

## **MEMORANDUM**

**DATE:** July 13, 2010

**TO:** Board of County Commissioners

**FROM:** Jose E. Larrañaga, Commercial Development Case Manager

**VIA:** Jack Kolkmeier, Land Use Administrator  
Shelley Cobau, Building and Development Services Manager  
Wayne Dalton, Building and Development Services Supervisor

**FILE REF:** BCC CASE # MIS 10-5280 Las Tres Campanas Restaurant License

---

**ISSUE:**

Las Tres Campanas LLC, Applicant, Requests Approval Of A Restaurant Liquor License To Serve Beer And Wine With Meals.

The Property Is Located At 1 Valle Vista Blvd, Within Section 26, Township 16 North, Range 8 East, (Commission District 5).

**SUMMARY:**

Las Tres Campanas Restaurant is a family run establishment serving full course meals. The hours of operation are Monday thru Friday 9:00 A.M. to 9:00 P.M. and Sunday 9:00 A.M. to 3:00 P.M. The existing structure is approximately 3,000 square feet, consisting of a kitchen, office, waiting area, restrooms and restaurant area which allows for approximately fifty patrons.

On May 11, 2004 the Board of County Commissioners granted approval, of a zoning statement, to allow beer and wine to be served at Las Tres Campanas Restaurant as a permitted use (Exhibit "G"). The restaurant was closed for a period of time and has now re-opened under the same name and owner.

The Applicant is requesting approval of a Restaurant Liquor License. Las Tres Campanas will not have a bar however they intend to serve beer and wine with meals. The issuance of a

Restaurant Liquor License will not increase the intensity of the restaurant as there is not any proposed expansion of the existing site.

The State Alcohol and Gaming Division granted preliminary approval of this request in accordance with Section 60-6B-4 NMSA of the Liquor Control Act. Legal notice of this request has been published in the newspaper. The Board of County Commissioners are required to conduct a public hearing on the request to grant a Restaurant Liquor License at this location.

**RECOMMENDATION:**

Staff has reviewed this application and has found the following facts to support this submittal: the Board of County Commissioners granted approval of a zoning statement to allow beer and wine to be served at this site as a permitted use; the Applicant's request complies with the Santa Fe County Land Development Code; the Applicant has met the State of New Mexico requirements for noticing, distance from Schools and Churches; therefore Staff recommends **approval** of the Applicants request.

**ATTACHMENTS:**

- Exhibit "A"- Alcohol and Gaming Division Preliminary Approval
- Exhibit "B"- Vicinity Map
- Exhibit "C"- Zoning Statement
- Exhibit "D" – Restaurant Site Plan
- Exhibit "E" – Letter of Intent
- Exhibit "F" – County Business License
- Exhibit "G" – BCC Minutes
- Exhibit "H" – Aerial of Property