



## Agenda

Notice of the Early  
Neighborhood Notification  
(ENN)  
July 23, 2025 at 5:30 PM  
Meeting Virtually

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### Procedures for Early Neighborhood Notification (ENN) Meeting

1. ENN Name
  - a. Girls Inc of Santa Fe
2. Project Address
  - a. 2904 Rufina Street
3. Description
  - a. Rezone to C-2, General Plan Amendments from Industrial and Business Park to Community Commercial, and Master Plan for the development of a new Girls Inc. youth center. 3.877 acres.
4. Applicant
  - a. JenkinsGavin Inc. 505-820-7444
5. Staff
  - a. Alexa Hempel, [anhempel@santafenm.gov](mailto:anhempel@santafenm.gov)
6. Meeting Location
  - a. Join Zoom Meeting  
<https://us02web.zoom.us/j/87370280781?pwd=mbc3ddQPerH2OnXcolstRgFBia68a.1>

View meeting insights with Zoom AI Companion

<https://us02web.zoom.us/launch/edl?muid=00c48599-1b4e-4d57-8fc8-cf3068ca454e&from=plugin>

Meeting ID: 873 7028 0781

Passcode: 529568

One tap mobile

+16694449171,,87370280781#,,,,\*529568# US

Early Neighborhood Notification (ENN)

July 23, 2025

Page 1 of 2

+16699009128,,87370280781#,,,,\*529568# US (San Jose)

Dial by your location

- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US

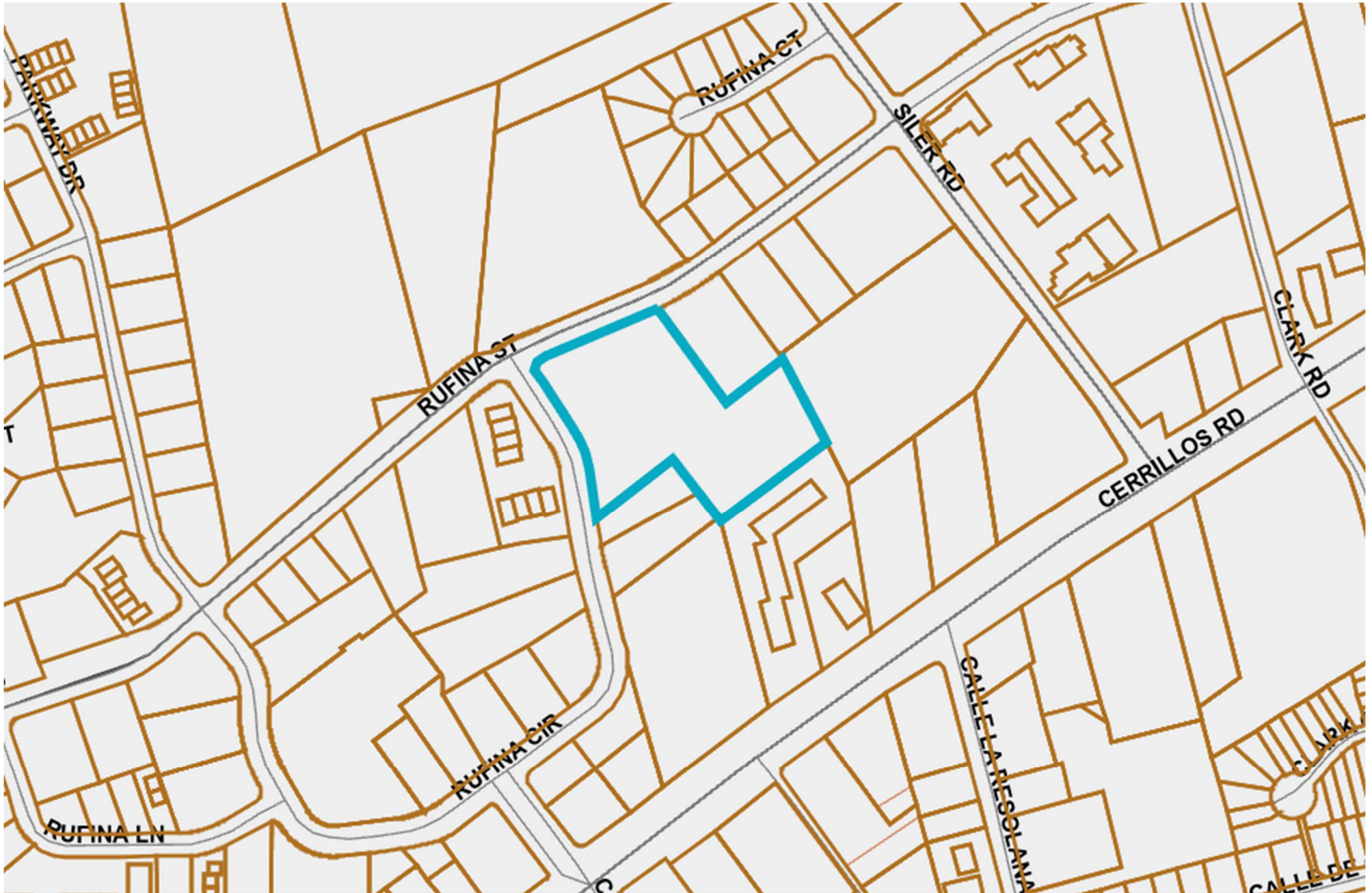
Meeting ID: 873 7028 0781

Passcode: 529568

Find your local number: <https://us02web.zoom.us/j/kcYXQmnVkP>

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

VICINITY MAP  
2904 RUFINA ST.

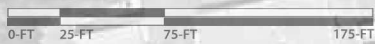


# girls inc.

of Santa Fe



### Conceptual Site Plan



autotroph



Submit by Email

Print Form

# Early Neighborhood Notification (ENN) Guidelines

## Section 14-3.1(F)(5) SFCC 1987, as Amended

*Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 1987, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about each criterion, consult the Land Development Code.*

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

(e) EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR TEH DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes; traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS  
*For example: creation, retention or improvement of affordable housing; how the project contributes to serving different ages, incomes and family sizes; the creation or retention of affordable business space. (Ord. No. 2005-30(A) § 4)*

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

(k) EFFECT UPON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? The project's effect on intra-city travel; and between employment and residential centers.*

ADDITIONAL COMMENTS (Optional)



# EARLY NEIGHBORHOOD NOTIFICATION MEETING

## Request for Staff Attendance

### Project Information

Project Name: \_\_\_\_\_

Address: \_\_\_\_\_ Parcel Size: \_\_\_\_\_

Zoning: \_\_\_\_\_ Future Land Use: \_\_\_\_\_

Preapplication Conference Date: \_\_\_\_\_

Detailed Project Description: Rezone to C-2, General Plan Amendments from Industrial and Business Park to Community Commercial, and a Master Plan for the development of a new Girls Inc. youth center.

### Property Owner Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

### Applicant/Agent Information (if different from owner):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

### Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: \_\_\_\_\_

I/We authorize \_\_\_\_\_ to act as my/our agent to execute this application.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: **See attached authorization letter.** Date: \_\_\_\_\_

### Proposed ENN Meeting Dates:

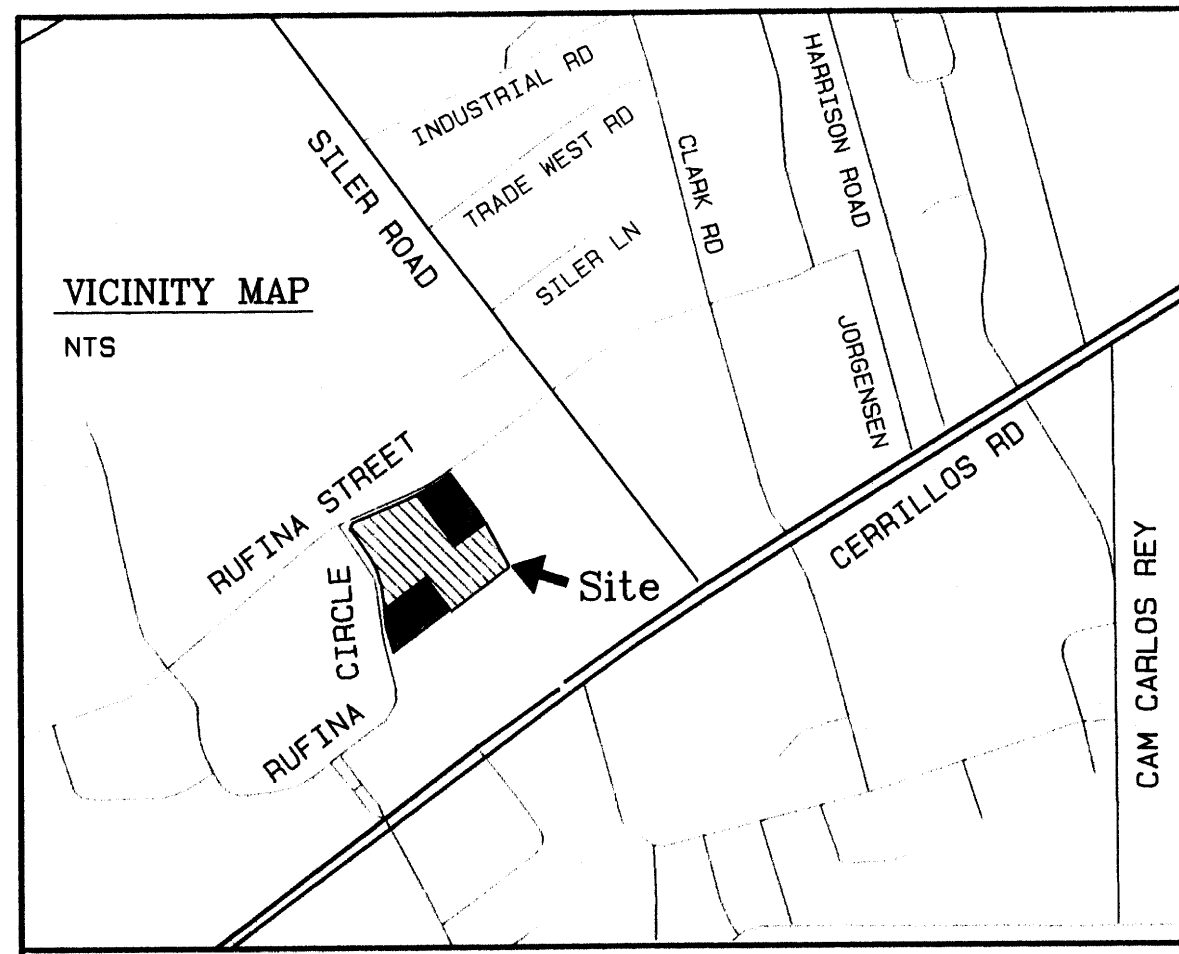
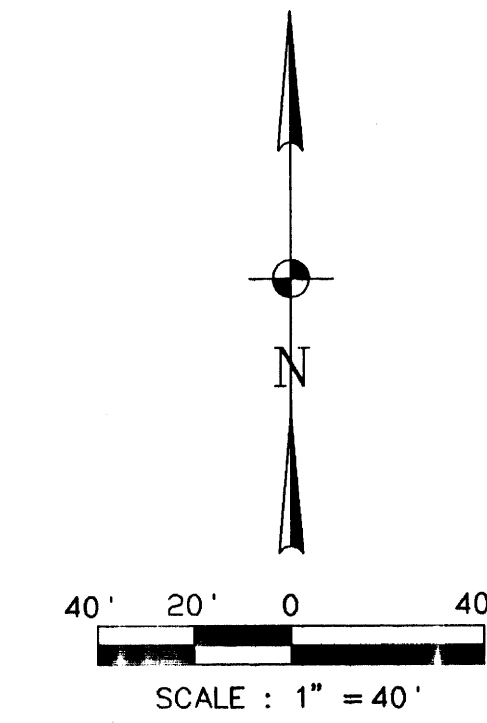
<i>Provide 2 options:</i>	<i>Preferred Option</i>	<i>Alternative</i>
DATE:		
TIME:		
LOCATION:		



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, NMPM  
2902 & 2904 Rufina Street  
CITY AND COUNTY OF SANTA FE, NEW ME (CO  
LOT 3 CONTAINING 3.877 ACRES ±  
LOT 4 CONTAINING 0.929 ACRES ±  
TRACT 2A, LOT 2 CONTAINING 0.978 ACRES

786003



**CITY OF SANTA FE NOTES & CONDITIONS**  
RECORDING OF THIS PLAT 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 PLAT 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 RELOCATION 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.

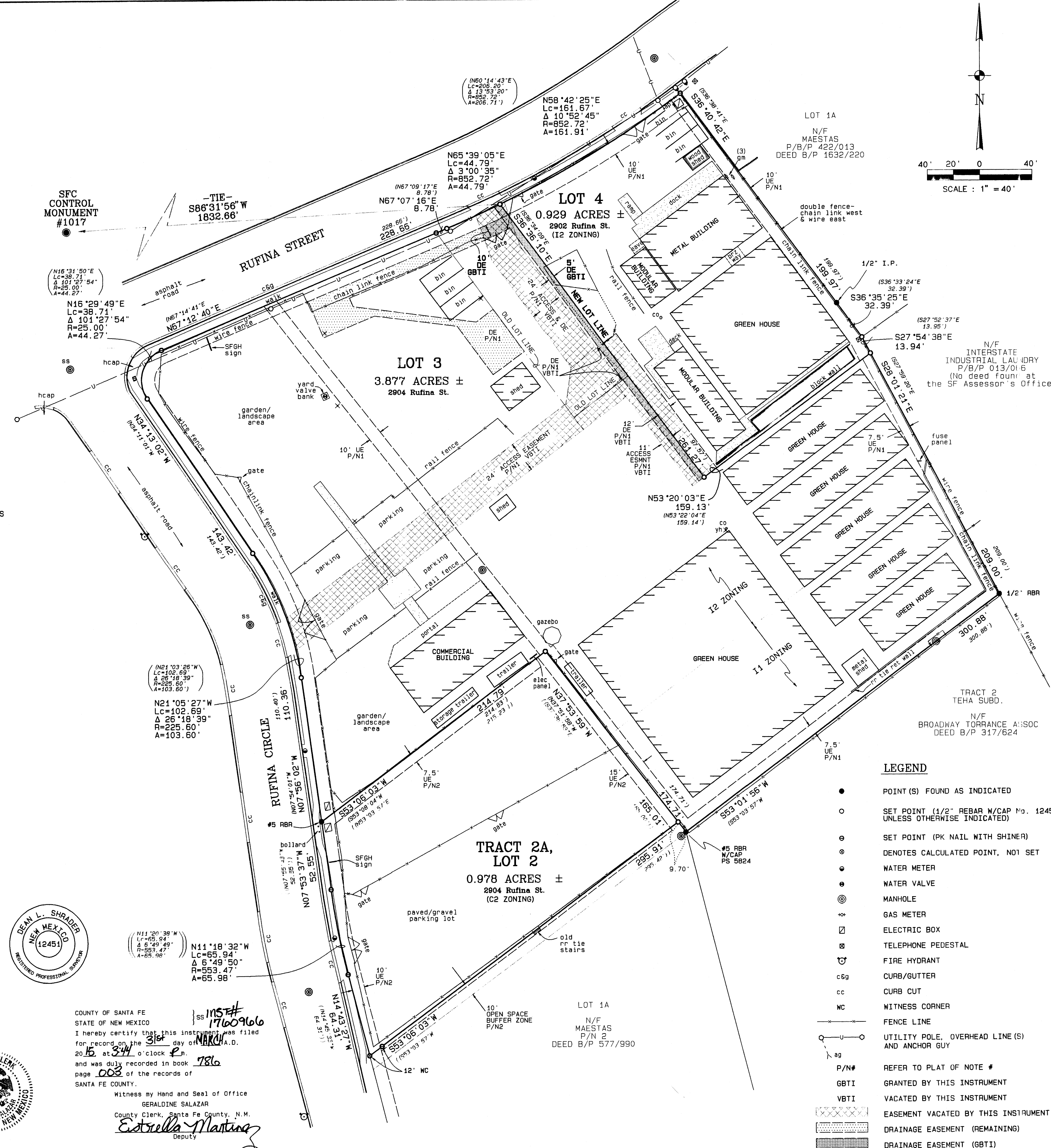
- NOTES**
- REFER TO A "PLAT OF BOUNDARY SURVEY SHOWING LOT LINE ADJUSTMENT OF TRACT 2A, LOT 2 KIVA CENTER EAST AND EAST PORTION OF TRACT 2A, LOT 2 KIVA CENTER EAST" PREPARED BY ROBERT BEN/VI PS 5824, ON 12-15-2005, RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT #1371005 ON MARCH 16, 2005 IN PLAT BOOK 583, PAGE C08 DATA SHOWN IN DOUBLE ( ) PARENTHESIS FROM SAID DOCUMENT.
  - REFER TO A "REPLAT OF TRACT 1 OF KIVA CENTER EAST AND EAST PORTION OF TRACT 2A, LOT 2 KIVA CENTER EAST" PREPARED BY ROBERT BEN/VI PS 5824, ON 12-15-2005, RECORDED AT THE SANTA FE COUNTY CLERKS OFFICE UNDER DOCUMENT #1371005 ON MARCH 16, 2005 IN PLAT BOOK 583, PAGE C08 DATA SHOWN IN DOUBLE ( ) PARENTHESIS 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 #35049C 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.

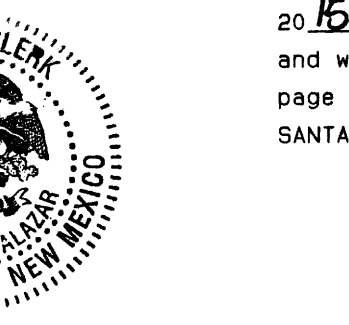
*David Salzman* 3/23/15  
SALMAN ENTERPRISES, a New Mexico Limited Partnership DATE  
DAVID SALMAN, GENERAL PARTNER  
STATE OF NEW MEXICO } SS  
COUNTY OF SANTA FE  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF March 2015.  
MY COMMISSION EXPIRES 11/18/2017  
*Mildred Hillstrom*  
NOTARY PUBLIC

- 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
  - c6g CURB/GUTTER
  - cc CURB CUT
  - wc WITNESS CORNER
  - FENCE LINE
  - UTILITY POLE, OVERHEAD LINE(S) AND ANCHOR GUY
  - 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)



City of Santa Fe Review Case #2014-114  
*Risana Zaxue* 03/25/15  
CITY ENGINEER FOR LAND USE DATE  
*Samuel* 3/25/15  
CITY PLANNER DATE  
Santa Fe County Treasurer's Office  
*Eric J. Lopez* 3/31/15  
DATE

**Surveyors Certificate**  
I HEREBY CERTIFY THAT THIS PLAT 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 PLAT MEETS OR EXCEEDS THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO."  
*D. L. Shrader*  
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 record on the 31st day of MARCH A.D. 2015 at 3:44 o'clock P.M. and was duly recorded in book 786 page 002 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

UPC #s:  
1-051-097-187-084, LOT 3  
1-051-097-203-198, LOT 4  
1-051-097-210-110, TR 2-A LOT 2

INDEXING INFORMATION FOR COUNTY CLERK		CASE No.: 2014-	
OWNER	SECTION	TWNSHP.	RANGE LOCATION
SALMAN ENTERPRISES, a NM Limited Partnership	PROJ. S 33	T 17 N	R 9 E 2902 & 2904 F ina : L

**HIGH DESERT SURVEYING, INC**  
PROFESSIONAL SURVEYING  
1925 ASPEN DRIVE, SUITE 401  
SANTA FE, NM 87505  
PHONE: (505) 438-8094  
FAX: (505) 424-1709  
DWG. NAME: Lot Line Adjust Lots 3 & 4 and Bndry Tr 2A, Lot 2 12/03

### SPECIAL WARRANTY DEED

**STANLEY HANCOCK, LLC**, a New Mexico limited liability company, for consideration paid, grants to **GIRLS INCORPORATED OF SANTA FE, INC.**, a New Mexico nonprofit corporation, whose address is **301 Hillside Ave, Santa Fe, NM 87501**, the following real property in Santa Fe County, New Mexico:

Lot 3, as shown and delineated on plat of survey titled "Boundary Survey of Lot 3 & Lot 2-2, Tract 2A, for Girls Incorporated of Santa Fe, Inc.", filed in the office of the County Clerk, Santa Fe County, New Mexico on February 21, 2025 in Plat Book 921 page 37 as Instrument No. 2053251; and

Lot 2-2 of Tract 2A, as shown and delineated on plat of survey titled "Boundary Survey of Lot 3 & Lot 2-2, Tract 2A, for Girls Incorporated of Santa Fe, Inc.", filed in the office of the County Clerk, Santa Fe County, New Mexico on February 21, 2025 in Plat Book 921 page 37 as Instrument No. 2053251;

**Subject to taxes** for the year 2025 and subsequent years, not yet due and payable and to those matters shown on Exhibit A attached hereto;

With **special warranty covenants**.

Witness my hand and seal this 21<sup>st</sup> day of February, 2025.

Stanley Hancock, LLC, a New Mexico Limited Liability Company

By: 

Colin T. Cameron, Authorized Signatory

COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	SPECIAL WARRANTY DEED PAGES: 3
I Hereby Certify That This Instrument Was e-Recorded for Record On The 28TH Day Of February, A.D., 2025 at 08:50:20 AM And Was Duly Recorded as Instrument # 2053680 Of The Records Of Santa Fe County	
Deputy - CFIELDS	Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM





**JENKINSGAVIN**  
LAND USE | PROJECT MANAGEMENT

## **NOTICE OF EARLY NEIGHBORHOOD NOTIFICATION MEETING**

July 8, 2025

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss pending development review applications to be submitted to the City of Santa Fe. The 4.28-acre subject property at 2904 Rufina St. comprises two parcels – Lot 3 totaling 3.877 acres and Lot 2-2 totaling 0.399 acres. Lot 3 is zoned I-1 & I-2 (Industrial), and Lot 2-2 is zoned C-2 (General Commercial). The applications will include a request to rezone Lot 3 to C-2 (General Commercial), along with amendments to the General Plan Future Land Use Map to change the Lot 3 land use designations from Industrial and Business Park to Community Commercial. In addition, a Master Plan will be submitted addressing the redevelopment of the property as a youth center for Girl's Inc. of Santa Fe. The facility will include approximately 49,000 sf of buildings and significant open space/outdoor recreation areas. Please refer to the attached Vicinity Map, Site Plan, and ENN Guidelines for more information.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a virtual meeting is scheduled for **July 23, 2025 at 5:30 pm.**

*The meeting link is below and can be accessed on the City's website at*  
<https://santafenm.portal.civicclerk.com/>

### ***Join Zoom Meeting***

<https://us02web.zoom.us/j/87370280781?pwd=mbc3ddQPerH2OnXcoIsItRgFBia68a.1>

Meeting ID: 873 7028 0781; Passcode: 529568

Call-in number: (669) 444 9171

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input. If you have any questions or comments, please contact Jennifer Jenkins at 505-820-7444 or [jennifer@jenkinsgavin.com](mailto:jennifer@jenkinsgavin.com). Persons with disabilities in need of special accommodations, or the hearing impaired needing an interpreter, please contact the Land Use Department at 505-955-6820 or [gagurule@santafenm.gov](mailto:gagurule@santafenm.gov) 5 days prior to the meeting date.

Sincerely,

Jennifer Jenkins

Attachments: Vicinity Map, Site Plan & ENN Guidelines