



Planning Department
Clyde "C.B." Strain, Director

**PLANNING AND ZONING COMMISSION
AGENDA**

**Wednesday, October 12, 2016, 6:00 p.m.
City Hall Council Chambers**

- *** Call to Order / Roll Call
- *** Approval of August 10th, 2016 Meeting Minutes

PUBLIC HEARINGS

ITEM ONE: CASE #16-00700003: Request by Raymond E. Poncé MD and Yolanda V. Poncé, on behalf of the Roman Catholic Diocese of Gallup, property owner, for a Conditional Use Permit to allow a Religious Convent in a Single-Family Residential Overly District (RS-OD) District. The property is located at 711 South Puerco Drive; more particularly described as Lots 1 thru 4, Block 1, Highland Park Addition.

INFORMATION ITEMS

- ITEM TWO:** City Council Actions Taken
- ITEM THREE:** August and September 2016 Building Permit Activity Report
- *** Open Floor
- *** Adjourn

Planning & Zoning Commission
August 10th, 2016 Minutes
City Council Chambers

The regular meeting of the Planning and Zoning Commission was called to order at 6:10 p.m. by Chairwoman Kent Wilson.

Upon roll call, the following were present:

Chairman K. Wilson
Commissioner J. Dooley
Commissioner F. Pawlowski
Commissioner F. Kozeliski
Commissioner M. Long

Upon roll call, the following were absent:

Vice-Chairperson K. Mackenzie-Chavez
Commissioner L. Miller

Presented to the Chairman and Commissioners for their approval were the minutes of the July 13th, 2016 regular meeting. Commissioner Pawlowski motioned for approval of minutes as presented. Seconded by Commissioner Dooley, A.V.A. Motion Carried.

Chairman Wilson administered the oath required by state law for public forum.

ITEM ONE: CASE# 16-00700002: Request by Nita Patel, on behalf of OM 2000, Inc., property owner, for a Conditional Use Permit to allow placement of an Accessory Structure between a street frontage and the façade of a principle structure. The property is located at 1007 West Coal Avenue, more particularly described as the West 35' of Lots 6 & 18, the East 20' of Lots 9 & 15, All of Lots 7,8,16 & 17 Block 5, Vogel West Triangle Addition.

C.B. Strain explained that per Section 10-4D-3L3b of our City Code an accessory storage structure in the area between the façade of the principal structure and street frontage is prohibited. In this case the applicant's business fronts two frontages; Coal Avenue and Aztec Avenue. The reason for the prohibition is mainly for aesthetic reasons; normally we do not want big storage units on a street to detract from the business or to become an eyesore. There is a provision in our Code; Section 10-4D-3L4 allows these requirements to be varied under the conditional use process – if there is a hardship to the property. In this case, the applicant does have a hardship in that they have frontages on both the north and south sides of the property; as well as businesses abutting their property on the east and west sides. This limits placement of any structure to the rear and front. The request is to place a storage structure to the front. C.B. used the overhead monitor to identify the location of proposed structure. A conditional use permit allows the City to place conditions on the placement of the structure to prevent the structure from being detrimental, distracting or in any way create a hardship to the adjacent properties. C.B. read the acceptable grounds that must be met in order to grant the request.

Commissioner Pawlowski asked if staff has received any feedback, either for or against, regarding this request. C.B. replied that we have not.

Commissioner Kozleski asked if the storage unit will come all the way out to the property line. C.B. noted that a site plan has been included in the agenda packet; the structure itself will come out 12' (twelve feet) from the building, and will be 17' (seventeen feet) wide. It will be set back from the property line and will meet the required setback for that zoning district.

Chairman Wilson asked if it will be a fabricated structure and if plans have already been submitted to the Planning Department. C.B. informed that Commission that the property owner is in the audience and can answer any questions regarding the proposed structure.

Mrs. Patel, property owner, stated that it is her husband that is aware of all the plans. She noted that the owner's presence is required at the Commission meetings but her husband was unable to attend; which is why she is in attendance. Chairman Wilson asked if it will be a container. He was informed by both C.B. and Mrs. Patel that it will be a wooden structure.

Motion was made by Commissioner Kozeliski for approval of this item as presented by staff and subject to compliance of the conditions included in Resolution RP2016-05. Seconded by Commissioner Long. A.V.A., Motion Carried.

ITEM TWO: CASE# 16-00600002: Request by Richard Murphy, on behalf of Timothy W. Kern Revocable Trust, property owner, for the Rezoning of approximately 3 acres **FROM** Single-Family Residential District (RS-2) **TO** Multiple-Family Residential District (RM3). Said Property is located Adjacent to and Southeast of 312 E. Nizhoni Boulevard and South of 404 E. Nizhoni Boulevard; More particularly described as: Lots 11, 12, 13, 14 & 15, Blk. 2, Rolling Hill Subdivision Unit 2; Lots 4 & 5, Blk. 5, Rolling Hills Subdivision, Unit 2; and Lots 3A, 9A & 10A, Blk. 1, Zia Subdivision, Unit 1.

Commissioner Long recused himself and stepped down to the audience seating area.

C.B. used the overhead screen to identify the property on the GIS Map. He explained that the request to rezone to Multiple-Family Residential District (RM3) is consistent with the zoning districts to the west, as well as the current development to the west. There are also developed apartments to the southwest of the proposed rezone area. C.B. explained the requirements in order to approve a rezone request; in this case the conditions have been met. The current zoning designation will only allow for single-family residences and the new zoning designation will allow for multi-family development in the future. After rezoning (if approved) the property, the next phase will be to replat the properties so that we do not have land locked lots in this area.

Commissioner Dooley asked if staff knew what development is being planned; for example townhouses, apartments, two-story dwellings, etc. C.B. replied that the only information the planning department has received is that there will be multi-family residences, but no specific plans have been submitted.

Mr. Richard Murphy, developer, thanked the Commission for hearing his request. He described the proposed development as having approximately 20 - 45 units; given the topography and difficulty of the project. The unique topography will be a challenge but also creates some unique characteristics to the property. It is currently surrounded by commercial and multi-family development. He explained in detail why he likes the area and what he envisions being developed at this location. He feels Gallup needs nice, secure, housing to attract young professionals; or any type of professionals that may be working at the hospital or the assisting living facility that is adjacent to this location.

Commissioner Dooley asked if these will be privately built apartments that will be at a higher rental price range. Mr. Murphy replied that these rentals may be the highest in the area. The targeted market is for

higher income individuals. Mr. Murphy did add that with some types of financing agreements, it may be that they have to include certain kind of income types.

Commissioner Dooley asked if there would be only one entrance, that being from Nizhoni Boulevard. Mr. Murphy replied that this will be determined at a later time, but there could be an entrance from Rudy Drive as well. He would prefer not to have an entrance from Rudy Drive, but utility issues may require it.

Commissioner Dooley asked if the proposed development will contain two story units and will they be equal to the backyard of the single –family units on Mariyana Avenue. Mr. Murphy replied that the exact development has not been determined. He cannot say for sure if they will even be two-story units, but he does feel the roof line will be visible from the properties on Mariyana Avenue.

Chairman Wilson noted that the Gallup Task Force comments regarding utilities, mentioned that this project will take some development of infrastructure. He asked Mr. Murphy if he has seen the comments. Mr. Murphy replied that he had and he has had discussions with members of the task force – he further added that he understands the difficulties that may/will arise at this site.

Commissioner Kozelski asked if Mr. Murphy is planning on using the ten existing lots and how many apartments does he plan to build on the ten lots? Mr. Murphy replied that the development will be anywhere from 20 - 45 units, but nothing definite has been decided on. He elaborated on what he envisions at this site; he will try to maximize the use and area for the quality of life of the residents that will reside there.

Commissioner Kozelski also asked why Mr. Murphy would not like to see entrances from both Nizhoni Boulevard and Rudy Drive? Mr. Murphy explained that they would like to see only one access and not a through street. This is to create more of a community neighborhood as opposed to a traffic route. He mentioned the options that have currently been considered but nothing has been decided on.

Commissioner Pawlowski asked how many separate buildings Mr. Murphy anticipates on building at this location? Mr. Murphy replied that he does not know yet, but for example if they build only 20 units, then it could be 10 buildings – and it would be more of a townhouse type structures. But ultimately it will depend on what the market needs are for Gallup. Of course the topography in that area will be a determining factor as well.

Mr. Weldon Delaney, nearby property owner, asked if the existing alley way behind his vacant lot on the southeast corner of Nizhoni Boulevard and Mesquite Dr. will be vacated with this project or will it remain as is? CB noted that there are no plans to vacate the alley at this time.

Mr. Delaney asked if Rudy Drive will be vacated. CB explained that this vacation is still under discussion depending on how the structures will be arranged. The plan is to create one large lot from the ten existing lots; this would include vacating a portion of Rudy Drive. Vacating the remaining portion of Rudy Drive, near Nizhoni Boulevard is still being discussed by the developer and our Public Works Department. CB noted the issues that are currently being discussed. Mr. Delaney is also concerned about Rudy Drive, which is along the west side of his lot and is located on the east side of the existing vocational facility; what would happen if Rudy is vacated and emergency access is gone? CB mentioned the issues such as this that are being discussed with the developer and Public Works Department.

Mr. Delaney asked if the developer was to construct a wall, would they be blocking access from Rudy Drive. CB noted that the developer will need to design a project that complies with Building, Fire and Safety Codes – which includes adequate access and turn around radius for fire trucks.

Chairman Wilson asked if the issues that are currently being discussed issues that will exist regardless of what the developer decides to construct at this location. The Commission is only voting on whether to allow the increase of density to the area.

In conclusion, Mr. Delaney expressed his concerns regarding the type of soil that exists in Gallup, including this site.

Mr. Dennis Peterson, 1810 Mariyana Avenue, expressed his concern as to how the construction work that will take place affect his property; primarily his retaining wall. He also feels that apartments, etc will devalue his property as he currently has a beautiful view. He is very unhappy and displeased with the project that is being proposed to be developed place behind his property.

Mr. Dan Horsely, 1808 Mariyana Avenue, also expressed his disapproval and concerns with the proposed project. He noted that Mr. Murphy stated there could be anywhere from 20 to 45 units built at this location; that is a huge difference in the number of units. Due to the topography, he is also very concerned how the construction work will affect his property and the properties belonging to his neighbors. As Mr. Peterson had mentioned previously, Mr. Horsely is worried about the huge drop or slope behind their property and if construction work will have settlement and movement issues affecting the properties on Mariyana Avenue. Other concerns are noise pollution and if any noise ordinances currently exist.

Mrs. Michele Horsely, 1808 Mariyana Avenue, voiced her disapproval with the proposed project. She was raised in Gallup and in her current home. She is now raising her children in that home. She feels the proposed project is a quality of life issue. She and her son suffered from asthma in Phoenix, yet when they returned to Gallup their asthma went away. She asked the Commission to think "in terms of quality of life". The proposed location is currently zoned for single family residences and building 10 homes is quite different from building 40 to 50 apartments. She asked the Commission to close their eyes and imagine the picturesque setting she described. She then asked them to imagine a setting that is completely opposite and asked each of them which they would prefer to live in.

Mrs. Patty Biggs, 1806 Mariyana Avenue, agreed with the previous speakers and is opposed to the proposed development. She would not have an issue with single family residences but is opposed to apartments being in her backyard. Her family has lived in this neighborhood for 38 years and feels that apartments will be an eyesore.

Mr. Dennis Peterson returned to the podium and wanted to reiterate his concern for his retaining wall that was very expensive to build. He asked the Commission if he would have any recourse if the construction work has an adverse effect on his wall. What will he do if it is damaged and all the developer can say is he is sorry for the damage? The thought of looking into a window of an apartment instead of the beautiful view he has now is surely going to devalue his property. He feels this will be very unfair.

Ms. Nancy Minchall, 1804 Mariyana Avenue, also is opposed to the proposed project. She is agreement that the construction work will cause many problems. In addition to those already mentioned are the bugs, spiders and snakes that will be going into their homes.

Mr. Murphy noted that he sympathizes and understands the concerns expressed and he agrees there are some settling issues at this location. He then addressed the concerns that were voiced beginning by stating that Nizhoni Boulevard access will not be closed off. That entrance is planned to be the primary access to the development. He knows he must comply with City Code and Land Development Standards; for building, fire and safety codes. His concern is also for Quality of Life for the citizens of Gallup. He feels there is currently not adequate housing for temporary professionals that come to our

City. This type of housing is very hard to find and yet that is the market he is attempting to target. He also feels that any impact his development would have in this area is minimal as compared to activity that currently exists. He detailed the reasons why the impact will be very minimal. He concluded by saying that he feels this development will add value to our community in general.

Chairman Wilson asked Mr. Murphy how far into the design phase he has gotten. Mr. Murphy replied that they had not planned on proceeding until it was determined if his rezone request was approved, as this will be an expensive endeavor. At this time, no specific type or number of units has been finalized.

Commissioner Dooley asked where the telephone poles are located. Mr. Murphy used the GIS Map to point out where the existing utility easement is located. CB clarified that the area being addressed is a public utility easement and not a dedicated Alley or Right-of-Way. Commissioner asked if the new utilities will be underground. CB replied that we have not seen any official plans, so placement of utilities, design, etc are undetermined at this time. Commissioner Dooley expressed that it would be helpful if the Commission was able to see some plans or designs as to what exactly is being planned for the area. She added that Gallup has a great need for housing and it appears from what Mr. Murphy has stated that the apartments that are being contemplated are not low income housing, instead will be for professionals. So by its very nature they should be very well maintained. Mr. Murphy agreed, adding that our City Code is strict and just meeting the requirements will assure that the development will be of high standard. Commissioner Dooley expressed her empathy for the nearby neighbors and their concerns. Mr. Murphy did add that sometimes financial institutions require a certain percentage of units to accommodate certain income ranges; but that would be out of his control.

Commissioner Kozeliski had questions regarding the topography and if it would be possible to build units that would not affect the view of the residents on Mariyana Avenue. Mr. Murphy replied that it is not his intent to build apartments looking into houses, but it is very likely that there will be roof lines obstructing some of the views – but again, no final plans or designs have been agreed upon so it is very difficult to say. Mr. Murphy and CB noted that the building height restriction for the current and proposed zoning districts is the same. So if the rezone request did not get approved and someone wanted to build a three-story home in this area – this would also obstruct the view.

Mr. Dennis Peterson once again expressed his immense concern that his property will be adversely affected both in value and structurally, most especially his retaining wall. He asked the Commission once again, if they approve this rezone request, what recourse will he have if the construction work damages his property.

There was discussion regarding the affect construction work will cause if the rezone request is approved or not, and what changes will occur if development in this area is allowed; albeit single family residences or multifamily units. Mr. Murphy reiterated reasons why this project will be good for Gallup and how it will have minimal effect on neighboring properties.

Mr. Weldon Delaney returned to podium and expressed concern regarding the type of soil in this area and that the occupants may disturb the residents of the nearby assisted living facility.

Motion was made by Commissioner Kozeliski for approval of this item as presented by staff and subject to compliance of the conditions included in Resolution RP2016-04. Seconded by Commissioner Pawlowski. A.V.A., Motion Carried.

ITEM THREE: APPLICANT HAS REQUESTED THIS ITEM BE REMOVED FROM THE AGENDA UNTIL A LATER DATE

INFORMATION ITEMS

ITEM FOUR: City Council Actions Taken

ITEM FIVE: July 2016 Building Permit Activity Report

Commissioner Kozeliski had a few questions for CB regarding building applications and whether or a contractor and/or homeowner must carry insurance. CB provided a detailed response as to when and which permits applications require insurance and which do not.

Commission Adjourned at 7:30 p.m

PLANNING & ZONING COMMISSION

KENT WILSON, CHAIRMAN

ATTEST:

CLYDE (C.B.) STRAIN

SECRETARY TO PLANNING & ZONING



Mayor Jackie McKinney
Councilor Linda Garcia, District 1
Councilor Allan Landavazo, District 2
Councilor Yogash Kumar, District 3
Councilor Fran Palochak, District 4

Maryann Ustick, City Manager
George W. Kozeliski, City Attorney

October 5, 2016

To: Planning and Zoning Commission

From: Clyde (C.B.) Strain, Planning Director 

Ref: Resolution No. RP2016-07; Conditional use permit – Convent

BACKGROUND

Mr. Raymond E. Ponce, agent for Roman Catholic Church Diocese of Gallup, property owner, has submitted a request to the Gallup Planning and Zoning Commission for consideration of a conditional use permit to allow the use of a convent within the Single Family Residential Overlay (RS-OD) Zoning District. The property is located at 711 South Puerco Drive, more particularly described as Lots 1 thru 4, Block 1, Highland Park Addition.

DISCUSSION

Since a “conditional use” may only be appropriate at certain locations within a particular zoning district and with additional safeguards applied to mitigate negative impacts on the neighborhood, it is the Board’s responsibility to exercise proper discretion in granting permits for such uses. Included in your agenda packet are the nine {9} acceptable grounds for granting a conditional use permit labeled as Exhibit “A”.

Said property lies within the Single Family Residential Overlay (RS-OD) Zoning District. Convents are listed as conditional uses within the Single Family Residential Overlay (RS-OD) Zoning District per Section 10-4B-1B “Permitted Principal and Conditional Uses and Structures” of the City of Gallup Land Development Standards. The Roman Catholic Church Diocese of Gallup currently owns the property which was being used as the business office headquarters for the Diocese. Mr. Raymond E. Ponce who is the applicant for this conditional use permit request is in the process of purchasing the property for The Sisters of Our Lady of Guadalupe and St. Joseph in order to convert the structure into a convent for the Sisters to reside.

The existing structure has adequate space for the conversion therefore the exterior of the structure will not be changed or modified. A building permit will be secured for the interior remodel which will convert the office areas into living quarters. Plans verifying compliance with current building and fire codes will be required to be submitted along with a building permit application when the property owner decides to move forward with the remodel. All other required zoning improvements such as parking and

landscaping are already in place and comply with current City standards therefore no additional improvements will be required.

FINDINGS

It is the findings of staff that the request meets the Acceptable Grounds for Requesting and Granting a Conditional Use Permit as provided for in Section 10-4L-4A2 of the City of Gallup Land Development Standards (LDS). It is also the findings of staff that the use of a convent will not have a significant adverse effect on the character and value of adjacent properties or the surrounding neighborhood.

Staff recommends approval of Resolution No. RP2016-07 to allow the use of a convent within the Single Family Residential Overlay (RS-OD) Zoning District.

RESOLUTION NO. RP2016-07

A RESOLUTION [] GRANTING [] DENYING A REQUEST BY RAYMOND E. PONCE, AGENT FOR ROMAN CATHOLIC CHURCH DIOCESE OF GALLUP, PROPERTY OWNERS, FOR A CONDITIONAL USE PERMIT TO ALLOW THE USE OF A CONVENT WITHIN THE SINGLE FAMILY RESIDENTIAL OVERLAY (RS-OD) ZONING DISTRICT.

WHEREAS, Mr. Raymond E. Ponce, agent for Roman Catholic Church Diocese of Gallup, property owners, has petitioned the Gallup Planning and Zoning Commission for a conditional use permit to allow the use of a convent within the Single Family Residential Overlay (RS-OD) Zoning District. Said property is located at 711 South Puerco Drive, more particularly described as Lots 1 thru 4, Block 1, Highland Park Addition; and

WHEREAS, Section 10-4B-1B, of the City of Gallup Land Development Standards lists the use of a convent as a conditional use within the Single Family Residential Overlay (RS-OD) Zoning District; and

WHEREAS, all required zoning improvements such as off street parking and landscaping currently exist on said property and comply with current City standards therefore no additional improvements to the property will be required; and

WHEREAS, the use of a convent is a very low impact use which will not have a significant adverse effect on the character and value of adjacent properties or the surrounding neighborhood therefore no additional conditions for the use of a convent will be applied; and

WHEREAS, the existing structure has adequate square footage for interior remodel from an office use to a convent use including living quarters therefore no expansions or additions to said structure will be made; and

WHEREAS, prior to interior remodel of said structure a building permit application with plans verifying compliance with all currently adopted building, ADA and fire codes shall be submitted to the City of Gallup Planning and Development Department for review and approval by all reviewing departments; 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 #2016-00700003, for a conditional use permit to allow the use of a convent within the Single Family Residential Overlay (RS-OD) Zoning District, located at 711 South Puerco Drive, more particularly described as Lots 1 thru 4, Block 1, Highland Park Addition, is hereby [] granted [] denied.

2. If approved and prior to interior remodel a building permit application with plans verifying compliance with all currently adopted building, ADA and fire codes shall be submitted to the City of Gallup Planning and Development Department for review and approval by all reviewing departments.
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 conditions of this resolution are not complied with prior to occupancy of said structure.

PASSED, ADOPTED AND APPROVED THIS 12TH DAY OF OCTOBER 2016

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

APPLICATION FOR A CONDITIONAL USE PERMIT

PROPERTY OWNER INFORMATION:

Name: ROMAN CATHOLIC Church Diocese of Gallup Phone: (505) 863-4406

Address: 711 S. Puerco City: GALLUP State: NM Zip Code: 87305-1338

APPLICANT INFORMATION: PRESENTLY IN FOUR CORNERS ESCROW FILE MARY VILLANUEVA

Name: RAYMOND E PONCE M.D. & MRS. YOLANDA V PONCE Phone: (449)-488-3552

Address: 28572 Paseo Zurra City: SAN JUAN CAPISTRANO State: CA Zip Code: 92675

Future Home of Convent for the Sisters of Our Lady of Guadalupe & St Joseph.

AGENT INFORMATION (if applicable):

Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

SITE ADDRESS: 711 S Puerco Gallup New Mexico 87305

LEGAL DESCRIPTION: Lot: 1 thru 4 Block: 1 Subdivision: "Attached"

OTHER: HIGHLAND PARK ADDN. DB 27-765-766
CODE 2-105-087-388-516

CURRENT ZONING: RSOD

DESCRIPTION OF REQUESTED USE: CONVENT for the Sister of Our Lady of Guadalupe and St. Joseph (Residents for PAST 40 years)

STATEMENT OF COMPLIANCE WITH THE REQUIREMENTS FOR A CONDITIONAL USE PERMIT (§ 10-4L-4A2): Attached

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

YOLANDA V. PONCE Yolanda Ponce
PRINT OWNER'S NAME SIGNATURE

9/06/16
DATE

RAYMOND E PONCE MD Raymond E Ponce MD
PRINT APPLICANT'S NAME SIGNATURE

9/6/2016
DATE

PRE - APP. CONFR. _____
APPLICATION FEES ACCEPTED BY: mha
AMOUNT PAID: \$ N/A METHOD OF PAYMENT: N/A
HEARING DATE: 10/12/2016 CASE #: 16-00700003

Rec'd
9/14/2016
(mha)

APPLICATION FOR A CONDITIONAL USE PERMIT

PROPERTY OWNER INFORMATION

Name Roman Catholic Church Mission at Gallup Phone (505) 863-4400
Address 711 S. Ponce City Gallup State NM Zip Code 87305-1338

APPLICANT INFORMATION:

Presently in four owners' Escrow file Mary Villanueva
Name Raymond E Ponce M.D. & Mrs Yolanda L Ponce Phone (449)-488-3532
Address 28572 Ponce Drive City Santa Ana State CA Zip Code 92675

AGENT INFORMATION (if applicable):

Name _____ Phone _____
Address _____ City _____ State _____ Zip Code _____

SITE ADDRESS: 711 S Ponce Gallup New Mexico 87305

LEGAL DESCRIPTION Lot 17 Block 1 Subdivision "Attached"
OTHER: Highway 2-105-007-033-076

CURRENT ZONING RSCD

DESCRIPTION OF REQUESTED USE CONVENT for the Sisters of Our Lady of Guadalupe and St Joseph (Residents for last 40 years)

STATEMENT OF COMPLIANCE WITH THE REQUIREMENTS FOR A CONDITIONAL USE PERMIT (§ 10-4L-4A2) Attached

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

James Wall
PRINT OWNER'S NAME

James Wall
SIGNATURE

9-3-16
DATE

Raymond Ponce
PRINT APPLICANT'S NAME

Dr. Raymond Ponce
SIGNATURE
09/06/2016 7:28:35 PM MDT

9/6/2016
DATE

PRE-APP CONF _____ FOR OFFICE USE ONLY

APPLICATION FEES ACCEPTED BY _____

AMOUNT PAID \$ N/A METHOD OF PAYMENT N/A

HEARING DATE 10/12/2016 CASE = 16-00760003

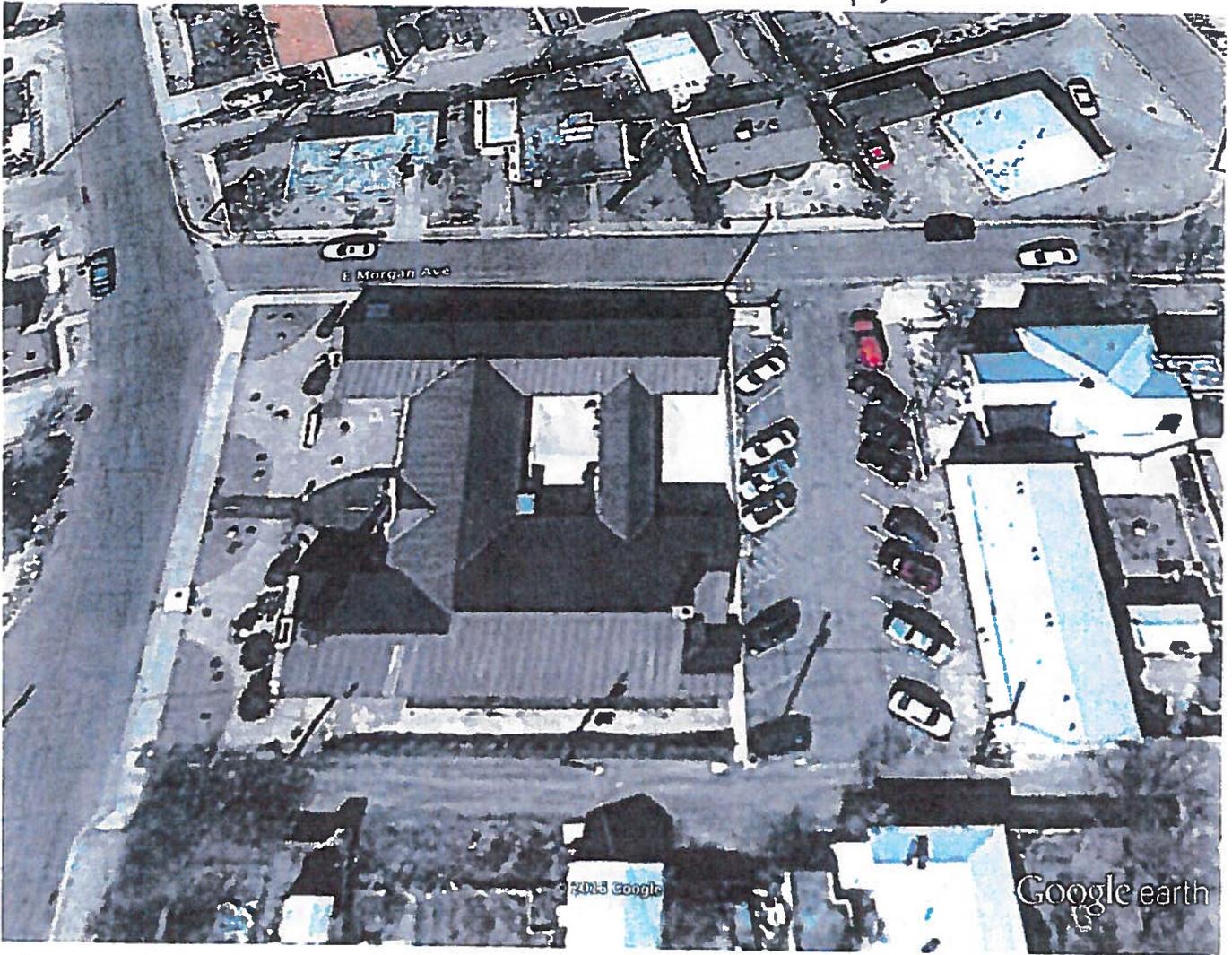
RECEIVED

SEP - 7 2016

**CITY OF GALLUP
PLANNING DEPARTMENT**

BY: JW TIME: 11:52am

711 S Puenco Dr, Gallup, NM. 87301



Google earth



GROUNDS FOR GRANTING A CONDITIONAL USE PERMIT FOR 711 S. Puerco, Gallup**9/06/2016**

1. The use will not have a significant adverse effect on the Character and value of adjacent properties. Presently it is the Religious Diocese Offices of Gallup. Now it will be the Religious Convent for the Sisters of Our Lady of Guadalupe and St. Joseph. The number of nuns in residence will be about 6 to 7 to start with.
2. The use will not create a hazard, a public nuisance or be injurious to the public.
3. The use will not generate undue traffic congestion. When there may be a 30 minute Mass once per week the 20 marked parking spaces in the back will adequately accommodate the required single parking space for every four pew seats. The nuns only own 2 cars of their own.
4. The use will not cause noise which is excessive for the area residences. The complex is very well constructed with brick through out and plaster within. The Chapel portion has an adjacent small side yard and then an alley and then the back yards far from adjacent homes on the next street.
5. The use will have no significant adverse effect on the natural environment and attractiveness of an area. Nothing will be changed from the outside of the existing building. We will only remodel some rooms in the inside.
6. The use will not be contrary to public interest. It is zoned RSOD and a Religious Convent falls in the acceptable category that is included in this Zoning.
7. The applicant will be able to meet all requirements specified in the Development Standards and any conditions the board may impose.
8. The applicant will be able to meet all requirements imposed by federal and state laws and Regulations.
9. The use is consistent with the policies and recommendations of the adapted city master plan since there will be no change in the outside of the building use except changing the name on a office door from Father or Secretary's Office room to a Sisters Bedroom. There is already a small Chapel in the existing office building as well as a kitchen. We will add showers including a handicap shower and laundry rooms. There are plenty of existing restrooms since there are about a dozen employed working here each day. The daily traffic will be much less than as the Central Diocese Office Complex of Gallup and the head quarters of His Excellency Bishop Wall.
10. The property as of 9/2/2016 is in the Four Corners Title and Escrow and will close In 90 days. Contact lady at the Escrow Company is Ms. Mary Villanueva.
11. Michael De Pauli is the Diocese's Broker Real Estate Agent:
 1638 S 2nd Street Gallup, NM
 505-722-7811
 depaulimc@aol.com

Raymond E. Soneo, MD.
Galanda F. Soneo

9/06/2016
 9/06/16

GROUNDS FOR GRANTING A CONDITIONAL USE PERMIT FOR 711 S. Puerco, Gallup

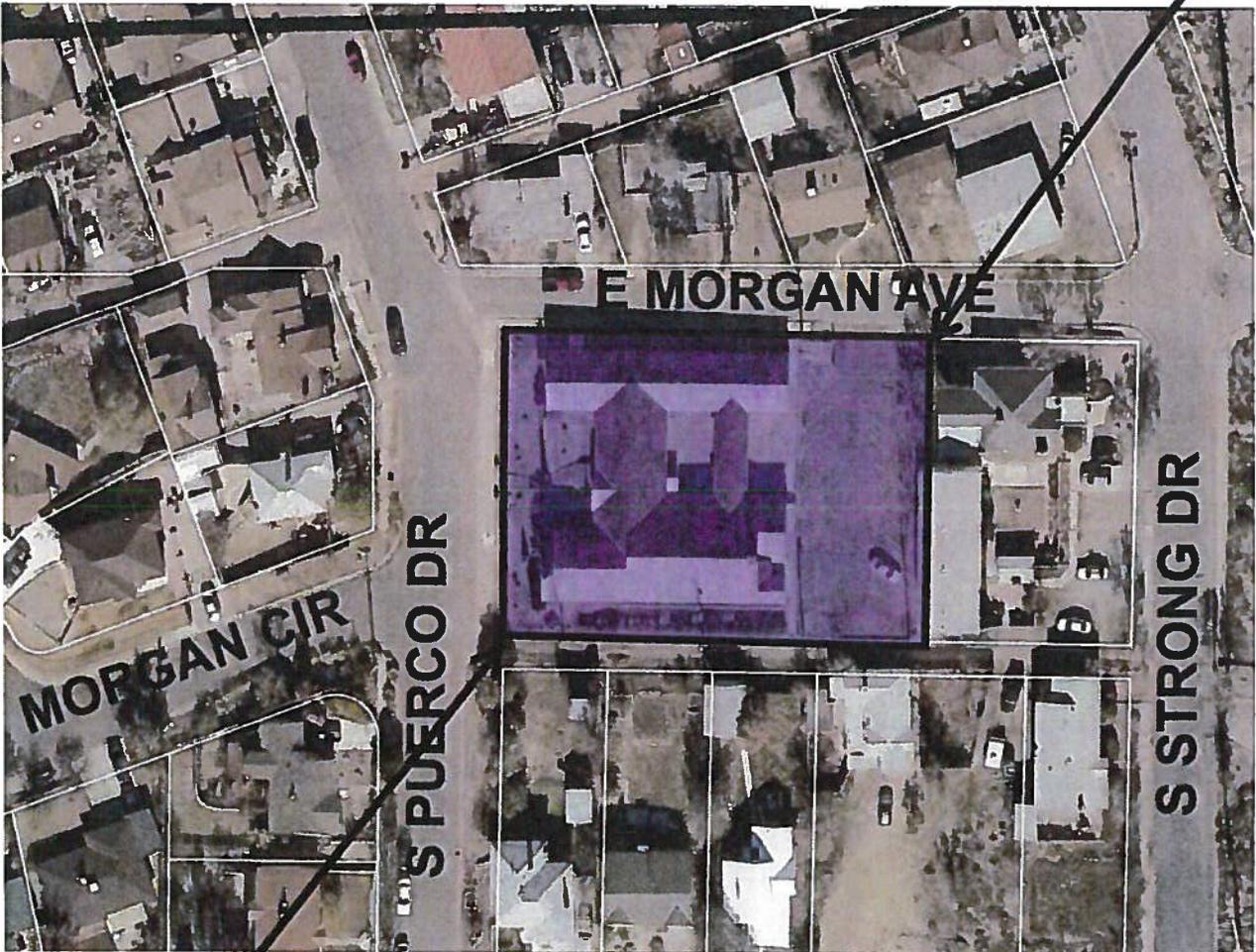
9/06/2016

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7. The applicant will be able to meet all requirements specified in the Development Standards and any conditions the board may impose.
8. The applicant will be able to meet all requirements imposed by federal and state laws and Regulations.
9. The use is consistent with the policies and recommendations of the adapted city master plan since there will be no change in the outside of the building use except changing the name on a office door from Father or Secretary's Office room to a Sisters Bedroom. There is already a small Chapel in the existing office building as well as a kitchen. We will add showers including a handicap shower and laundry rooms. There are plenty of existing restrooms since there are about a dozen employed working here each day. The daily traffic will be much less than as the Central Diocese Office Complex of Gallup and the head quarters of His Excellency Bishop Wall.
10. The property as of 9/2/2016 is in the Four Corners Title and Escrow and will close in 90 days. Contact lady at the Escrow Company is Ms. Mary Villanueva.
11. Michael De Pauli is the Diocese's Broker Real Estate Agent:
1638 S. 2nd Street Gallup, NM
505-722-7811
depaulimc@aol.com

AuthenticID
Dr. Raymond Ponce
9/6/2016 7:38:37 PM MDT

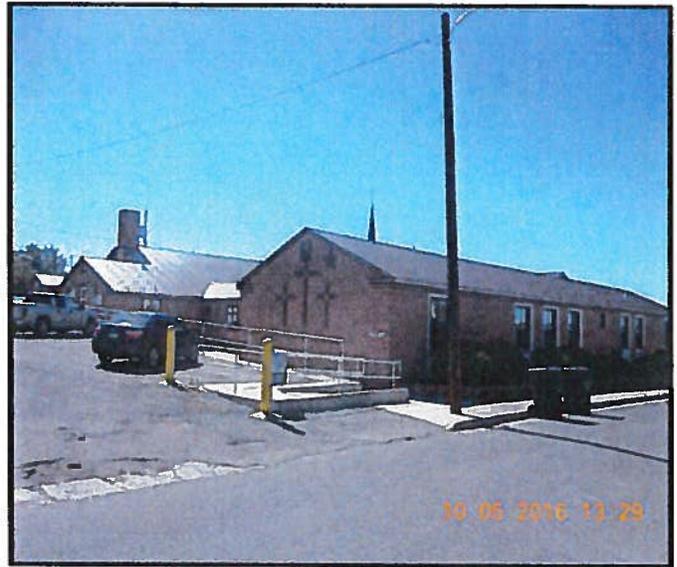
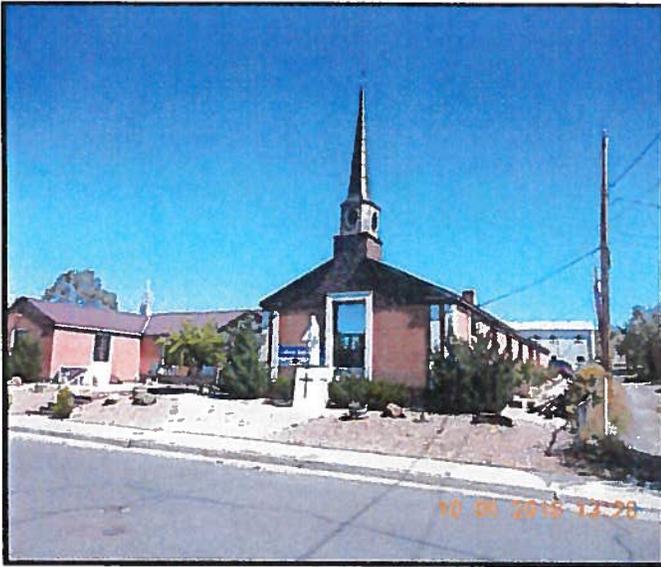
Request by Raymond E. Ponce MD and Yolanda V. Ponce, on behalf of the Roman Catholic Diocese of Gallup, property owner, for a Conditional Use Permit to allow a Religious Convent in a Single-Family Residential Overly District (RS-OD) District. The property is located at 711 South Puerco Drive; more particularly described as Lots 1 thru 4, Block 1, Highland Park Addition.

AERIAL IMAGERY



Request by Raymond E. Ponce MD and Yolanda V. Ponce, on behalf of the Roman Catholic Diocese of Gallup, property owner, for a Conditional Use Permit to allow a Religious Convent in a Single-Family Residential Overly District (RS-OD) District. The property is located at 711 South Puerco Drive; more particularly described as Lots 1 thru 4, Block 1, Highland Park Addition.

SITE PHOTOS



September 9, 2016

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Community Planner
- Stan Henderson, Executive Director, Public Works Division
- Gary Munn, GWSD Chief Engineer
- Ernest Thompson, GWSD Water/Waste Water Superintendent
- Marita Joe, Electrical Engineer Tech II
- Adrian Marrufo, GWSD Solid Waste Superintendent
- Jesus Morales, GFD, Fire Inspector
- Diane Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Distribution Superintendent
- John Ortiz, Comcast Superintendent

FROM:  Roman J. Herrera

Roman J. Herrera, Development Review Coordinator

cc: Dennis Romero, GWSD Executive Director
Richard Matzke, Electric Director

CASE #: 16-00700003
PROJECT NAME: Conditional Use Permit
PROPERTY OWNER: Roman Catholic Diocese of Gallup
PROJECT LOCATION: 711 South Puerco
DESCRIPTION: Conditional Use Permit: The applicant is in the process of buying the property at the project location, with the intention of having a convent open at the site. The site is presently zoned Single Family Residential Overlay District (RS-OD) and this type of use is not allowed without a Conditional Use permit. The request will be scheduled to go before the Planning & Zoning Commission and any conditions for approval should be included in staff recommendation to the Commission.
ELECTRONIC COMMENTS ARE DUE BY: 16 SEPTEMBER 2016

NO TASK FORCE MEETING HAS BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:

1. The proposed use (convent) is consistent with the present use; a Catholic Diocese.
2. Maintain grounds for a conditional use permit.
3. Ok to proceed to Planning & Zoning Commission for consideration.

CITY ENGINEER COMMENTS: PW/CE has no objections to the CUP zoning action. When building permit is sought, PW will require pedestrian infrastructure improvements on street frontage for ADA accessibility compliance.

GWSD CHIEF ENGINEER COMMENTS: No comment.

WATER DEPARTMENT COMMENTS: No issues with the conditional use. All wastewater utilities in place for the existing property and do not foresee any changes.

WASTEWATER DEPARTMENT COMMENTS: No issues with the conditional use. All water utilities in place for the existing property and do not foresee any changes.

ELECTRIC DEPARTMENT COMMENTS: Electric ok.

FIRE DEPARTMENT COMMENTS: The Conditional Use Permit is approved, Any changes in the use of the building will require the building to meet the 2009 International Fire Code.

SOLID WASTE COMMENTS: No Solid Waste issues at this time

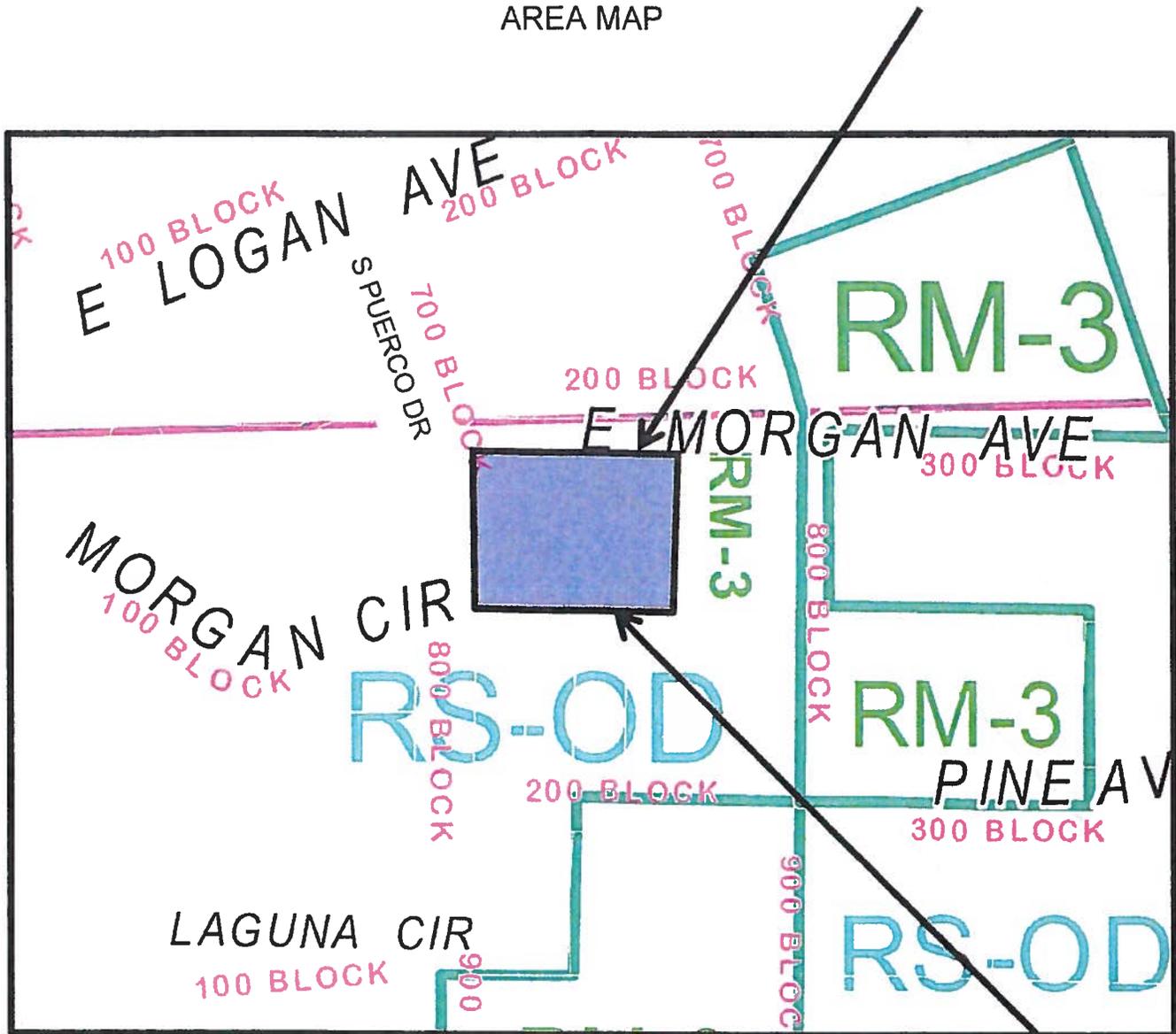
CENTURYLINK COMMENTS: No comments were received.

NM GAS COMPANY COMMENTS: No comments were received.

COMCAST COMMENTS: No comments were received.

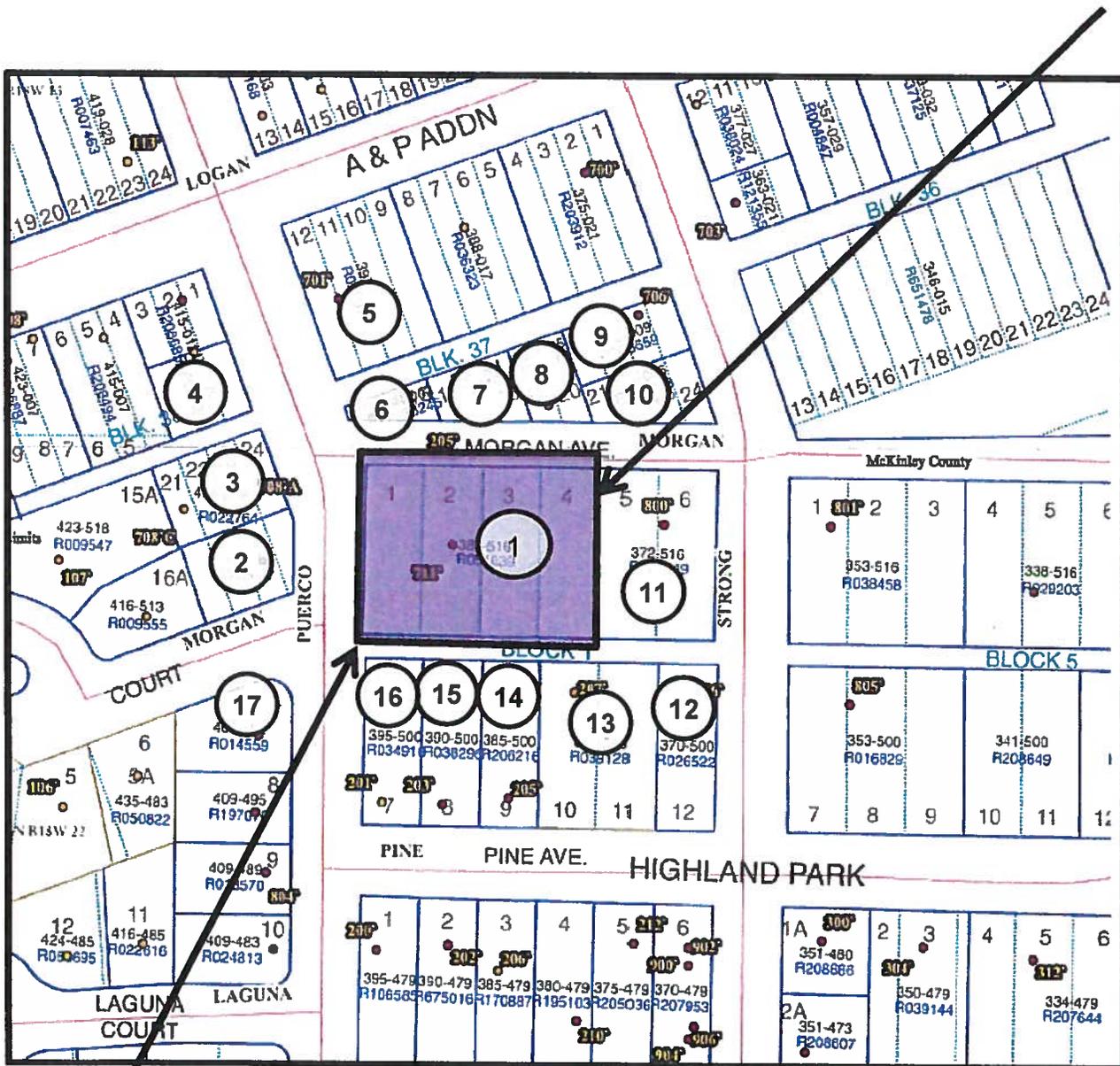
Request by Raymond E. Ponce MD and Yolanda V. Ponce, on behalf of the Roman Catholic Diocese of Gallup, property owner, for a Conditional Use Permit to allow a Religious Convent in a Single-Family Residential Overlay District (RS-OD) District. The property is located at 711 South Puerco Drive; more particularly described as Lots 1 thru 4, Block 1, Highland Park Addition.

AREA MAP



Request by Raymond E. Ponce MD and Yolanda V. Ponce, on behalf of the Roman Catholic Diocese of Gallup, property owner, for a Conditional Use Permit to allow a Religious Convent in a Single-Family Residential Overly District (RS-OD) District. The property is located at 711 South Puerco Drive; more particularly described as Lots 1 thru 4, Block 1, Highland Park Addition.

PROPERTY MAP



Request by Raymond E. Ponce MD and Yolanda V. Ponce, on behalf of the Roman Catholic Diocese of Gallup, property owner, for a Conditional Use Permit to allow a Religious Convent in a Single-Family Residential Overly District (RS-OD) District. The property is located at 711 South Puerco Drive; more particularly described as Lots 1 thru 4, Block 1, Highland Park Addition.

ADDRESS LIST

1. ROMAN CATHOLIC DIOCESE
OF GALLUP
P.O. BOX 1338
GALLUP, NM 87305-1338
LOTS 1 THRU 4, BLOCK 1,
HIGHLAND PARK ADDN.
R051039
2. SEAN M. BEGAY
710 S. PUERCO DR.
GALLUP, NM 87301-0000
S.68' OF LOTS 21 THRU 24, BLOCK
A, BURKE GEORGE HEIGHTS
ADDN.
R039047
3. JOHN R. AND JOAN C. MARKHAM
3109 ALHAMBRA
ROSWELL, NM 88201-0000
N.74' OF LOTS 21 THRU 24, BLOCK
A, BURKE-GEO HEIGHTS ADDN.
BLOCK 38 LOTS 22 THRU 24, A & P
ADDN.
R022764
4. DIONICIO DELATORRE
706 S. PUERCO DR.
GALLUP, NM 87301-0000
LOT 2A, OF THE REPLAT OF LOTS
1 THRU 3, BLOCK 38, A & P
RAILWAY CO. ADDN. & ALSO LOTS
1 THRU 3, A & P RAILWAY CO.
ADDN.
R009059
5. SARAH WILSON &
CECIL M. AYCOCK
701 S. PUERCO DR.
GALLUP, NM 87301-0000
LOTS 9 THRU 12, BLOCK 37, A & P
RAILWAY CO. ADDN
R050911
6. BUTLER BROTHERS, LLC
1900 E. HWY. 66, SUITE 3
GALLUP, NM 87301-0000
LOTS 13 THRU 15, BLOCK 37, A
& P AMENDED PLAT FRAC. LOT
15, A & P ADDN.
R038245
7. PATRICIA W. AND BILL J. LEWIS
REV. TRUST
P.O. BOX 2829
GALLUP, NM 87305-2829
LOTS 16, 17, & 18, BLOCK 37, A
& P RAILWAY CO. ADDN.
R039101
8. JANESSA MCMAHON
207 E. MORGAN AVE.
GALLUP, NM 87301-0000
LOTS 19 & 20, BLOCK 37, A&P
CO ADDN.,
R035106
9. WILLIAM R. BURKE
56 SIXTH ST.
CAMBRIDGE, MA 02141-0000
LOT 24A, OF THE REDIVISION
OF LOTS 21 THRU 24, BLOCK
37, A & P RAILWAY CO. ADDN.
R208659
10. DEBBIE PADILLA
708 S. STRONG DR.
GALLUP, NM 87301-0000
LOT 24B, OF THE REDIVISION OF
LOTS 21 THRU 24 BLOCK 37, A &
P ADDN. AND OF LOTS 21 THRU
24, S.F.PACIFIC AMEND PLAT
R027928

11. EDDY, G. WALTER &
800 S. STRONG, LLC
P.O. BOX 687
GALLUP, NM 87305-0687
LOTS 5 & 6, BLOCK 1,
HIGHLAND PARK ADDN.
R027049
12. MARGARET E. PEARSON
REVOCABLE TRUST
710 NAVAJO DR.
GALLUP, NM 87301-0000
LOT 12, BLOCK 1, HIGHLAND
PARK ADDN
R026522
13. JULIA MCSWEENEY
207 PINE AVE.
GALLUP, NM 87301-0000
LOTS 10 & 11, TOGETHER WITH
A CERTAIN STRIP OF LAND IN
LOT 9, BLOCK 1, HIGHLAND
PARK ADDN.
R039128
14. ANTONITA D. NUNES
REVOCABLE TRUST
6 ROAD 6157
KIRTLAND, NM 87417-0000
LOT 9, BLOCK 1, HIGHLAND
PARK ADDN. LESS AND
EXCEPT A CERTAIN STRIP OF
LAND WITHIN SAID LOT CONT.
29.41 SQ.FT.
R206216
15. LANE C. TOWERY
203 E. PINE AVE.
GALLUP, NM 87301-0000
LOT 8, BLOCK 1, HIGHLAND
PARK ADDN.
R038296
16. ANN W. & KEVIN D. REEVES
P.O. BOX 378
FT. DEFIANCE, AZ 86504-0378
LOT 7, BLOCK 1, HIGHLAND
PARK ADDN.
R034916
17. RICHARD L. & RITA M. CASTILLO
800 S. PUERCO DR.
GALLUP, NM 87301-0000
LOT 7 BLOCK B, BURKE-GEO.
HEIGHTS ADDN
R014559

Summary of City Council Actions

September and October 2016

[No actions taken on any Planning & Zoning items]

CITY OF GALLUP
PLANNING & ZONING 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, NEW MEXICO 87305
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DESCRIPTION	MONTH OF : AUGUST		YEAR TO DATE: 2016	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	3	\$ 585,000.00	6	\$ 1,277,000.00
RESIDENTIAL ADDITIONS / ALTERATIONS	5	\$ 42,100.00	20	\$ 265,006.00
RESIDENTIAL STORAGE SHED	0	\$ -	0	\$ -
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
RESIDENTIAL SITE PERMITS	0	\$ -	0	\$ -
NEW COMMERCIAL BUILDINGS	1	\$ 600,000.00	4	\$ 2,475,000.00
COMMERCIAL ADDITIONS / ALTERATIONS	9	\$ 905,000.00	17	\$ 1,156,112.00
COMMERCIAL STORAGE SHED	0	\$ -	1	\$ 15,000.00
COMMERCIAL GARAGES & CARPORTS	0	\$ -	1	\$ 18,000.00
COMMERCIAL SITE PERMITS	0	\$ -	0	\$ -
NEW CHURCHES	0	\$ -	0	\$ -
CHURCH ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
RE-STUCCO / SIDING	1	\$ 1,497.00	10	\$ 33,397.00
NEW ASPHALT / ASPHALT OVERLAY / STRIPING	1	\$ 3,000.00	8	\$ 61,235.00
EXCAVATION / GRADING	0	\$ -	1	\$ 1,000.00
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	14	\$ 460,037.00	94	\$ 976,005.00
DEMOLITION	1	\$ 63,697.00	8	\$ 353,538.00
FENCE / RETAINING WALL	1	\$ 1,500.00	25	\$ 89,603.00
FOUNDATION ONLY - CHARGE	0	\$ -	0	\$ -
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECKS	0	\$ -	0	\$ -
TOTAL PERMITS	36	\$ 2,661,831.00	195	\$ 6,720,896.00
TOTAL FEES		\$ 21,411.01		\$ 61,481.23

**CITY OF GALLUP
PLANNING & ZONING DEPARTMENT
MONTHLY COMPILATION OF PERMITS ISSUED
AUGUST 2016**

DATE ISSUED	PERMIT #	OWNER / BUSINESS	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	BLDG. & ZONING FEES	VALUATION
8/2/16	16-192	Chris Huizinga	Feddes Homes, LLC	3704 Dulce Ct.	Residential Alteration	\$ 93.30	\$ 2,300.00
8/5/16	16-223	Gloria Lee	Homeowner	3706 Dulce Ct.	Residential Re-Roof	\$ 69.00	\$ 2,800.00
8/8/16	16-220	Chris Huizinga	Homeowner	3704 Dulce Ct.	Residential Re-Roof	\$ 69.00	\$ 3,000.00
8/9/16	16-221	Paul Acosta	Gallup Roofing, Inc.	3301 Grey Hill Cir.	Residential Re-Roof	\$ 123.00	\$ 8,300.00
8/9/16	16-222	52 - 20 Club, LLC	Gallup Roofing, Inc.	607 S. 4th St.	Residential Re-Roof	\$ 87.00	\$ 4,750.00
8/10/16	16-213	Lowe's	Borrego Construction, Inc.	403 W. Aztec Ave.	Commercial Re-Roof	\$ 1,102.00	\$ 225,000.00
8/10/16	16-214	Lowe's	Borrego Construction, Inc.	403 W. Aztec Ave.	Asphalt Overlay	\$ 79.00	\$ 3,000.00
8/10/16	16-219	Socorro Aragonuez	Palo Duro Homes, Inc.	3190 Blue Hill Ave.	New SFR	\$ 1,602.03	\$ 230,000.00
8/10/16	16-224	Dolores Giron	Dominguez Construction	201 Cedar Ave.	Residential Re-Roof	\$ 96.00	\$ 5,170.00
8/12/16	16-230	Mary Fertig	Diaz Residential Constr.	303 Hidden Cove	Residential Re-Roof	\$ 186.00	\$ 15,163.00
8/15/16	16-104	Pizza 9 Mini Golf	Aztec L & P, LLC	1300 W. Maloney Ave.	Commercial Alteration	\$ 1,940.38	\$ 230,000.00
8/15/16	16-216	Cellular One	Mangum Civil Constructors, Inc.	213 Day St.	Commercial Alteration	\$ 206.35	\$ 10,000.00
8/15/16	16-217	Cellular One	Mangum Civil Constructors, Inc.	1910 Hasler Valley Rd.	Commercial Alteration	\$ 206.35	\$ 10,000.00
8/15/16	16-218	Cellular One	Mangum Civil Constructors, Inc.	1450 Kit Carson Dr.	Commercial Alteration	\$ 206.35	\$ 10,000.00
8/16/16	16-232	Joanne Garcia	Homeowner	501 E. Wilson Ave.	Residential Alteration	\$ 69.00	\$ 2,800.00
8/17/16	16-226	Anthony Silva	Palo Duro Homes, Inc.	501 Defiance Ave.	New SFR	\$ 1,602.03	\$ 230,000.00
8/17/16	16-231	Itaf Rashid	Southwest Abatement, Inc.	1805 W. Highway 66	Demolition	\$ 765.13	\$ 63,697.00
8/17/16	16-236	Robert Johnston	Macias Builders	308 Stagecoach Rd.	Residential Re-Roof	\$ 69.00	\$ 2,300.00
8/18/16	16-227	Cellular One	Mangum Civil Constructors, Inc.	1002 W. Lincoln Ave.	Commercial Alteration	\$ 206.35	\$ 10,000.00
8/18/16	16-229	Cellular One	Mangum Civil Constructors, Inc.	4825 E. Highway 66	Commercial Alteration	\$ 206.35	\$ 10,000.00
8/18/16	16-237	Donna Bruce	Homeowner	1412 S. Cliff Dr.	Stucco	\$ 50.00	\$ 1,497.00
8/18/16	16-238	Michael Benson	Homeowner	202 Black Diamond Canyon Dr.	Residential Re-Roof	\$ 30.00	\$ 500.00
8/19/16	16-239	Ted Scoopmire	Homeowner	509 Linda Vista Dr.	Residential Re-Roof	\$ 78.00	\$ 3,500.00
8/22/16	16-147	TA Travel Ctrs. Of America	P.T.S.I. Construction	3404 W. Highway 66	Commercial Alteration	\$ 1,450.38	\$ 150,000.00
8/22/16	16-233	Dennis O'Keefe	SB Builders, LLC	1119 Boggio Dr.	Residential Alteration	\$ 210.75	\$ 12,000.00
8/23/16	16-211	Jesus Teran	Homeowner	1708 Mesquite Dr.	Residential Alteration	\$ 119.40	\$ 5,000.00
8/23/16	16-242	Hugo Cano	Homeowner	608 S. 5th St.	Residential Alteration	\$ -	\$ 20,000.00
8/24/16	16-89	Fast & Loud	DreamWorks Builders, LLC	920 E. Highway 66	Commercial Alteration	\$ 736.45	\$ 25,000.00
8/24/16	16-90	Thunderbird Motel	OM 2000 Construction	1811 W. Highway 66	Commercial Alteration	\$ 3,287.88	\$ 450,000.00
8/24/16	16-244	Robert Baca	Homeowner	607 Julie Dr.	Fence (Block Wall)	\$ 65.75	\$ 1,500.00
8/25/16	16-247	Taira & Taira, Inc.	Gallup Roofing, Inc.	1616 S. 2nd St.	Commercial Re-Roof	\$ 909.50	\$ 170,000.00
8/25/16	16-248	Royal Holiday Motel	Gallup Roofing, Inc.	1903 W. Highway 66	Commercial Re-Roof	\$ 187.00	\$ 14,800.00
8/25/16	16-240	Mary Helen Perez	Homeowner	404 W. Lincoln Ave.	Residential Re-Roof	\$ 36.00	\$ 758.00
8/26/16	16-245	Kyle Brigges	Dominguez Construction	1701 Calle Pinon	Residential Re-Roof	\$ 78.00	\$ 3,996.00
8/30/16	16-167	Del Taco	Food Service Concepts, Inc.	550 US Highway 491	New Commercial	\$ 4,119.13	\$ 600,000.00
8/30/16	16-235	Provident Financial, LCL	CHI Construction	2701 Mazon Ave.	New SFR	\$ 1,069.15	\$ 125,000.00
TOTAL:						\$ 21,411.01	\$ 2,661,831.00

3	NEW SINGLE FAMILY DWELLINGS
5	RESIDENTIAL ADDITIONS / ALTERATIONS
1	NEW COMMERCIAL BUILDINGS
9	COMMERCIAL ADDITIONS / ALTERATIONS
1	RE-STUCCO / SIDING
1	NEW ASPHALT / ASPHALT OVERLAY / STRIPING
14	ROOF REPAIR
1	DEMOLITION
1	FENCE / RETAINING WALL
36	TOTAL PERMITS

CITY OF GALLUP
PLANNING & ZONING 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, NEW MEXICO 87305		
DESCRIPTION	MONTH OF : SEPTEMBER		YEAR TO DATE: 2016	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	1	\$ 250,000.00	7	\$ 1,527,000.00
RESIDENTIAL ADDITIONS / ALTERATIONS	10	\$ 113,725.00	30	\$ 378,731.00
RESIDENTIAL STORAGE SHED	2	\$ 13,325.00	2	\$ 13,325.00
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
RESIDENTIAL SITE PERMITS	0	\$ -	0	\$ -
NEW COMMERCIAL BUILDINGS	0	\$ -	4	\$ 2,475,000.00
COMMERCIAL ADDITIONS / ALTERATIONS	2	\$ 98,000.00	19	\$ 1,254,112.00
COMMERCIAL STORAGE SHED	0	\$ -	1	\$ 15,000.00
COMMERCIAL GARAGES & CARPORTS	0	\$ -	1	\$ 18,000.00
COMMERCIAL SITE PERMITS	0	\$ -	0	\$ -
NEW CHURCHES	0	\$ -	0	\$ -
CHURCH ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
RE-STUCCO / SIDING	1	\$ 3,000.00	11	\$ 36,397.00
NEW ASPHALT / ASPHALT OVERLAY / STRIPING	1	\$ 4,400.00	9	\$ 65,635.00
EXCAVATION / GRADING	0	\$ -	1	\$ 1,000.00
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	18	\$ 130,953.00	112	\$ 1,106,958.00
DEMOLITION	0	\$ -	8	\$ 353,538.00
FENCE / RETAINING WALL	5	\$ 8,404.00	30	\$ 98,007.00
FOUNDATION ONLY - CHARGE	0	\$ -	0	\$ -
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECKS	0	\$ -	0	\$ -
TOTAL PERMITS	40	\$ 621,807.00	235	\$ 7,342,703.00
TOTAL FEES		\$ 7,556.01		\$ 69,037.24

**CITY OF GALLUP
PLANNING & ZONING DEPARTMENT
MONTHLY COMPILATION OF PERMITS ISSUED
SEPTEMBER 2016**

DATE ISSUED	PERMIT #	OWNER / BUSINESS	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	BLDG. & ZONING FEES	VALUATION
9/1/16	15-311	April Shorty	Homeowner	2897 Marcella Cir.	Res. Storage Shed	\$ 184.65	\$ 9,325.00
9/1/16	16-241	Frank Sanchez	Homeowner	1423 Elva Dr.	Res. Storage Shed	\$ 106.35	\$ 4,000.00
9/1/16	16-253	Eleanor Jacobs	All American Steel Erection	281 Valley View Rd.	Residential Re-Roof	\$ 114.00	\$ 7,890.00
9/2/16	16-212	Irvin Bekis	Homeowner	1105 Nevada Cir.	Residential Addition	\$ 132.45	\$ 5,375.00
9/6/16	16-249	Johnny Lucero	Gallup Roofing, Inc.	3070 Adobe Ct.	Residential Re-Roof	\$ 114.00	\$ 7,425.00
9/6/16	16-251	Louie Martinez	Bonaguidi Construction	3701 Zia Dr.	Residential Renewal	\$ 635.60	\$ 53,000.00
9/6/16	16-255	Frank Dineyahze	Homeowner	3427 Churchrock St.	Fence	\$ 51.25	\$ 1,000.00
9/8/16	16-258	Levi Hren	L.B. Hren Construction	403 La Cima Dr.	Residential Re-Roof	\$ 105.00	\$ 7,000.00
9/9/16	16-163	Richard Tilley	THD At Home Services	1160 Rancho Rd.	Residential Re-Roof	\$ 286.50	\$ 27,085.00
9/9/16	16-252	David Segura	Merrill Fence Co.	3401 Churchrock St.	Fence	\$ 106.35	\$ 3,745.00
9/9/16	16-254	Patrick Ahrens	Homeowner	503 Navajo Dr.	Residential Alteration	\$ 380.40	\$ 25,000.00
9/9/16	16-259	David Mikešic	Homeowner	1410 Red Rock Dr.	Residential Re-Roof	\$ 69.00	\$ 2,500.00
9/9/16	16-260	Wells Fargo	Carrillo Painting, Inc.	300 W. Aztec Ave.	Sealcoat & Restripe	\$ 75.00	\$ 4,400.00
9/9/16	16-261	RMCH College Clinic	Fry Construction	2111 College Dr.	Stucco	\$ 79.00	\$ 3,000.00
9/12/16	16-262	John Goins	Dominguez Construction	200 Cactus Rd.	Residential Re-Roof	\$ 132.00	\$ 9,696.00
9/15/16	16-265	Robert Rosales, Jr.	Homeowner	221 Black Diamond Canyon Dr.	Residential Addition	\$ 93.30	\$ 3,000.00
9/15/16	16-268	Robert Dotson	Auto Glass & Construction	312 E. Hill Avenue	Minor Alterations	\$ 77.35	\$ 1,900.00
9/16/16	16-243	Victor Lujan	Merrill Fence Co.	1050 Patton Dr.	Fence	\$ 40.00	\$ 910.00
9/16/16	16-273	Rudolph Johnson	Gallup Roofing, Inc.	403 Cactus Rd.	Residential Re-Roof	\$ 105.00	\$ 6,750.00
9/19/16	16-263	Daniel Sanchez	Diaz Residential Constr.	800 Wagon Rd.	Residential Re-Roof	\$ 150.00	\$ 11,420.00
9/20/16	16-278	Robert Cron Jr.	Saucedo's Construction	220 Verdi Dr. A & B	Residential Re-Roof	\$ 78.00	\$ 3,600.00
9/21/16	16-250	Rico Motor Co.	Wilson Paving Co.	905 W. Coal Ave.	Commercial Alteration	\$ 1,112.63	\$ 96,000.00
9/21/16	16-272	John & Mary Gonzales	Homeowner	881 Wagon Rd.	Residential Addition	\$ 93.30	\$ 3,000.00
9/21/16	16-276	Richard Garcia	Dominguez Construction	3619 Zia Dr.	Residential Re-Roof	\$ 87.00	\$ 4,996.00
9/21/16	16-277	Marilyn Gjeltema	Dominguez Construction	607 Vandenbosch Pkwy.	Residential Re-Roof	\$ 105.00	\$ 6,196.00
9/22/16	16-234	Marisol Dunsworth	Homeowner	606 Stagecoach Rd.	Residential Alteration	\$ 93.30	\$ 2,950.00
9/22/16	16-269	Greg Collison	Macias Builders	1138 Burke Dr.	Residential Re-Roof	\$ 87.00	\$ 4,800.00
9/22/16	16-282	Jose & Felice Lujan	Homeowner	507 S. 7th St.	Residential Re-Roof	\$ 48.00	\$ 1,400.00
9/23/16	16-275	Anandan Swaminathan	Homeowner	1133 Boggio Dr.	Fence	\$ 80.25	\$ 2,000.00
9/23/16	16-283	RMCHCS Hospital	Fry Construction	1901 Red Rock Dr.	Minor Alterations	\$ 70.00	\$ 2,000.00
9/26/16	16-256	Terry Hamilton	Palo Duro Homes, Inc.	3723 Maya Dr.	New SFR	\$ 1,703.53	\$ 250,000.00
9/26/16	16-290	Jose & Felice Lujan	Homeowner	507 S. 7th St.	Residential Addition	\$ 249.90	\$ 15,000.00
9/26/16	16-291	Vince Alonzo	Homeowner	601 Old Zuni Rd.	Minor Alterations	\$ 30.00	\$ 500.00
9/28/16	16-266	Bill Schorr	Macias Builders	1102 Caesar St.	Residential Addition	\$ 106.35	\$ 4,000.00
9/28/16	16-279	Dewa, LLC	Merrill Fence Co.	104 E. Aztec Ave.	Fence	\$ 57.55	\$ 749.00
9/29/16	16-285	Anita Begay	Gallup Roofing, Inc.	3063 Adobe Ct.	Residential Re-Roof	\$ 114.00	\$ 7,150.00
9/29/16	16-286	Robert Gonzales	Gallup Roofing, Inc.	505 W. Logan Ave.	Residential Re-Roof	\$ 87.00	\$ 4,400.00
9/29/16	16-287	Alfred Esquibel	Gallup Roofing, Inc.	413 Julie Dr.	Residential Re-Roof	\$ 105.00	\$ 6,450.00
9/29/16	16-288	Raymond Welch	Gallup Roofing, Inc.	209 Elizabeth St.	Residential Re-Roof	\$ 105.00	\$ 6,300.00
9/29/16	16-292	BPL	Dominguez Construction	1706 S. 2nd St.	Commercial Re-Roof	\$ 106.00	\$ 5,895.00
TOTAL:						\$ 7,556.01	\$ 621,807.00

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| 1 | NEW SINGLE FAMILY DWELLINGS |
| 10 | RESIDENTIAL ADDITIONS / ALTERATIONS |
| 2 | RESIDENTIAL STORAGE SHED |
| 2 | COMMERCIAL ADDITIONS / ALTERATIONS |
| 1 | RE-STUCCO / SIDING |
| 1 | NEW ASPHALT / ASPHALT OVERLAY / STRIPING |
| 18 | ROOF REPAIR |
| 5 | FENCE / RETAINING WALL |
| 40 | TOTAL PERMITS |