

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2026-**

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10 **A RESOLUTION**

11 **AMENDING THE GENERAL PLAN’S FUTURE LAND USE MAP DESIGNATION FROM**  
12 **INDUSTRIAL AND BUSINESS PARK TO COMMUNITY COMMERCIAL FOR AN**  
13 **APPROXIMATELY 3.87 ACRE PROPERTY OWNED BY GIRLS, INC., OF SANTA FE, AT**  
14 **2904 RUFINA STREET (CASE NO. 2025-11028).**

15 **WHEREAS**, the agent for the owner of Lot 3 at 2904 Rufina Street (the “Subject Property”),  
16 as shown in Attachment A, submitted an application to the City of Santa Fe (“City”) to amend the  
17 General Plan Future Land Use Map from “Industrial” and “Business Park” to “Community  
18 Commercial”; and

19 **WHEREAS**, pursuant to SFCC 1987, Section 14-3.2(B)(2)(b)<sup>1</sup>, the Governing Body must  
20 amend the General Plan before approving a change to a zoning district designation that is inconsistent  
21 with the land use classification shown on the General Plan’s Future Land Use Map; and

22 **WHEREAS**, pursuant to NMSA 1978, Section 3-19-9(A), and SFCC 1987, Section 14-  
23 3.2(E)(1)(f)<sup>2</sup>, the City may amend its General Plan with the general purpose of guiding and

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<sup>1</sup> The provisions now appear at SFCC 1987, Section 14-2.1C.2(II), effective January 1, 2026, following recodification.

<sup>2</sup> The provisions now appear at SFCC 1987, Section 14-2.1C.5(I)(f), effective January 1, 2026, following recodification.

1 accomplishing a coordinated, adjusted, and harmonious development of the City which will, in  
2 accordance with existing and future needs, best promote health, safety, morals, order, convenience,  
3 prosperity or the general welfare as well as efficiency and economy in the process of development; and

4         **WHEREAS**, SFCC 1987, Table 14-2.1-1<sup>3</sup> requires the Planning Commission to review and  
5 recommend proposed revisions and amendments to the General Plan to the Governing Body; and

6         **WHEREAS**, the Planning Commission at its November 6, 2025, meeting voted to recommend  
7 to the Governing Body a change in the General Plan Future Land Use Map from Industrial and Business  
8 Park to Community Commercial; and

9         **WHEREAS**, on February 25, 2026, the Governing Body held a public hearing on the proposed  
10 amendment; reviewed the staff report, the recommendation of the Planning Commission, the evidence  
11 presented at the public hearing; and the public testimonies in support of Girls, Inc., of Santa Fe and its  
12 impact on the community; and determined that the proposed amendment to the General Plan, as  
13 recommended by the Planning Commission, meets the approval criteria set forth in SFCC 1987, Section  
14 14-3.2(E)<sup>4</sup>; and

15         **WHEREAS**, reclassification of the Subject Property would allow for uses that are consistent  
16 with the General Plan, as amended by Resolution No. 2001-82, and the prevailing uses and character  
17 of the area; and

18         **WHEREAS**, the Subject Property has suitable access to and availability of necessary  
19 infrastructure; and

20         **WHEREAS**, reclassification of the Subject Property will enable future development of uses  
21 that will serve the surrounding neighborhood.

22         **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**  
23 **CITY OF SANTA FE** that the General Plan Future Land Use Map designation for the Subject Property

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<sup>3</sup> The provisions now appear at SFCC 1987, Section 14-2.1A, effective January 1, 2026, following recodification.

<sup>4</sup> The provisions now appear at SFCC 1987, Section 14-2.1C.5, effective January 1, 2026, following recodification.

1 described is amended to change the designation from Industrial and Business Park to Community  
2 Commercial, as shown in Exhibit A, attached hereto.

3 PASSED, APPROVED, and ADOPTED this \_\_\_ day of \_\_\_\_\_, 2026.

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5 \_\_\_\_\_  
6 MICHAEL GARCIA, MAYOR  
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10 ATTEST:

11  
12 \_\_\_\_\_  
13 GERALYN F. CARDENAS, INTERIM CITY CLERK  
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15 APPROVED AS TO FORM:

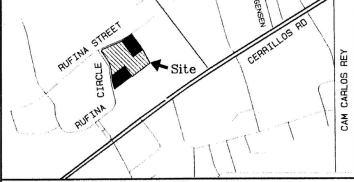
16 *Marcos Martinez*  
17 [Marcos Martinez \(Feb 12, 2026 11:23:34 MST\)](#)  
\_\_\_\_\_

18 MARCOS MARTINEZ, INTERIM CITY ATTORNEY  
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25 *Legislation/Land Use Legislation/ 2026/2904 Rufina Amending General Plan – Girls Inc.*

# EXHIBIT A

### VICINITY MAP



SFC CONTROL MONUMENT #1017

TIE - S86°31'56" W 1832.66'

N16°29'49"E Lc=38.71 Δ 101'27"54" P=33.00 A=44.27

N67°07'16"E B=76

N67°09'12"E 8'29" P=28.65

N59°42'25"E Lc=161.67' Δ 10'52"45" R=852.72 A=161.91

N65°39'05"E Lc=44.79' Δ 3'00"35" R=852.72 A=44.79

**CITY OF SANTA FE NOTES & CONDITIONS**

RECORDING OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL BY THE CITY OF SANTA FE OF ANY ENCROACHMENTS INTO PRIVATE PROPERTIES SHOWN, IF ANY.

EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAN AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELIQUATION PER CODE REQUIREMENTS.

LOT 4 IS ZONED I2.  
TRACT 2A, LOT 2 IS ZONED C2.  
A PORTION OF LOT 3 LIES WITHIN ZONE I2, THE REMAINING OF LOT 3 LIES WITHIN ZONE I1, AS SHOWN.

City of Santa Fe Review Case #2014-114

*Riana Baur* 03/25/15  
CITY ENGINEER FOR LAND USE DATE

*Jamison* 3/25/15  
CITY PLANNER DATE

Santa Fe County Treasurer's Office

*Eric Lopez* 3/31/15  
DATE

**Surveyors Certificate**

I HEREBY CERTIFY THAT THIS PLAN AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY PERSONAL DIRECTION AND ARE A TRUE AND ACCURATE REPRESENTATION OF A FIELD SURVEY WHICH WAS COMPLETED ON 3/17/2015, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF. THIS PLAN MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO."

*D.S.L.*  
DEAN L. SHRADER NEW MEXICO PROFESSIONAL SURVEYOR NO. 12451

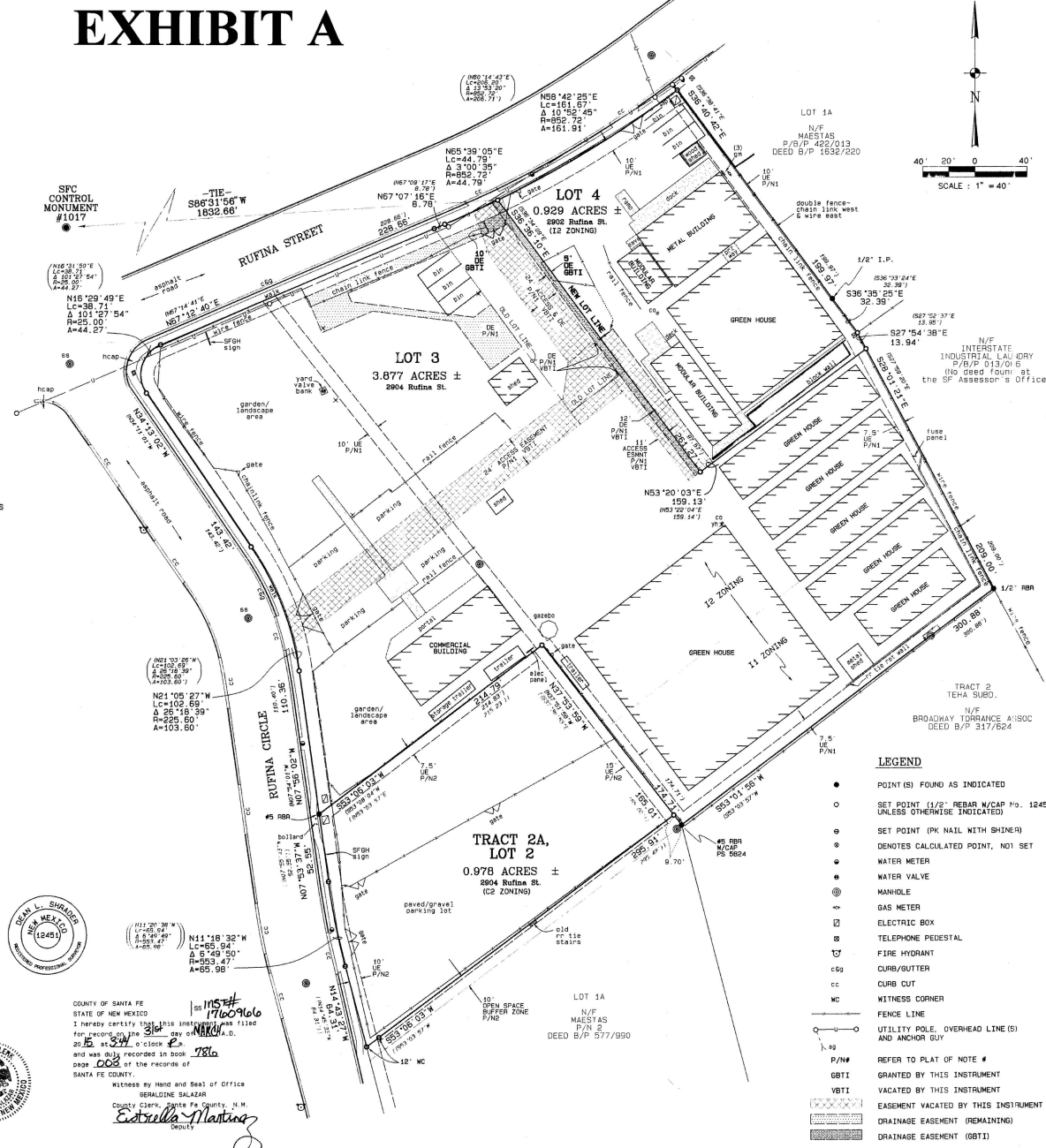
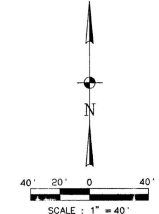


COUNTY OF SANTA FE STATE OF NEW MEXICO

I hereby certify that this instrument was filed for recording on the 31st day of March, 2015, in Book 2786, Page 47, and was duly recorded in book 2786 of the records of SANTA FE COUNTY.

Witness my Hand and Seal of Office  
GERALDINE SALAZAR  
County Clerk, Santa Fe County, N.M.

*Estrella Martinez*  
Deputy



Lot Line Adjustment of  
**LOT 3 & LOT 4**  
(formerly Tract 2A, Lot 1 & Tract A--1)  
and  
Boundary Survey of  
**TRACT 2A, LOT 2**

LYING & BEING SITUATE WITHIN SECTION 33, T 17 N, R 9 E, NMP14 CITY AND COUNTY OF SANTA FE, NEW MEXICO

LOT 3 CONTAINING 3.877 ACRES ±  
LOT 4 CONTAINING 0.928 ACRES ±  
TRACT 2A, LOT 2 CONTAINING 0.978 ACRES

786003

- NOTES**
- REFER TO A "PLAT OF BOUNDARY SURVEY SHOWING LOT LINE ADJUSTMENT PREPARED BY ALLAN S. CURTIS, PS 13608, IN NOVEMBER OF 2000, RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE UNDER DOCUMENT NO. 1140,797 IN PLAT BOOK 483, PAGE 047 ON 1/2/2001. DATA SHOWN IN SINGLE ( ) PARENTHESES FROM SAID DOCUMENT.
  - REFER TO A "REPLAT OF TRACT 1 OF KIWA CENTER EAST AND EAST PORTION OF TRACT 2A, LOT 2 KIWA CENTER EAST," PREPARED BY ROBERT BENTON, PS 5824, ON 12-15-2005, RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE UNDER DOCUMENT #137005 ON MARCH 18, 2005 IN PLAT BOOK 583, PAGE 004 DATA SHOWN IN DOUBLE ( ( ) ) PARENTHESES FROM SAID DOCUMENT.

**FLOOD NOTE:**

THIS PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFER TO FEMA FIRM MAP PANEL #35045 0411E DATED 12/04/2012.

**Owners Consent/Easement Vacation**

THE UNDERSIGNED OWNERS & PROPRIETORS DO HEREBY CONSENT TO THE PLATTING OF LANDS AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS BEING MADE WITH THE FREE CONSENT OF AND IS IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED, THE 24' ACCESS EASEMENT, THE 24' ACCESS & DRAINAGE EASEMENT, THE 11' ACCESS EASEMENT AND THE 12' DRAINAGE EASEMENT ARE HEREBY VACATED AND EXTINGUISHED, AS SHOWN, A 5' DRAINAGE EASEMENT AND A 10' DRAINAGE EASEMENT ARE HEREBY GRANTED, AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

*David Salzman* 3/23/15  
SALMAN ENTERPRISES, a New Mexico Limited Partnership DATE  
DAVID SALZMAN, GENERAL PARTNER

- LEGEND**
- POINT(S) FOUND AS INDICATED
  - SET POINT (1/2" REBAR W/ CAP NO. 12451 UNLESS OTHERWISE INDICATED)
  - SET POINT (PK NAIL WITH SHINER)
  - DENOTES CALCULATED POINT, NOT SET
  - WATER METER
  - WATER VALVE
  - MANHOLE
  - GAS METER
  - ELECTRIC BOX
  - TELEPHONE PEDESTAL
  - FIRE HYDRANT
  - cg CURB/GUTTER
  - cc CURB CUT
  - WC WITNESS CORNER
  - FENCE LINE
  - UTILITY POLE, OVERHEAD LINE(S) AND ANCHOR BUY
  - P/N# REFER TO PLAT OF NOTE #
  - GBTI GRANTED BY THIS INSTRUMENT
  - VBTI VACATED BY THIS INSTRUMENT
  - ▨ EASEMENT VACATED BY THIS INSTRUMENT
  - ▨ DRAINAGE EASEMENT (REMAINING)
  - ▨ DRAINAGE EASEMENT (GBTI)

STATE OF NEW MEXICO } SS  
COUNTY OF SANTA FE }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF March, 2015.  
MY COMMISSION EXPIRES 1/15/2017

*Madred Hillstrom*  
NOTARY PUBLIC

UPC #:  
1-051-097-187-084, LOT 3  
1-051-097-203-136, LOT 4  
1-051-097-210-110, TR 2-A LOT 2

OWNER	SECTION	TOWNSHIP	RANGE	LOCATION
SALMAN ENTERPRISES, a NM Limited Partnership	PROJ. 9 33	T 17 N	R 9 E	2902 & 2904 T

**HIGH DESERT SURVEYING, P.C.**  
PROFESSIONAL SURVEYING

1925 ASPEN DRIVE, SUITE 401  
SANTA FE, NM. 87505  
PHONE: (505) 438-8094  
FAX: (505) 438-1709

DRG. NAME: Lot Line Adjust Lots 3 & 4 and Bdry Tr. 2A, Lot 2 12/00