



## Agenda

Notification of the Liquor  
Hearing  
June 4, 2025 at 4:00 PM  
Virtual Meeting

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### 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 [jkrasmussen@santafenm.gov](mailto:jkrasmussen@santafenm.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/83609086069?pwd=jGAGa6I7tzq3pyayPUPOchx5I9eWfM.1>  
**Meeting ID: 836 0908 6069**  
**Passcode:705823**

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. A Request from El Prado Collective, LLC dba Leo's, for the Following :
    1. Pursuant to §60-6B-10 NMSA 1978, Consideration of a Waiver of the 300-Foot Location Restriction to Allow the Sale of Alcohol at Leo's, 1200 Hickox Street, Which is Within 300 Feet of St. Anne Catholic Church, Located at 505 Alicia St.
    2. If the Waiver of the 300-Foot Location Restriction is Granted, Consideration of a

Request for a Restaurant B (Beer, Wine & Spirits) Liquor License with On-Premises Consumption Only, to be Located at Leo's, 1200 Hickox Street. (Julie Rasmussen, Administrative Assistant; jkrasmussen@santafenm.gov)

**Committee Review:**

Liquor Hearing: 06/04/2025

Governing Body: 06/11/2025

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: May 28, 2025  
TO: Renee Barela-Gutierrez, Liquor Hearing Officer  
VIA: GERALYN F. CARDENAS, Interim City Clerk *gf*  
FROM: Julie Rasmussen, Administrative Assistant, City Clerk's Office

### **ITEM & ISSUE**

Request from El Prado Collective, LLC dba Leo's, for a Waiver of the 300-Foot Location Restriction, and a Request for a Restaurant B (Beer, Wine & Spirits) Liquor License with On-Premises Consumption Only with Patio Service.

### **BACKGROUND AND SUMMARY**

The applicant has requested the following:

- a) Pursuant to §60-6B-10 NMSA 1978, consideration of a waiver of the 300-foot location restriction to allow the sale of alcohol at Leo's, 1200 Hickox Street, which is within 300 feet of Saint Anne Parish, located at 511 Alicia Street.
- b) If the waiver of the 300-foot location restriction is granted, consideration of a request for a Restaurant B (Beer, Wine & Spirits) Liquor License with On-Premises Consumption Only and Patio Service, to be located at Leo's, 1200 Hickox Street.

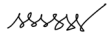
Attached are staff reports regarding litter, noise and traffic. Staff does not anticipate a substantial change in litter and noise, or any unacceptable traffic impacts due to the approval of this request.

Additionally, as a condition of doing business in the city, staff is recommending 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  
Certified Letter to St. Anne Parish  
Staff Reports

**Signature:** 

**Email:** [gfcardenas@santafenm.gov](mailto:gfcardenas@santafenm.gov)



April 24, 2025

**Certified Mail No.: 7021 2720 0001 2204 7641**

**Email: [asalazar@santafenm.gov](mailto:asalazar@santafenm.gov)**

**City of Santa Fe**  
**% Andrea Salazar, City Clerk**  
**Community Engagement Division**  
**PO Box 909**  
**Santa Fe, NM 87504-0909**

Name of Applicant: El Prado Collective LLC  
Doing Business As: Leo's  
Proposed Location: 1200 Hickox Street, Santa Fe, NM 87505

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Conditional 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 Restaurant Liquor License with patio service. APPLICANT IS REQUESTING A WAIVER AS THE PREMISES IS LOCATED WITHIN 300 FT OF THE NEAREST CHURCH OR SCHOOL.**

**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,

*Desirae Griego*

Desirae Griego | Staff Manager  
Alcoholic Beverage Control Division  
2550 Cerrillos Road | Santa Fe, NM 87505  
P.O. Box 25101 | Santa Fe, NM 87504  
Desirae.Griego@rld.nm.gov | [www.rld.nm.gov/abc/](http://www.rld.nm.gov/abc/)  
(505)-795-4091

1. Application (***must be signed and returned w/notices of publication***)
2. Copy of the Zoning Statement
3. Copy of Proposed Floor Plan
4. Copy of Survey Letter





**Alcoholic Beverage Control Division**  
**Restaurant B Intake Application**  
**Application Number: BLA-0000004770**



**Business Information**

**Business Information**

Business Name: El Prado Collective LLC  
Business Structure: Limited Liability Company  
State Tax ID Number: XX-XXXXX7-00-8  
Business Email: leossantafe@gmail.com

Type of Business: Alcohol  
FEIN: XX-XXX3736  
Business Phone: 9177708358

**Contact Person Information**

Contact Person Name: Zakary Pelaccio  
Contact Person Email: zpelaccio@hotmail.com

Contact Person Phone: 9177708358

**Business Mailing Address**

Mailing Street: 1200 Hickox Street  
Mailing State: NM  
Mailing Country: US

Mailing City: Santa Fe  
Mailing Zip Code: 87505

**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-0000004770**



## Premises Information

### Premises DBA

Premises Doing Business As (DBA): Leo's

### Proposed Premises Physical Address

Physical Street: 1200 Hickox Street

Physical Zip Code: 87505

Physical County: Santa Fe

Physical City: Santa Fe

Physical State: New Mexico

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:** Operated Pursuant to an Operating Agreement

*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:** Jonathan Boyd Katzman

**Specify Date and Terms of Lease/Operating Agreement:** 11/21/24 Jonathan Katzman owns the building and land. Zakary Pelaccio and Jonathan Katzman are equal owners of the business, El Prado Collective LLC which will operate as a restaurant called Leo's. The business will pay a rent of \$4k per month with 15 year option.

### 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): zoned C-2 General Commercial District and is not located in any overlay districts.

### Distance from nearest School

Name of School: Fayette Street Academy

School City: Santa Fe

School Zip Code: 87505

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.*

School Street: 830 Fayette Street

School State: New Mexico

School Country: United States



**Alcoholic Beverage Control Division**  
**Restaurant B Intake Application**  
**Application Number: BLA-0000004770**



**Distance from nearest Church**

Name of Church: St Anne Parish  
Church City: Santa Fe  
Church Zip Code: 87505  
Church Distance (in feet): More than 300 but less than 400

Church Street: 511 Alicia Street  
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.*

*If a proposed premises is within 400 feet but more than 300 feet of a church or school, the applicant has the option to provide either a certified report by a registered engineer or duly licensed surveyor establishing that the proposed premises is not within 300 feet of the church or school or obtain a waiver from the local option district governing body for the proposed premises location.*

**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-0000004770**



**Payment**

<b>Fee Name</b>	<b>Fee Amount</b>
Application Fee	200.00
Resident Agent Fee	50.00
<b>Total Fee Amount:</b>	<b>250.00</b>

**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: Zakary Cook Pelaccio

Date: 01/08/2025



# City of Santa Fe, New Mexico

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

[www.santafenm.gov](http://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 20, 2024

Jonathan Boyd  
Tilda LLC  
1200 Hickox Street  
Santa Fe, NM 87505

RE: Zoning Verification for 1200 Hickox Street, Santa Fe, NM

Dear Mr. Boyd,

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 not located in any overlay districts.

#### **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.

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](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](mailto:sjperea@santafenm.gov)

*Stephanie Perea*

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

REVISIONS

Revision Date	Revision Number	Revision Description

MECHANICAL PLUMBING ENGINEER  
KYLE BEST, PE  
MECHANICAL ENGINEER  
KB DESIGN  
kyleb@swcp.com  
505-850-6092

ELECTRICAL ENGINEER  
FRED J. (BUD) TELCK, PE  
A C ENGINEERING ENTERPRISES, LLC  
budtelck@ace-nm.com  
505-681-5401

GENERAL CONTRACTOR  
RMS CONSTRUCTION INC.  
3821 CALLE DEL MONTE NE,  
ALBUQUERQUE, NM, 87110  
505-920-5530  
rosetta.sfnm@gmail.com

**LEO'S**

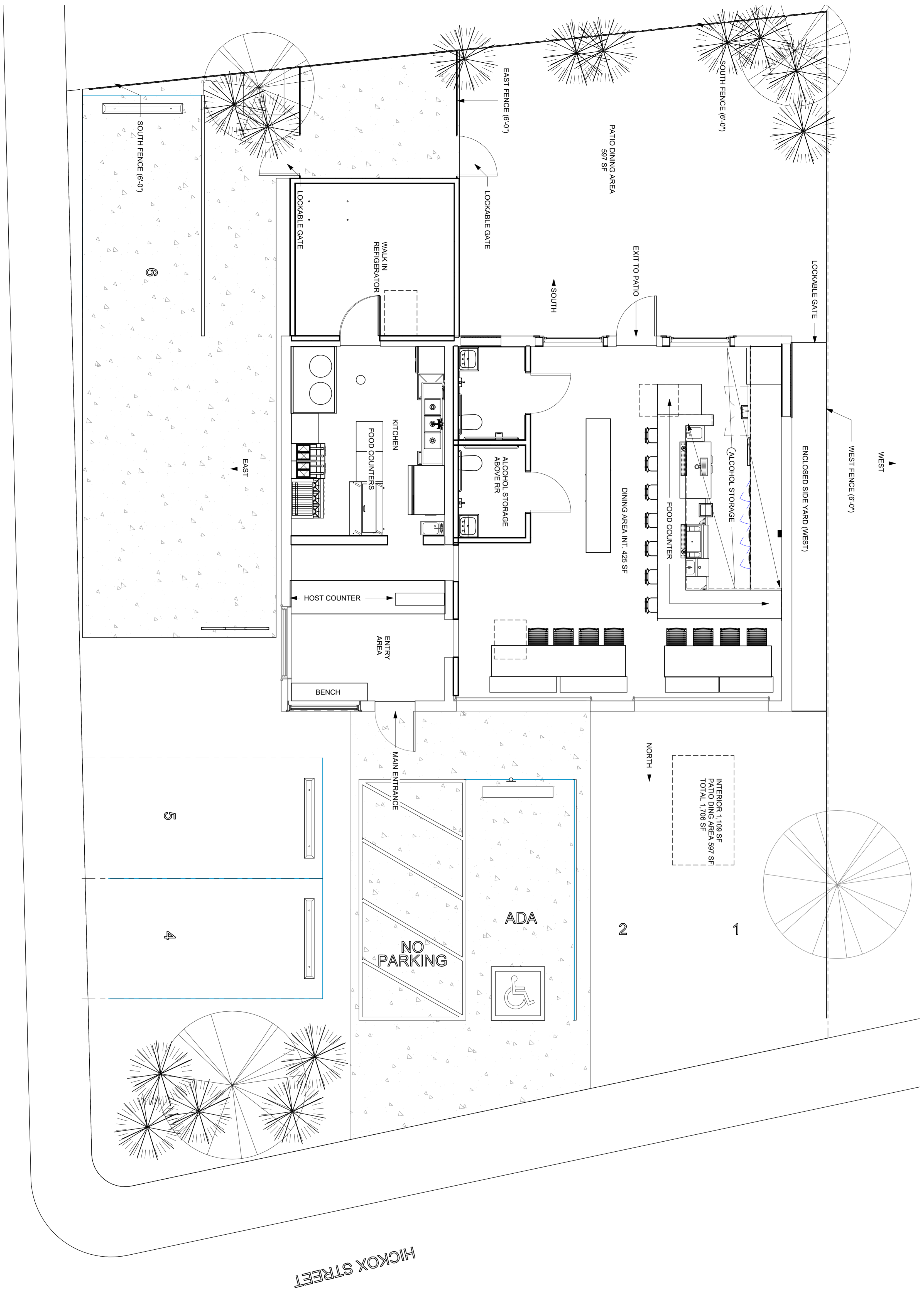
1200 Hickox St,  
Santa Fe, NM 87505

2021-1010

FF AND E PLAN

DATE: 11 FEB 25  
SCALE: 1/4" = 1'-0"  
DRAWN BY: [blank]  
CHECKER: [blank]

**I-1105**



1 DETAILED FLOOR PLAN  
Scale 1/4" = 1'-0"



# Southwest Mountain Surveys

1114 Hickox Street / PO Box 32508

Santa Fe, New Mexico 87505 / Santa Fe, New Mexico 87594

office@swmountainsurveys.com

www.swmountainsurveys.com

Fax No. (505) 986-3413

Phone No. (505) 982-9429

February 7, 2025

To whom it may concern,

I, Ector G. Alvarado, NMPLS No. 8877, am certifying the distance between 1200 Hickox Street and the nearest church is 239.4'; that the distance measured on the ground upon which this certificate is based on was performed by me or under my direct supervision and that it is true and correct to the best of my knowledge and belief.

Sincerely,

*Ector G. Alvarado* 2/7/2025.

Ector G. Alvarado, NMPLS No 8877



# 300ft Buffer Map 1200 Hickox St

Note: Above mentioned location IS within 300' of a school, church or daycare.

RE: Lic. / Appl. No.  
 Name of Applicant: El Prado Collective, LLC  
 Doing Business As : Leo's  
 Proposed Location: 1200 Hickox St  
 Santa Fe, NM 87505

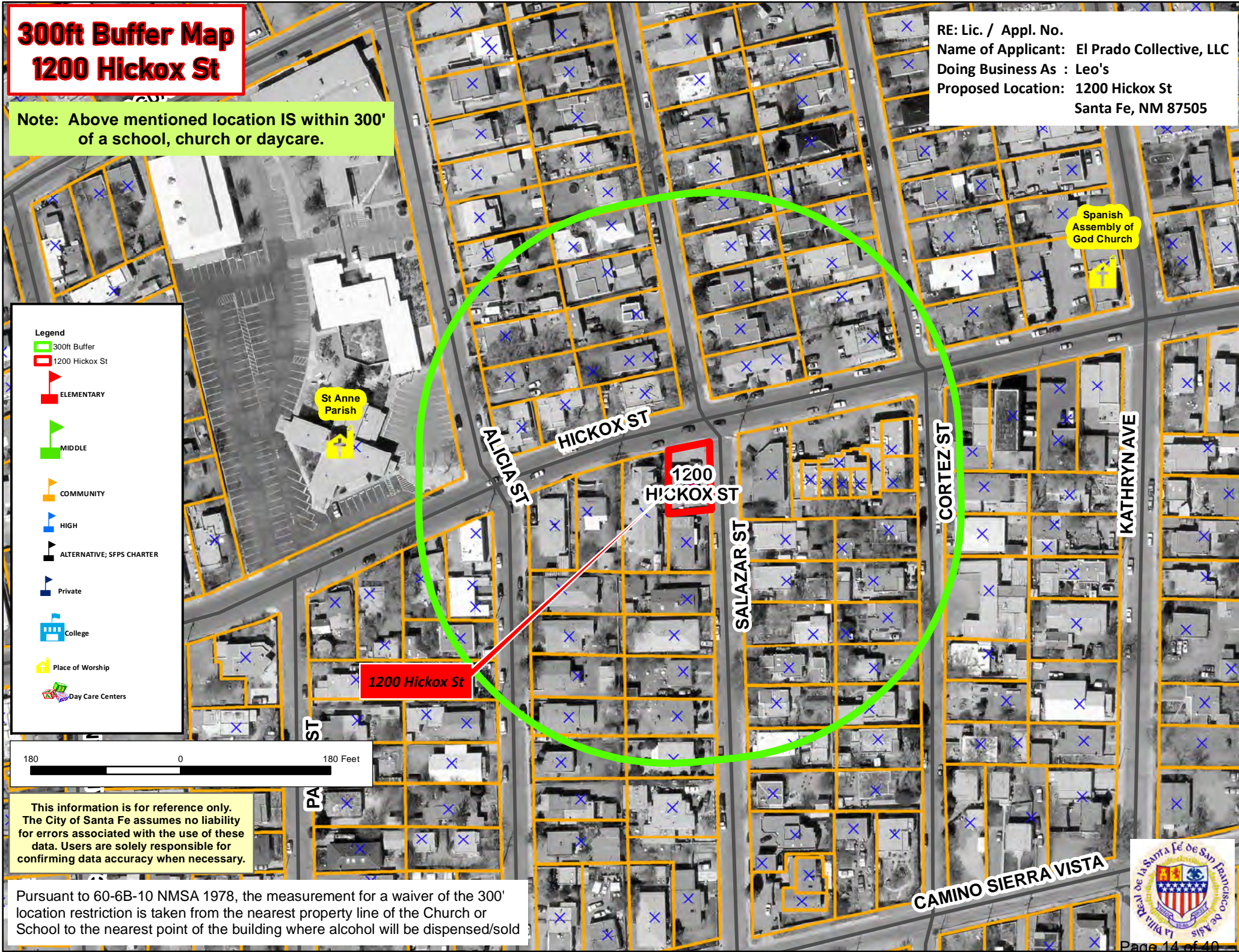
**Legend**

- 300ft Buffer
- 1200 Hickox St
- ELEMENTARY
- MIDDLE
- COMMUNITY
- HIGH
- ALTERNATIVE; SFPS CHARTER
- Private
- College
- Place of Worship
- Day Care Centers



This information is for reference only. The City of Santa Fe assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary.

Pursuant to 60-6B-10 NMSA 1978, the measurement for a waiver of the 300' location restriction is taken from the nearest property line of the Church or School to the nearest point of the building where alcohol will be dispensed/sold



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 Wednesday, June 4, 2025.

The purpose of this public hearing is to discuss a request from El Prado Collective, LLC dba Leo's, for the following:

- a) Pursuant to §60-6B-10 NMSA 1978, consideration of a waiver of the 300-foot location restriction to allow the sale of alcohol at Leo's, 1200 Hickox Street, which is within 300 feet of St. Anne Catholic Church, located at 505 Alicia St.
- b) If the waiver of the 300-foot location restriction is granted, consideration of a request for a Restaurant A (Beer & Wine) Liquor License with On-Premises Consumption Only, to be located at Leo's, 1200 Hickox 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 [santafe.primegov.com/public/portal](https://santafe.primegov.com/public/portal).

  
ANDREA SALAZAR (Apr 2025 16:20 MDT)

Andrèa Salazar  
City Clerk and Director of Community Engagement

Received by The Santa Fe New Mexican  
Date: \_\_\_\_\_

**To Be Published: May 6, 2025**  
**AND**  
**May 13, 2025**

By \_\_\_\_\_  
The Santa Fe New Mexican (Signature)

# SANTA FE NEW MEXICAN

Founded 1849

LEO'S  
1200 Hickox St  
Santa Fe, NM 87505-1028

ACCOUNT: STL3  
AD NUMBER: 95904  
TAG LINE LEGAL #93876  
P.O.#:

2 TIME(S)	\$117.00
AFFIDAVIT	10.00
TAX	10.40
TOTAL	137.40

## AFFIDAVIT OF PUBLICATION

STATE OF NEW MEXICO  
COUNTY OF SANTA FE

I, Alejandra Molina, being first duly sworn declare and say that I am Legal Advertising Representative of THE SANTA FE NEW MEXICAN, a daily newspaper published in the English language, and having a general circulation in the Counties of Santa Fe, Rio Arriba, San Miguel, and Los Alamos, State of New Mexico and being a newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 on Session Laws of 1937; that the Legal No 93876 a copy of which is hereto attached was published in said newspaper 2 day(s) between 05/06/2025 and 05/13/2025 and that the notice was published in the newspaper proper and not in any supplement; the first date of publication being on the 06th day of May, 2025 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

IS/

  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 13th day of May, 2025

Notary

Commission Expires: 11/5/2028



State of New Mexico  
Notary Public  
Susan Larine Cahoon  
Commission Number 1132046  
Expiration Date 11/5/2028

SantaFeNewMexican.com

PO Box 2048, Santa Fe, NM 87504-2048 phone: 505-983-3303 - fax: 505-984-1785

LEGAL #93876

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 PM on Wednesday, June 4, 2025.

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/s/ Andrèa Salazar  
City Clerk and Director  
of Community  
Engagement

PUB: May 06, 13, 2025.

**Applicant Supplemental Information Form**

1. Name of Applicant: El Prado Collective LLC  
D/B/A Name to be used: Leo's  
Proposed License Location: 1200 Hickox Street, Santa Fe, NM, 87505  
Telephone number: 917-770-8358  
Email: zpelaccio@hotmail.com

2. Type of liquor license request:

- New License (indicate type: Restaurant Liquor License 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: \_\_\_\_\_

Proposed Hours of Operation: 7 days a week from 12pm - 11pm

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? Thursday - Saturday

What times? 6pm - 8pm

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

Yes (If yes, what is your License #? 1006343)

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? 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? April 4, 2025)

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:**

Throughout the entire hours of operation, not all at once, anywhere between 60 - 100

**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: I have 30 years of restaurant owning and operating experience and having a cocktail

program to compliment the food and atmosphere is always added revenue and value for the business. Leo's is small and intimate, so having providing the customer with quality service in a quite and mature space is also beneficial to the neighborhood.

**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: The location is directly off Hickox allowing for easy access from the already busy road. The adjacent streets aren't direct pass throughs so I don't see traffic increasing there.

Name of person completing this form: Zakary C Pelaccio

Telephone number: 917-770-8358

Date: April 30, 2025



# City of Santa Fe, New Mexico

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

[www.santafenm.gov](http://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

May 15, 2025  
St. Anne Parish  
511 Alicia Street  
Santa Fe, NM 87505

Certified Mail: 70130600000059341212

To Whom It May Concern,

The City Clerk's Office provides notification as a courtesy to schools and places of worship when a Liquor License request is received that is located within 300 feet of one of these entities. This letter is to notify St. Anne Parish that there is a Restaurant Liquor License being requested by El Prado Collective, LLC dba Leo's, located at 1200 Hickox Street, Santa Fe, NM 87505. The proposed liquor license location, that will serve and sell alcohol pending Governing Body approval, is located within 300 feet of your building, therefore, the applicant is also requesting a waiver of the 300-foot location restriction, as an additional condition of the application.

If you have any questions or concerns regarding this application, you may attend the applicant's virtual formal Liquor Hearing and express your concerns to the Liquor Hearing Officer at that time. That hearing will take place on **Wednesday, June 4, 2025, at 4:00 p.m. via Zoom**. You may contact the City Clerk's Office at 505-955-6521 for further instructions on how to attend the meeting and/or if you have *any* other questions or concerns.

Thank you,

Geralyn F. Cardenas  
Deputy City Clerk



# City of Santa Fe, New Mexico

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

[www.santafenm.gov](http://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

**05/23/2025**

El Prado Collective dba Leo's

1200 Hickox Street

Santa Fe, New Mexico 87505

**VIA EMAIL: [zpelaccio@hotmail.com](mailto:zpelaccio@hotmail.com)**

**[Leossantafe@gmail.com](mailto:Leossantafe@gmail.com)**

RE: Request from El Prado Collective, LLC dba Leo's, for a Waiver of the 300-foot location restriction to allow the sale of alcohol at Leo's, 1200 Hickox Street, which is within 300 feet of Saint Anne Parish, located at 511 Alicia Street, and consideration of a request for a Type B Liquor License with On-Premises Consumption and Patio Service to be Located at 1200 Hickox Street, Santa Fe, NM 87505.

Good Day,

The public hearing before the City of Santa Fe Liquor Hearing Officer for the above referenced request has been set for **Wednesday, June 4, 2025, at 4:00 pm**. This will be a virtual hearing via Zoom. We will email you the meeting invite on the morning of the hearing.

The City of Santa Fe's Governing Body will consider the Liquor Hearing Officer's recommendation at their **June 11, 2025**, meeting.

Attached is a copy of the Notice of Public Hearing.

Should you have *any* questions, or require anything further from our office, please do not hesitate to call me at 505-955-6520.

Sincerely,

Julie Rasmussen  
City Clerk's Office

**(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 #1006343
- 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. Sims

Title: Zoning Enforcement Manager

Date: 05/16/2025

**Traffic Engineering Department**

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

\*Note: \_\_\_\_\_

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

Verification Completed By: Jennifer Morrow (May 16, 2025 08:31 MDT)

Title: Complete Streets Director

Date: 05/16/2025

**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: This inspection was cleared by SFFD FMO Fire Inspector II Andrew George on April 4, 2025 #: 2025-41805-CERT

Verification Completed By: Geronimo Griego (May 10, 2025 06:08 MDT)

Title: Fire Marshal

Date: 05/10/2025



# City of Santa Fe, New Mexico

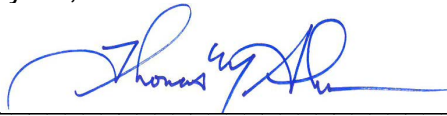
200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909  
www.santafenm.gov

*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:** May 27, 2025

**TO:**   
 Thomas M. Graham, Assistant Planning & Land  
 Use Department Director

**VIA:** 

**FROM:** Jason D. Sena, Enforcement Division Manager

## ITEM & ISSUE

Litter and noise impact assessment, due to a request from El Prado Collective, LLC, for the following:

- a) Pursuant to §60-6B-10 NMSA 1978, consideration of a waiver of the 300-foot location restriction to allow the sale of alcohol at Leo's, 1200 Hickox Street, which is within 300 feet of St. Anne Catholic Church, located at 505 Alicia St.
- b) If the waiver of the 300-foot location restriction is granted, consideration of a request for a Restaurant A (Beer & Wine) Liquor License with On-Premises Consumption Only, to be located at Leo's, 1200 Hickox Street.

## BACKGROUND AND SUMMARY

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



1200 Hickox St

C2

<b>Abbreviations</b>	<b>Districts Described</b>	<b>District Designations</b>
RAC	14-4.2I	Residential Arts and Crafts
A-C	14-5.4	Arts and Crafts Overlay
C-1	14-4.3A	Office and Related Commercial
C-2	14-4.3B	General Commercial
C-4	14-4.3C	Limited Office and Arts and Crafts
HZ	14-4.3D	Hospital Zone
BCD	14-4.3E	Business-Capitol
I -1	14-4.3F	Light Industrial
I -2	14-4.3G	General Industrial
BIP	14-4.3H	Business and Industrial Park
SC-1, SC-2, SC-3	14-4.3K	Planned Shopping Center (Neighborhood, Community, Regional)
MU	14-4.3L	Mixed Use

*Italicized words defined in Article 14-12*

Table 14-6.1-1

CATEGORY Specific Use	RR	R-1 -	R-6 R-9	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 ***	Use- Specific Regs 14-6.2
<b>RESIDENTIAL</b>																							
<b>Group Living</b>																							
Continuing care community	S	S	S	S	S	S	S		S		P	S	P	P	P			S				P	(A)(1)
Group Residential Care Facility	S	S	S	S	S	S	S		S		P	S	P	P	P			S				P	
Group Residential Care Facility, Limited	P	P	P	P	P	P	P		P		P	S	P	P	P			S				P	
Group Residential Care Facility, Correctional																							
Boarding, dormitory, monastery	S	S	S	S	S	S	P		P		P	S	P	S	P			S				S	
<b>Household Living</b>																							
Dwelling, multiple-family	P <sup>1</sup>	P	P	P	P	P	P		P		P	P <sup>6</sup>	P	P	P				P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P	(A)(5), (A)(6)
Dwelling, single-family	P	P	P	P	P	P	P		P		P	P <sup>6</sup>	P	P	P							P	(A)(5)
Manufactured homes	P	P	P	P	P	P	P		P		P	P <sup>6</sup>	P	P	P							P	(A)(4)
Mobile home, permanent installation	S	S	S	S	S	S	S		S		S		S	S									(A)(2)
Mobile home park																							(A)(3); See 14-6.4(B)

Italicized words defined in Article 14-12

CATEGORY Specific Use	RR	R-1 -	R-7 -	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	
Short Term Rental Unit											P	P	P	P	P							P	P	(A)(5), (A)(6)
<b>PUBLIC, INSTITUTIONAL AND CIVIC</b> (Ord. No. 2014-31 § 11)																								
<b>Emergency Services</b>																								
Police and fire stations	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Police substations (6 or fewer staff)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Preschool, Daycare for Infants or Children</b>																								
Small (6 or fewer)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Large (More than 6)	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S								S
<b>Electrical Facilities (See 14-6.2(F) for Planning Commission Review Requirements)</b>																								
Distribution facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F), (G)
Substation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)
Switching station	P	P									P	P	P	P	P	P	P	P	P	P	P	P	P	(F)
Transmission lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)
<b>Educational</b>																								
Elementary and secondary schools, public and private	S	S	S	S	S	S	S	S	S	S	P*	P*	P*	S	P*	S								
Colleges and universities, residential	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P									(B)(2)
Colleges and universities, nonresidential											P	P	P	P	P	P								
Museums	S	S	S	S	S	S	S	S	P <sup>10</sup>		P	P	P	P	P	P								
Vocational or trade schools, nonindustrial									P <sup>10</sup>		P	P	P	P	P	P								
Vocational or trade schools, light industrial															P*	P	P	P*						

*Italicized words defined in Article 14-12*

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 - R-9 - 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
<b>Community Centers and Institutions</b>																						
Neighborhood and community centers, including youth and senior centers	S	S	S		S	S		S		P	P	P	P	P			P	P	P	P	P	
Religious, educational and charitable institutions (does not include schools or assembly uses)						S		S	S	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*	
<b>Hospitals and Extended Care Facilities</b>																						
Extended care, convalescent, nursing, recovery care facilities	S	S	S	S	S	S		S		P	P	P	P	P			P				P	
Hospitals										S	S		P/S <sup>6</sup>	P			P					(B)(3)
Hospital heliport													P									(B)(3)(b)
<b>Human Services</b>																						
Adult day care	S	S	S	S	S	S		S		P	P	P	P	P			P	P	P	P	P	
Foster homes licensed by the appropriate state agencies	P	P	P			P		P					P	P							P	
Human service establishments																						
Sheltered care facilities																						

*Italicized words defined in Article 14-12*

CATEGORY Specific Use	RR	R-1	R-6	R-9	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 ***	Use-Specific Regs 14-6.2	
<b>Parks and Open Space</b>																									
Cemeteries, mausoleums and columbariums	S	S	S	S	S							S	S		S	P								(B)(1)	
Public parks, playgrounds, playfields	P	P	P				P	P				P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>Religious Assembly</b>																									
All	S	S	S	S	S		S	S		S		P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities																									
All (includes natural gas regulator station, telephone exchange, water or sewage pumping station or water storage facility)	S	S	S	S	S		S	S		S		S	P	S	S	P	P	P	P				S	(B)(6)	
<b>COMMERCIAL (Ord. No. 2014-31 § 11)</b>																									
<b>Animal Sales and Service</b>																									
Veterinary establishments, pet grooming	S											P*	P*	P*		P	P	P	P*	P*	P*	P*	P*2		
Kennel	S											P*	P*	P*		P	P	P	P*						
<b>Arts Activities</b>																									
Arts and crafts studios, galleries and shops; gift shops for the sale of arts and crafts										P <sup>10</sup>	P	P	P	P	P	P	P	P		P	P	P	P	P <sup>2</sup>	

*Italicized words defined in Article 14-12*



CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	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
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.						S <sup>3,10</sup>	S <sup>*3</sup>	P*	P*			P*	P	P		P*	P*	P*	P* <sup>2</sup>	
Restaurant - Fast service/take-out, no drive-through/drive-up						S <sup>3,10</sup>	P <sup>4</sup>	P <sup>4</sup>	P	P <sup>4</sup>		P	P	P	S	P	P	P	P	
Restaurant - with drive-through/drive-up									P*			P*	P*	P*	S	P*	P*	P*	P* <sup>2</sup>	
<b>Medical</b>																				
Apothecary shops or pharmacies								P	P		P	P	P	P		P	P	P	P <sup>2</sup>	
Medical and dental offices or clinics						S <sup>10</sup>	S	P	P	P	P	P	P		P	P	P	P	P <sup>2</sup>	
<b>Offices, Business and Professional</b>																				
Business and professional offices excluding medical and dental and financial services						S <sup>10</sup>	S	P	P	P	P	P	P	P	P	P	P	P	P <sup>2</sup>	
<b>Public Accommodation</b>																				
Bed and breakfast houses and inns									P			P	P		P			P		
Conference and extended stay lodging facilities									P			P	P		P					

*Italicized words defined in Article 14-12*

CATEGORY	RR	R-1 -	R-7 -	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
Hotels, motels, residential suite hotels												P			P						P		
Vacation time share projects											P					P							
<b>Public Transportation</b>																							
Transit transfer facilities											S			S	P	P	P	S	S	P	P	S	
<b>Recreation and Entertainment</b>																							
Commercial recreational uses and structures; theaters, bowling alleys, pool-rooms, driving ranges, etc.											P				P	P	P		P	P	P	S <sup>2</sup>	
Exercise, spas or gym facilities											P				P	P	P		P	P	P	P <sup>2</sup>	
Nonprofit theaters for production of live shows															P	P	P		P	P	P	P <sup>2</sup>	
<b>Retail Sales and Services</b>																							
Antique stores															P	P			P	P	P	P <sup>2</sup>	
Art supply stores															P	P			P	P	P	P <sup>2</sup>	
Bookshops															P	P			P	P	P	P <sup>2</sup>	
Cabinet shops, custom															P	P							
Department and discount stores															P	P				P	P	P <sup>2</sup>	
Flea markets											P				P	P							(C)(3)

*Italicized words defined in Article 14-12*

CATEGORY Specific Use	RR	R-1 -	R-6 R-9	R-7 -	R-9 -J	RC-5, RC-8	RC-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
Florist shops									P <sup>10</sup>	P				P	P	P			P	P	P	P <sup>2</sup>	
Funeral homes or mortuaries											P				P	P							
Furniture stores												P			P	P					P	P <sup>2</sup>	
Neighborhood grocery stores and laundromats	S	S	S			S	S		S		S	P	S	S								P <sup>2</sup>	(C)(4)
Office equipment sales and service; retail sale of office supplies												P				P	P			P	P	P <sup>2</sup>	
Retail establishments not listed elsewhere															P	P	P			P	P	P <sup>2</sup>	
Retail and service uses that are intended to serve the primary uses and that do not exceed 5,000 square feet															P	P	P			P	P	P <sup>2</sup>	

*Italicized words defined in Article 14-12*

CATEGORY Specific Use	RR	R-1 R-6	R-7 R-9	R-7 -R-9	R-7 -R-9	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	SC-3	MU ***	Use- Specific Regs 14-6.2	
Retail sales accessory to any permitted use, provided that such commercial uses shall not occupy more than ten percent of the total floor area of all buildings occupied by the principal use																							
Sign shops																							
<b>Service Establishments</b>																							
Barber shops and beauty salons																							
Personal care facilities for the elderly							S																
Personal service establishments including cleaning and laundry, appliance repair and similar services																							
Tailoring and dressmaking shops																							
<b>Sexually Oriented Businesses</b>																							
All																							
																							(C)(1)

*Italicized words defined in Article 14-12*

CATEGORY	RR	R-1 -	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
<b>Storage</b>																							
Individual storage areas within a completely enclosed building												S			P	P	P	P	P	P	P		(D)(2)
Mini-storage units											S				P	P	P		P	P	P		(D)(3)
<b>Telecommunication</b>																							
Telecommunications Facilities																							
Permitted as set forth in Section 14-6.2(E) (for facilities in public rights of way see Article 27-2 SFCC 1987)																							
<b>Vehicles and equipment</b>																							
Commercial parking lots and garages											P			P	P	P	P	A	P	P	P		See 14-8.6(B)(6)
Service and repair establishments including filling stations and repair garages											P				P	P	P			S	S		
Tire recapping and retreading											P				P	P	P						

*Italicized words defined in Article 14-12*

CATEGORY Specific Use	RR	R-1 -	R-6 R-9	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 ***	Use- Specific Regs 14-6.2
<b>Industrial</b>																							
Automobile salvage and wrecking yards, junkyards or yards used in whole or in part for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automobiles or second hand automobile parts																	P						
Research, experimental and testing laboratories											P												(D)(4)
<b>Manufacturing and Production</b>																							
Light assembly and manufacturing											P												

*Italicized words defined in Article 14-12*



CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 - R-9 - J	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
<b>AGRICULTURAL USES (Ord. No. 2016-41 § 3)</b>																						
Animal production																						(H)
Commercial stable	S																					(H)
Urban Farm Ground Level, less than 10,000 sq ft.	A	A	A	A	A	A				P	P	P			P	P		P	P	P		(I)
Urban Farm Ground Level, 10,000 sq ft. - 1 acre	S	S	S	S	S	S				P	P	P			P	P		P	P	P		(I)
Urban Farm Ground Level, greater than 1 acre	S	S	S	S	S	S				S	S	S			P	P		S	S	S		(I)
Urban Farm Roof Level, Open Air, 1000 sq ft. or less	S	S	S	S	S	S				S	S	S			S	S		S	S	S		(I)
Urban Farm Roof Level, Open Air, greater than 1000 sq ft., less than 5000 sq ft.										S	S	S			S	S		S	S	S		(I)
Aquaculture, less than 750 sq ft.										S	S	S			S	S		S	S	S		(I)
Aquaponics, less than 750 sq ft.										S	S	S			S	S		S	S	S		(I)
Aquaponics, greater than 750 sq ft.										S	S	S			S	S		S	S	S		(I)
Hydroponics, any size										S	S	S			S	S		S	S	S		(I)
Composting										S	S	S			S	S						

*Italicized words defined in Article 14-12*

CATEGORY	RR	R-1 -	R-7 -	R-9 R-9	R-7 R-7	R-10 R-10	R-8 R-8	R-29 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
<b>ACCESSORY USES</b>																								
Accessory structures of a permanent, temporary or portable nature such as coverings not constructed of solid building materials, including inflatable covers over swimming pools and tennis courts and such other accessory structures which exceed 30 inches in height from the average ground elevation.	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Children's play areas and play equipment	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Accessory dwelling units	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	14-6.3 (C)(1)
Greenhouses, noncommercial	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Home occupations	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	14-6.3 (C)(2)
Hospital heliport																A8								

*Italicized words defined in Article 14-12*

