

City of Gallup  
Post Office Box 1270  
Gallup, NM 87305  
(505) 863-1240  
www.gallupnm.gov

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Application Number . . . . . 23-00000054                      Date 12/13/23  
Property Address . . . . . 3009 W HISTORIC HIGHWAY 66 E EMTR  
Parcel Number:                      110-087-085-545  
Tenant nbr, name . . . . . OWNER REALNET GALLUP, LLC.  
Application type description      COMMERCIAL ALTERATION MORE THAN \$50,000.  
Property Use . . . . .  
Property Zoning . . . . . HEAVY COMMERCIAL DIST.  
Application valuation . . . . . 750000  
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Application Desc  
EXISTING HOTEL TO MULTI-FAMILY UNITS-PHASE 1  
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| Owner                                      | Contractor                                |
|--|---|
| -----                                      | -----                                     |
| REALNET GALLUP, LLC.                       | 2G CONSTRUCTION LLC                       |
| 10671 SW WASHINGTON STREET                 | 4520 LOWER TERRACE CIRCLE NE              |
| PORTLAND                      OR 972250000 | ALBUQUERQUE                      NM 87111 |
|  | (505) 362-2009                            |

----- Structure Information 000 000 -----  
Construction Type . . . . . TYPE III - A 1 HR  
Occupancy Type . . . . . R-2 RESIDENTIAL  
Other struct info . . . . . BUILDING FOOTPRINT AREA      113,503 s.f.  
   ASBESTOS REPORT                      N/A  
   NO. OF EXISTING BUILDINGS              1.00  
   NO. OF FLOORS                      2.00  
   GENERAL USE STANDARDS              10-4  
   LOT AREA                      4.72 acres  
   PARKING SPACES                      220.00  
   SIZE OF LOT                      4.72 acres  
   TOTAL AREA                      113,503 s.f.  
   USE OF EXISTING BUILDINGS      apartments  
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Permit . . . . . BUILDING PERMIT - COMMERCIAL  
Additional desc . .  
Permit Fee . . . . . 2789.50                      Plan Check Fee . . . . . 2092.13  
Issue Date . . . . . 11/29/23                      Valuation . . . . . 750000  
Expiration Date . . . . . 11/28/24

| Qty    | Unit   | Charge | Per                          | Extension |
|--------|--------|--------|------------------------------|-----------|
|        |        |        | BASE FEE                     | 2039.50   |
| 250.00 | 3.0000 | THOU   | BUILDING 500,001 - 1,000,000 | 750.00    |

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Special Notes and Comments  
8/31/2023, 4:45:51 PM JOHMAR2

1. Call for an inspection when the demolition is completed.
2. Call for a framing inspection when all new framing is installed and after passing the rough mechanical, electrical, and plumbing inspections.
3. Call for an insulation inspection.
4. Call for a drywall screw inspection.
5. Call for a final inspection after passing the final

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Special Notes and Comments

mechanical, plumbing, and electrical inspections and when  
all work is completed.

John Margis  
City of Gallup Building Inspector  
505 863 1240

4/17/2023, 2:21:48 PM MARJOE2

Electric:

No change to existing service entrance noted. In the event  
there will be changes to the existing service entrance  
please coordinate with Utilities engineering for  
requirements and cost.

9/11/2023, 2:50:12 PM ANDLAW2

1. All construction shall be in compliance with the 2015  
edition of the International Fire Code.
2. Ensure a means of calling 911 is available at the  
construction site.
3. Maintain firefighting vehicle access to within 100 feet  
of the building.
4. Means of egress in the building shall be maintained  
during construction.
5. Combustible debris, rubbish and waste shall not  
accumulate in the building and shall be removed at the end  
of each day.
6. Ensure at least 1 portable fire extinguisher with a  
minimum rating of 2-A:10-B:C and current with annual  
maintenance is available at the construction site.
7. Additional exit signs and/or emergency lighting may be  
required and will be reviewed during walkthroughs.
8. Knox box ordering information can be found at knoxox.com  
under the Gallup Fire Department.
9. Fire suppression system plans shall be a deferred  
submittal to the Gallup Fire and may be mailed or emailed to  
alaweke@gallupnm.gov.

Andrew Laweka  
Acting Fire Marshal  
Gallup Fire Department  
505-726-5448  
alaaweke@gallupnm.gov

8/29/2023, 2:18:04 PM CHAPET

1. Previous comments submitted by public works shall be  
addressed when "Separate civil engineering submittal and  
permit request" are submitted for the review process.
- 4/6/2023, 10:17:12 AM DAVGAR2 We will need clarification on  
how many refuse enclosures, and what a roll on container is,  
as the City of Gallup Solid Waste uses front load  
containers. We will also need a minimum of 50 FT for backing

Electric

Fire Dept.  
Requirements

Public Works

Special Notes and Comments

and maneuvering space for our units.

6/8/2023, 9:37:23 AM DAVGAR2

Drawings for enclosure not to City of Gallup specs for double enclosure, and number of enclosures not specified per specs.

7/25/2023, 9:52:14 AM DAVGAR2

Refuse specification calls for 6" concrete on both pad and apron.

9/1/2023, 11:02:07 AM DAVGAR2

Approved

9/1/2023, 12:51:37 PM JANBOO2

No issue with water dept

4/5/2023, 8:45:34 AM SATGAN3

Solid waste

1) Must install a grease trap on the main connection to the city main.

2) There are City Manholes located on the property. Contractor is responsible for any damage to the manholes and the manhole lids during construction.

9/22/2023, 2:00:59 PM NATARC2

INSPECTIONS AND ADDITIONAL REQUIREMENTS

1. PLEASE BE ADVISED THAT YOU MUST CONTACT THE NM AIR QUALITY BUREAU (505-476-4323 or 476-4300) & NOTIFY THEM THAT YOUR PERMIT WILL INCLUDE SOME DEMOLITION.

2. All inspections require a minimum of twenty-four (24) hour notice. Please provide your permit number, site address, inspection type and telephone number when requesting your inspection. The contact number for requesting an inspection is (505) 863-1240.

3. Scheduling an inspection is the sole responsibility of the CONTRACTOR, whom shall be present for all inspection (No Exceptions). Failure by the CONTRACTOR to be present for their scheduled inspection will result in an automatic FAILED inspection with a \$25.00 re-inspection fee assessed.

4. All FAILED inspections, the CONTRACTOR will be assessed a mandatory re-inspection fee of \$25.00 that you are required to pay at Customer Service prior to requesting for a scheduled re-inspection.

5. The CONTRACTOR is responsible for ensuring that all required inspections are requested and completed. Should any work be completed without an inspection request or FINAL inspection completed, the permit will be void and closed with no certificate issued.

6. All construction work shall commence within six (6)

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Special Notes and Comments

months from the date of permit issuance, failure to commence work within this time period will result in automatic closure of the permit with no certificate issued and you will be required to re-apply for a permit.

7. If applicable, all MEP inspections must be completed and passed before scheduling any City inspections. No scheduled MEP inspections will be accepted, they must be completed and passed prior to scheduling a City inspection (No Exceptions)

8. If any permit work is to be conducted within the City or NMDOT right-of-way you shall obtain the necessary permits from the City or NMDOT prior to commencing any work in those areas.

By signing below, I acknowledge my building permit responsibilities as a CONTRACTOR and the penalties that will be assessed should a FAILED inspection occur.

PRINT NAME Tushar Patel

TITLE: V. President.

SIGN: Tushar Patel

DATE: 12/13/2023

Other Fees . . . . . ZONING CHECK FEE - COMM 25.00

| Fee summary      | Charged | Paid    | Credited | Due |
|------------------|---------|---------|----------|-----|
| Permit Fee Total | 2789.50 | 2789.50 | .00      | .00 |
| Plan Check Total | 2092.13 | 2092.13 | .00      | .00 |
| Other Fee Total  | 25.00   | 25.00   | .00      | .00 |
| Grand Total      | 4906.63 | 4906.63 | .00      | .00 |

John May Tushar Patel  
Building & Zoning Official Applicant or Contractor