

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

2 **RESOLUTION NO. 2026-07**

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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)¹, 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)², the City may amend its General Plan with the general purpose of guiding and

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

² 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 14-2.1-1³ 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)⁴; 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

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

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

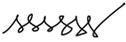
1 described is amended to change the designation from Industrial and Business Park to Community
2 Commercial, as shown in Exhibit A, attached hereto.

3 PASSED, APPROVED, and ADOPTED this 25th day of February, 2026.

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5 _____
6 MICHAEL GARCIA, MAYOR

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10 ATTEST:

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12 _____
13 GERALYN F. CARDENAS, INTERIM CITY CLERK

14
15 APPROVED AS TO FORM:

16 

17 Marcos Martinez (Feb 26, 2026 16:04:28 MST)

18 _____
19 MARCOS MARTÍNEZ, INTERIM CITY ATTORNEY

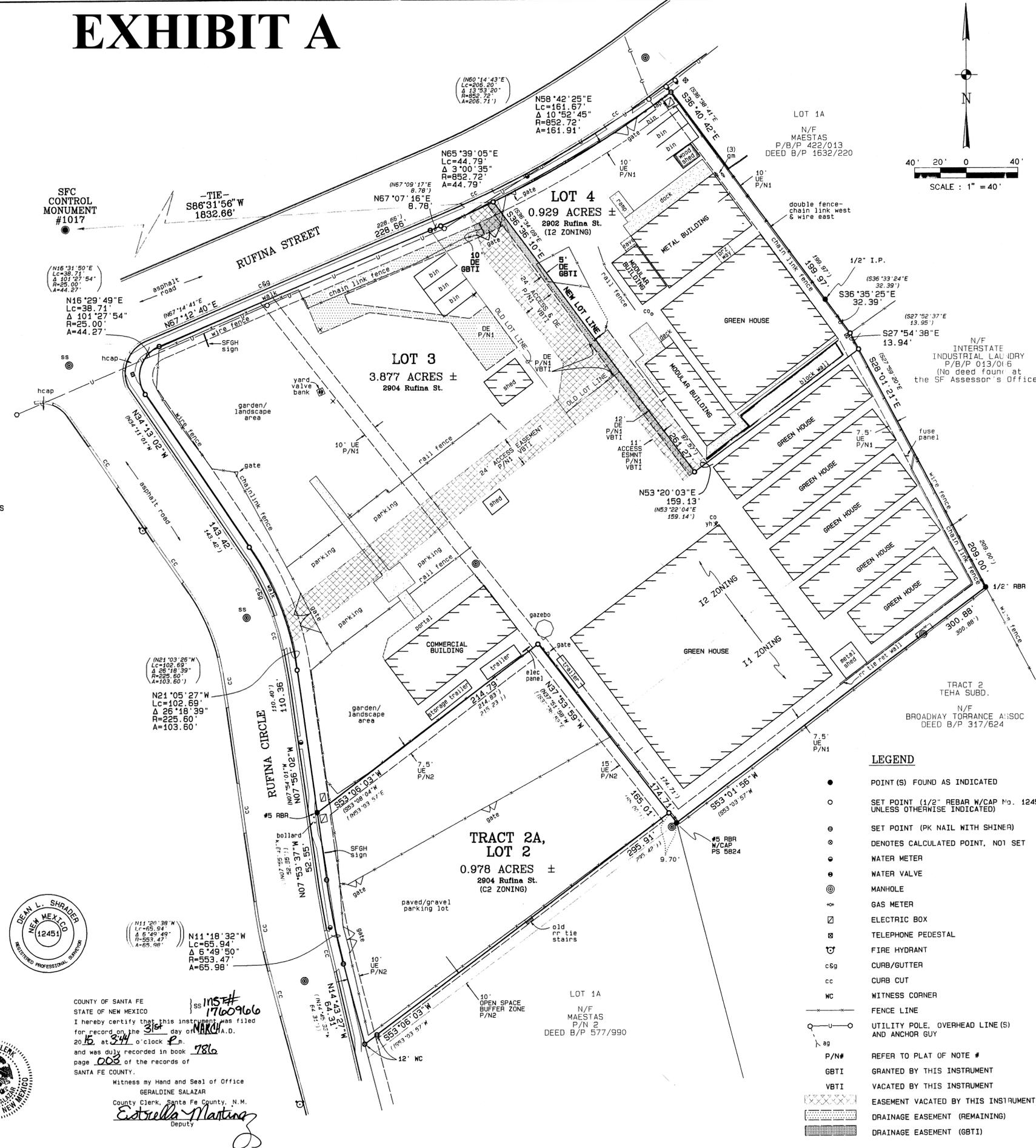
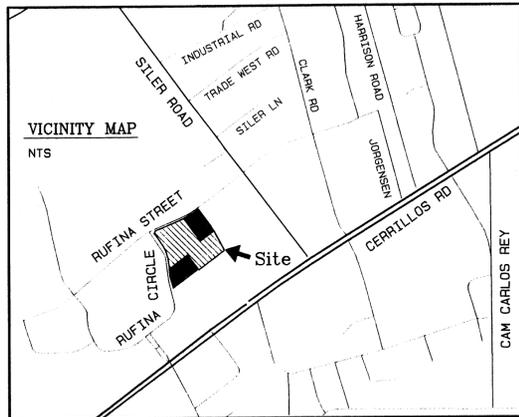
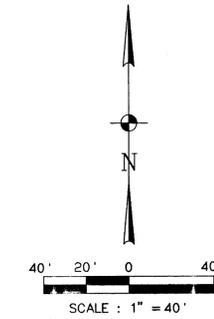
EXHIBIT A

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 MEXICO
 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 C06. DATA SHOWN IN SINGLE () 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 C06. DATA SHOWN IN DOUBLE () PARENTHESIS FROM SAID DOCUMENT.

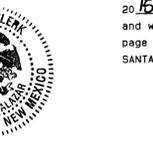
FLOOD NOTE:
 THIS PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFER TO FEMA FIRM MAP PANEL #35049C 0411E DATED 12/04/2012.

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.

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

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

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 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

- 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)

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

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 12003