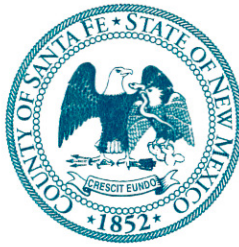


Danny Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: September 13, 2011

TO: Board of County Commissioners

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

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

FILE REF: BCC CASE # MIS 11-5260 Capitol Grounds Cafe Restaurant Liquor License

ISSUE:

Capitol Grounds Café, LLC, D/B/A, Capitol Grounds Café, Applicant, requests approval of a Restaurant Liquor License to serve beer and wine with meals. The subject property is located at 55 C Canada Del Rancho, within Section 20, Township 16 North, Range 9 East (Commission District 5).

SUMMARY:

In 1989 the Board of County Commissioners approved the Rancho Viejo Master Plan for a large scale mixed use development on 2,127 acres. The Master Plan approval included commercial zoning, of Tract B-1A, within the Village Center at Rancho Viejo. The Master Plan approval allowed for liquor sales on this site pending approval from the State Alcohol and Gaming Division.

The Applicant requests approval of a Restaurant Liquor License. Capitol Grounds Café 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 existing business 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

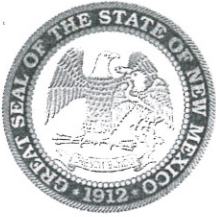
has been published in the newspaper. The Board of County Commissioners are required to conduct a public hearing on the request to grant a Restaurant Liquor License at this location.

RECOMMENDATION:

Staff has reviewed this Application and has found the facts presented support this Application: the Board of County Commissioners granted approval of a Master Plan for the Village Center at Rancho Viejo which allowed for commercial zoning for Tract B-1A; the Master Plan approval allowed for liquor sales on this site pending approval from the State Alcohol and Gaming Division; 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 Letter of Preliminary Approval
- Exhibit "B"- Vicinity Map
- Exhibit "C" – Letter of Intent
- Exhibit "D"- Zoning Statement
- Exhibit "E" – Restaurant and Parking Site Plan
- Exhibit "F" – County Business Registration
- Exhibit "G" – ED Permit



New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION

Toney Anaya Building ▪ 2550 Cerrillos Road ▪ Santa Fe, New Mexico 87505
(505) 476-4875 ▪ Fax (505) 476-4595 ▪ www.rld.state.nm.us/agd

August 11, 2011

Suzanna Martinez
GOVERNOR

J. Dee Dennis, Jr.
SUPERINTENDENT

Mary Kay Root
ACTING DIRECTOR

Certified Mail No: 7009 2820 0001 0028 6007

Santa Fe County
Building & Development Manager
Attn: Shelley Cobau, CFM
PO Box 276
Santa Fe, NM 87504-0276

Re: License / App. No. 775623
Applicant Name: The Capital Grounds Café, LLC
Doing Business As: The Capital Grounds Cafe
Proposed Location: 55 C Canada Del Rancho, Santa Fe, NM

ATTENTION: Department or person responsible for conducting or preparing the public hearing for liquor license transfers or issuance of new liquor licenses. *(Please review the revised instructions for approval or disapproval below.)

Greetings:

The Director of the Alcohol and Gaming Division has granted Preliminary Approval for the referenced application and is being forwarded to you in accordance with Section 60-6B-4 NMSA of the Liquor Control Act.

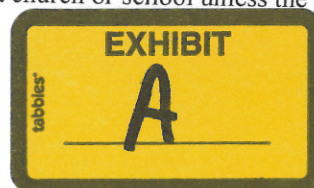
Within forty-five days after receipt of a notice of preliminary approval from the Alcohol and Gaming Division, the governing body shall hold a public hearing in the question of whether the department should approve the proposed issuance or transfer. Notice of the public hearing required by the Liquor Control Act shall be given by the governing body by publishing a notice of the date, time and place of the hearing at least once a week for two consecutive weeks in a newspaper of general circulation within the territorial limits of the governing body, which requires that two weeks of publication must be satisfied before a hearing can be conducted. The notice shall include: (A) Name and address of the Applicant/Licensee; (B) The action proposed to be taken by the Alcohol and Gaming Division; (C) The location of the licensed premises. The governing body is required to send notice by certified mail to the applicant of the date, time and place of the public hearing. The governing body may designate a hearing officer to conduct the hearing. A record shall be made of the hearing.

The applicant is requesting a Beer & Wine Restaurant Liquor License:

The governing body may disapprove the issuance or transfer of the license if:

The proposed location is within an area where the sale of alcoholic beverages is prohibited by the laws of New Mexico. (The governing body may disapprove if the proposed location is within 300 feet of a church or school unless the license has been located at this

- Alcohol and Gaming Division
(505) 476-4875
- Boards and Commissions Division
(505) 476-4600
- Construction Industries Division
(505) 476-4700
- Financial Institutions Division
(505) 476-4885
- Manufactured Housing Division
(505) 476-4770
- Securities Division
(505) 476-4580
- Administrative Services Division
(505) 476-4800



location prior to 1981 or unless the applicant/licensee has obtained a waiver from the local option district governing body for the proposed licensed premises.)

The issuance or transfer would be in violation of a zoning or other ordinance of the governing body. The governing body may disapprove if the proposed location is not properly zoned. Because this office is in receipt of a zoning statement from the governing body, this is not a basis for disapproval.

The issuance would be detrimental to the public health, safety or morals of the residents of the local option district. Disapproval by the governing body on public health, safety or morals must be based on and supported by substantial evidence pertaining to the specific prospective transferee or location and a copy of the record must be submitted to the Alcohol and Gaming Division.

*Within thirty (30) days after the public hearing, the governing body shall notify the Alcohol and Gaming Division *in writing* as to whether the local governing body has approved or disapproved the issuance of transfer of the license *and* by signing the enclosed original Page 1 of the application. *The letter of approval/disapproval and the Page 1 must be returned together with the notice of publication(s).* If the governing body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the public hearing, the director may give final approval to the issuance or transfer of the license.

If the governing body disapproves the issuance or transfer of the license, it shall notify the Alcohol and Gaming Division within thirty (30) days setting forth the reasons for the disapproval. A copy of the minutes of the public hearing shall be submitted to the Alcohol and Gaming Division with the notice of disapproval (page 1 of the application page noting disapproval).

Sincerely,


Annette R. Brumley
Hearing Officer

ENCLOSURES: Original Page 1 of Liquor License Application
Copy of page 2 Premises, Location, Ownership & Description of Premises
Copy of SID Posting
Copy of Floor Plan



RECEIVED

953111
 Amette

MAY 23 2011

LIQUOR LICENSE APPLICATION

Application fee - \$200.00 Fees are non-refundable.

State Liquor License # 200
 Application Number 775623
 Local option (AGD use) SF County
 Application is for: Change of Stock Issue New License Change of Officers/Directors _____ Transfer Ownership of Existing License _____ Transfer Ownership and Location _____ Other new

Record Owner of Existing License _____
 Current D/B/A Name ALCOHOL AND GAMING DIVISION
 Current Premises Address _____
 Type of License being applied for Beer & Wine Transfer Ownership and Location _____ Other _____
 Issue New License Beer & Wine General or Special ABX 1417 Limited Liability Company

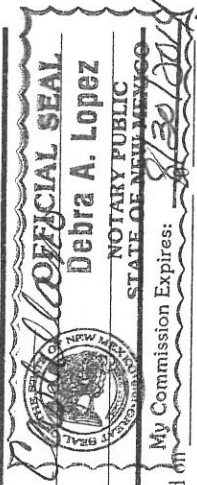
Applicant is: Individual _____ Corporation _____
 NAME OF APPLICANT (company or individual) Nicole Castellano / the Capital Grounds
4001 Office Court Dr. #364 SF 87504 (including city, state, zip) 55 C Canada Del Rancho
The Capital Grounds Cafe Telephone number for licensed premises: 76A
55 C Canada Del Rancho Santa Fe, NM 87508 (Include street number / highway number / state road, city and county, state, and zip code)

D/B/A name to be used: _____ Phone number for licensed premises: 76A
 Physical location where license is to be used: _____
 Mailing address: same

Are alcoholic beverages currently being dispensed at the proposed location? Yes No If yes, give license number and type _____
 I, (print name) Nicole Castellano, as (title) owner, being first duly sworn upon oath
 deposes and says: that he/she is the applicant or is authorized by the applicant to make this application; that he/she has read the same; knows the contents therein contained are true. Applicant(s) agree(s) that
 if any statements or representations herein are found to be false, the director may refuse to issue or renew the license or may cause the license to be revoked at any time.

You must sign and date this form in the presence of a notary public.
 Signature of Applicant Nicole Castellano Date 5/23/11

SUBSCRIBED AND SWORN TO before me this 23rd day of May, 2011 by Nicole Castellano
 Notary Public Debra A. Lopez My Commission Expires 8/30/2014
 Notary Public Use Only



Local Governing Body of: _____ (City or County). Hearing held on _____
 Check one: Approved _____ Disapproved _____ City/County Official _____
 Approved _____ Disapproved _____ Director Approval _____ Date _____
 (Signature & Title)

For Alcohol and Gaming Division Use Only



PREMISES LOCATION, OWNERSHIP, AND DESCRIPTION

SS-60-6B-10



1. The land and building which is proposed to be the licensed premises is (check one):

Owned by Applicant _____ Leased by Applicant (attach copy of deed or lease) Other (provide details) _____

2. If the land and building are not owned by Applicant, indicate the following:

A. Owner(s) Jay Winters

B. Date and term of lease June 1, 2011 to August 2014

3. Premises location is zoned (example C-1) Commercial
 If the premises is zoned, attach zoning statement from local government giving location address and type of zone, stating whether alcoholic beverages are allowed at proposed location. If there is no zoning, attach confirmation from local government indicating there is no zoning.

4. Distance from nearest church *(Property line of church to licensed premises—shortest distance).

Miles/feet 2 Name of church Santa Maria De Lutz Catholic Church Address/location of church Richard Ave Santa Fe NM 87508

5. Distance from nearest school *(Property line of school to licensed premises—shortest distance).

Miles/feet 1 Name of school Amv Buel Elementary School Address/location of school Avenida Del Sur Santa Fe,

6. Distance from military installation *(Property line of military installation to licensed premises—shortest distance.)

Miles 60 Name of Military Installation, circle one: Kirtland Air Force Base (Albuquerque), White Sands Missile Range (Las Cruces), Holloman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis).

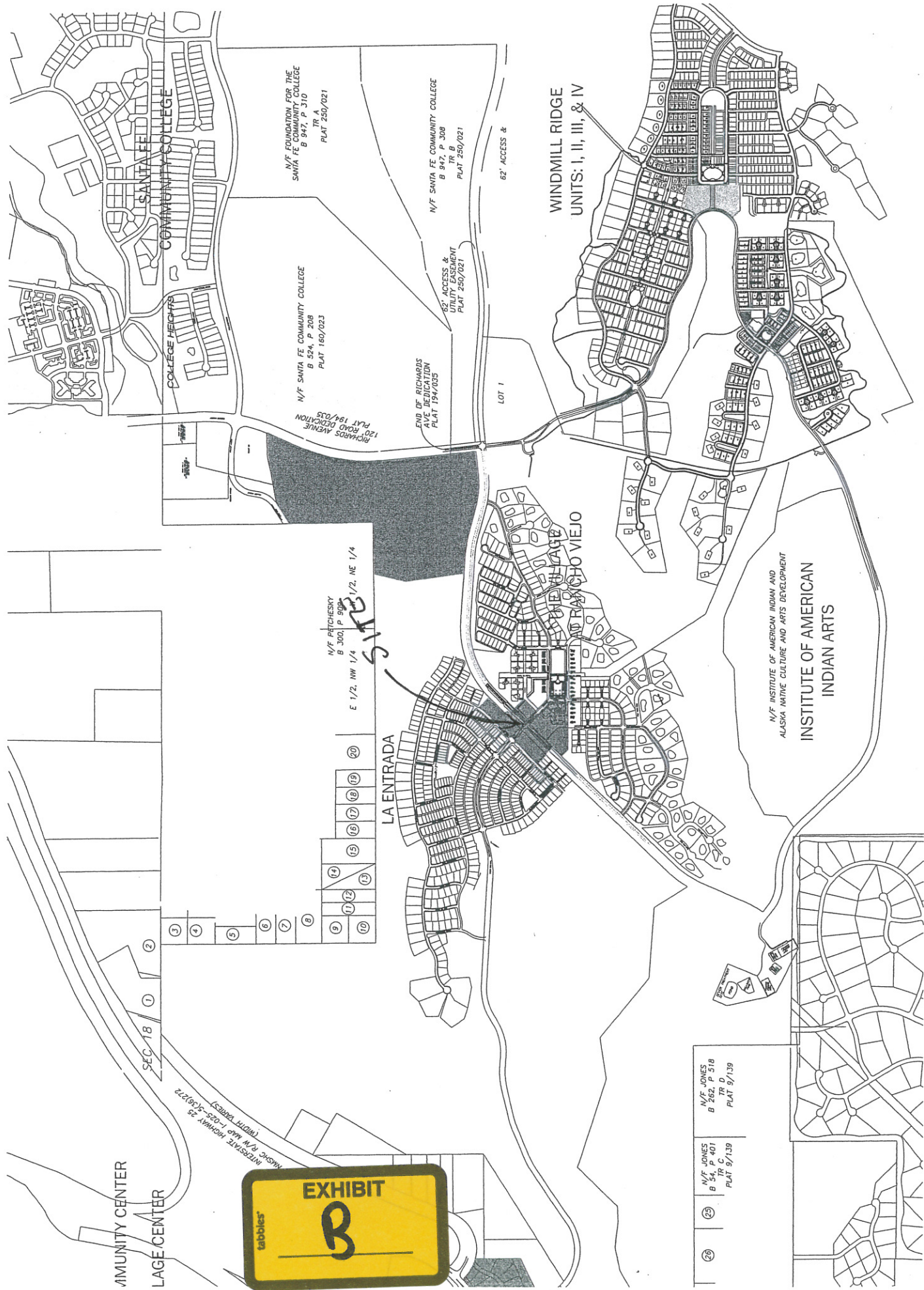
7. Attach, on a separate sheet, the detailed floor plan for each level (floor) where alcoholic beverages will be sold or consumed. Show exterior walls, doors, and interior walls. This will be the licensed premises. The floor plan should be no larger than 8 1/2 x 11 inches, and must include the total square footage of premises.

*If the distance is beyond 300 feet, but less than 400 feet, a registered engineer or licensed surveyor must complete a Survey Certificate showing the exact distance.

8. Type of Operation:

Lounge _____ Restaurant Package Grocery _____ Racetrack _____ Hotel _____ Other (specify) _____

PLAN



COMMUNITY CENTER
 LAGE CENTER

SEC-18
 INTERSTATE HIGHWAY 25
 (NORTH DIRECTION)
 MARK R/W MADE 1-23-51-8272

N/F PETCHESKY
 B 300, P 900
 E 1/2, NW 1/4
 1/2, NE 1/4

LA ENTRADA

WINDMILL RIDGE
 UNITS: I, II, III, & IV

N/F INSTITUTE OF AMERICAN INDIAN AND
 ALASKA NATIVE CULTURE AND ARTS DEVELOPMENT
 INDIAN ARTS

N/F FOUNDATION FOR THE
 SANTA FE COMMUNITY COLLEGE
 B 947, P 310
 TR A
 PLAT 250/021

N/F SANTA FE COMMUNITY COLLEGE
 B 524, P 208
 PLAT 160/023

N/F SANTA FE COMMUNITY COLLEGE
 B 947, P 308
 TR B
 PLAT 250/021

62' ACCESS &
 UTILITY EASEMENT
 PLAT 250/021

END OF RICHARDS
 AVE DEDICATION
 PLAT 154/035

62' ACCESS &

LOT 1

N/F JONES
 B 262, P 518
 TR 9/139

N/F JONES
 B 54, P 401
 TR 9/139

25

26

Santa Fe County
Letter of Intent

Nicole Castellano, owner of Capitol Grounds Café LLC, and Deirdre Crockett, GM will be opening a business at 55 Canada Del Rancho, in Rancho Viejo. The business will be a coffee house. We are applying for a restaurant beer and wine license at this location.

The hours of operation will be Mon-Thurs 6:30am to 9pm, Fri-Sat 6:30am to 10pm and Sunday 7am to 8pm.

There staff will include; the General Manager, one FT associate and up to 2 PT associates.

There is currently a coffee house operating at the location called "The Lucky Bean", with a beer and wine license approved by Santa Fe County.

This business will close permanently on May 31, 2011.

The Capitol Grounds Café will take possession of the premises on June 1, 2011.

Nicole Castellano

Nicole Castellano

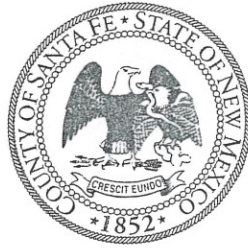
LL



Danny Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

May 12, 2011

The Capitol Grounds Cafe
55 C Canada Del Rancho
Santa Fe, New Mexico 87508

Re: Zoning Statement for Tract B-1A of the Village Center at Rancho Viejo,
located at 55 Canada Del Rancho

Nicole Castellano:

This office has been asked to provide a zoning statement with respect to the above referenced property.

In 1989 the Board of County Commissioners approved the Rancho Viejo Master Plan for a large scale mixed use development on 2,127 acres. The Master Plan approval included commercial zoning of Tract B-1A of the Village Center at Rancho Viejo. The Master Plan approval allowed for liquor sales on this site pending approval from the State Alcohol and Gaming Division.

If you have any questions contact me at 986-6225.

Sincerely,

Jack Kolkmeier
Land Use Administrator

Cc: Jose E. Larrañaga,
Commercial Development Case Manager

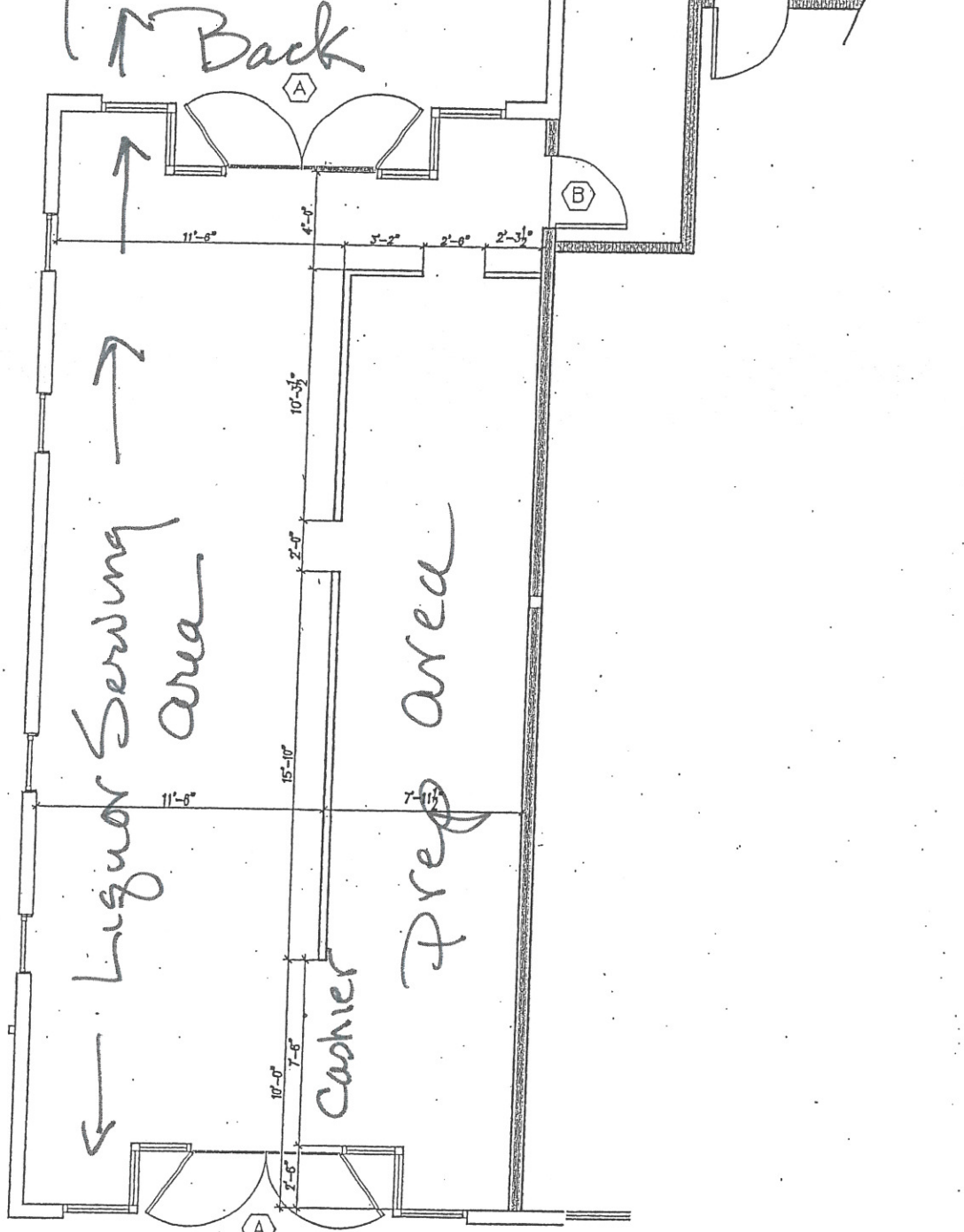


North
SUITE C

This is walled

outside patio

Back



EXISTING ENTRANCE

Front

DIMENSIONAL FLOOR PLAN

Scale: 1/4" = 1'-0"

870' Sq. Ft.





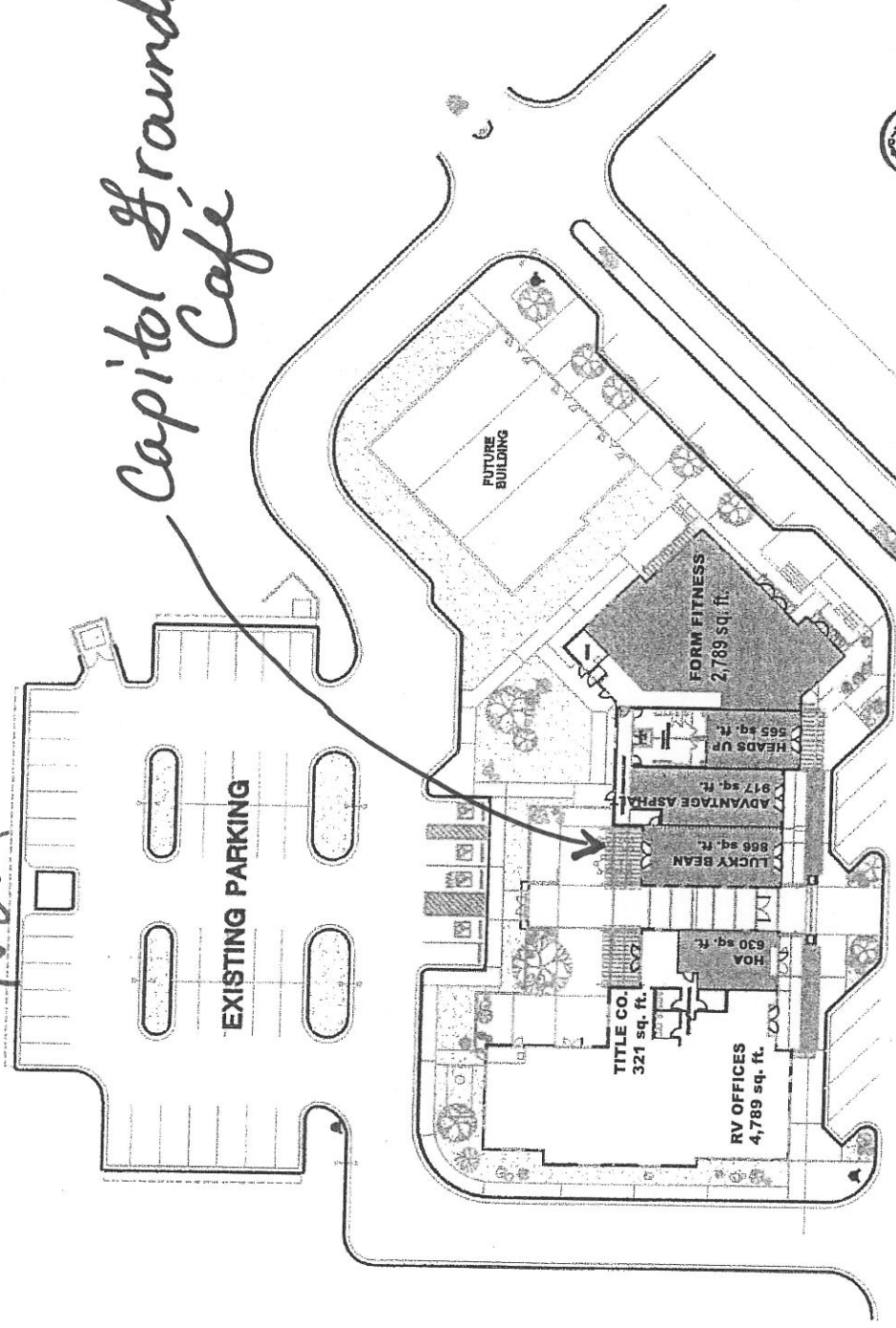
RANCHO VIEJO VILLAGE
 MIXED-USE CENTER
 ADDRESS
 CITY/STATE

NEISEN ARCHITECTS, INC.
 ARCHITECTS
 905 GARDNER AVENUE, SUITE 100
 DALLAS, TEXAS 75242
 PHONE (214) 497-8400 FAX (214) 497-8778
 WWW.NEISENARCHITECTS.COM

PROJECT NO.
 00000.00

Capitol Brands Cafe

North



EXISTING PARKING

CANADA DEL RANCHO



RANCHO VIEJO

EXHIBIT A

SITE PLAN - LEASE SPACES

COMMERCIAL BUSINESS REGISTRATION

Registration No: 13519

Permit No: 11-4033

Permit Type: COMMERCIAL BUSINESS

State of New Mexico, County of Santa Fe

WHEREAS, NICOLE CASTELLANO, a resident of 55 C CANADA DEL RANCHO, SANTA FE, NM 87508

County and State aforesaid, and one of the members of the firm known as THE CAPITOL GROUNDS CAFE

has made application for registration as COMMERCIAL BUSINESS; therefore

Registration Has Been Granted

to the said THE CAPITOL GROUNDS CAFE to carry on said business at

55 C CANADA DEL RANCHO, SANTA FE, NM 87508

in said County and State for a period of 8 months, commencing on the 26 day of May, 2011

and ending on the 31 day of December, 2011, under the provisions of the law in such cases made and provided.

In Witness Whereof, I have hereunto set my hand and affixed the seal

of the Treasurer, at Santa Fe, N.M., this 26

day of May 2011.

Victor A. Montoya
SANTA FE COUNTY TREASURER





State of New Mexico

Environment Department

FOOD ESTABLISHMENT PERMIT

This is to certify that _____
Owner of: Nicole Castellano

Capitol Grounds Café LLC / Capitol Grounds Café (DBA)

Is hereby granted a permit to operate a food establishment

At: 55C Canada Del Rancho; Santa Fe, NMI 87508
Type of Establishment: _____

Limitations or Restrictions: Food Service - Restaurant

Failure to maintain and operate the establishment in compliance with the Regulations (7.6.2 NMAC may result in suspension or revocation of this permit by an authorized representative of this Department. This permit shall be renewed annually.

Date Issued: 28-JUN-11 Permit Number 25172-PRF20110001

Expiration Date: 30-JUN-12 Authorizing Official: Chuka N. Egan

This permit is not transferable to another individual, establishment, or location.

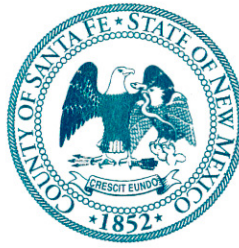
This permit must be displayed in a conspicuous place.



Danny Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: September 13, 2011

TO: Board of County Commissioners

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

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

FILE REF: BCC CASE # MIS 11-5250 SOL of Santa Fe Liquor License

ISSUE:

Cordelia O Roybal Enterprises, LLC, D/B/A SOL of Santa Fe, Applicant request approval of a transfer of location of an Inter-Local Dispenser Liquor License, No. 2792. The subject property is located at 37 Fire Place, via Highway 14, within Section 25, Township 16 North, Range 8 East (Commission District 5).

SUMMARY:

Historically a full service restaurant serving alcohol has occupied this property, within the existing development, prior to the implementation of the Land Development Code. This structure is acknowledged, by Santa Fe County, as a non-conforming commercial building and is in compliance with Article II, Section 4 of the Land Development Code.

On December 14, 2010, a Master Plan Amendment was granted, by the Board of County Commissioners, to allow outdoor entertainment for the restaurant and the Santa Fe Brewing Company. The approved Master Plan acknowledged the structure as a full service restaurant and bar.

The Applicant requests approval of an Inter-Local Dispenser Liquor License to be transferred to this location. The issuance of this type of Liquor License will allow the sale of liquor by the glass.

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 facts presented support this Application: the property is in compliance with Article II, Section 4 of the Land Development Code and acknowledged as a legal non-conforming commercial property for restaurant and/or food service use; the Board of County Commissioners granted approval of a Master Plan Amendment which acknowledged the structure as a full service restaurant and bar; 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 Letter of Preliminary Approval
- Exhibit "B"- Vicinity Map
- Exhibit "C" – Letter of Intent
- Exhibit "D"- Zoning Statement
- Exhibit "E" – Restaurant and Parking Site Plan
- Exhibit "F" – County Business Registration



PREMISES LOCATION, OWNERSHIP, AND DESCRIPTION
 SS-60-6B-10

1. The land and building which is proposed to be the licensed premises is (check one):

Owned by Applicant _____ Leased by Applicant (attach copy of deed or lease) Other (provide details) Subsequent Lease Application
W 06-03-11

2. If the land and building are not owned by Applicant, indicate the following:

A Owner(s) STELLA PROPERTIES, LLC

Date and term of lease February 2011 - 6 years
Non-Subletting Commercial W 07-26-11
April 1, 2011 - March 31, 2014 with a 3-year renewal option. W 06-07-11

location is zoned (example C-1) _____ Address/location of church _____
 If there is no zoning, attach zoning statement from local government giving location address and type of zone, stating whether alcoholic beverages are allowed at _____
 If there is no zoning, attach confirmation from local government indicating there is no zoning. _____

from nearest church *(Property line of church to licensed premises—shortest distance).

Miles/feet 1 mile Name of church Holy Family Episcopal Church Address/location of church 10-A Disage Ct. Santa Fe, N.M.
3.5 miles, per posting. Santa Fe Church of God, per posting. Address/location of school _____
 Address/location of school _____

5. Distance from nearest school *(Property line of school to licensed premises—shortest distance).
Edward A. Ortiz Address/location of school _____
Capital High School, per posting. Address/location of school _____

6. Distance from nearest school *(Property line of military installation to licensed premises—shortest distance).
4.3 miles, per posting. Address/location of school _____
Capital High School, per posting. Address/location of school _____

6. Distance from military installation *(Property line of military installation to licensed premises—shortest distance).
49.5 miles, per posting. Address/location of school _____
49.5 miles, per posting. Address/location of school _____

Miles 49.5 miles, per posting. Name of Military Installation, circle one: Kirtland Air Force Base (Albuquerque) White Sands Missile Range (Las Cruces),
49.5 miles, per posting. Kirtland Air Force Base, per posting. Hoffman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis).

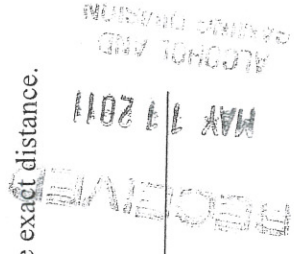
7. Attach, on a separate sheet, the detailed floor plan for each level (floor) where alcoholic beverages will be sold or consumed. Show exterior walls, doors, and interior walls. This will be the licensed premises. The floor plan should be no larger than 8 1/2 x 11 inches, and must include the total square footage of premises.

*If the distance is beyond 300 feet, but less than 400 feet, a registered engineer or licensed surveyor must complete a Survey Certificate showing the exact distance.

8. Type of Operation:

Lounge Restaurant _____ Package Grocery _____ Racetrack _____ Hotel _____ Other (specify) _____

Return this form to the Alcohol and Gaming Division, 2550 Cerrillos Road, Santa Fe, New Mexico 87505, if using overnight delivery.





LIQUOR LICENSE APPLICATION

Application fee - \$200.00 Fees are non-refundable.

State Liquor License # 2792
 Application Number 774255
 Local option (AGD use) Santa Fe County
 Record Owner of Existing License Shoreo
 Current D/B/A Name Cordecia O. Roybal Enterprises, LLC
 Current Premises Address 313 Cold Avenue, SW Albuquerque, NM 87102

9-5-18-11



Application is for: Change of Stock _____ Change of Officers/Directors _____ Transfer Ownership of Existing License _____ Transfer Ownership and Location _____ Transfer Location _____ Other _____
 Issue New License _____ Type of License being applied for DESPERER (ILD)

Applicant is: Individual _____ Corporation _____ Partnership (General or Limited) _____ Limited Liability Company X

NAME OF APPLICANT (company or individual) CORDECIA O. ROYBAL ENTERPRISES, LLC ADDRESS (including city, state, zip) 1704 STATE RD. 502 SANTA FE, NM 87506
 TELEPHONE NUMBER 505-455-2747

D/B/A name to be used: Sol of SANTA FE Phone number for licensed premises: 505-474-7322

Physical location where license is to be used: 37 FIRE PLACE SANTA FE NM 87508
 (Include street number / highway number / state road, city and county, state, and zip code)
 Mailing address: 1704 STATE RD. 502 SANTA FE, NM 87506

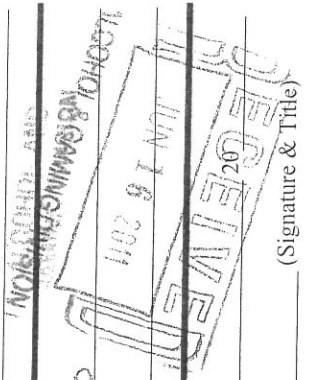
Are alcoholic beverages currently being dispensed at the proposed location? Yes No X If yes, give license number and type _____
 I, (print name) NANCY ROMERO, as (title) MANAGING MEMBER being first duly sworn upon oath
 deposes and says: that he/she is the applicant or is authorized by the applicant to make this application; that he/she has read the same; knows the contents therein contained are true; Applicant(s) agree(s) that
 if any statements or representations herein are found to be false, the director may refuse to issue or renew the license or may cause the license to be revoked at any time.

For: just sign and date this form in the presence of a notary public.
 Signature of Applicant Nancy R. Romero Date 3/22/11 MAY 11 2011

SUBSCRIBED AND SWORN TO before me this 21st day of April, 2011 by Nancy Romero
 Notary Public [Signature] My Commission Expires 9/19/2014

Local Governing Body of: _____ (City or County). Hearing held on _____
 Check one: Approved _____ Disapproved _____ City/County Official _____ (Signature & Title) _____

Approved _____ Disapproved _____ Director Approval _____ Date _____
 For Alcohol and Gaming Division Use Only



SAN JUAN COUNTY ASSESSOR'S MAP



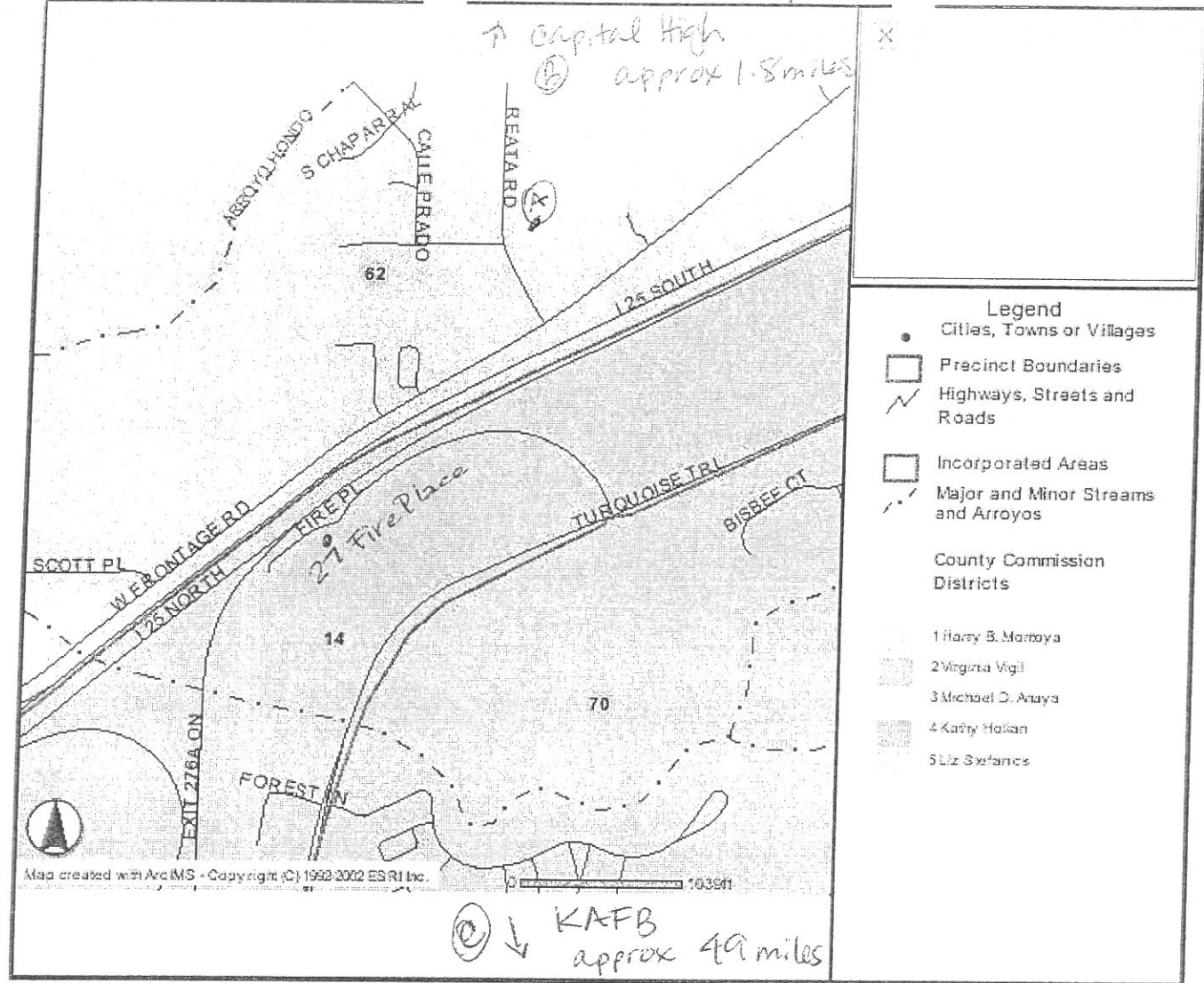
tabbles
EXHIBIT
B



This information is for reference only
Santa Fe County assumes no liability for
errors associated with the use of this data
Users are solely responsible for
confirming data accuracy.
Aerial Photography from 2008

↑ Capital High
 (B) approx 1.8 miles

(C) ↓ KAFB
 approx 49 miles



Churches

(A) Santa Fe Church of God
 8 Reata Road
 approx. ~~2500 ft~~
 1600 ft

(B) NOT SHOWN ON Schools
 MAP

Capital High approx. ~~2.1 miles~~ 1.8 miles

(C) KAFB
 approx 49 miles

Joseph Anderson
Gift Horse Dental, LLC d/b/a SOL
37 Fire Place
Santa Fe, NM 87508
(505) 764-8887 office
(505) 212-3609 fax

Tuesday, May 17, 2011

Jose Larrañaga
Santa Fe County
Building & Development Services
102 Grant Avenue
Santa Fe, NM 87504

To Whom It May Concern:

This letter is meant to outline the essential business terms for SOL located at 37 Fire Place, Santa Fe, NM. The business intends to utilize the property for restaurant use. The expected number of employees is five. The hours of operation will be Wednesday through Saturday between the hours of 6:00 pm and 1:00 am. Business will consist of a live music and entertainment in conjunction with full service, on-premises liquor sales. The previous tenant operated as a restaurant and live music venue.

Please contact Joseph Anderson for questions regarding this letter of intent at the above listed number.

Regards,

Joseph Anderson



Dann Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

June 9, 2011

Joseph Anderson
Unit A, 37 Fire Place
Santa Fe, New Mexico 87505

Re: Zoning Statement for SOL, located at Unit A, 37 Fire Place.

This office has been asked to provide a zoning statement with respect to the above referenced property.

Historically a full service restaurant serving alcohol has occupied this property within the existing development prior to the implementation of the Land Development Code. This structure is acknowledged, by Santa Fe County, as a non-conforming commercial building and is in compliance with Article II, Section 4 of the Land Development Code. It is acknowledged that the historic pattern of use is likely to continue to be in use in the future.

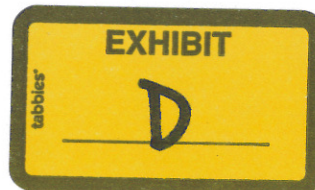
On December 14, 2010, a Master Plan Amendment was granted, by the Board of County Commissioners, to allow outdoor entertainment for the restaurant and the Santa Fe Brewing Company. The approved Master Plan acknowledged the structure as a full service restaurant and bar.

If you have any questions, please contact my office at 986-6225.

Sincerely,

Jack Kolkmeyer
Land Use Administrator

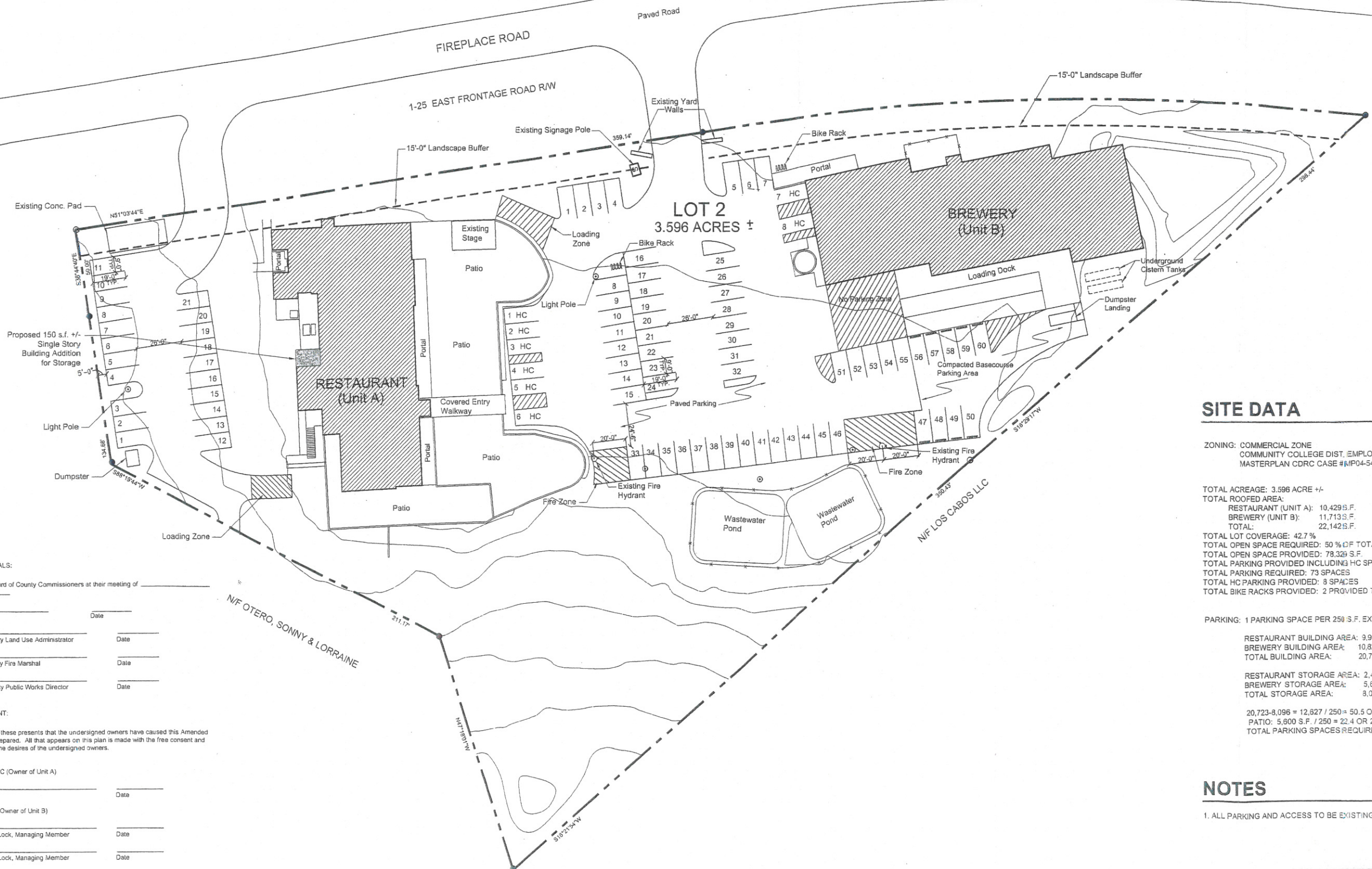
Cc: Jose E. Larrañaga,
Commercial Development Case Manager





1700 A Paseo De Peralta
 Santa Fe, NM 87501
 (tel.) 505.982.8363
 (fax) 505.989.3311
 sfarchitect@comcast.net
 www.santafearchitects.com

Final Development Plan
Santa Fe Brewing Company
 Santa Fe, New Mexico



SITE DATA

ZONING: COMMERCIAL ZONE
 COMMUNITY COLLEGE DIST. EMPLOYMENT CENTER ZONE
 MASTERPLAN CDRC CASE #MP04-5440

TOTAL ACREAGE: 3.596 ACRE +/-
 TOTAL ROOFED AREA:
 RESTAURANT (UNIT A): 10,429 S.F.
 BREWERY (UNIT B): 11,713 S.F.
 TOTAL: 22,142 S.F.

TOTAL LOT COVERAGE: 42.7%
 TOTAL OPEN SPACE REQUIRED: 50% OF TOTAL TRACT = 78,321 S.F.
 TOTAL OPEN SPACE PROVIDED: 78,320 S.F.
 TOTAL PARKING PROVIDED INCLUDING HC SPACES: 89 SPACES
 TOTAL PARKING REQUIRED: 73 SPACES
 TOTAL HC PARKING PROVIDED: 8 SPACES
 TOTAL BIKE RACKS PROVIDED: 2 PROVIDED TO PARK 5 BICYCLES EACH

PARKING: 1 PARKING SPACE PER 250 S.F. EXCLUDING STORAGE.

RESTAURANT BUILDING AREA: 9,901 S.F.
 BREWERY BUILDING AREA: 10,822 S.F.
 TOTAL BUILDING AREA: 20,723 S.F.

RESTAURANT STORAGE AREA: 2,412 S.F.
 BREWERY STORAGE AREA: 5,684 S.F.
 TOTAL STORAGE AREA: 8,096 S.F.

20,723-8,096 = 12,627 / 250 = 50.5 OR 51 PARKING SPACES
 PATIO: 5,800 S.F. / 250 = 22.4 OR 22 PARKING SPACES
 TOTAL PARKING SPACES REQUIRED = 73 SPACES

NOTES

1. ALL PARKING AND ACCESS TO BE EXISTING ASPHALT OR COMPACTED BASE COURSE.

COUNTY APPROVALS:

Approved by the Board of County Commissioners at their meeting of _____ as Case # _____

Chairman _____ Date _____

Approved by _____ Date _____
 County Land Use Administrator

Approved by _____ Date _____
 County Fire Marshal

Approved by _____ Date _____
 County Public Works Director

OWNER'S CONSENT:

Know all persons by these presents that the undersigned owners have caused this Amended Master Plan to be prepared. All that appears on this plan is made with the free consent and in accordance with the desires of the undersigned owners.

Stella Properties, LLC (Owner of Unit A)
 By _____ Date _____

Lock Builders, LLC (Owner of Unit B)
 By Brian Lock, Managing Member Date _____
 By Terry Lock, Managing Member Date _____

ACKNOWLEDGMENT

I, _____ Notary Public
 My Commission Expires _____

State of New Mexico)
 County of Santa Fe)

This instrument was acknowledged before me this _____ day of _____, 2010
 by Brian Lock, Managing Member of Stella Properties, LLC, a New Mexico limited liability company, and Managing Member of Lock Builders, LLC, on behalf of said companies.

REVISIONS:	
NO.	DATE

DATE:
 4-9-2010
 DRAWN BY:
 PR
 CHECKED BY:
 PM





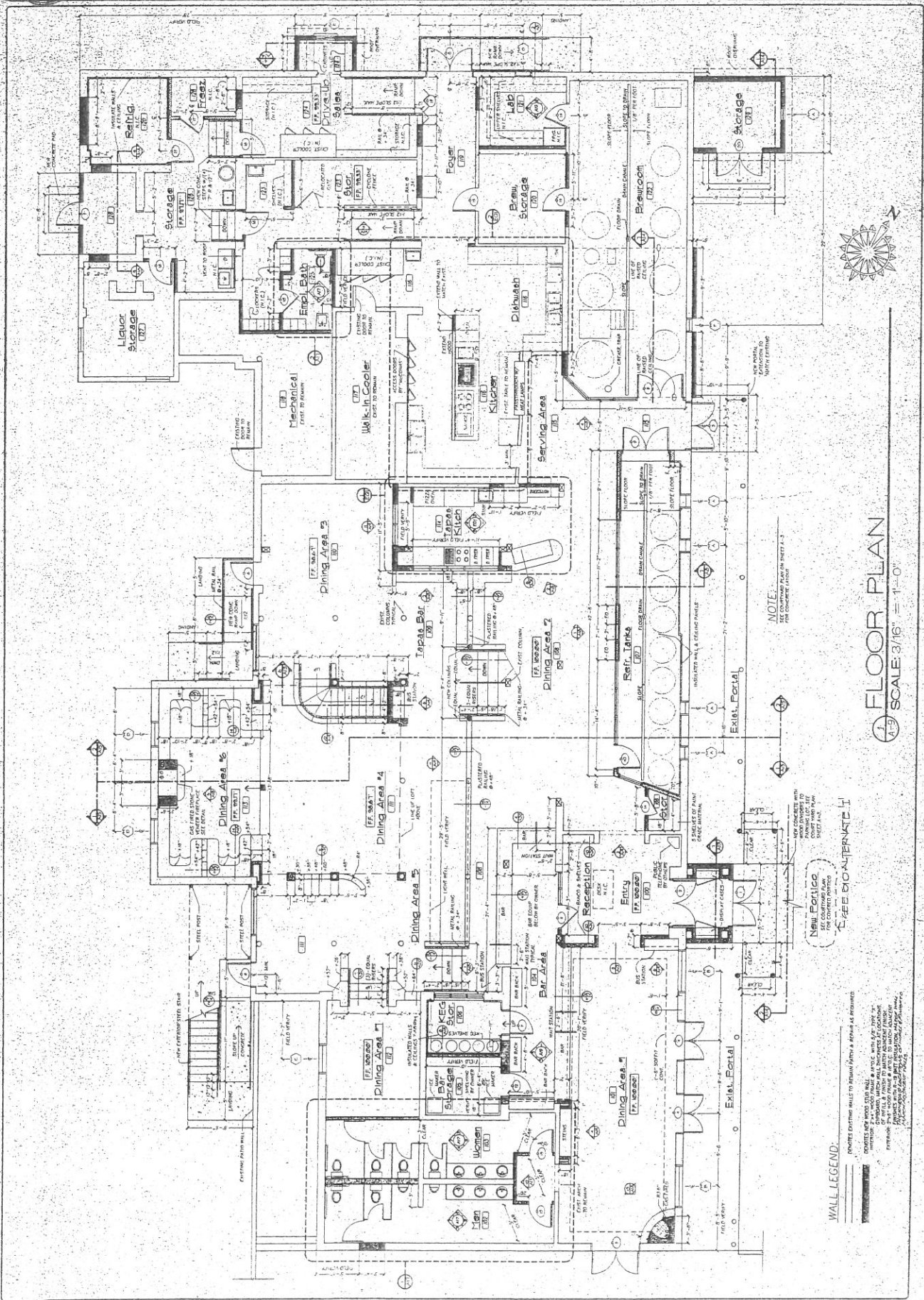
WOLF CANYON BREWING CO
SANTA FE, NEW MEXICO

ORTIGA ASSOCIATES
ARCHITECTS & INTERIORS
1000 W. CENTRAL AVENUE
SANTA FE, NM 87505
PHONE: (505) 988-1111
FAX: (505) 988-1112

DATE: 08.14.14
DRAWN BY: M. GIL
CHECKED BY: M. GIL

6-LEFT REVISIONS
1-00000000

A-9



NOTE:
SEE COURTSHIP PLAN ON SHEET A-3
FOR CONCRETE LAYOUT

FLOOR PLAN
SCALE: 3/16" = 1'-0"

New Portico
SEE COURTSHIP PLAN
FOR CONCRETE LAYOUT
SEE SHEET A-3

WALL LEGEND:
PHOTOS OF WALLS TO BE DEMOLISHED ARE SHOWN AS DASHED LINES
DASHED LINES INDICATE WALLS TO BE DEMOLISHED
SOLID LINES INDICATE WALLS TO REMAIN
DOTTED LINES INDICATE WALLS TO BE CONSTRUCTED
THICK SOLID LINES INDICATE WALLS TO BE CONSTRUCTED
THIN SOLID LINES INDICATE WALLS TO BE CONSTRUCTED

COMMERCIAL BUSINESS REGISTRATION

Registration No: 13522

Permit No: 11-4038

Permit Type: COMMERCIAL BUSINESS

State of New Mexico, County of Santa Fe

WHEREAS, JOSEPH ANDERSON., a resident of 618 CENTRAL AVE SW, ALBUQUERQUE, NM 87102

County and State aforesaid, and one of the members of the firm known as SOL

has made application for registration as COMMERCIAL BUSINESS; therefore

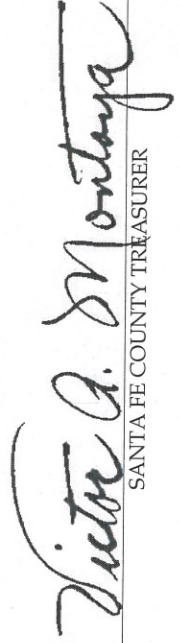
Registration Has Been Granted

to the said SOL to carry on said business at

37 FIRE PLACE, SANTA FE, NM 87508

in said County and State for a period of 7 months, commencing on the 10 day of June, 2011
and ending on the 31 day of December, 2011, under the provisions of the law in such cases made and provided.

In Witness Whereof, I have hereunto set my hand and affixed the seal
of the Treasurer, at Santa Fe, N.M., this 10
day of June 2011.


SANTA FE COUNTY TREASURER

