FOUNDATION ONLY - CHARGE	0	\$ -	0	\$ -
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECK	0	\$ -	0	\$ -
TOTAL PERMITS & VALUATION	9	\$ 156,375.00	221	\$ 17,152,204.00
TOTAL PERMIT FEES	\$ 1,729.60		\$ 113,686.28	

**CITY OF GALLUP
PLANNING & DEVELOPMENT DEPARTMENT**

**MONTHLY COMPILATION OF PERMITS ISSUED
DECEMBER 2025**

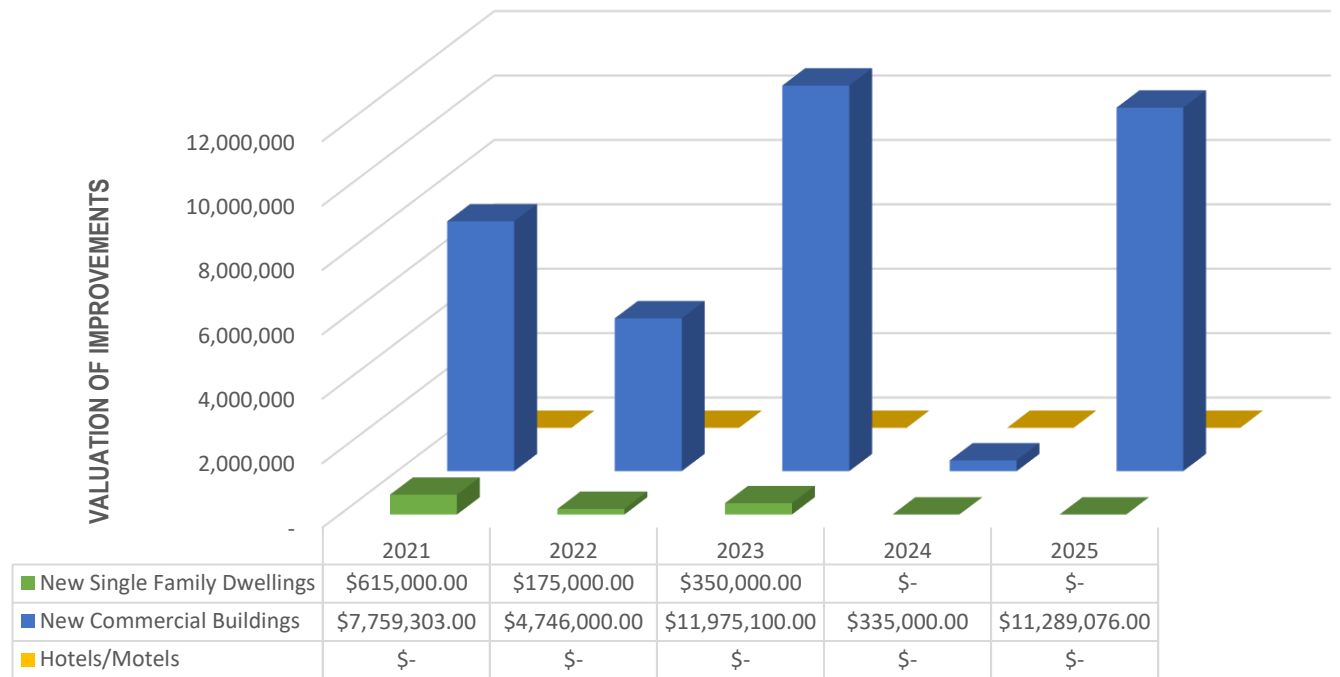
DATE ISSUED	PERMIT NO.	OWNER / BUSINES	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	PERMIT FEES	VALUATION
12/1/25	25 - 256	EVA PRIETO & DIEGO I. PRIETO	RED DIRT CONSTRUCTION	3300 GREY HILL CIRCLE	ROOF REPAIR	\$ 186.00	\$ 15,750.00
12/5/25	25 - 260	GALLUP COMMUNITY HEALTH	OWNER	2111 COLLEGE DRIVE	COMMERCIAL STORAGE SHED	\$ 136.60	\$ 4,200.00
12/10/25	25 - 243	FREIDA NAEGLER	RED DIRT CONSTRUCTION	3072 RED BLUFF COURT	ROOF REPAIR	\$ 132.00	\$ 9,106.00
12/11/25	25 - 126	GALLUP LANDMARK, LLC.	ALITUDE ROOFING LLC.	201 E. HILL AVENUE	ROOF REPAIR	\$ 493.50	\$ 61,830.00
12/17/25	25 - 254	KERRY G. & BERNADETTE C. FUHS	HOMEOWNER	2110 MARIYANA AVENUE	RESIDENTIAL GARAGES & CARPORTS	\$ 78.00	\$ 4,000.00
12/22/25	25 - 265	GRASSROOTS DISPENSARY	DOMINGUEZ CONSTRUCTION INC.	3400 E. HISTORIC HIGHWAY 66	ROOF REPAIR	\$ 106.00	\$ 5,600.00
12/22/25	25 - 266	MICHAEL MAZEL	DOMINGUEZ CONSTRUCTION INC.	401 E. AZTEC AVENUE	ROOF REPAIR	\$ 114.00	\$ 7,900.00
12/30/25	25 - 261	PATRIOT ESTATES, LLC	GALLUP FENCE CO.	410 N. NINTH STREET	FENCE / RETAINING WALL	\$ 106.00	\$ 6,000.00
12/31/25	25 - 258	SARINA ARCHUNDE	ERIE CONSTRUCTION MID-WEST LLC.	1731 CAMINO DEL SOL	ROOF REPAIR	\$ 377.50	\$ 41,989.00
TOTALS:						\$ 1,729.60	\$ 156,375.00

1	RESIDENTIAL GARAGES & CARPORTS
1	COMMERCIAL STORAGE SHED
6	ROOF REPAIR
1	FENCE / RETAINING WALL
9	TOTAL PERMITS

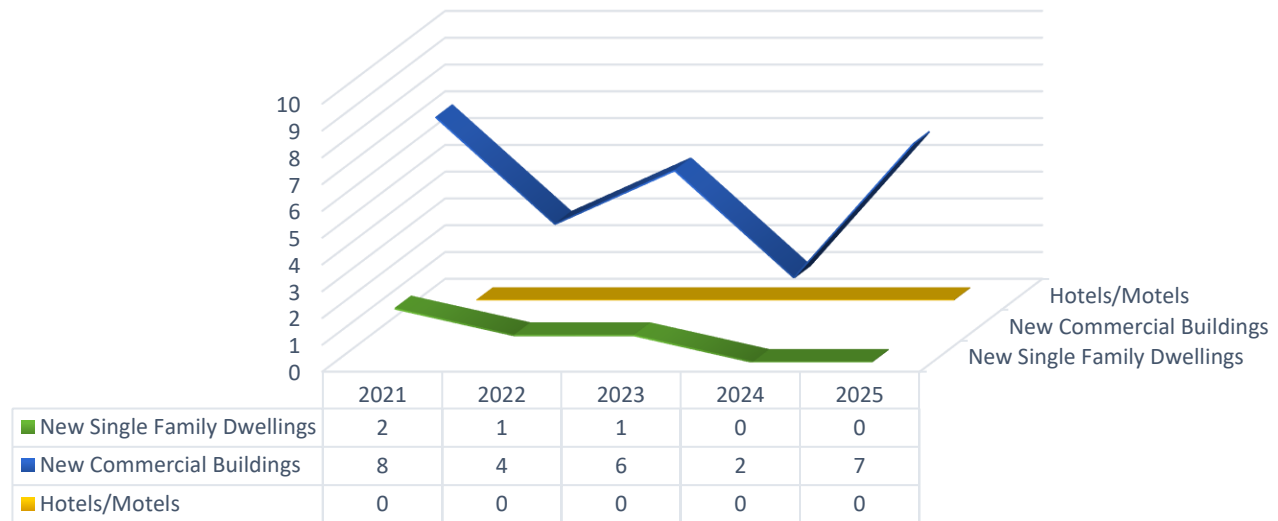
City of Gallup
Planning and Development
Building Permit Activity Report
Five Year Comparison

DESCRIPTION	2021		2022		2023		2024		2025	
	NO.	VALUATION	NO.	VALUATION	NO.	VALUATION	NO.	VALUATION	NO.	VALUATION
New Single Family Dwellings	2	\$ 615,000.00	1	\$ 175,000.00	1	\$ 350,000.00	0	\$ -	0	\$ -
Residential Addition/Alterations	20	\$ 295,484.00	25	\$ 338,337.00	18	\$ 307,745.00	21	\$ 337,117.00	12	\$ 290,890.00
Residential Storage Sheds	1	\$ 5,044.00	3	\$ 34,588.00	3	\$ 18,143.00	2	\$ 10,286.00	3	\$ 23,043.00
Residential Garage/Carports	0	\$ -	3	\$ 44,151.00	1	\$ 9,034.00	1	\$ 132,000.00	2	\$ 19,000.00
Residential Site Permits	0	\$ -	0	\$ -	0	\$ -	8	\$ 1,402,338.00	0	\$ -
New Commercial Buildings	8	\$ 7,759,303.00	4	\$ 4,746,000.00	6	\$ 11,975,100.00	2	\$ 335,000.00	7	\$ 11,289,076.00
Commercial Additions/Alterations	28	\$ 1,221,566.00	26	\$ 2,872,528.00	27	\$ 995,820.00	28	\$ 3,922,400.00	26	\$ 2,510,840.00
Commercial Storage Sheds	0	\$ -	1	\$ 40,000.00	0	\$ -	1	\$ 18,500.00	1	\$ 4,200.00
Commercial Garage / carports	0	\$ -	2	\$ 72,703.00	0	\$ -	0	\$ -	0	\$ -
Commercial Site Permits	1	\$ 350,000.00	0	\$ -	0	\$ -	1	\$ 18,742.00	1	\$ 50,000.00
New Churches	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Churches/Additions/Alterations	0	\$ -	0	\$ -	1	\$ 24,000.00	0	\$ -	0	\$ -
Siding/Re-Stucco	9	\$ 101,616.00	4	\$ 28,692.00	8	\$ 54,025.00	8	\$ 35,000.00	4	\$ 33,000.00
Asphalt / Overlay	14	\$ 402,868.00	6	\$ 86,121.00	12	\$ 277,561.00	12	\$ 945,376.00	5	\$ 408,254.00
Excavation / Grading	1	\$ 42,000.00	0	\$ -	3	\$ 1,635,000.00	0	\$ -	1	\$ -
New Apartments	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Apartment Addition/Alterations	0	\$ -	0	\$ -	0	\$ -	1	\$ 40,000.00	0	\$ -
Hotels/Motels	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Roofs/Roof Repair	127	\$ 1,831,874.00	186	\$ 2,388,621.00	177	\$ 3,484,393.00	150	\$ 3,220,596.00	126	\$ 2,220,806.00
Demolitions	7	\$ 49,800.00	14	\$ 247,904.00	5	\$ 389,500.00	2	\$ 38,454.00	5	\$ 102,200.00
Fence/Walls/Retaining Walls	32	\$ 71,297.00	47	\$ 241,758.00	36	\$ 196,424.00	26	\$ 94,250.00	28	\$ 200,895.00
Foundation Only - Charge	1	\$ 5,000.00	2	\$ 7,700.00	1	\$ 20,000.00	0	\$ -	0	\$ -
Foundation Only - No Charge	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Swimming Pools	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -
Other	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -
TOTALS	251	\$ 12,750,852.00	324	\$ 11,324,103.00	299	\$ 19,736,745.00	263	\$ 10,550,059.00	221	\$ 17,152,204.00
Permit Fees	\$ 94,790.04		\$ 93,835.90		\$ 121,046.44		\$ 85,383.53		\$ 113,686.28	
% change based on permit fees	6.17%		-1.01%		29.00%		-29.46%		33.15%	
% change based on valuation	0.99%		-11.19%		74.29%		-46.55%		62.58%	

Building Permit 5 Year Comparison



Number of Permits Issued



Agenda Item Seven

Planning & Zoning Agenda Five-Year Activity Report will be disseminated prior to the January 14, 2026 meeting