



Agenda

Notification of the Liquor
Hearing
January 5, 2026 at 4:00 PM
Virtual Meeting

Procedures for Liquor Hearing Meeting

Viewing: Members of the Public who wish to attend the Liquor Hearing can do so by using the Zoom link below.

The video recording of this meeting will remain available for viewing at any time on the City's YouTube channel at <https://www.youtube.com/user/cityofsantafe>. Staff is available to help members of the public access pre-recorded meetings online at any time during normal business hours. Please call (505) 955-6521 for assistance.

Written Public Comment: Members of the public may submit written comments by email to gfcardenas@santafgenm.gov by 8:00 AM, the morning of the Liquor Hearing.

To provide live public comment you must join the Zoom meeting by internet or phone, as follows:

Join on Zoom: <https://santafenm.gov.zoom.us/j/89190717213?pwd=1qNmIxxBfcYSgPdaSq8bb3Ql3XndQb.1>

Meeting ID: 891 9071 7213

Passcode: 966516

To join the Zoom meeting using a phone, use the following phone number:

Phone attendees should press *9 to use the "Raise Hand" function to be recognized by the Liquor Hearing Officer to speak at the appropriate time.

1. Call to Order
2. Public Hearings
 - a. Request from Nuckolls Brewing Company, LLC for a Small Brewer Liquor License with On-Premises Consumption and Package Sales with Patio Service to be Located at Nuckolls Brewing Co., 1611 Alcaidesa Street. (Geraldyn Cardenas, Interim City Clerk and Director of Community Engagement; gfcardenas@santafenm.gov)

Committee Review:

Liquor Hearing: 01/05/2026

Governing Body: 01/15/2026

- b. Request from Nuckolls Brewing Company, LLC for a Special Independent Theater Liquor License with On-Premises Consumption Only with Patio Services to be Located at Sky Cinemas midtown, 1020 Midtown Call Central. (Geraldyn Cardenas, Interim City Clerk and Director of Community Engagement; gfcardenas@santafenm.gov)

Committee Review:

Liquor Hearing: 01/05/2026
Governing Body: 01/15/2026

- c. Request from Tender Fire Kitchen, LLC for a Restaurant B (Beer, Wine and Spirits) Liquor License with On-Premises Consumption Only with Patio Service to be Located at Tender Fire Kitchen, 1025 Midtown Calle Central. (Geraldyn Cardenas, Interim City Clerk and Director of Community Engagement; gfcardenas@santafenm.gov)

Committee Review:

Liquor Hearing: 01/05/2026
Governing Body: 01/15/2026

3. Adjourn

Persons with disabilities in need of additional accommodations, contact the City Clerk's office at 505-955-6521, five (5) working days prior to meeting date.

City of Santa Fe, New Mexico

memo

DATE: December 31, 2025

TO: Renee Barela-Gutierrez, Liquor Hearing Officer

FROM: GERALYN F. CARDENAS, Interim City Clerk and Director of Community Engagement 

ITEM & ISSUE:

Request from Nuckolls Brewing Company, LLC for a Small Brewer Liquor License with on-premises consumption only and package sales with patio service to be located at Nuckolls Brewing Co., 1611 Alcaldesa Street, Santa Fe, New Mexico.

BACKGROUND AND SUMMARY:

Request from Nuckolls Brewing Company, LLC for a Small Brewer Liquor License with on-premises consumption only and package sales with patio service to be located at Nuckolls Brewing Co., 1611 Alcaldesa Street, Santa Fe, New Mexico.

Attached are staff reports regarding litter, noise, and traffic. Staff does not anticipate a substantial change in litter and noise, or any unacceptable traffic impacts due to the approval of this request. The proposed location is not within 300 feet of a church, school, or daycare.

The applicant is currently pending a business license with the City of Santa Fe therefore as a condition of approval staff is recommending that it be noted that the applicant will be required to obtain all necessary permits and licenses and comply with all Fire, Building and Land Use Code requirements prior to issuance of the City Liquor License.

Additionally, as a condition of doing business in the city, staff recommend that it be noted that the applicant is required to comply with all city ordinances.

ACTION REQUESTED

Consideration of the above request

Attachments: Alcoholic Beverage Control Application
Notice of Public Hearing and Publications
Staff Reports

October 27, 2025

Certified Mail No.: 7021 2720 0001 2204 5883

City of Santa Fe

Attn: Andrea Salazar
City Clerk and Director of Community
PO Box 909
Santa Fe, NM 87504-0909

RECEIVED - CITY CLERK
'25 NOV 19

Lic. No. /Appl. No.: BLA-13206
Name of Applicant: Nuckolls Brewing Company, LLC
Doing Business As: Nuckolls Brewing Co.
Proposed Location: 1611 Alcaldesa Street, Santa Fe, New Mexico 87501

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

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 twice during the 30 days prior to the hearing in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur 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;
- (C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that “within forty-five (45) days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer”, we recognize the potential for conflict between the requirement for publication of 30 day notice and the 45 day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

- 1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing;
- 2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing;

ABC has no preference in the option you choose.

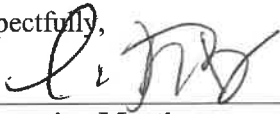
The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

THE APPLICANT IS SEEKING A SMALL BREWER LIQUOR LICENSE WITH ON PREMISES CONSUMPTION AND PACKAGE SALES WITH PATIO SERVICE.

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **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 issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify ABC within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,



Charmaine Martinez

Hearing Officer

Alcoholic Beverage Control Division

Phone: (505) 795-4942 Fax: (505) 476-4595

Email: Charmaine.Martinez2@rld.nm.gov

Enclosures:

1. Page 1 (Business Information page) *(must be signed and returned w/notices of publication)*
2. Page 2 (Premises Information Page)
3. Copy of the Zoning Statement
4. Copy of the Floor Plan



**Alcoholic Beverage Control Division
Small Brewer Intake Application
Application Number: BLA-0000013206**



Business Information

Business Information

Business Name: NUCKOLLS BREWING COMPANY, LLC Type of Business: Alcohol
Business Structure: Limited Liability Company FEIN: XX-XXX1619
State Tax ID Number: XX-XXXXX9-00-4
Business Email: heidi.jones@nuckollsbrewing.com Business Phone: 3103306500

Contact Person Information

Contact Person Name: Heidi Jones Contact Person Phone: 3103306500
Contact Person Email: heidi.jones@nuckollsbrewing.com

Business Mailing Address

Mailing Street: 1611 Alcalaesa Street Mailing City: Santa Fe
Mailing State: NM Mailing Zip Code: 87501
Mailing Country: US

Local Option District Use Only: Local Governing Body of _____ City, County, Village

Public Hearing held on _____ 20____ Please check one: Approved Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: Approved Disapproved _____

Signed by Director: _____ Date: _____



Alcoholic Beverage Control Division
Small Brewer Intake Application
Application Number: BLA-0000013206



Premises Information

Premises DBA

Premises Doing Business As (DBA): Nuckolls Brewing Co.

Proposed Premises Physical Address

Physical Street: 1611 Alcaldesa Street

Physical City: Santa Fe

Physical Zip Code: 87501

Physical State: New Mexico

Physical County: Santa Fe

Local Option District: Santa Fe County

"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Ownership

The land and building which is proposed to be the licensed premises is: Leased by Applicant

The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.

Specify Owner(s) of the land and building: The land is owned by the City of Santa Fe, and is leased to The Santa Fe Railyard Community Corp., who in turn has leased the land to Sky Station LLC. The building is owned by Sky Station LLC.

Specify Date and Terms of Lease/Operating Agreement: Lease terms/ length is 90 years. The lease agreement was signed in 2022.

Zoning

Is the proposed premises location zoned? Yes

You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.

Specify the zone for proposed premises location (example C-1): C-1

Distance from nearest School

Name of School: New Mexico School for the Arts

School Street: 500 Montezuma Ave

School City: Santa Fe

School State: New Mexico

School Zip Code: 87501

School Country: United States

School Distance (in feet): More than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

Distance from nearest Church

Name of Church: Our Lady of Guadalupe Church

Church Street: 417 Agua Fria Street

Church City: Santa Fe

Church State: New Mexico

Church Zip Code: 87501

Church Country: United States

Church Distance (in feet): More than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.



Alcoholic Beverage Control Division
Small Brewer Intake Application
Application Number: BLA-0000013206



Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

- A license has never been issued to the location of the proposed premises.
- A license was once issued to the location of the proposed premises but is no longer being operated at the location.
- Alcohol operations are currently being performed at the proposed premises by the applicant business.
- Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Please provide more details for the option selected in above question?

You can specify more details such as license has become expired non-renewable, business ownership has changed, planning to extend operations of existing premises or planning to buy premises etc.

We are reapplying for our Small Brewers license due to an ownership change. We have two new owners. Our current Small Brewers license expires on February 28, 2026.

Licenses at Proposed Premises

Please specify the active New Mexico licenses currently held by the proposed premises.

If you need to view, edit, or delete any records, click the down arrow under action for that specific record.

License Number: SBL-000090

License Type: Small Brewer

License Number: RES-000858

License Type: Restaurant

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	Yes
Explain:	Two new investors joined the company ownership in 2025. Elizabeth Bowes joined in March 2025, with a capital investment of \$300,000. Her ownership percent is at 9% Steve Larson joined in May 2025, with a capital investment of \$200,000. His ownership percent is at 6%. Updated Current Members: William Banowsky \$1,600,000.00 investment; 1,600,000 units; 47% ownership Jason Denmon \$800,000.00 investment; 800,000 units; 23% ownership Alfonz Vizolay \$300,000.00 investment; 300,000 units; 9% ownership Elizabeth Bowes \$300,000.00 investment; 300,000 units; 9% ownership Steve Larson \$200,000.00 investment; 200,000 units; 6% ownership Jennifer Treu 240,000 units; 7% ownership
Does the applicant business own any (direct/indirect) interest in a liquor license?	Yes

List of Active Business Licenses in Other States

No records to display.

List of Active Business Licenses in New Mexico

License Number: LBW-000007

License Type: Limited Beer Wholesaler

Issuing State:New Mexico

License Number: SBL-000134

License Type: Small Brewer

Issuing State:New Mexico

License Number: SBO-000054

License Type: Small Brewer Off-Site

Issuing State:New Mexico

License Number: SBL-000090

License Type: Small Brewer

Issuing State:New Mexico

License Number: RES-000858

License Type: Restaurant B

Issuing State:New Mexico



Alcoholic Beverage Control Division
Small Brewer Intake Application
Application Number: BLA-0000013206



Payment

Fee Name	Fee Amount
Application Fee	200.00
Resident Agent Fee	50.00
Total Fee Amount:	250.00

Attestation/Oath

Under penalty of perjury, I hereby depose and state that I am the person identified in this application and the information given by me is true and complete to the best of my knowledge and belief. I understand that any information contained in this application may be investigated and any false or dishonest answer to any question in this application may be grounds for denial or revocation of my license.

Attestation Signature: Heidi Jones

Date: 08/11/2025



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

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

August 27, 2025

William Banowsky
Sky Cinemas Midtown LLC
1600 Saint Michael's Drive
Santa Fe, NM 87505

RE: Zoning Verification for 1611 Alcaldesa Street, Santa Fe, NM

Dear Mr. Banowsky,

This letter provides zoning verification on the above referenced property. According to the Official Zoning Map, this property is zoned BCD Business-Capitol District and is within the Redevelopment Sub-district and is part of the Santa Fe Railyard Master Plan. This property does not lie in any Overlay District.

14-4.3 (E) BCD Business-Capitol District

(1) Purpose

In recognition of the fact that the economic health of the city depends on the economic viability of the BCD, the purpose of the BCD is to provide for a mixture of land uses, including residential uses, designed to promote the district's economic wellbeing while preserving the unique architecture, townscape and aesthetics that foster a strong tourist industry and sustain the quality of life, sense of community and historical identity in the district and the city.

(3) Townscape Subdistricts

(a) The existing townscape subdistricts include: Alameda Street, Barrio de Analco, Cerrillos Road, Don Gaspar, East Marcy/East Palace, Loretto, Marcy, McKenzie Street, Old Santa Fe Trail, Plaza/San Francisco, Rosario Boulevard/NW Paseo de Peralta, Sandoval/Montezuma, State Capitol and Westside.

(b) The townscape subdistricts are intended to:

- (i) preserve the overall aesthetic quality of the BCD;*
- (ii) maintain diversity among the various subdistricts; and*
- (iii) protect the unique features, recognizable historic character and other common identifying characteristics of each subdistrict.*

(c) Property is eligible for rezoning to a townscape subdistrict if the land is located within or adjacent to the BCD and meets all other requirements of Chapter 14.

14-7.4 - BUSINESS-CAPITOL DISTRICT

(B)Additional Regulations

(1)Standards for Entire District

(a)Baseline Land-Use Intensity

For the BCD in general, the baseline floor area ratio shall be 2.0:1, except for the Plaza/San Francisco, Alameda, redevelopment and Loretto subdistricts, where the baseline floor area ratio shall be 2.5:1; provided, however, that a baseline floor area ratio of 2.5:1 shall not be allowed if it is judged to be incompatible with an adjacent neighborhood or townscape subdistrict. Areas within a structure, the ceiling of which are below average finished grade, and at-grade parking areas, do not count toward the allowable floor area.

(c) Drive-in or Drive-through Facilities

Drive-in or drive-through facilities are permitted as principal or accessory uses and structures in the Rosario Boulevard/Northwest Paseo de Peralta, Sandoval/Montezuma and Cerrillos Road Subdistricts, where traffic generated by the use will not substantially interfere with existing vehicular and pedestrian traffic. Drive-in or drive-through facilities are prohibited in the other subdistricts of the BCD.

(2) Standards for Redevelopment Subdistricts

(a) Land-use Intensity:

(i) transfer of allowed floor area, including land use intensity credits , within a property or between contiguous properties with a single ownership and within a project is allowed; and

(ii) public benefit uses shall not count against the allowable floor area for a parcel .

(iii) The maximum baseline floor area ratio permitted is 2.5:1 unless provided otherwise in the master plan or at the time of rezoning pursuant to Section 14-4.3(E)(4)(b)(ii).

(b) Maximum Height of Buildings

The maximum building height permitted in a redevelopment subdistrict shall not exceed sixty-five (65) feet; provided, however, that the maximum height shall be compatible with the character of adjacent subdistricts and the surrounding neighborhood.

(c) Additional Standards

Additional standards for redevelopment subdistricts are located in the subdistrict master plan.

Development in a redevelopment subdistrict shall comply with the master plan. If no master plan has been approved for a portion of a redevelopment subdistrict, development must conform to the standards of the adjacent or nearest BCD subdistrict.

Development standards for the Townscape Subdistricts may be found within Santa Fe City Code, Chapter 14-7.4.

23-6.2 - Permitted locations for the sale and consumption of alcohol on city property.

A. The sale or consumption of alcoholic beverages is permitted at the following locations on city property:

(5) On land or buildings owned by the city, located within the Santa Fe Railyard, as described in the Railyard Master Plan, for which the city has entered into a lease with another party for six (6) months or more except for the Railyard park, Plaza and Alameda (as defined in the Deed of Conservation Easement dated October 1, 2004) where alcohol is prohibited, unless specifically permitted under subsection 23-6.2 SFCC 1987;

Coffee shops, bars, movie theaters, small brewer, packaged liquor sales for off-site consumption and full-service restaurants which may or may not have patio services, with incidental alcohol service for on-site consumption are permitted uses in the BCD district.

For additional information, please reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses) https://library.municode.com/nm/santa_fe/codes/code_of_ordinances?nodeId=CH14LADE. All uses are subject to compliance with applicable development standards such as parking, lot coverage, etc.

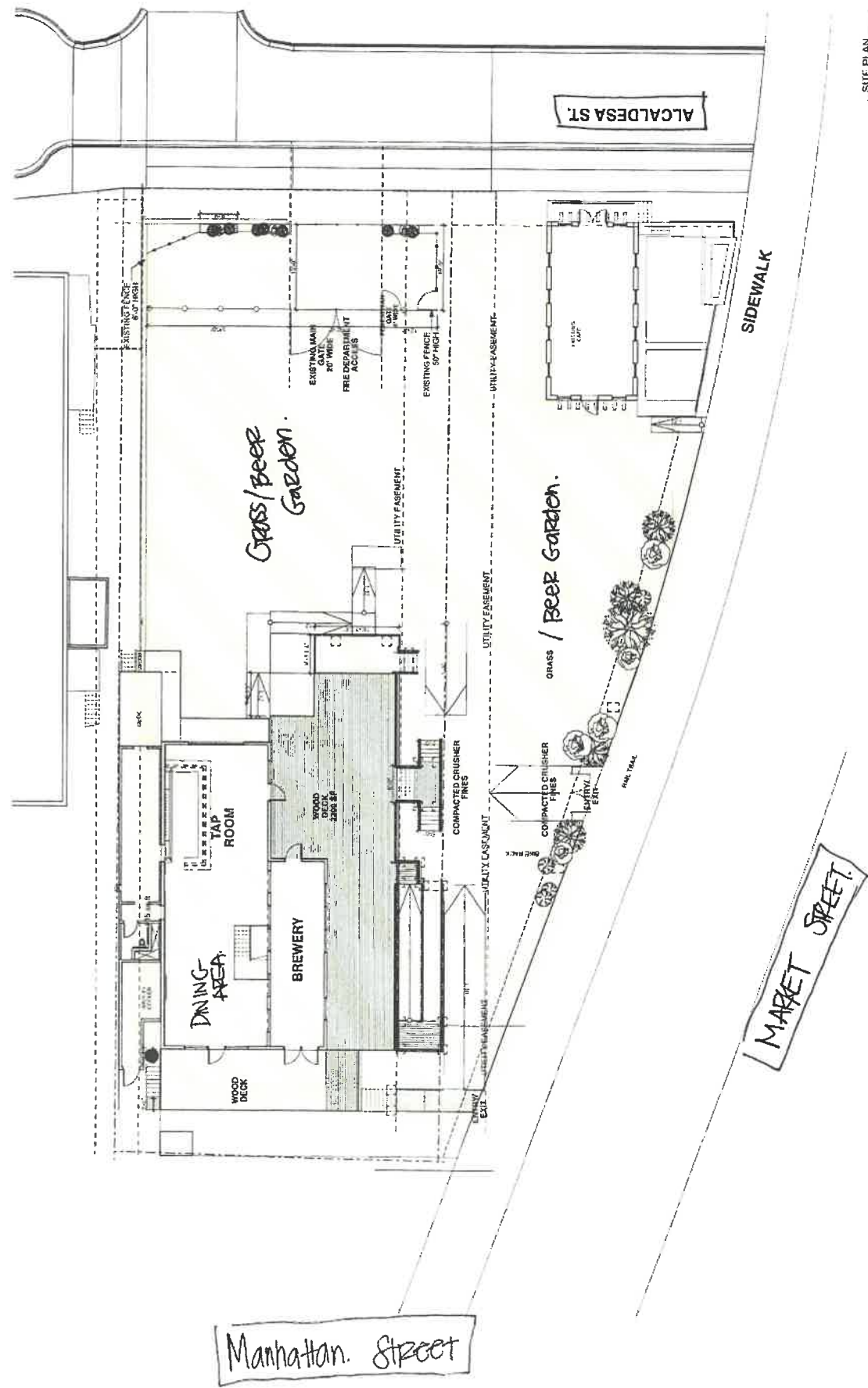
Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. This letter intends to provide advice regarding zoning regulations. It is not the intent to state that the subject property complies with zoning requirements. Occupancy is determined based on zoning compliance at the time of building permit or certificate of occupancy, whichever applies. Additionally, it is not the intent to interfere with or to abrogate or annul any official document including conditions or safeguards made a part of the subject property at the time of any public hearings. Applicants are advised to pursue an independent search of official documents.

If you have any further questions, please contact me at sjperea@santafenm.gov.

Stephanie Perea

Stephanie Perea
Land Use Planner
City of Santa Fe, New Mexico

BIRDS EYE VIEW
 Total Interior sq. footage, upper level & lower level, and grass exterior
 exterior sq. footage of wood deck beer garden equals 32,258.
 NORTH.



MAKER ARCHITECTS

2424
 430 Manhattan Ave. Suite B
 Santa Fe, NM 87501



Nuckolls Brewery

DESIGNER: JK
 DATE: 08.20.2023
 SHEET NO: A0.5

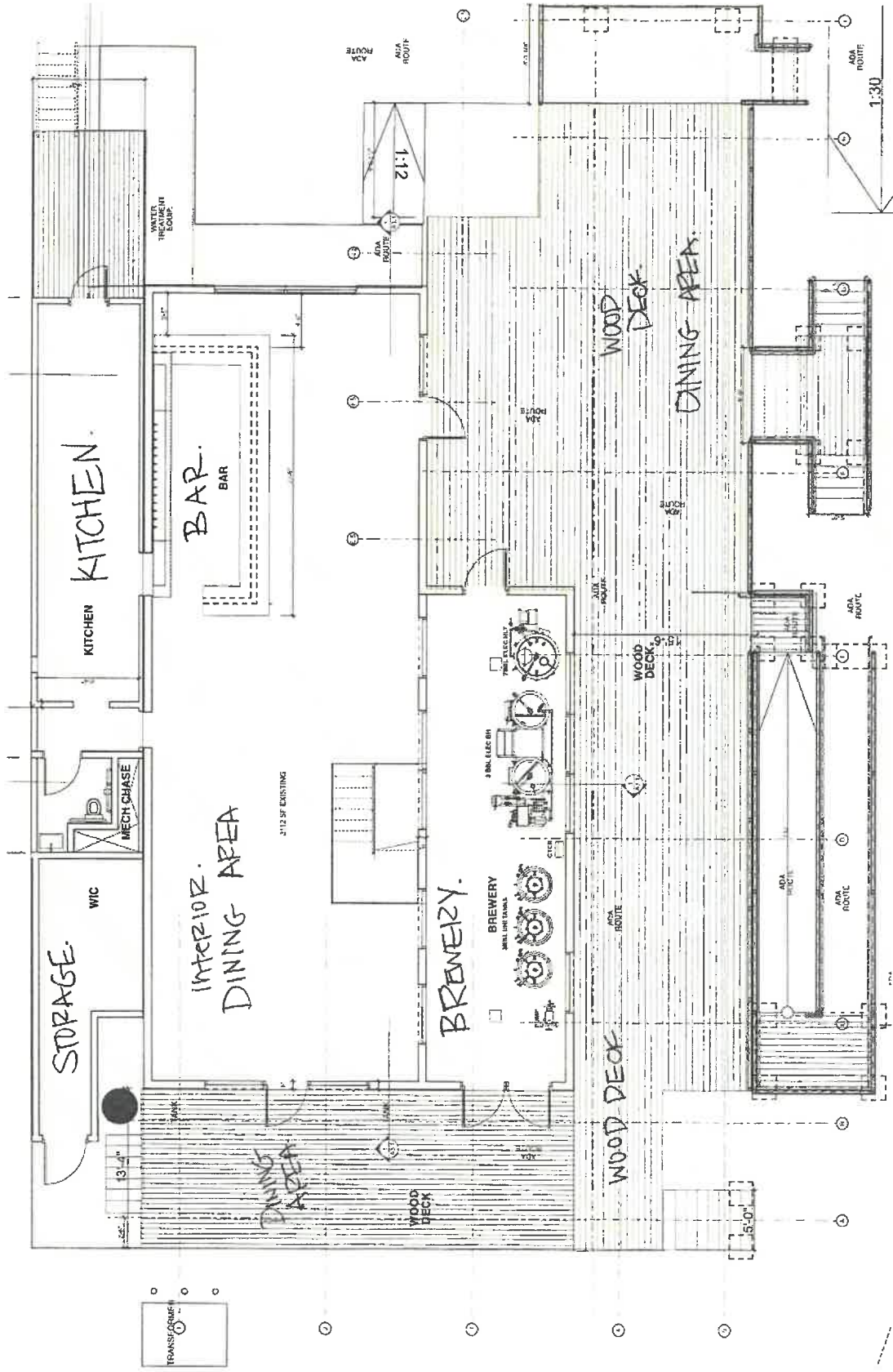
SHEET TITLE: SITE PLAN
 SCALE: 1" = 10'

A0.5

Grass / Beer Garden includes Dining, Picnic Tables, Birds Eye view of top level & Beer Garden.

TOP LEVEL

NORTH



MAKER
ARCHITECTS

PROFESSIONAL ARCHITECT
 100 STATE STREET, SUITE 200
 BOSTON, MA 02109
 TEL: 617.552.1111 FAX: 617.552.1112
 WWW.MAKERARCHITECTS.COM

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF MASSACHUSETTS
 REG. NO. 10000
 EXPIRES 12/31/2025

PROJECT NO. 08-21-0025

Nuckolls Brewery
 430 Marhatten Ave. Suite B
 Santa Fe, NM 87501

PREPARED BY: JK
 SET DATE: 8/16/17
 REVISIONS:
 SHEET TITLE: FIRST FLOOR PLAN
 SHEET NO.: A1.1

3 AERIAL PERSPECTIVE OF REVISED STAIR AND RAMP
 3/8" = 1' - 0"

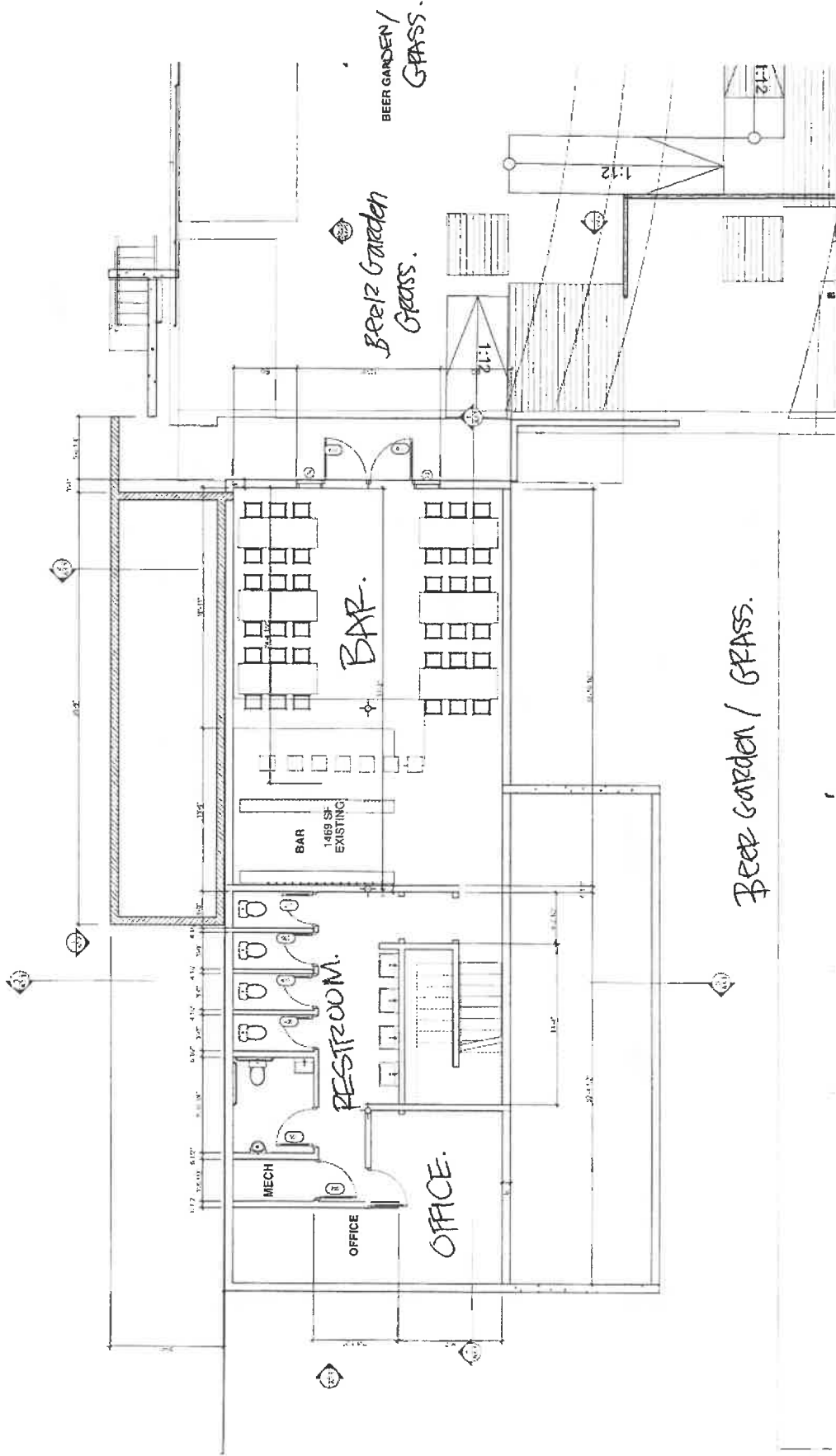
A1.1

PROF. MAKER ARCHITECTS, LLC

WOOD DECK : 3,000 sq. ft. (exterior)
 TOP LEVEL : 2,400 sq. ft. (interior)
 Total Interior & Wood Deck : 5,400 sq. ft.

WOOD DECK includes exterior dining area.

LOWER LEVEL



LOWER LEVEL : 1,769 sq. ft. (INTERIOR.)

BEER GARDEN / GRASS : 25,389 sq. ft. (EXTERIOR.)

BEER GARDEN / GRASS Includes dining, picnic tables.

CITY OF SANTA FE
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Monday, January 5, 2026.

The purpose of this hearing is to discuss a request from Nuckolls Brewing Company, LLC for A Small Brewer Liquor License with on premises consumption and package sales with patio service. This license will be located at Nuckolls Brewing Co., 1611 Alcaldesa Street.

Virtual meeting information will be posted on the City of Santa Fe's Weekly Meeting List at least seventy-two (72) hours before the meeting at <https://santafenm.portal.civicclerk.com/>.



Geraldyn F. Cardenas
Deputy City Clerk

Received by The Santa Fe New Mexican
Date: _____

To Be Published: 12/5/2025
AND
12/12/2025

By 

The Santa Fe New Mexican (Signature)

SANTA FE NEW MEXICAN

150 Washington Ave., Ste 105
Mail Payments To:
PO Box 2048
Santa Fe, NM 87504
Phone: 505-983-3303
FAX: 505-984-1785

LEGAL #94630

CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

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/s/ GERALYN F. CARDENAS
Deputy City Clerk

PUB; Dec. 5, 12, 2025

Ad Proof/ Order Confirmation/ Receipt Invoice

NUCKOLLS BREWING CO.
1611 Alcaldesa St
Santa Fe NM, 87501

512-657-9948

Tagline: LEGAL #94630

Account Number: STNBC

Ad ID: 108459

Sales Rep: Alejandra Molina

Ordered By: Heidi Jones

Order Taken By: Alejandra Molina

Ad Cost: \$93.20

Tax Amount: \$7.63

Payment: \$0.00

Total Amount: \$100.83

Tagline: LEGAL #94630

Amount Due: \$100.83

PO Number:

Payment: \$0.00

Major Class: LEGALS

Product:

Classification: Legals

Placement:

Ad Size: 1.22" x 4.580"

Ad Type: Legal (wrapper)

Modular Size:

of Words: 115

Color:

Run Dates:

12/05/25, 12/12/25

(FOR CITY USE ONLY)

Based on the information provided and review of City Reports, staff has found the following in accordance with Ordinance (4-4.3):

Geographic Information System Mapping (GIS) Department

Yes, this business is located within three hundred (300) feet of a church and/or school. A waiver of the 300 foot location restriction will be requested.

No, this business is not located within three hundred (300) feet of a church and/or school.

(Please see attached map indicating whether the proposed licensed premise is within three hundred (300) feet of a church and/or school.)

Business Licensing Department

Yes, the requesting business has a business license issued by the City of Santa Fe. License # _____.

No, the requesting business does not have a business license issued by the City of Santa Fe.

Code Enforcement Department

Yes, the applicant is in compliance with all Land Use Codes.

No, the applicant is not in compliance with Land Use Code(s).

*Note: N/A

(Please also provide a Code Enforcement Report related to Litter and Noise of the requesting business location.)

Verification Completed By: Jason D. Sena

Title: Enforcement Manager

Date: Dec 10, 2025

Traffic Engineering Department

Yes, it appears that the approval of this request will create unacceptable traffic impacts.

*Note: N/A

No, it does not appear that this request will create any unacceptable traffic impacts.

Verification Completed By: Marcos Egubel

Title: Interim Complete Streets Division Director

Date: Dec 12, 2025

City of Santa Fe Fire Department

Yes, the applicant is in compliance with all Fire Codes.

No, the applicant is not in compliance with Fire Code(s).

*Note: Shall correct all fire code violations from inspection performed on 12-09-2025

Shall correct all fire code violations from inspection performed on 12-09-2025

Verification Completed By: GERONIMO GRIEGO (Dec 9, 2025 16:54:56 MST)

Title: Fire Marshal

Date: Dec 9, 2025












3.2 Staff Verification Form- Blank 2025

Final Audit Report

2025-12-12

Created:	2025-12-08
By:	EMILY ARAGON (emaragon@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsS0TFcn4jM8ds_e7P-6-fuEmKFCNQWI

"3.2 Staff Verification Form- Blank 2025" History

-  Document created by EMILY ARAGON (emaragon@santafenm.gov)
2025-12-08 - 4:30:40 PM GMT- IP address: 63.232.20.2
-  Document emailed to GERONIMO GRIEGO (gggriego@santafenm.gov) for signature
2025-12-08 - 4:31:55 PM GMT
-  Email viewed by GERONIMO GRIEGO (gggriego@santafenm.gov)
2025-12-08 - 4:32:14 PM GMT- IP address: 104.47.64.254
-  Document e-signed by GERONIMO GRIEGO (gggriego@santafenm.gov)
Signature Date: 2025-12-09 - 11:54:56 PM GMT - Time Source: server- IP address: 108.145.130.56
-  Document emailed to Jason Sena (jdsena@santafenm.gov) for signature
2025-12-09 - 11:54:58 PM GMT
-  Email viewed by Jason Sena (jdsena@santafenm.gov)
2025-12-10 - 3:16:31 PM GMT- IP address: 104.47.65.254
-  Document e-signed by Jason Sena (jdsena@santafenm.gov)
Signature Date: 2025-12-10 - 3:17:39 PM GMT - Time Source: server- IP address: 63.232.20.2
-  Document emailed to MARCOS ESQUIBEL (mpesquibel@santafenm.gov) for signature
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-  Email viewed by MARCOS ESQUIBEL (mpesquibel@santafenm.gov)
2025-12-12 - 3:22:33 PM GMT- IP address: 63.232.20.2
-  Document e-signed by MARCOS ESQUIBEL (mpesquibel@santafenm.gov)
Signature Date: 2025-12-12 - 3:25:08 PM GMT - Time Source: server- IP address: 63.232.20.2
-  Agreement completed.
2025-12-12 - 3:25:08 PM GMT



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Applicant Supplemental Information Form

1. Name of Applicant: Nuckolls Brewing Company LLC.
D/B/A Name to be used: Nuckolls Brewing Co.
Proposed License Location: 1611 Alcaldesa St. Santa Fe NM 87501.
Telephone number: 310-330-6500 OR 562-881-4499.
Email: heidi.jones@nuckollsbrewing.com / jen.trev@nuckollsbrewing.com

2. Type of liquor license request:

- New License (indicate type: Small Brewers LIQUOR License)
- Transfer of location (indicate type: _____)
- Transfer of ownership (indicate type: _____)
- Transfer of ownership and location (indicate type: _____)

3. Are alcoholic beverages currently being dispensed at the proposed location?

- Yes (If yes, License # and Type: PAR-0000338929)
- No

4. Were alcoholic beverages previously dispensed by the requesting business?

- Yes (If yes, License # and address where alcohol was being dispensed: SBL-000090.
1611 Alcaldesa St. Santa Fe, NM 87501.)
- No

5. Does this business have any record of violation?

- Yes (If yes, please explain: _____)
- No

6. What are the current/previous and proposed hours of operation of this business? Sun. 10:30am - 9pm.

Current/Previous Hours of Operation: ~~WEDNESDAY~~ TUES. - THURS. 11:30am - 9PM. Fri & Sat. 11:30AM - 11PM.
Proposed Hours of Operation: " "

7. Is an outdoor seating/patio area included in the licenses premise?

- Yes (If yes, is the area fully enclosed? Yes No)
- No

8. What, if any, are the anticipated peak days and times at the proposed business location?

What days? Fridays & Saturdays.

What times? 3pm - 9pm.

9. Do you have a business license with the City of Santa Fe?

Yes (If yes, what is your License #? _____)

No (Please contact the Business Licensing Department at 505-955-6551 to obtain a business license.)

10. Do you have a posted occupant load issued by the City of Santa Fe Fire Department?

Yes (If yes, what is your occupant load issued for your business? Upstairs: 75. downstairs: 45)

No (Please contact the City of Santa Fe Fire Department - 505-955-3310 to schedule your inspection)

11. Have you been issued a Certificate of Compliance from the City of Santa Fe Fire Department?

Yes (If yes, what is the date the Certificate was issued? _____)

No (Please contact the City of Santa Fe Fire Department - 505-955-3310 to schedule your inspection)

12. Please indicate the anticipated daily occupant load due to the sale of alcohol at this location:

Remain the same.

13. Please indicate the anticipated change in business volume due to the sale of alcohol and explain:

Business is expected to increase (additional number of customers per day: _____).

Business is expected to decrease (loss of customers per day: _____).

Business is expected to remain the same.

* Please explain your answer: We have and are operating with a Small Brewery license. We are applying for a new one due to an ownership change with an increase in 3 new investors.

14. Indicate which of the following statements best reflects your opinion regarding traffic impacts if this request is approved and explain:

Traffic can be expected to increase on adjacent streets.

Traffic will not increase on adjacent streets.

* Please explain your answer: We do not expect our customers to increase.

Name of person completing this form: Heidi Jones.

Telephone number: 310-330-6500.

Date: 11/25/2025.



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

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

DATE: December 9, 2025

TO: Maggie Moore

Maggie R. Moore, Assistant Planning & Land
Use Department Director

VIA: *Jason D. Sena*

FROM: Jason D. Sena, Enforcement Manager

ITEM & ISSUE : Litter and noise impact assessment, due to a request from Nuckolls Brewing Company, LLC, for the following:

- a) The purpose of this hearing is to discuss a request from Nuckolls Brewing Company, LLC for A Small Brewer Liquor License with on premises consumption and package sales with patio service. This license will be located at Nuckolls Brewing Co., 1611 Alcala Street.

BACKGROUND AND SUMMARY

It is not anticipated that there will be a substantial change in litter and noise because of this request.

Signature: Maggie Moore

Maggie Moore (Dec 9, 2025 10:01:39 MST)

Email: mrmoore@santafenm.gov

	RR	R-1 -	R-7 -	R-7 I	RC-5, RC-8	R-10 -	R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU
e, nightclub, no ent									S ^{3,10}	S ³		p+			p	p	p		p+	p+	p+	p
e, nightclub, tainment									S ^{3,10}	S ³		p+			p+	p+	p+		p+	p+	p+	p+
service, with or alcohol service									S ^{3,10}	S ³		p			p	p	p	S	p	p	p	p
r, cocktail o comprising total serving									S ^{3,10}	S ⁺³		p+			p+	p	p		p+	p+	p+	p+
service/take-out, drive-up									S ^{3,10}		p ⁴	p	p ⁴		p	p	p	S	p	p	p	p
drive-												p+			p+	p+	p+	S	p+	p+	p+	p+

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 - I	RC-5, - RC-8	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use- Specific Regs 14-6.2
Bar, cocktail lounge, nightclub, no outdoor entertainment								S ^{3,10}	S ³		P+			P	P	P		P+	P+	P+	P ²	
Bar, cocktail lounge, nightclub, with outdoor entertainment								S ^{3,10}	S ³		P+			P+	P+	P+		P+	P+	P+	P+ ²	
Restaurant - full service, with or without incidental alcohol service								S ^{3,10}	S ³		P			P	P	P	S	P	P	P	P	
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.								S ^{3,10}	S+ ³		P+			P+	P	P		P+	P+	P+	P+ ²	
Restaurant - Fast service/take-out, no drive-through/drive-up								S ^{3,10}		P ⁴	P	P ⁴		P	P	P	S	P	P	P	P	
Restaurant - with drive-through/drive-up											P+			P+	P+	P+	S	P+	P+	P+	P+	

(FOR CITY USE ONLY)

Based on the information provided and review of City Reports, staff has found the following in accordance with Ordinance (4-4.3):

Geographic Information System Mapping (GIS) Department

Yes, this business is located within three hundred (300) feet of a church and/or school. *A waiver of the 300 foot location restriction will be requested.*

No, this business is not located within three hundred (300) feet of a church and/or school.

(Please see attached map indicating whether the proposed licensed premise is within three hundred (300) feet of a church and/or school.)

Business Licensing Department

Yes, the requesting business has a business license issued by the City of Santa Fe. License # _____.

No, the requesting business does not have a business license issued by the City of Santa Fe.

Code Enforcement Department

Yes, the applicant is in compliance with all Land Use Codes.

No, the applicant is not in compliance with Land Use Code(s).

*Note: N/A

**(Please also provide a Code Enforcement Report related to Litter and Noise of the requesting business location.)*

Verification Completed By: Jason D. Sena

Title: Enforcement Manager

Date: Dec 9, 2025

Traffic Engineering Department

Yes, it appears that the approval of this request will create unacceptable traffic impacts.

*Note: N/A

No, it does not appear that this request will create any unacceptable traffic impacts.

Verification Completed By: Marcos Egubel

Title: Interim Complete Streets Division Director

Date: Dec 11, 2025

City of Santa Fe Fire Department

Yes, the applicant is in compliance with all Fire Codes.

No, the applicant is not in compliance with Fire Code(s).

*Note: Renovations being performed. Shall verify with Chief Building Official building is safe to
Renovations being performed. Shall verify with Chief Building Official building is safe to

Verification Completed By:  GERÓNIMO GREGO (Dec 8, 2025 09:35:38 MST)

Title: Fire Marshal


Date: Dec 8, 2025

City of Santa Fe, New Mexico

memo

DATE: December 31, 2025

TO: Renee Barela-Gutierrez, Liquor Hearing Officer

FROM: GERALYN F. CARDENAS, Interim City Clerk and Director of Community Engagement 

ITEM & ISSUE:

Request from Tender Fire Kitchen, LLC for a Restaurant B (Beer, Wine and Spirits) Liquor License with On-Premises Consumption Only with Patio Service to be located at 1025 Midtown Calle Central, Santa Fe, New Mexico.

BACKGROUND AND SUMMARY:

Request from Tender Fire Kitchen, LLC for a Restaurant B (beer, Wine and Spirits) Liquor License with On-Premises Consumption Only with Patio Service to be located at 1025 Midtown Calle Central, Santa Fe, New Mexico.

Attached are staff reports regarding litter, noise, and traffic. Staff does not anticipate a substantial change in litter and noise, or any unacceptable traffic impacts due to the approval of this request. The proposed location is not within 300 feet of a church, school, or daycare.

The applicant currently holds a Mobile Vendor License and is pending a Business license with the City of Santa Fe therefore as a condition of approval staff is recommending that it be noted that the applicant will be required to obtain all necessary permits and licenses and comply with all Fire, Building and Land Use Code requirements prior to issuance of the City Liquor License.

Additionally, as a condition of doing business in the city, staff recommend that it be noted that the applicant is required to comply with all city ordinances.

ACTION REQUESTED

Consideration of the above request

Attachments: Alcoholic Beverage Control Application
Notice of Public Hearing and Publications
Letter to Applicant
Staff Reports

November 7, 2025

Certified Mail No.: 7021 2720 0001 2204 5906

City of Santa Fe

Attn: Andrea Salazar
City Clerk and Director of Community
PO Box 909
Santa Fe, NM 87504-0909

Lic. No. /Appl. No.: BLA-0000012337
Name of Applicant: Tender Fire Kitchen, LLC
Doing Business As: Tender Fire Kitchen
Proposed Location: 1025 Midtown Calle Central, Santa Fe, New Mexico 87505

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

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 **twice during the 30 days prior to the hearing** in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur 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;
- (C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that “within forty-five (45) days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer”, we recognize the potential for conflict between the requirement for publication of 30 day notice and the 45 day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

- 1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing;

- 2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing;
ABC has no preference in the option you choose.

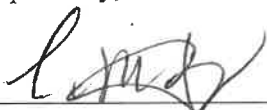
The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

THE APPLICANT IS SEEKING RESTAURANT B- BEER, WINE AND SPIRITS LIQUOR LICENSE WITH ON PREMISES CONSUMPTION ONLY WITH PATIO SERVICE

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **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 issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify ABC within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,



Charmaine Martinez
Admin Law Judge | Hearing Officer
NM Regulation & Licensing Department
Alcoholic Beverage Control Division
Phone: (505) 476-4804 Fax: (505) 476-4595
Email: Charmaine.Martinez2@rld.nm.gov

Enclosures:

1. Page 1 (Business Information Page) (*must be signed and returned w/notices of publication*)
2. Page 2 (Premises Information Page)
3. Copy of the Zoning Statement
4. Copy of Floor Plan





Alcoholic Beverage Control Division
Restaurant B Intake Application
Application Number: BLA-0000012337



Business Information

Business Information

Business Name: Tender Fire Kitchen
Business Structure: Limited Liability Company
State Tax ID Number: XX-XXXXX2-00-0
Business Email: hello@tenderfirekitchen.com

Type of Business: Alcohol
FEIN: XX-XXX4997
Business Phone: 4133749191

Contact Person Information

Contact Person Name: Benjamin Crosky
Contact Person Email: hello@tenderfirekitchen.com

Contact Person Phone: 4133749191

Business Mailing Address

Mailing Street: 1620 Calle Torreon
Mailing State: NM
Mailing Country: US

Mailing City: Santa Fe
Mailing Zip Code: 87501

Local Option District Use Only: Local Governing Body of _____ City, County, Village

Public Hearing held on _____ 20_____ Please check one: Approved Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: Approved Disapproved _____

Signed by Director: _____ Date: _____



Alcoholic Beverage Control Division
Restaurant B Intake Application
Application Number: BLA-0000012337



Premises Information

Premises DBA

Premises Doing Business As (DBA): Tender Fire Kitchen

Proposed Premises Physical Address

Physical Street: 1025 MIDTOWN CALLE CENTRAL Physical City: SANTA FE
Physical Zip Code: 87505 Physical State: New Mexico
Physical County: Santa Fe

Local Option District: Santa Fe City

"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Ownership

The land and building which is proposed to be the licensed premises is: Leased by Applicant
The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.

Specify Owner(s) of the land and building: Aspect studios

Specify Date and Terms of Lease/Operating Agreement: Building: The mixed-use retail and office building known as Driscoll situated in the City of Santa Fe, Santa Fe County, New Mexico, having an address of 1600 St. Michael's Drive, Santa Fe, NM 87505.

1.2. Premises: Approximately 2,650 square feet of rentable area on the first floor of the Building, being more particularly shown on Exhibit A, attached hereto and made a part hereof. 1.3 Initial Term: Five (5) years, commencing on the Delivery Date and expiring on the date that is sixty (60) full calendar months thereafter, unless earlier terminated in accordance with the terms of this Lease. 1.4 Rent Commencement Date: The ninety-first (91st) day after the Delivery Date. 1.6. Extended Term: One (1) period of five (5) years following the Initial Term of this Lease. 1.7 Base Rent: The amounts set forth below: \$6,000 per month increased by 5% every 12 months for the first 60 months and rent increased by 3% every 12 months for the Extended Term.

Zoning

Is the proposed premises location zoned? Yes
You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.

Specify the zone for proposed premises location (example C-1): C-2

Distance from nearest School

Name of School: Nava Elementary School Street: 2655 Siringo Rd
School City: Santa Fe School State: New Mexico
School Zip Code: 87505 School Country: United States

School Distance (in feet): More than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.



Alcoholic Beverage Control Division
Restaurant B Intake Application
Application Number: BLA-0000012337



Distance from nearest Church

Name of Church: Harvest Baptist
 Church City: Santa Fe
 Church Zip Code: 87505
 Church Distance (in feet): More than 1000

Church Street: 2103 Yucca St
 Church State: New Mexico
 Church Country: United States

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.

Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

- A license has never been issued to the location of the proposed premises.
- A license was once issued to the location of the proposed premises but is no longer being operated at the location.
- Alcohol operations are currently being performed at the proposed premises by the applicant business.
- Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	No
Does the applicant business own any (direct/indirect) interest in a liquor license?	No



Alcoholic Beverage Control Division
Restaurant B Intake Application
Application Number: BLA-0000012337



Payment

Fee Name	Fee Amount
Application Fee	200.00
Resident Agent Fee	50.00
Total Fee Amount:	250.00

Attestation/Oath

Under penalty of perjury, I hereby depose and state that I am the person identified in this application and the information given by me is true and complete to the best of my knowledge and belief. I understand that any information contained in this application may be investigated and any false or dishonest answer to any question in this application may be grounds for denial or revocation of my license.

Attestation Signature: Ben Crosky

Date: 07/16/2025



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

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

November 21, 2025

Benjamin Crosky
Pizzaiolo @ Tender Fire
1025 Midtown Calle Central
Santa Fe, NM 87505

RE: Zoning Verification for 1025 Midtown Calle Central, Santa Fe, NM

Dear Mr. Crosky,

This letter provides zoning verification on the above referenced property. According to the Official Zoning Map, this property is zoned C-2 General Commercial District and is in Midtown Local Innovation Corridor (LINC) overlay district.

14-4.3 (B) C-2 General Commercial District

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development, to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

(D) Midtown Local Innovation Corridor (Midtown LINC) Overlay District

(1) Purpose and Intent

The purpose and intent of the Midtown Local Innovation Corridor (LINC) Overlay District is to:

(a) Strengthen and animate the built environment and the business and population links within the demographic and geographic center of the city between the existing employment centers of the Santa Fe University of Art and Design and surrounding uses to the west and the Christus St. Vincent Regional Medical Center and related medical uses to the east;

(b) Incentivize multi-family residential development, complementary non-residential uses, and an enlivened, street-oriented pedestrian environment by freeing development capacity of existing under developed land and buildings for these targeted uses, while allowing existing uses to continue as redevelopment occurs;

(c) Allow for innovative development and redevelopment of the district while providing buffering between the district and existing residential development outside of the district by the application of amended land development regulations and fees and by

establishing conditions precedent for future infrastructure enhancements and the application of other redevelopment and financing tools;

(d) Promote a more healthy, safe, and enjoyable environment within the city's midtown area through the enhancement of pedestrian and bicycle accessibility and safety, landscaping and other street related amenities and the eventual reduction of traffic speeds and provision of on-street parking, bicycle lanes, and improved crosswalks; and

(e) Provide flexibility in sign design and location so as to maintain effective communication, business identification and wayfinding for existing buildings whose visibility maybe reduced by new development.

(4) Permitted Uses; Qualifying Projects (a) Permitted and Prohibited Uses Permitted uses and structures within the Midtown LINC Overlay District are the same as those permitted in underlying zoning districts except as provided in Table 14-5.5-2 and as permitted for qualifying projects as defined in this subsection.

Full-service restaurants which may or may not have patio services, with incidental alcohol service for on-site consumption are permitted uses in the C-2 General Commercial District.

For additional information, please reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses) https://library.municode.com/nm/santa_fe/codes. All uses are subject to compliance with applicable development standards such as parking, lot coverage, etc.

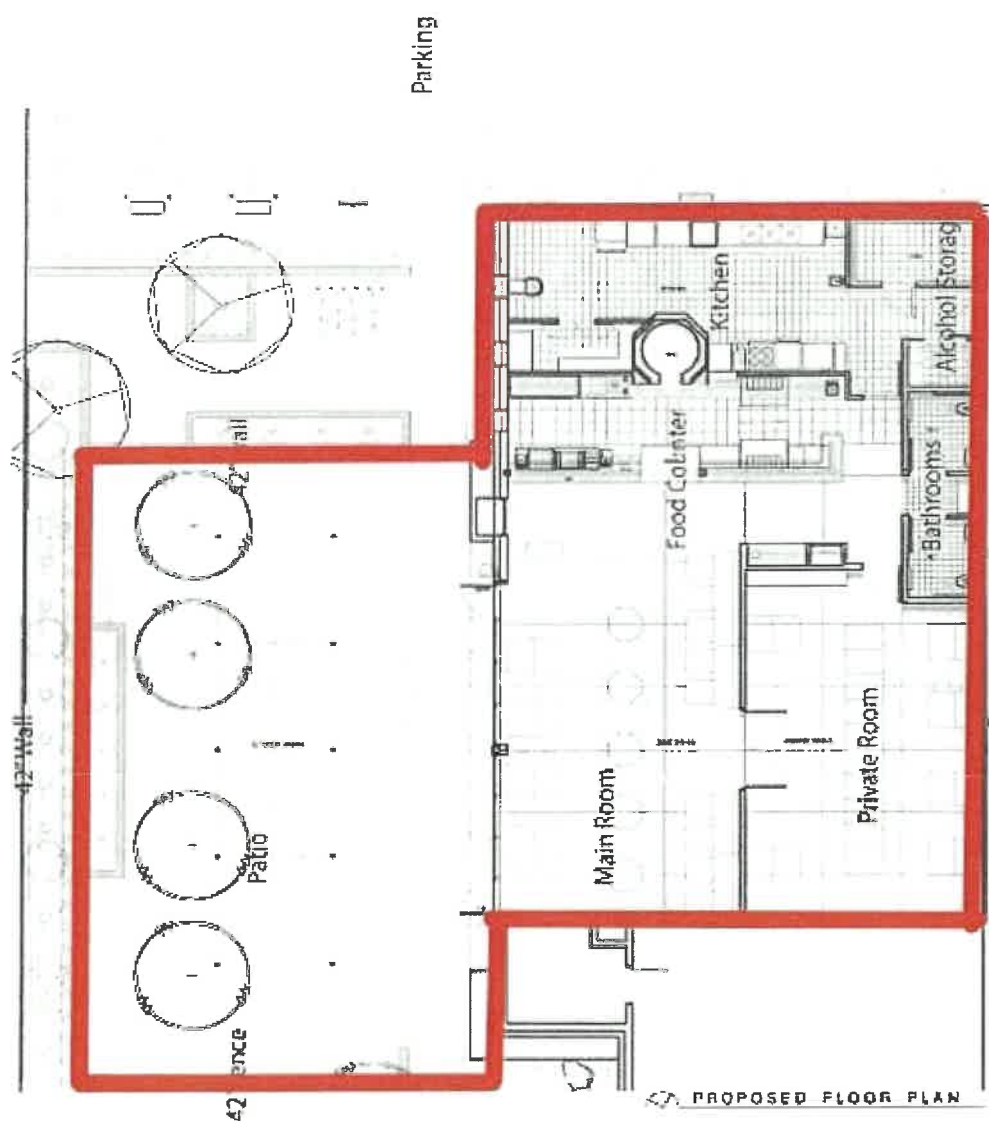
Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. This letter intends to provide advice regarding zoning regulations. It is not the intent to state that the subject property complies with zoning requirements. Occupancy is determined based on zoning compliance at the time of building permit or certificate of occupancy, whichever applies. Additionally, it is not the intent to interfere with or to abrogate or annul any official document including conditions or safeguards made a part of the subject property at the time of any public hearings. Applicants are advised to pursue an independent search of official documents.

If you have any further questions, please contact me at sjperea@santafenm.gov

Stephanie Perea

Stephanie Perea
Land Use Planner
City of Santa Fe, New Mexico

Yucca St.



Parking

42" Wall

42" Fence

Patio

Main Room

Private Room

Food Counter

Kitchen

Bathrooms

Alcohol Storage

PROPOSED FLOOR PLAN



Total Square Feet - 4250
42" Fence around whole patio
Total Square Feet of Patio - 1450

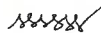
CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Monday, January 5, 2026.

The purpose of this hearing is to discuss a request from Tender Fire Kitchen, LLC for a Restaurant B- Beer, Wine, and Spirits Liquor License with on premises consumption only with patio service to be located at Tender Fire Kitchen, 1025 Midtown Calle Central.

Virtual meeting information will be posted on the City of Santa Fe's Weekly Meeting List at least seventy-two (72) hours before the meeting at <https://santafenm.portal.civicclerk.com/>.



Geralyn F. Cardenas
Deputy City Clerk

Received by The Santa Fe New Mexican

Date: 11/24/25

To Be Published: 12/5/2025

AND

12/12/2025

By 
The Santa Fe New Mexican (Signature)

SANTA FE NEW MEXICAN

150 Washington Ave., Ste 105
Mail Payments To:
PO Box 2048
Santa Fe, NM 87504
Phone: 505-983-3303
FAX: 505-984-1785

LEGAL #94648

CITY OF SANTA FE NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Monday, January 5, 2026.

The purpose of this hearing is to discuss a request from Tender Fire Kitchen, LLC for a Restaurant B- Beer, Wine, and Spirits Liquor License with on premises consumption only with patio service to be located at Tender Fire Kitchen, 1025 Midtown Calle Central.

Virtual meeting information will be posted on the City of Santa Fe's Weekly Meeting List at least seventy-two (72) hours before the meeting at <https://santafenm.portal.civicclerk.com/>

Geralyn F. Cardenas
Deputy City Clerk

PUB: December 5, 12, 2025

Ad Proof/ Order Confirmation/ Receipt Invoice

BENJAMIN CROSKY
1620 Calle Torreon
Santa Fe NM, 87501-1715

413-374-9191

Tagline: LEGAL #94648

Account Number: STBC14

Ad ID: 108475

Sales Rep: Sebastian Garcia

Ordered By: Benjamin Crosky

Order Taken By: Sebastian Garcia

Ad Cost: \$90.60

Tax Amount: \$7.42

Payment \$0.00

Total Amount: \$98.02

Tagline: LEGAL #94648

Amount Due: \$98.02

PO Number:

Payment: \$0.00

Major Class: LEGALS

Product:

Classification: Legals

Placement:

Ad Size: 1.22" x 4.490"

Ad Type Legal (wrapper)

Modular Size:

of Words 119

Color:

Run Dates:

12/05/25, 12/12/25

Applicant Supplemental Information Form

1. Name of Applicant: Tender Fire Kitchen, LLC
D/B/A Name to be used: Tender Fire Kitchen
Proposed License Location: 1025 Midtown Calle Central, Santa Fe NM 87505
Telephone number: 413-374-9191
Email: hello@tenderfirekitchen.com

2. Type of liquor license request:

- New License (indicate type: Restaurant B)
- Transfer of location (indicate type: _____)
- Transfer of ownership (indicate type: _____)
- Transfer of ownership and location (indicate type: _____)

3. Are alcoholic beverages currently being dispensed at the proposed location?

- Yes (If yes, License # and Type: _____)
- No

4. Were alcoholic beverages previously dispensed by the requesting business?

- Yes (If yes, License # and address where alcohol was being dispensed: _____)
- No

5. Does this business have any record of violation?

- Yes (If yes, please explain: _____)
- No

6. What are the current/previous and proposed hours of operation of this business?

Current/Previous Hours of Operation: N/A

Proposed Hours of Operation: Monday-Sunday, 8-2pm & 5-9pm

7. Is an outdoor seating/patio area included in the licenses premise?

- Yes (If yes, is the area fully enclosed? Yes No)
- No

8. What, if any, are the anticipated peak days and times at the proposed business location?

What days? Friday-Sunday

What times? 5pm-9pm

9. Do you have a business license with the City of Santa Fe?

Yes (If yes, what is your License #? _____)

No (*Please contact the Business Licensing Department at 505-955-6551 to obtain a business license.*)

10. Do you have a posted occupant load issued by the City of Santa Fe Fire Department?

Yes (If yes, what is your occupant load issued for your business? _____)

No (*Please contact the City of Santa Fe Fire Department - 505-955-3310 to schedule your inspection*)

11. Have you been issued a Certificate of Compliance from the City of Santa Fe Fire Department?

Yes (If yes, what is the date the Certificate was issued? _____)

No (*Please contact the City of Santa Fe Fire Department - 505-955-3310 to schedule your inspection*)

12. Please indicate the anticipated daily occupant load due to the sale of alcohol at this location:

50

13. Please indicate the anticipated change in business volume due to the sale of alcohol and explain:

Business is expected to increase (additional number of customers per day: 50).

Business is expected to decrease (loss of customers per day: _____).

Business is expected to remain the same.

* Please explain your answer: We haven't opened yet so all customers will be new

14. Indicate which of the following statements best reflects your opinion regarding traffic impacts if this request is approved and explain:

Traffic can be expected to increase on adjacent streets.

Traffic will not increase on adjacent streets.

* Please explain your answer: Currently there is no traffic, and an abundance of streets and parking, so we will increase traffic slightly

Name of person completing this form: Ben Crosky

Telephone number: 4133749191

Date: 11/24/2025

(FOR CITY USE ONLY)

Based on the information provided and review of City Reports, staff has found the following in accordance with Ordinance (4-4.3):

Geographic Information System Mapping (GIS) Department

Yes, this business is located within three hundred (300) feet of a church and/or school. *A waiver of the 300 foot location restriction will be requested.*

No, this business is not located within three hundred (300) feet of a church and/or school.

(Please see attached map indicating whether the proposed licensed premise is within three hundred (300) feet of a church and/or school.)

Business Licensing Department

Yes, the requesting business has a business license issued by the City of Santa Fe. License # _____.

No, the requesting business does not have a business license issued by the City of Santa Fe.

Code Enforcement Department

Yes, the applicant is in compliance with all Land Use Codes.

No, the applicant is not in compliance with Land Use Code(s).

*Note: N/a

**(Please also provide a Code Enforcement Report related to Litter and Noise of the requesting business location.)*

Verification Completed By: Jason D. Sena

Title: Enforcement Manager

Date: Dec 10, 2025

Traffic Engineering Department

Yes, it appears that the approval of this request will create unacceptable traffic impacts.

*Note: N/A

No, it does not appear that this request will create any unacceptable traffic impacts.

Verification Completed By: Marcoa Egubel

Title: Interim Complete Streets Division Director

Date: Dec 11, 2025

City of Santa Fe Fire Department

Yes, the applicant is in compliance with all Fire Codes.

No, the applicant is not in compliance with Fire Code(s).

*Note: Reservations being performed on the property. Shall get approval from Chief Building C
Reservations being performed on the property. Shall get approval from Chief Building C

Verification Completed By: GERONIMO GRIEGO Fire Marshal
GERONIMO GRIEGO Fire Marshal (Dec 8, 2025 09:31:44 MST)

Title: _____

Date: Dec 8, 2025