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MICHAEL GARCIA, MAYOR

ATTEST:



GERALYN F. CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:



[Marcos Martinez \(Feb 16, 2026 07:39:15 MST\)](#)
MARCOS MARTINEZ, INTERIM CITY ATTORNEY

Bill No. 2025-24

Legislation/ Land Use Legislation/Ordinances/2026-04(O)//2768 Agua Fria Rezoning



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

