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MICHAEL GARCIA, MAYOR

ATTEST:

GERALYN F. CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:

Marcos Martinez
Marcos Martinez (Jan 30, 2026 15:08:07 MST)
MARCOS MARTINEZ, INTERIM CITY ATTORNEY



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

Alan Webber, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1

Alma G. Castro, District 1

Michael J. Garcia, District 2

Carol Romero-Wirth, District 2

Lee Garcia, District 3

Pilar F.H. Faulkner, District 3

Jamie Cassutt, District 4

Amanda Chavez, District 4

CERTIFICATE OF COMPLIANCE AS LEGAL LOT OF RECORD

RE: Legal Lot of Record status for a parcel identified as 2768 Agua Fria Street, depicted as Lot 38 on a boundary Survey Plat prepared for Department of the Interior Bureau of Land Management in 1995 recorded in Book 318, Page 32 as instrument number 921.975, records of Santa Fe County, New Mexico on October 18, 1995 (hereinafter, the "Property").

In compliance with Subsection 14-3.7(A)(7) of the Santa Fe City Code ("SFCC") this Certificate of Compliance documents status as a legal lot of record for the Property.

This Planning Commission ("Commission") considered the following documents:

1. Survey Plat prepared for Richard P. Cook showing the split of Lot 2 into 2-A, 2-B, and the consolidation of Lot 1 with the remainder of Lot 2 to form lot 1-2-C all within a portion of projected section 22, T/17N, R.9E, N.M.P.M. recorded by the Office of the Santa Fe County Clerk on September 16, 1994, recorded in Book 286, Page 2 as Instrument Number 877873.
2. Amended Cook's Industrial Subdivision recorded by the County of Santa Fe August 20, 1985, in Book 156, Page 12 as instrument number 574,639.
3. Lot Line Adjustment of Tract 3 Lot 2, tract 3 Lot 1A and PC 2838 TR. 5 recorded by the County of Santa Fe on May 1, 1998, in Book 385, Page 35, as instrument number 1022556.
4. Quitclaim Deed "Otila M. Quintana, daughter of Inex Montoya, and Juan B. Quintana, her husband for consideration paid, quitclaim to Maria Magdalena B. Montoya (now Arias)" recorded by the County of Santa Fe on August 24, 1962, as instrument number 258,868.
5. Lot Split Survey for Lawrence Boyd of Lot 36 recorded by the County of Santa Fe on September 16, 2008, on September 16, 2008, in Book 690, Page 4 as instrument number 1538,57.
6. Warranty Deed, "Santos I. Montoya, a married man dealing in his sole and separate property and Maclovio Montoya, a married man for consideration paid grant to Santos I. Montoya and Marie Montoya, husband and wife, and Maclovio Montoya and Juanita Montoya, husband and wife as joint tenants" recorded by the County of Santa Fe on April 30, 1998, in Book 1486, Page 202 as instrument 1022377.
7. Warranty Deed, "Maclovio B. Montoya and Juanita T. Montoya for consideration paid grant to Santos I. Montoya" recorded by the County of Santa Fe on August 5, 1974, in Book 314, Page 146.
8. Warranty Deed "Samarkand Properties Ltd. for consideration paid grants to Thanh Long Nguyen and Lan Kim Nguyen, husband and wife" recorded by the County of Santa Fe on May 10, 1994, in Book 1055, Page 112-113 as instrument number 862,179.

SFC CLERK RECORDED 09/11/2024

SFCC 1987, §14-3.7(A)(7)(b) allows the Planning Commission to issue a certificate of compliance "for a lot or contiguous lots that have been created in violation of the procedural requirements of this section if it determines that the lots comply with all other applicable standards of Chapter 14 or it imposes conditions of approval necessary to ensure such compliance."

Following a public hearing on April 4, 2024, in which the Commission considered the above-referenced documents, heard reports from city staff and the applicant, and opened the floor the public comment, the Commission found that the Property was "[a] lot that was created in such a manner that would today qualify for a lot split the City of Santa Fe's Family Transfer Subdivision Ordinance," and that it therefore met the applicable criteria under SFCC 1987, §14-3.7(A)(7)(b). The lot is granted compliance with the City of Santa Fe Zoning Ordinance.

Approval of the Certificate of Compliance makes no determination regarding the conformity or lack thereof pertaining to development or structures on the property.

Janet Clow
Janet Clow, Chair, City of Santa Fe Planning Commission

9/5/24
Date

SFC CLERK RECORDED 09/11/2024

STATE OF NEW MEXICO)

) ss.

COUNTY OF SANTA FE)

SUBSCRIBED AND SWORN to before me this 5 day of

September 2024.

By Janet Clow

[Signature]

Notary Public

My Commission Expires:

5/30/28

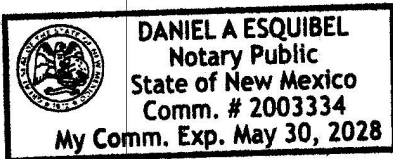
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss


CERTIFICATE OF COMPLIA
PAGES: 2

I Hereby Certify That This Instrument Was Filed for
Record On The 11TH Day Of September, 2024 at 09:49:27 AM
And Was Duly Recorded as Instrument # 2041564
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark

Deputy [Signature] County Clerk, Santa Fe, NM



Signature: 

Email: hllamboy@santafenm.gov

Signature: 

Email: daesquibel@santafenm.gov

Signature: Maggie Moore
Maggie Moore (Jan 30, 2026 16:35:32 MST)

Email: mrmoores@santafenm.gov

Signature: Joel Cruz-Haber
Joel Cruz-Haber (Feb 3, 2026 08:19:39 MST)

Email: jacruzhaber@santafenm.gov