



Agenda

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BOARD OF ADJUSTMENT
Tuesday, May 15, 2012 at 7:00 P.M.
200 Lincoln Ave. Santa Fe NM
City Council Chambers

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES: January 17, 2012 minutes**
- E. FINDINGS/CONCLUSIONS: None**
- F. OLD BUSINESS:**
- G. NEW BUSINESS**

1. **Case #2012-32.** 233 Canyon Road Special Use Permit. Horcasitas Land Use Consulting, agent for Rita and Michael Linder, request Special Use Permit approval to allow a Restaurant. The property is zoned RC8AC. (Dan Esquibel, case manager).

- H. BUSINESS FROM THE FLOOR**
- I. STAFF COMMUNICATIONS**
- J. MATTERS FROM THE COMMISSION**
- K. ADJOURNMENT**

NOTES:

New Mexico law requires the following administrative procedures be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearing before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross-examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings. Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520, five (5) working days prior to meeting date.

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OF THE BOARD OF ADJUSTMENT MEETING
Tuesday, May 15, 2012**

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<u>CASE 2012- 32. 233 CANYON ROAD SPECIAL USE PERMIT. HORCASITAS LAND USE CONSULTING, AGENT FOR RITA AND MICHAEL LINDER, REQUEST SPECIAL USE PERMIT TO ALLOW A RESTAURANT. THE PROPERTY IS ZONE RC8AC</u>	Approved w/findings	2-15
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**MINUTES OF THE MEETING OF THE
BOARD OF ADJUSTMENT
CITY HALL COUNCIL CHAMBERS
SANTA FE, NEW MEXICO
Tuesday, May 15, 2012**

A. CALL TO ORDER AND ROLL CALL

A regular meeting of the City of Santa Fe Board of Adjustment was called to order by Gary Friedman, Chair, at approximately 7:00 p.m., on Tuesday, May 15, 2012, in the Council Chambers, City Hall, Santa Fe, New Mexico.

MEMBERS PRESENT:

Gary Friedman, Chair
Rachel L. Winston, Vice-Chair
James A. Brack
Alexandra G. Ladd
Patricia Hawkins
Monica Montoya
Daniel H. Werwath

OTHERS PRESENT:

Daniel A. Esquibel, Land Use Planner Senior, Current Planning Division
Tamara Baer, Planning Manager, Current Planning Division
Kelley Brennan, Assistant City Attorney
Melessia Helberg, Stenographer

There was a quorum of the membership in attendance for conducting official business.

B. PLEDGE OF ALLEGIANCE

Following the Pledge of Allegiance, Rabbi Hellmen presented the invocation.

C. APPROVAL OF AGENDA

MOTION: Monica Montoya moved, seconded by James Brack, to approve the agenda as presented.

VOTE: The motion was approved unanimously on a voice vote.

D. APPROVAL OF MINUTES – January 17, 2012

MOTION: Daniel Werwath moved, seconded by Patricia Hawkins, to approve the minutes of the meeting of January 17, 2012, as presented.

VOTE: The motion was approved unanimously on a voice vote.

E. FINDINGS/CONCLUSIONS – NONE

There were no Findings/Conclusions for approval.

F. OLD BUSINESS

There was no old business.

G. NEW BUSINESS

1. **CASE 2012- 32. 233 CANYON ROAD SPECIAL USE PERMIT. HORCASITAS LAND USE CONSULTING, AGENT FOR RITA AND MICHAEL LINDER, REQUEST SPECIAL USE PERMIT TO ALLOW A RESTAURANT. THE PROPERTY IS ZONE RC8AC. (DAN ESQUIBEL, CASE MANAGER)**

Gary Friedman said Dan Esquibel, Case Manager, will be presenting the case. The Applicant will then have an opportunity to speak. The people in favor of the application will get an opportunity to speak, and people who are not in favor of the application will get an opportunity to speak. During that period of time for the Board of Adjustment to ask questions of both the applicant and staff before discussing and reaching a decision in this matter.

RECUSAL: Gary Friedman, Chair, said his law firm, Cassut, Hays and Friedman, has done work for the Applicant within the past year on other matters, not him personally, but one of his partners, which was not involving this particular case, but involving other matters for the Applicants. He said because of that, even though he has no bias with respect to this case for the Applicants, the proper thing is for him to recuse himself from handling this meeting, and being present at this meeting. He apologized, but he believes it is the ethical thing to do. He said Vice-Chair Rachel Winston will be chairing the meeting. He said, to echo what Rabbi Hellman said, this is a large audience, and asked everyone to respect one another when speaking, and to respect the process. He said it may be necessary to establish time limits for those speaking.

Rachel Winston, Vice-Chair, assumed the duties of the Chair.

A Memorandum prepared May 9, 2012, for the May 15, 2012 meeting, with attachments, to the Board of Adjustment, from Daniel A. Esquibel, Land Use Planner Senior, is incorporated herewith to these minutes as Exhibit "1."

A copy of *Correction to Page 2, first paragraph*, entered for the record by Daniel A. Esquibel, is incorporated herewith to these minutes as Exhibit "2."

Staff was sworn

Staff Report

The staff report was presented by Dan Esquibel, which is contained in Exhibit "1," and Exhibit "2," which is a correction to Exhibit "1." Mr. Esquibel noted there is an addendum to the Staff Report because one of the sentences was deleted by accident before it went out [Exhibit "2"].

RECOMMENDATION: The Land Use Department recommends approval of the Special Use Permit, subject to the following conditions:

1. Parking on the property will not be restricted to any business and shall be open to all patrons to any business on the property; and
2. All City permits and licenses shall be obtained prior to any construction or operation on the property.

Questions from the Board

Vice-Chair Winston asked Mr. Esquibel if he has a copy of the King's Map.

Mr. Esquibel said it is on page 85 of the packet, noting he circled the area so members can see the existing building which was located on the King's Map. He said on page 86, he superimposed the King's Map over the GIS so the Board can see how it overlays onto the property. He provided other aerial maps, commenting the color printing didn't come out on the 1992 aerial, but it did identify the building, and then you can see the building in 2011 as well on the next page.

Commissioner Montoya asked, in the attached documentation, if the Applicant does have permission to operate a business through the Certificate of Occupancy process, noting they have a license to occupy the premises at the restaurant.

Mr. Esquibel said his understanding is that the permit was issued to the Linders for an auxiliary use to a gallery, which allows them to sell coffee, packaged donuts and various items, but it is not permissioned technically to operate a restaurant use within that facility.

Commissioner Ladd said for clarification, "your approval is contingent on the fact that they get that C.O. to operate the full scale restaurant."

Mr. Esquibel said, "Yes. The approval is based on whether you, as a body, approve the Special Use Permit."

Public Hearing

All those speaking including the Applicant were sworn en masse at this time

Presentation by the Applicant

Richard Horcasitas, Agent for Michael and Rita Linder, Café Greco, Applicant, was sworn. Mr. Horcasitas said they have read the staff report and appreciate the recommendation for approval, and they are here tonight to get the final piece of the move of Café Greco from another location to this location. He said it has been quite an adventure. He said they feel this Application is in keeping with the Land Use Code, Chapter 14, that it is compatible with the neighborhood and the use is intentioned to help Santa Fe and have another opportunity for people who are visiting, people living in the neighborhood, and other folks to have a nice, hospitable, friendly place to enjoy a cup of coffee or a pastry or anything that might be added to the menu. They are here to request approval of the Special Use Permit, noting they have a lot of support.

Commissioner Montoya asked Mr. Horcasitas if he said that Café Greco is at an alternate site currently, and they will be moving to this location.

Mr. Horcasitas said yes, noting Café Greco has been in business since 1993, referring to packet pages 18-21, which indicates Café Greco has had a business registration/license 1993 to 2011. He said last year in the second half of the year, the Linders decided to look for another location, having been at 80 E. San Francisco for all these years. He said they found a great location Canyon Road, went to the Building Department, requested their business license, and started putting man hours and materials to create a new space for their café. He said, "There was a realization after the business license was issued and the C.O. for the space was approved, it was realized that in this location, with an Arts and Crafts overlay, it did require the need for a Special Use Permit approval before the Board of Adjustment. That sort of put things on a hold a bit and in limbo. So we're glad to be here finally tonight to be able to get that Special Use Permit completed to allow the Linders to be able to get on with their business. The employees, there's three new employees that have been employed on the business. And you know, when there's businesses closing down all over town, these folks are making an effort to go in the right direction and take the change and do something that could be beneficial to our community. So that's why we're here tonight."

Commissioner Ladd noted two site plans were submitted as part of the application, and it appears the only difference is that one of them labels where the serving area is. She asked Mr. Horcasitas to describe how the full scale restaurant will affect the existing business, and if any layout changes are being made.

Mr. Horcasitas said no layout changes are anticipated. He said there are 3 basic rooms in the space. In the café area, there is a serving counter with an espresso machine, and there is a freezer for ice

cream, a cooler for water and sodas and such. There is a hearth room which is designed for people to be able to get their pastry or coffee and have a place to sit and use the wi-fi, get on their computers and do their work, watch the big screen TV. He said then there is a gallery to the side. He said those are all depicted in the color photographs in the packet. He said Suite B is relegated to the café, the gallery and the hearth room, and there is no more construction. He said it can't grow any more. He said to the left is the jewelry store, and to the right Suite C and D is Jacqueline's clothing store, a small boutique.

Commissioner Hawkins said she understood that the space has been operating as a modified café, with an espresso machine, water and pre-packaged pastries. She asked where they will put a kitchen to have a full service restaurant.

Mr. Horcasitas said that will be determined by the development of the minute, reiterating for the moment, it is coffee, pastries, possibly sandwiches and pre-prepared salads off-site to be served during the day to the clients that come in.

Commissioner Hawkins asked if the Linders are doing that now, what is it that they want to do in addition.

Mr. Horcasitas said they aren't doing that now. All they're serving now is coffee and pre-packaged pastries, and sodas and ice cream from the freezer. He said because this is a stand alone space, it requires approval from the Board of Adjustment for the Special Use Permit. He said they want to move into possibly having sandwiches and salads available, simple things.

Commissioner Hawkins said then there is no intent to build a kitchen to have a full service restaurant.

Mr. Horcasitas said, "Not a full, full, full kitchen. But I could see the ability to have chili dogs or maybe even a small grill for burgers or something like that. Those have not been pursued, and that development of the menu has not been... we're not going down that road, but we want to have the flexibility to move to those things with the proper authorities making any inspections, as the State Food Inspectors, that sort of thing."

Speaking in Favor of the Request

Vice-Chair Winston gave everyone 3 minutes to speak to the request.

Rabbi Leonard Hellman [previously sworn], said he is in favor of the proposal to have more opportunities to have lunch for more citizens. Santa Fe has grown and needs more facilities. The opposition says we don't need more restaurants. This is a good proposal and it will add another restaurant. He said more restaurants will attract more visitors, which is good and will help others to get more customers.

Eric Enfield [previously sworn], said it has been a tough 3 years for anyone in business, and he supports any business trying to open and help the economy. He knows the Linders, and has lived in that neighborhood most of his life. He said there was a Tito's on the corner. He likes the location of this little café, and he was there the other day and thought it is a cute place. He said it is great to have a place to have coffee on Canyon Road. He said there are other businesses along Canyon Road, but he believes everyone will do fine. He thinks supporting the arts market in the City is one of the most important things we can do, and believes this proposal supports that.

Yolanda Chavez [previously sworn], said she has worked for the Linders for the past year. She said she grew up on East Palace and Canyon Road, and is aware of the changes that have taken place over the years. She supports the proposal because it isn't different from anything that is already there. She said it provides the opportunity for people to work. She was out of work for 3 years, and the Linders gave her a chance to work with them. She said being loyal and trustworthy is at the top of their agenda, because they truly embrace it. She said the Linders hire people to work who wouldn't have had the opportunity otherwise. She has seen people come into the café and interact with one another. She said this is a good thing to approve because it brings people together. However, it is unique because it offers an opportunity for local artists to display their wares which they might not be able to display otherwise. She said the Linders hire people at decent wages, so they can feed their families. She encouraged the Board to approve this proposal, because it's good for Santa Fe and good for the people that are native and those who are not. She said diversity is one thing we embrace and what makes Santa Fe special.

Ruth Jones [previously sworn] said she has worked for the Linders for a short time, and every day someone comes in looking for a restaurant, and the closest is two blocks away. She said these people usually are tired and/or hungry, and this café is impeccable, clean, run well. She said the man who used to own the house runs the little coffee shop. He's friendly, sits out front and talks to everyone. She thinks this would be an asset to the community, and sees nothing against it.

Gail Karr [previously sworn] said she has been a Plaza vendor for 26 years. She said the first most asked question is where are the rest rooms, and the second is how can I get to Canyon Road. She said people talk to her about their problems or how they feel that day. She said when the Linders had their Alley Café she would send people there, because they were welcoming and made people feel good, but it also was good for their business. She there are a lot of merchants who don't treat people well in Santa Fe. She this would be a good occasion for people of like mind to get together. She said it is a great opportunity for local artists to sell to people who are ethical, commenting she has sold to the Linders and know from experience they are ethical which is hard to find in this community.

Frankie Lucero [previously sworn] said he is a Santero in Santa Fe, and has had a very successful career as an artist, artisan and carver. He said he frequently take clients to Canyon Road and they work their way from downtown up Canyon Road. It is hard to find a place to sit and have coffee and sandwich. He said this will be a great opportunity for him as a businessman to entertain and promote

Santa Fe and its beauty. He said this building is classic Santa Fe style, and they aren't changing anything about it. He said he and his brothers have the opportunity to show their work there, noting one of his brothers already has work in the gallery space. He thinks this is a great deal. He said the people are very nice and very outgoing, and thinks this can be nothing but a great venture.

Denise Mills [previously sworn] said she has lived in Santa for 30 years and worked on the Plaza so she knows Santa Fe quite well, and has known the Linders for more than 20 years. She said the Linders are fabulous people and are only here to make the town better. She said people move here from other places and leave, but the Linders are here to stay and we really need to support them. She said we have to stand behind people like the Linders who are here for the best of the community and all of us and who are not going to leave. She said the Linders are trying to make it a better place for all of us, and we should stand behind them. She said they will make Santa Fe and Canyon Road a much better place. This isn't downtown and people can walk there, get something to eat and a cup of coffee, noting coffee at Starbuck's is \$5. She said we should support this local family who has the best intentions. She said everyone is here to support that, and "we just want them here."

Phyllis Waxlander-Katt [previously sworn] and she has owned Waxlander Gallery on Canyon Road for 27 years. She said there are very few places to eat and have coffee on Canyon Road. She said there are very expensive places to eat at the top of Canyon Road. She said there is one little coffee-sandwich place, and one other place next to her. She welcomes having the Linders on Canyon Road, noting she has known them for 20 years and they're wonderful people. She said Canyon Road has 150 galleries and shops, and she doesn't see how we could close down, or not allow a restaurant that serves coffee and that is "as cute as can be." She likes that people come to her gallery and want coffee, and she doesn't like to send them downtown, although she wishes those merchants well. She said Canyon Road needs this business.

Gail Rappaport [previously sworn] said is the Executive Director of Congregation Beit Tikva, and works for Rabbi Hellman and Rabbi Levy and Michael Linder is their cantor. She said much of what she is going to say has been said. She has been in New Mexico for 42 years, 34 in Santa Fe, and she has seen the town grow which is good. She actively helped the hospital when it sought to put in Physicians Plaza because any growth is good for the community, and anything which enhances this community will make it a better place. The Linders have done so much for the community, in addition to the fact they've had wonderful stores, commenting that Mr. Linder sings on the Plaza for events. She said she has a food allergy just as his daughter has, and she knows this café will meet those food requirements which aren't met by other restaurants. She said visitors will know they have a place to go for this, as well as people who live here who share their food concerns. She asked this Board to support having this absolute necessity and growth on Canyon Road.

Kate Shane, President of Congregation Beit Tikva [previously sworn] said she has lived in Santa Fe for 33 years. She said she has had the best relationship with the Linders and she has seen them take care of people in the community. She said they embrace people when they first come to Santa Fe, and try to get them a job if they can't hire them. She said she has had relatives to visit Santa Fe and they are "about to drop by the time they walk from their hotel to Canyon Road," commenting she always has a backpack full of bottled water. She thinks it is wonderful to have a little restaurant where this one is located, because it helps people walking up and down Canyon Road who are dying of thirst. She said she has walked into their shop and asked for water and coffee. She plays the harp, and walking to where she plays the harp, she passes two restaurants right in a row. She thinks there is room for another restaurant on Canyon Road, especially in this location.

Martin Levy, Rabbi for Beit Tikva [previously sworn] said he is also the senior level figure skating coach at the GCCC arena, where he works with students 5-15. He said many times people come into the GCCC who are tourists from across the country and the world, and they ask where to go to see great art and he immediately tells them Canyon Road. He said now that the Linders are on Canyon Road, they have added exponentially to the quality and the excellence of the galleries and the whole *joie de vivre* of being in Santa Fe. He said the Linders are exemplary people and there is only an upside to adding a little more to their restaurant, which is a tremendous boon to the economy of the local merchants. He has been here for only 4 years, but he "got here as fast as I could." He said the first time he visited the Linder business, Mr. Linder had coffee with him and introduced him to two well known business leaders, which was terrific for him – to be able to interact with business people with whom he wouldn't otherwise interact. It is an outstanding art and jewelry institution as well as a place for people to come together, mingle and become friends.

Jerry Pluck [previously sworn] said he is speaking in favor of granting the Special Use Permit to the Linders and Café El Greco. He said the Linders have been merchants in Santa Fe for more than 20 years, are well respected productive citizens who have added to the quality of life in Santa Fe. He is in support of the Linders' application, commenting they are investing thousands of dollars to improve the newly acquired property at this location in accordance with City Code. He said they are risking their funds to establish a new small business, and will be adding taxpaying workers to the employed rolls of the City. He said there are dozens of galleries, several galleries and 4 cafes on Canyon Road – specifically the Teahouse, Fish 'n' Spoon, Café des Artists and the newest addition, Café El Greco. He said there are several tables in the shop and in the adjoining patio, along with a flat screen TV, in a beautiful setting. The structure blends with other on Canyon Road and there is no legitimate reason to deny this application, and trusts the Board will do the right thing and approve this application.

Barbara Bellamont [previously sworn], said she was born and raised here, but left and came back several times, and is now here to stay. She remembers Tito's on the corner of Garcia Street, where you could walk to and shop. She thinks having a small café which could expand under a Special Use Permit is a boon to the area. She urged the Board to grant the Special Use Permit and allow the vendors to be able to utilize the building, which is in keeping with Canyon Road. She said this won't change the

exterior, so there is no issue there. She said it is an open and welcoming place, and gives us the opportunity to enjoy our nice weather while offering shelter when it snows.

Karen Wright [previously sworn], said she is very happily working for the Linders. She said she is protective of Canyon Road, commenting that her grandmother came to Santa Fe in the 1930's and built houses on Canyon Road with Taos Pueblo Indians, and purchased a number of houses in that area. She lived in a house on Canyon Road growing up. She said with regard to competition, she would remind people that all of the great cities in the world have restaurant areas and they're packed with people. She said this place has great festivity, with a fire in the fireplace, and a lovely patio. She believes there are sufficient people coming to Santa Fe in the summer, as well as in the fall and spring, to support this and the other restaurants on Canyon Road. She said this is not a massive endeavor, so it wouldn't attract huge crowds. She said everyone who has been there so far has been so ecstatically delighted with this place. She is in favor of the wonderful little place.

Annadelle [inaudible] was sworn, and said she has lived in Santa Fe and worked for the Linders for 8 years. She said people visiting the coffee shop have happy faces, so she is in support of this request. She said she loves Santa Fe, like many others, and she loves the Linders. She asked for approval of this request.

Janie Siska [previously sworn], said she has lived in Santa Fe for 39 years and has lived in the Canyon Road area several times. She urged the Board to support the Linders who are wonderful people, and their contributions will add to pedestrian traffic which is so important for a community.

Peter Greavis [previously sworn], said he is a professional designer and planner of commercial interiors, and the Linders have done a tremendous job in improving the entire complex from one end to the other. He said the area they want to convert to a restaurant, currently is a coffee shop, which they have made very charming and comfortable. He said there is an area behind "there" on the premises that can be turned into a kitchen which would meet codes, noting there is plumbing "back there," so it wouldn't be a makeshift place. He said the location is wonderful, because there is only one other eatery in the area, although there are many in the higher part of Canyon Road. He said, in addition to the coffee shop, there is a marvelous patio with tables and chairs where people can sit and eat and drink. He said he helped the Linders with their jewelry store there last year, when a couple with children asked where they could get something to eat for their children. He told them to go to Travel Bug around the corner where he goes often. He said Café Greco has coffee, muffins, ice cream, candy bars and drinks, which are very special little things that tourists and people walking up and Canyon Road will appreciate. He urged the Board to give the Linders the opportunity to make this a restaurant. It is a small place, which is comfortable, charming and beautiful.

Julia Beall [previously sworn], said the Linders are her parents, and they work hard. She said, in terms of procedure, they obtained a C.O. and operating license in November for this café, followed all of the rules, began with an ENN, prepared for this meeting, and they have the correct parking spaces. She said they want to follow all the rules, and believes they have demonstrated that. She said they employ 4 people which is a very big deal. She is touched that so many people are here to support them. She said her husband grew up here, and his family owned Bealls department store. She said the café prices are reasonable. She said perhaps one day they will serve frito pies, noting they now have 90 cent Mounds, and water for \$1. She said everything in the store is local or made in the USA. She said a local Santero is able to sell his work at their place, noting it is important to the Linders to support local artists. She said their integrity is sound, they will do anything to make this happen and they're here for a long time.

Jacqueline Beall [previously sworn], said when she was little her grandparents, the Linders, had a small cart on the Plaza and now they are in a big building. She said they have an area where they sell coffee and food and chocolate, and hot chocolate. She said the atmosphere is pretty and they have painted it lots of different colors, and they have a lot of local artists displaying their work. She said she really really loves what they did with the place, because it was colorless. She thinks it would be a good idea if they could sell more things in the café.

Vida Tiomkins [previously sworn], said she has been in Santa Fe for 7 years, and has lived on 3 continents in 8 countries and she finally feels she is at home. The Linders have been a great part of including her into the community, made her feel a part of their family. She trusts the Linders with everything, and buys all her jewelry from them. She said it is amazing they are diversifying, adding things to their business and helping the community and making Santa Fe the special place we all want it to be.

Speaking in opposition to the Request

Thresa Vortenbergs was sworn, said she is neutral in this matter. She is a second generation New Mexican, and has owned a gallery on Canyon Road for 30 years and she welcome all business, business growth and businesses flourishing, and wants to see Canyon Road flourish. She has a concern about policy. She asked if we now build it first and get permission later, noting this is a protocol question. She is wondering about the completion of the project and then getting an exception, and asked if this is the way Santa Fe and Canyon Road will operate, and is she is here to ask how the process works. She reiterated that she is neutral because she is very pro business and very pro Santa Fe.

Vice-Chair Winston said this wasn't an instance of building first and then getting permission second. She understands the current status of the café has been approved and they are now seeking a permit to add a new use.

Tamara Baer, Current Planning Division, said, "There is some confusion on that point. The City issued a Certificate of Occupancy for this business, I'm not sure it was at this location... I'm sorry, rather a business license. A business license was issued and it was made clear to the Applicant at that time that

the use was to be an accessory, or as Dan said, an ancillary use to the primary use of the premises. And the City didn't entirely understand at the time that the Certificate of Occupancy was issued that this was a separate stand-alone business, even though it was issued in a different name. So when all of that was brought to our attention, that was when we asked the owners of the business to come forward and follow the correct procedures if they wanted to have a stand alone business, which is permitted only as a special use, and that's what we're doing now.

John Pen LaFarge, 647 Old Santa Fe Trail [previously sworn], said he is here as a Board member of the Historic Neighborhood Association, and its Immediate Past President. He said a lot of fondness has been expressed for the business and the Linders which he thinks is lovely. He agrees, because he has been in the café, and it is charming. However, he thinks all of this irrelevant. He said he isn't here to speak against the proposal, so much as he is asking this Board to consider a few objective ideas, commenting the objective criteria, rather than the foregoing "love fest," should guide the Board's decision. He said 30 years ago, when this property first became commercial from residential, the neighborhood expressed concern there wouldn't be any parking provided. He said at that time, there was a hearing to consider whether to allow any parking to be provided by the people who worked or owned property in this particular area. He said the problem has been exactly as they predicted, and there's not enough parking on Canyon Road, commenting that Canyon Road is ridiculously crowded, and the cars flow onto the side streets and park where the residents would like to park. This is a problem which he feels will be exacerbated by this business, unless this Board sees to it that it does not exacerbate this problem, and that no other business exacerbates the parking problem. He said this is a big problem in Santa Fe as a whole, and on Canyon Road in particular.

Mr. LaFarge continued, saying another objective criteria the Board should consider is that this business should observe the City's Ordinances. He said when he first went by the café, and to this date, the business has posters, really large posters, hanging on its outside walls which is illegal. He said the Linders have been informed by the City that this is illegal. He said, "I gave them my warning that it was illegal. They're still up." He is told there is a problem with visible air conditioning on the top of the building. He said, "Whatever the objective criteria are that the ordinances enforce, the City really should enforce its ordinances. And you should help the City enforce its ordinances. There's no point to the City having ordinances, if the City ignores its ordinances. So, as part of the approval, if you give this approval, I think that you, in particular and the City in general, should see to it that this business, in particular, follows the ordinances, provides parking and makes itself into a good citizen. Tito, who was mentioned several times before, did have a store in this area. He did provide parking, and as far as I know, he observed all the Ordinances. Thank you."

Robert Nichols was sworn. Mr. Nichols said he has a gallery a block away from this proposed business or change. He said, on one hand, it will be wonderful to have a place to send people to go to rest rooms, because that is one of the things lacking on Canyon Road, but he's not sure this is their intention. He is, however, extremely concerned about the parking situation. He said, as Mr. LaFarge said, there are employees. He said employees can take the shuttle or get to the area in other ways. He said at an earlier meeting, we were told that they were expecting people to come to their restaurant as a destination, and he

doesn't believe people will go there on the shuttle from other parts of town. He said his biggest concern is parking, and he is concerned that people will be encouraged to drive there. He said he doesn't know whether this is a café with sweets and salads, or if it is to be turned into a place where burgers and tacos are going to be sold. He said he would like this Board to consider these things.

The public testimony portion of the public hearing was closed

The Board commented and asked questions as follows:

- Commissioner Montoya asked Mr. Esquibel to reiterate how the Code works in terms of his discussion in the Staff Report which talks about the parking requirement, which says that “the parking requirement is the same for existing as it is for the proposed use,” and asked if the proposed use meets the parking requirement.

Mr. Esquibel said, “In my analysis, we found that the uses that have been within that building have maintained their status quo with galleries. And since the City has been approving those uses over and over again, once the building took up most of that area on the property, the parking was accepted as such, being non-conforming. So, when the previous use ceased to exist and the restaurant now moves in with the same conditioned requirements for parking, there is no real intensification of that non-conformity, so it was allowed as such. Otherwise, we would have required additional parking.”

- Commissioner Ladd said she understands there are 4 businesses on this property, 3 of which are owned by the same family, the fourth business is not. She asked if we know that business owner's perspective on this proposed use.

Mr. Esquibel said he is unsure of the relationship between all of the owners within the building, and this is a definite question to ask the Linders, since they own the property, and it would be with them that they would hold that lease.

- Commissioner Brack asked Mr. Horcasitas to comment in this regard.

Mr. Horcasitas said all of the businesses are now owned by the Linders. He said the Linders went into the property as a renter and a lessor, and since then, just recently, they “took ownership and bought the building from the previous owner, so all the businesses are owned by the Linders.”

- Commissioner Brack said one of Mr. Esquibel's recommendations is that “the parking on the property shall be restricted to any business and shall be open to all patrons to any business on the property.” He asked him to explain how this works.

Mr. Esquibel said, “When I conducted a site inspection, I found that they had a plaque at the back of that parking area that restricted it to two businesses. Being that that was the only parking available for the property, it was our evaluation that the parking should be open to whoever parks

there for any one of the businesses, and that was the point of that condition... and not be restricted to one or the other."

Mr. Horcasitas said, "Up until recently, when you see the parking area on the east side of the building, there is a wall that faces the south. And along that wall, there was a plaque which said 'Parking for Jacqueline's and Jewel Mark.' Okay, that plaque has been taken off and there will be a new plaque which will read 'Parking for 233 Canyon Road,' and that covers that."

- Commissioner Hawkins said, in the packet the Board received, it states very definitely that the Linders own the businesses but not the property, and asked if this has changed.

Mr. Esquibel said, "We recently found that out a couple days ago. According to our research, it sold back in February."

- Commissioner Ladd asked where the business owners and staff park currently.

Mr. Horcasitas briefly conferred with his client. Mr. Horcasitas said, "Most of the folks park at the Cathedral and take the shuttle, the free shuttle that we have that the City of Santa Fe has provided for all the community. There are 4 stops up and down Canyon Road. And, there is occasion to park on the street, but most of time it is to park at the Cathedral and then taking the shuttle."

- Commissioner Werwath asked the Applicant how many employees we are talking about on any given work day for parking purposes for the proposed business.

After conferring with his client, Mr. Horcasitas said there could be about 8 people on site for all the businesses on any given day at any given moment.

- Commissioner Werwath asked how many employees are anticipated to be there for the Specific Use which is under consideration this evening.

After conferring with his client, Mr. Horcasitas said there would be one person at the café, noting this is what the staffing has been so far.

Rita Linder was sworn.

- Commissioner Ladd said Mr. Esquibel has a condition of approval that "All City permits and or licenses shall be obtained..." and asked if there is an issue with the large posters which are hanging on the wall, referred to by a member of the public.

Mr. Esquibel said, "My understanding is that David Rasch is currently working with them to get them permitted, and the City is also currently working with the Linders to permit the HVAC systems that were recently placed on the roof."

- Commissioner Ladd asked Mr. Esquibel if this is encompassed in his recommendation for approval – that all of that be taken care of.

Mr. Esquibel said, "As well as other signs on the property, yes."

- Commissioner Hawkins asked, "Does this mean, what you've just said, that they already have all City permits and licenses that are needed to operate this business."

Mr. Esquibel said, "The only permit that I'm aware of, aside from the Jewel Mark and the other businesses, is the business license that was placed inside of the packet. We are currently working with them to get them permitted for the HVAC system they placed on the roof. They will have to go through the Historic Preservation for a review, just as they have here, in order to maintain what they have. And then there are some signs, I was advised by David Rasch.... I think David Rasch is here if you want to ask him questions on how they work with the Historic District, what they're doing there."

- Commissioner Hawkins asked, "But in terms of permits from the Board of Health, or anything having to do with the operation of a restaurant."

Mr. Esquibel said, "I'm not sure they have a full permit to operate a restaurant, since they haven't got approval. And from what I was told previously, when they originally came in, they didn't require something from the Environmental Department, since all of their food was pre-packaged and came from elsewhere."

David Rasch, Historic Division, Land Use Department, was sworn.

- Commissioner Ladd said, "I just wanted to confirm that if we're approving this use tonight, I guess it just got a little confusing for me, is the way it is usually ordered, that we would approve this Special Use Permit and then it would go to Historic to take care of the sign issues and the other appearance issues."

Mr. Rasch said, "Just as a brief statement. The Land Use Department, pending tonight's hearing, has put permits on hold, so they do have a signed permit pending your approval for the café. So there are some things on hold. We are working with the owners to make sure that all of the Historic Ordinance issues are maintained properly. So we are working currently to get things approved, but we wanted to make sure that the Special Use Permit was in place before any additional permits could be granted."

- Commissioner Ladd said, "Okay, so I just wanted to make sure that if we approve [this] tonight, suddenly there aren't a bunch of loose ends that get lost in the shuffle. We're... it's all tied together in the process."

Mr. Rasch said, "Yes, we're working actively with the owners and the representatives."

- Commissioner Hawkins asked, "If this Board grants a Special Use Permit, is there any risk that the other permits would not be granted, or that they would be automatically granted because of the Special Use Permit. In other words, is this Board going to supercede other boards that may have questions about this proposal."

Ms. Baer said, "The answer to that is no. You're granting a Special Use Permit. You're considering a Special Use Permit for the use, period. The other permits will be considered and will stand on their own. They cannot, at least one of them, cannot be granted, and that would be the sign permit for the restaurant use, without having this Special Use approved first. But each of them would be considered on its own merits."

MOTION: Commissioner Monica Montoya moved, seconded by Commissioner David Brack, to approve the request for a Special Use Permit in Case #2012-32, with all conditions of approval as recommended by staff, finding that the Special Use Permit does not adversely affect the public interest and that the use and any associated buildings are compatible with, and adaptable to, building structures and uses of abutting property and other properties in the vicinity of the premises under consideration.

EXPLANATION OF HER REASONS FOR MAKING THE PREVIOUS MOTION: Commissioner Montoya said, "I feel comfortable in making this decision because, based on the fact that the property does comply with the parking ordinances, as we've been told by staff. Second that we have been told by the Traffic Engineer, one of the documents in our packet, that there are no issues with the traffic, and so I feel they have complied with City Ordinances."

VOTE: The motion was approved unanimously on a voice vote, with Commissioners Winston, Brack, Ladd, Hawkins, Montoya and Werwath voting in favor of the motion, no one voting against and Chair Friedman recused.

H. BUSINESS FROM THE FLOOR

There was no business from the floor.

I. STAFF COMMUNICATIONS

There were no staff communications.

Chair Friedman returned to the meeting

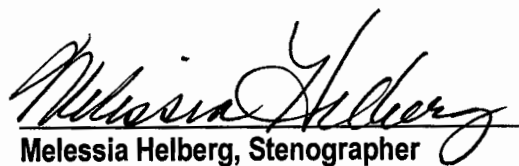
J. MATTERS FROM THE COMMISSION

There were no matters from the Commission.

K. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at approximately 8:30 p.m.

Gary Friedman, Chair



Melessia Helberg, Stenographer

City of Santa Fe, New Mexico

memo

DATE: May 09, 2012 for the May 15, 2012 Board of Adjustment Meeting

TO: Board of Adjustment

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department *MSO*
Tamara Baer, Planner Manager, Current Planning Division

FROM: Daniel A. Esquibel, Land Use Planner Senior, Current Planning Division *DE*

233 CANYON ROAD SPECIAL USE PERMIT

Case #2012-32. 233 Canyon Road Special Use Permit. Horcasitas Land Use Consulting, agent for Rita and Michael Linder, requests Special Use Permit (SUP) approval to allow a Restaurant. The property is zoned RC8AC. (Dan Esquibel, Case Manager).

RECOMMENDATION

The Land Use Department recommends approval of the Special Use Permit subject to the following conditions:

1. Parking on the property shall not be restricted to any business and shall be open all patrons to any business on the property.
2. All city permits and or licenses shall be obtained prior to any construction or operation on the property.

I. SUMMARY and ANALYSIS

This application is for a Special Use Permit to allow a restaurant use at this location, which is zoned RC-8/AC (Residential Compound – 8 Dwelling Units per acre/Arts and Crafts Overlay).

Per 14-2.4 (C)(2) Powers and Duties of the Board of Adjustment (BOA), "The BOA has the review and decision-making responsibilities set forth in Table 14-2.1-1 to be carried out in accordance with the provisions of Chapter 14 and has the following additional responsibilities:

- (2) to hear and decide applications for special use permits as provided in Sections 14-3.6 and 14-6 (Permitted Uses and Use Regulations), unless jurisdiction for such special use permits is specifically reserved to another land use board;

Exhibit "1"

Overlay District, adding that such uses are “in addition to those permitted in the underlying district,” and adding that “No more than 3,000 square feet of gross floor area may be devoted to nonresidential uses.” The same Table of Permitted Uses footnotes that, “Amplified live entertainment or amplified music for dancing prohibited after 10 pm.”

Additionally, 14-5.4, Arts and Crafts District, describes the (A) Purpose and Intent of this Overlay district as follows: “ It is the intent of the arts and crafts (AC) district to allow arts and crafts and other related commercial uses in eligible underlying districts. Within this overlay district, residential and limited office and retail commercial uses are intermixed with small arts and crafts shops, studios and galleries where the goods traded are custom-produced in small quantities and are often one of a kind; where the arts or crafts are taught to small numbers of people; or where small numbers of persons are engaged in arts and crafts activities.”

The City of Santa Fe issued a Certificate of Occupancy (“C/O”) to Caffè Greco, located in Suite B, as an ancillary use to their gift shop, located in Suite A. The C/O allowed Caffè Greco limited sales of coffee and pre-packaged goods (coffee and pastries) to patrons of the gift shop. Caffè Greco is now seeking a Special Use Permit to operate as a full restaurant versus the ancillary use to the gift shop. The proposal is to permit a restaurant/coffee shop called Caffè Greco at 233 Canyon Road. The property has a total of four businesses at this location. Three of these are owned by the Linder family, who is the applicant for the Caffè Greco SUP. The Linders own the businesses not the property.

The property is located in the first block of Canyon Road, where Canyon Road begins at Paseo de Peralta. The property consists of one building, approximately 4,475 square feet, on a lot of approximately 0.19 acres. The building is divided into four suites which house the following businesses:

Business Name (Owner)	Suite	City Business License
Jewel Mark (Rita Linder)	A	2011-2012
Caffè Greco (Julia Linder)	B	2011-2012
Dancing Ladies de Santa Fe (Gerald Schuak)	C	2003-2012
Jacqueline’s Place (Michael Linder)	D	2011-2012

The lot and existing building on the property appear on the “Kings Map” (1912 & 1924). However, the “Kings Map” shows a smaller version of the structure. The current building footprint on the property appears on the City’s 1992 GIS aerial photo (Exhibit F). Verification of a building permit for the increased footprint from the “Kings Map” to present day size is unavailable as the City does not retain building permit records for more than ten years. The existing building footprint limits parking on the property to two parking spaces located at the rear portion of the property as accessed from Canyon Road. Business license information in City records can be traced back to 1988 (reference Exhibit D).

Parking requirements are based on the type of use, and are the same for restaurants as they are for galleries: one space per 200 square feet of net leaseable area. While an “Art Gallery” use is a permitted use by right within the “Arts and Crafts District overlay”, “Restaurant” uses require review and approval by the Board of Adjustment. Since non-residential use at this location can

be documented as far back as 1988, and lot coverage and parking as far back as 1992, the amount of parking is considered nonconforming.

Chapter 14 does not allow intensification of nonconformity. However; because the required parking for both Restaurant and Art Gallery uses are the same, parking non-conformity is not intensified by the change from retail to a restaurant or restaurant to retail. This would allow the proposed restaurant to occupy the space without increasing parking spaces on the property.

II. APPROVAL CRITERIA

14-3.6 (D) lists the following approval criteria and conditions for Special Use Permits:

(1) Necessary Findings

To grant a special use permit, a land use board shall make the following findings:

- (a) that the land use board has the authority under the section of Chapter 14 described in the application to grant a special use permit,
- (b) that granting the special use permit does not adversely affect the public interest, and
- (c) that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

(2) Conditions

The land use board may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan, including:

- (a) special yards or open spaces;
- (b) fences, walls or landscape screening;
- (c) provision for and arrangement of parking and vehicular and pedestrian circulation;
- (d) on-site or off-site street, sidewalk or utility improvements and maintenance agreements;
- (e) noise generation or attenuation;
- (f) dedication of rights of way or easements or access rights;
- (g) arrangement of buildings and use areas on the site;
- (h) special hazard reduction measures, such as slope planting;
- (i) minimum site area;

- (j) other conditions necessary to address unusual site conditions;
- (k) limitations on the type, extent and intensity of uses and development allowed;
- (l) maximum numbers of employees or occupants permitted;
- (m) hours of operation;
- (n) establishment of an expiration date, after which the use must cease at that site;
- (o) establishment of a date for annual or other periodic review at a public hearing;
- (p) plans for sustainable use of energy and recycling and solid waste disposal;
- (q) any other appropriate conditions and safeguards, in conformity with Chapter 14 or provisions of other chapters of the Santa Fe City Code that regulate development and use of land; and
- (r) conditions may not be imposed that restrict the use to a specific person or group.

III. ENN

An Early Neighborhood Notification (ENN) meeting was conducted on February 15, 2012 at the main library on Washington Street. Several area residents were in attendance at the meeting. Concerns centered on off street parking, construction to the building, ADA compliance, and restaurant saturation in the area.

IV. CONCLUSION

The proposed request is consistent with previously approved and established uses for the property. No new construction is anticipated with this approval. The Land Use Department has reviewed the application and determined that it complies with the necessary findings to recommend approval. These include: 1) that the Board of Adjustment has the authority under Chapter 14 to grant a Special Use Permit; and 2) that granting the permit does not adversely affect the public interest; and 3) that the use and associated building are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity.

The Board of Adjustment may specify additional conditions of approval, including but not limited to those excerpted from 14-3.6 (D) above.

V. EXHIBITS

Exhibit A- Chapter 14-3.6 "Special Use Permit" Approval Criteria

Exhibit B - DRT comments

1. City Engineer for Land Use Department
2. Wastewater Management Division
3. Solid Waste Division
4. Traffic Engineering Division
5. Water Division Engineer

Exhibit C- ENN and correspondence

Exhibit D- Business License Data and Building permit information

Exhibit E- Applicant's Data

Exhibit F- Aerial Photos and King's Map

Packet Attachment -Plans and Maps

14-3.6 SPECIAL USE PERMITS

(A) Purpose and Intent

Special use *permits* are intended to allow flexibility in providing for, regulating or preventing specified uses within various districts as provided in Table 14-6.1-1 so they are compatible with existing or desired land use patterns. Special use *permit* approval is required for certain uses so that potential detrimental effects may be reduced or avoided and conflicts in land use may be prevented. Special use *permits* are necessary because of the wide variety of uses that are allowed within zone districts and because of the variety of existing sites and uses found in the community.

(B) Approval Authority

The planning commission and the board of adjustment have the authority to hear and decide *applications* for special use *permits* as authorized by Chapter 14; to decide questions that are involved in determining whether special use *permits* should be granted; and to grant special use *permits* with such conditions and safeguards as appropriate under Chapter 14 or to deny special use *permits* when not in harmony with the intent and purpose of Chapter 14.

(C) Procedures

(1) Site Plan Approval

Special use *permits* shall include approval of a site plan and other site *development* drawings necessary to document that the type and extent of *development* proposed can be accomplished in conformance with applicable *development* standards.

(2) Application

The *application* shall indicate the section of Chapter 14 under which the special use *permit* is sought and state the grounds on which it is requested;

(3) Approval Limited

A special use *permit* is granted for a specific use and *intensity*. Any change of use or more intense use shall comply with Chapter 14 and, if appropriate, shall required a new or amended special use *permit*.

(D) Approval Criteria and Conditions

(1) Necessary Findings

To grant a special use *permit*, a *land use board* shall make the following findings:

- (a) that the *land use board* has the authority under the section of Chapter 14 described in the *application* to grant a special use *permit*;
- (b) that granting the special use *permit* does not adversely affect the public interest, and
- (c) that the use and any associated *buildings* are compatible with and adaptable to *buildings, structures* and uses of the abutting *property* and other *properties* in the vicinity of the *premises* under consideration.

(2) Conditions

The *land use board* may specify conditions of approval that are necessary to accomplish the proper *development* of the area and to implement the policies of the *general plan*, including:

- (a) special *yards* or *open spaces*;
- (b) fences, *walls* or *landscape screening*;
- (c) provision for and arrangement of parking and vehicular and pedestrian circulation;
- (d) on-site or off-site *street*, sidewalk or utility improvements and maintenance agreements;
- (e) noise generation or attenuation;
- (f) dedication of *rights of way* or easements or access rights;
- (g) arrangement of *buildings* and use areas on the site;
- (h) special hazard reduction measures, such as *slope* planting;
- (i) minimum site area;
- (j) other conditions necessary to address unusual site conditions;
- (k) limitations on the type, extent and *intensity* of uses and *development* allowed;
- (l) maximum numbers of *employees* or occupants permitted;
- (m) hours of operation;
- (n) establishment of an expiration date, after which the use must cease at that site;
- (o) establishment of a date for annual or other periodic review at a public hearing;
- (p) plans for sustainable use of energy and recycling and solid waste disposal;
- (q) any other appropriate conditions and safeguards, in conformity with Chapter 14 or provisions of other chapters of the Santa Fe City Code that regulate *development* and use of land; and
- (r) conditions may not be imposed that restrict the use to a specific *person* or group.

(E) Expiration of Special Use Permits

- (1) If the special exception use has not been exercised within three years from the date of the approval of the special exception, the approval shall expire and any subsequent use of the land shall conform to the provisions specified in Chapter 14. Approval of the special use *permit* may be extended as provided in Section 14-3.19.
- (2) If the use approved by the special use *permit* ceases for any reason for a period of more than one hundred eighty days, the special use *permit* shall expire.

DATE: April 9, 2012
TO: Dan Esquibel, Case Manager
FROM: Risana "RB" Zaxus, PE
City Engineer for Land Use Department
RE: Case # 2012-32
233 Canyon Road Special Use Permit

I have no review comments on this Special Use Permit.

ESQUIBEL, DANIEL A.

From: HOLLAND, TOWNSEND S.

Sent: Wednesday, May 02, 2012 4:05 PM

To: ESQUIBEL, DANIEL A.

Subject: RE: Caffee Greco

There are no comments from the Wastewater Division for the Applicant to address for Case 2012-32

Stan Holland, Engineer
Wastewater Division
73 Paseo Real
Santa Fe, New Mexico 87507
505-955-4637
505-955-4677 Fax
tsholland@santafenm.gov

-----Original Message-----

From: ESQUIBEL, DANIEL A.

Sent: Wednesday, May 02, 2012 3:42 PM

To: HOLLAND, TOWNSEND S.

Subject: Caffee Greco

Case #2012-32. 233 Canyon Road Special Use Permit. Horcasitas Land Use Consulting, agent for Rita and Michael Linder, request Special Use Permit approval to allow a Restaurant. The property is zoned RC&AC. (Dan Esquibel, case manager).

City of Santa Fe
memo

DATE: May 2, 2012
TO: Dan Esquibel, Land Use Planner Senior, Land Use Department
FROM: Antonio Trujillo, Water Division Engineer
SUBJECT: Case #2012-32. 233 Canyon Road Special Use Permit

There are no comments for the case referenced above.

ESQUIBEL, DANIEL A.

From: KASSENS, SANDRA M.
Sent: Monday, April 09, 2012 2:20 PM
To: ESQUIBEL, DANIEL A.
Cc: ROMERO, JOHN J
Subject: 233 Canyon Rd Special Use Permit

Dan,
The Traffic Engineering Division has no comments concerning case# 2012-32, Special Use Permit for Café Greco, located at 233 Canyon Road.

**Sandra Kassens, Engineer Assistant
Public Works Dept., Traffic Engineering
City of Santa Fe
PO Box 909
Santa Fe, NM 87504**

**(505) 955-6697
fax (505) 955-6439
smkassens@ci.santa-fe.nm.us**

ESQUIBEL, DANIEL A.

From: MARCO, RANDALL V.
Sent: Thursday, March 15, 2012 3:07 PM
To: ESQUIBEL, DANIEL A.
Subject: 2012-32

Dan,
233 Canyon Road 2012-32 there are no solid waste issues at this time.

Randall Marco
Community Relations
Ordinance Enforcement
City of Santa Fe
Solid Waste / Environmental Services Division
Office: 505-955-2228
Cel: 505-670-2377
Fax: 505-955-2217



City of Santa Fe Land Use Department Early Neighborhood Notification Meeting Notes

<i>Project Name</i>	Caffe Greco
<i>Project Location</i>	233 Canyon Road Suite 2
<i>Project Description</i>	Special Use request to allow an Eating and Drinking Establishment I an Arts and Craft Overlay District.
<i>Applicant / Owner</i>	Rita Linder
<i>Agent</i>	Horcasitas Land Use Consulting
<i>Pre-App Meeting Date</i>	N/A
<i>ENN Meeting Date</i>	Wednesday, February 15, 2012
<i>ENN Meeting Location</i>	Main Library, 145 Washington Avenue
<i>Application Type</i>	Special Use
<i>Land Use Staff</i>	Dan Esquibel
<i>Other Staff</i>	Mathew O'Rielly, Land Use Director
<i>Attendance</i>	27 participants including owners

Notes/Comments:

The meeting opened with the introduction of City Staff, followed by an explanation of the Early Neighborhood Notification (ENN) meeting process, review process for a Special Use application to the City, applicant's presentation and ended with questions and answers from the attendees.

The applicant opened their presentation with the reading of the ENN Guidelines and an explanation of the proposed eating and drinking facility.

The Concerns brought up by the attendees:

Concern 1: Was there any interior construction done to the building.

Applicants Response: The only work was to the arch.

Additional concern was discussed indicating that there was more construction to the interior then just the arch.

Concern 2: If there was a bathroom and was it ADA compliant?

Applicants Response: Yes there is a bathroom and it was City inspected.

Concern 3: There are only two (2) parking spaces where are the patrons going to park. Without parking the patrons will filter into the neighborhoods to park.

Applicants Response: Many of the patrons walk to the business.

Concern 4: There are four breakfast and lunch eateries all with in a half mile of each other all bidding for the small share of the market is there a need for another.

Business: * 26501 JEWEL MARK

Business address233 CANYON RD A
SANTA FE NM 87501Mailing address233 CANYON RD A
SANTA FE NM 87501Date opened . . . : 3/17/93
Federal tax ID . . : 953549511
Business phone . . : 505 820-6304
Status : AContractor flag . . :
Type of ownership . . : SP
Emergency phone . . :
Status date : 3/18/93
Total amount due . . : .00Owner Information
LINDER RITAPhone :
Social security . . :
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: '26501 JEWEL MARK

Business address233 CANYON RD A
SANTA FE NM 87501Mailing address233 CANYON RD A
SANTA FE NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
-	12 00031545	BUSINESS REGISTRATION - STANDARD	AC		.00
-	11 00106118	C/O COMM CERTIFICATE OF OCCUPANCY	AC		.00
-	11 00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
-	10 00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
-	09 00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
-	08 00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
-	07 00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
-	06 00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
-	05 00031545	BUSINESS REGISTRATION - STANDARD	RN		.00

More...

Total Amount Due

.00

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

Business: 26501 JEWEL MARK

Business address233 CANYON RD A
SANTA FE NM 87501Mailing address233 CANYON RD A
SANTA FE NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
— 04	00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
— 03	00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
— 02	00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
— 01	00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
— 00	00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
— 99	00031545	BUSINESS REGISTRATION - STANDARD	IN		.00
— 98	00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
— 97	00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
— 96	00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
					More...
Total Amount Due					.00

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

Business: 26501 JEWEL MARK

Business address233 CANYON RD A
SANTA FE NM 87501Mailing address233 CANYON RD A
SANTA FE NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
-	95 00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
-	94 00031545	BUSINESS REGISTRATION - STANDARD	RN		.00
-	93 00031545	BUSINESS REGISTRATION - STANDARD	RN		.00

Total Amount Due				Bottom
F3=Exit	F5=Officers	F7=Miscellaneous information	F12=Cancel	.00

OL100I04

City of Santa Fe *LIVE*
Business Master Inquiry - Miscellaneous Info

3/15/12
12:07:51

Business: 26501 JEWEL MARK

Business address

233 CANYON RD A
SANTA FE NM 87501

Mailing address

233 CANYON RD A
SANTA FE NM 87501

Description

TYPE OF BUSINESS
SERVICE ADDRESS
NUMBER OF EMPLOYEES

Freeform Information

5990 MISCELLANEOUS RETAILERS
CO ON FILE FOR 80 E SAN FRANCISCO
4

Date

5/08/93
7/06/98
7/06/98

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 58667 GALLERY J WAYNE

Business address
233 CANYON RD A
SANTA FE NM 87501Mailing address
233 CANYON RD A
SANTA FE NM 87501Date opened . . . :
Federal tax ID . . : 271276497
Business phone . . : 505 903-3656
Status : AContractor flag . . :
Type of ownership . . : LL
Emergency phone . . :
Status date : 10/26/10
Total amount due . . : .00Owner Information
LEWIS WAYNEPhone :
Social security . . : 585-82-7708
Drivers license . . :
Date of birth . . . :

SANTA FE NM 87501

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 58667 GALLERY J WAYNE

Business address233 CANYON RD A
SANTA FE NM 87501Mailing address233 CANYON RD A
SANTA FE NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
-	10 00101962	BUSINESS REGISTRATION - STANDARD	2N		.00
-	10 00101916	C/O COMM CERTIFICATE OF OCCUPANCY	AC		.00

			Total Amount Due	Bottom
F3=Exit	F5=Officers	F7=Miscellaneous information	F12=Cancel	.00

Business: 26300 CAFE GRECO C/O J M

Business address233 CANYON RD B
SANTA FE

NM 87501

Mailing address233 CANYON RD B
SANTA FE

NM 87501

Date opened . . . : 2/09/93
Federal tax ID . . : 850393950
Business phone . . : 505 820-6304
Status : AContractor flag . . :
Type of ownership . . : P
Emergency phone . . :
Status date . . . : 2/10/93
Total amount due . . : .00Owner Information
LINDER JULIAPhone :
Social security . . :
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 26300 CAFE GRECO C/O J M

Business address

233 CANYON RD B

SANTA FE

NM 87501

Mailing address

233 CANYON RD B

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
— 12	00029547	BUSINESS REGISTRATION - STANDARD	AC		.00
— 11	00109514	C/O COMM CERTIFICATE OF OCCUPANCY	AC		.00
— 11	00029547	BUSINESS REGISTRATION - STANDARD	RN		.00
— 10	00029547	BUSINESS REGISTRATION - STANDARD	RN		.00
— 09	00029547	BUSINESS REGISTRATION - STANDARD	RN		.00
— 08	00029547	BUSINESS REGISTRATION - STANDARD	RN		.00
— 07	00029547	BUSINESS REGISTRATION - STANDARD	RN		.00
— 06	00029547	BUSINESS REGISTRATION - STANDARD	RN		.00
— 05	00029547	BUSINESS REGISTRATION - STANDARD	RN		.00
					More...
Total Amount Due					.00

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

Business: 26300 CAFE GRECO C/O J M

Business address

233 CANYON RD B

SANTA FE

NM 87501

Mailing address

233 CANYON RD B

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount Due
—	04 00029547	BUSINESS REGISTRATION - STANDARD	RN	.00
—	03 00029547	BUSINESS REGISTRATION - STANDARD	RN	.00
—	02 00029547	BUSINESS REGISTRATION - STANDARD	RN	.00
—	01 00029547	BUSINESS REGISTRATION - STANDARD	RN	.00
—	00 00029547	BUSINESS REGISTRATION - STANDARD	RN	.00
—	99 00029547	BUSINESS REGISTRATION - STANDARD	IN	.00
—	98 00029547	BUSINESS REGISTRATION - STANDARD	RN	.00
—	97 00029547	BUSINESS REGISTRATION - STANDARD	RN	.00
—	96 00029547	BUSINESS REGISTRATION - STANDARD	RN	.00
				More...
Total Amount Due				.00

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

Business: 26300 CAFE GRECO C/O J M

Business address

233 CANYON RD B

SANTA FE

NM 87501

Mailing address

233 CANYON RD B

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
—	95 00029547	BUSINESS REGISTRATION - STANDARD	RN		.00
—	94 00029547	BUSINESS REGISTRATION - STANDARD	RN		.00
—	93 00029547	BUSINESS REGISTRATION - STANDARD	RN		.00

Bottom

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

Total Amount Due
.00

OL100I04

City of Santa Fe *LIVE*
Business Master Inquiry - Miscellaneous Info

3/15/12
12:09:45

Business? 26300 CAFE GRECO C/O J M

Business address

233 CANYON RD B

SANTA FE

NM 87501

Mailing address

233 CANYON RD B

SANTA FE

NM 87501

Description

TYPE OF BUSINESS

Freeform Information

2000 FOOD & KINDRED PRODUCTS

Date

5/08/93

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 16327 SILK FANTASIES

Business address
233 CANYON RD A
SANTA FE NM 87501Mailing address
233 A CANYON RD
SANTA FE NM 87501Date opened . . . : 11/22/88
Federal tax ID . . : 000000000
Business phone . . : 505 986-0196
Status : IContractor flag . . :
Type of ownership . . : P
Emergency phone . . :
Status date . . . : 11/23/88
Total amount due . . : .00Owner Information
DENNISON; LORAPhone :
Social security . . : 554-30-9918
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 16327 SILK FANTASIES

Business address233 CANYON RD A
SANTA FE NM 87501Mailing address233 A CANYON RD
SANTA FE NM 87501

Type options, press Enter.

1=Select

Opt Lic Nbr Classification

Status Amount Due

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

Total Amount Due .00

Business: 16327 SILK FANTASIES

Business address233 CANYON RD A
SANTA FE NM 87501Mailing address233 A CANYON RD
SANTA FE NM 87501

Description

TYPE OF BUSINESS
OUT OF BUSINESS DATE

Freeform Information

5990 MISCELLANEOUS RETAILERS
890313

Date

5/08/93
5/08/93

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 56342 AFFINITY FINE ART

Business address
233 CANYON RD C
SANTA FE NM 87501Mailing address
233 CANYON RD C
SANTA FE NM 87501Date opened . . . :
Federal tax ID . . :
Business phone . . : 505 913-0727
Status : AContractor flag . . :
Type of ownership . . : SP
Emergency phone . . :
Status date : 8/12/09
Total amount due . . : .00Owner Information
VASILE NICKPhone :
Social security . . : 035-54-9943
Drivers license . . :
Date of birth . . . :

SANTA FE NM 87501

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 56342 AFFINITY FINE ART

Business address233 CANYON RD C
SANTA FE NM 87501Mailing address233 CANYON RD C
SANTA FE NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
-	09 00044972	BUSINESS REGISTRATION - STANDARD	2N		.00
-	09 00044614	C/O COMM CERTIFICATE OF OCCUPANCY	AC		.00

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

Total Amount Due

Bottom
.00

Business: 42177 DAVIDA MARIE

Business address233 CANYON RD A
SANTA FE NM 87501Mailing address233 CANYON RD A
SANTA FE NM 87501Date opened . . . : 10/25/01
Federal tax ID . . :
Business phone . . : 505 992-1502
Status : IContractor flag . . :
Type of ownership . . : SP
Emergency phone . . : 505 992-3274
Status date : 6/10/04
Total amount due . . : .00Owner Information
GARCIA DONALD R
27 WILD TURKEY WAY

SANTA FE NM 87505Phone :
Social security . . : 525-29-9517
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 42177 DAVIDA MARIE

Business address233 CANYON RD A
SANTA FE NM 87501Mailing address233 CANYON RD A
SANTA FE NM 87501

Type options, press Enter.

1=Select

opt	Lic Nbr	Classification	Status	Amount	Due
-	02 00088392	BUSINESS REGISTRATION - STANDARD	IN		.00
-	01 00088392	BUSINESS REGISTRATION - STANDARD	RN		.00

				Total Amount Due	Bottom
					.00

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

OL100I04

City of Santa Fe *LIVE*
Business Master Inquiry - Miscellaneous Info

3/15/12
12:08:25

Business: 42177 DAVIDA MARIE

Business address

233 CANYON RD A
SANTA FE NM 87501

Mailing address

233 CANYON RD A
SANTA FE NM 87501

Description

SERVICE ADDRESS
STANDARD INDUSTRY CODE

Freeform Information

CO ON FILE FOR 233 CANYON RD A
84

Date

10/29/01
10/29/01

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 35046 RG GALLERIES INTERNATIONAL

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Date opened . . . :

Federal tax ID . . : 742817698

Business phone . . : 505 989-7523

Status : I

Contractor flag . . :

Type of ownership . . : CP

Emergency phone . . :

Status date . . . : 4/19/00

Total amount due . . : .00

Owner Information

GITTER;REUVEN

360 E. RANDOLPH APT. 3704

CHICAGO IL 60601

Phone : 505 989-7523

Social security . . : 271-74-3275

Drivers license . . :

Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers

F7=Miscellaneous information

F12=Cancel

F9=Display licenses

F24=More keys

Business: 35046 RG GALLERIES INTERNATIONAL

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount Due
-	99 00068352	BUSINESS REGISTRATION - STANDARD	IN	.00
-	98 00068352	BUSINESS REGISTRATION - STANDARD	RN	.00
-	97 00068352	BUSINESS REGISTRATION - STANDARD	RN	.00

			Total Amount Due	Bottom
F3=Exit	F5=Officers	F7=Miscellaneous information	F12=Cancel	.00

OL100I04

City of Santa Fe *LIVE*
Business Master Inquiry - Miscellaneous Info

3/15/12
12:15:46

Business:	35046	RG GALLERIES INTERNATIONAL	
<u>Business address</u>		<u>Mailing address</u>	
233 CANYON RD		233 CANYON RD	
SANTA FE	NM 87501	SANTA FE	NM 87501

Description	Freeform Information	Date
SERVICE ADDRESS	CO FOR 233 CANYON RD	6/18/97
STANDARD INDUSTRY CODE	059	6/18/97

Bottom

Press Enter to continue.
F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 14788 EDGAR/YOUNG

Business address
233 CANYON RD C
SANTA FE NM 87501Mailing address
P.O. BOX 648
JEMEZ SPRINGS NM 870250648Date opened . . . : 11/24/87
Federal tax ID . . : 000000000
Business phone . . :
Status : IContractor flag . . :
Type of ownership . . : P
Emergency phone . . :
Status date : 0/00/00
Total amount due . . : .00Owner Information
EDGAR; ALLANPhone :
Social security . . :
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business:" 14788 EDGAR/YOUNG

Business address233 CANYON RD C
SANTA FE NM 87501Mailing addressP.O. BOX 648
JEMEZ SPRINGS NM 870250648

Type options, press Enter.

1=Select

Opt Lic Nbr Classification

Status Amount Due

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

Total Amount Due .00

OL100I04

City of Santa Fe *LIVE*
Business Master Inquiry - Miscellaneous Info

3/15/12
12:09:05

Business: 14788 EDGAR/YOUNG

Business address

233 CANYON RD C
SANTA FE NM 87501

Mailing address

P.O. BOX 648
JEMEZ SPRINGS NM 870250648

Description

TYPE OF BUSINESS

OUT OF BUSINESS DATE

TYPE BUSINESS (BRBUR01L)

SERVICE ADDRESS

Freeform Information

5991 MISCELLANEOUS RETAILERS

890517

RETAIL GALLERY

233 C. CANYON RD.

Date

5/08/93

5/08/93

5/08/93

5/08/93

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 35353 SUNBOY GALLERY

Business address233 CANYON RD
SANTA FE

NM 87501

Mailing addressPO BOX 1961
SANTA FE

NM 875041961

Date opened . . . : 3/26/01
Federal tax ID . . :
Business phone . . : 505 983-3042
Status : IOwner Information
HUNT TERRENCEContractor flag . . :
Type of ownership . . : SP
Emergency phone . . : 505 470-0015
Status date : 6/10/04
Total amount due . . : .00Phone :
Social security . . : 585-44-2193
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 35353 SUNBOY GALLERY

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

PO BOX 1961

SANTA FE

NM 875041961

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount Due
-	01 00086478	BUSINESS REGISTRATION - STANDARD	IN	.00
-	97 00069712	INDIAN MARKET	IN	.00

			Total Amount Due	Bottom
F3=Exit	F5=Officers	F7=Miscellaneous information	F12=Cancel	.00

Business: 35353 SUNBOY GALLERY

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

PO BOX 1961

SANTA FE

NM 875041961

Description

SERVICE ADDRESS

STANDARD INDUSTRY CODE

Freeform Information

CO ON FILE FOR 233 CANYON RD

53

Date

4/23/01

4/23/01

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 24253 GARCIA'S

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Date opened . . . : 6/26/92
Federal tax ID . . : 000000000
Business phone . . :
Status : I

Contractor flag . . :
Type of ownership . . : P
Emergency phone . . :
Status date : 6/10/04
Total amount due . . : .00

Owner Information

GARCIA; DONALD

Phone :
Social security . . : 525-29-9517
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 24253 GARCIA'S

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Description

TYPE OF BUSINESS

Freeform Information

5400 RETAIL FOOD STORES

Date

5/08/93

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 24253 GARCIA'S

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
—	00 00030242	BUSINESS REGISTRATION - STANDARD	IN		.00
—	99 00030242	BUSINESS REGISTRATION - STANDARD	IN		.00
—	98 00030242	BUSINESS REGISTRATION - STANDARD	RN		.00
—	97 00030242	BUSINESS REGISTRATION - STANDARD	RN		.00
—	96 00030242	BUSINESS REGISTRATION - STANDARD	RN		.00
—	95 00030242	BUSINESS REGISTRATION - STANDARD	RN		.00
—	94 00030242	BUSINESS REGISTRATION - STANDARD	RN		.00
—	93 00030242	BUSINESS REGISTRATION - STANDARD	RN		.00
—	92 00025727	BUSINESS REGISTRATION - STANDARD	RN		.00

Bottom

Total Amount Due

.00

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

Business: 16839 BOBBY'S GALLERY & ANTIQUES

Business address233 CANYON RD
SANTA FE NM 87501Mailing address233 CANYON RD
SANTA FE NM 87501Date opened . . . : 4/19/89
Federal tax ID . . : 000000000
Business phone . . : 505 989-7193
Status : IContractor flag . . . :
Type of ownership . . : P
Emergency phone . . . :
Status date : 6/10/04
Total amount due . . : .00Owner Information
GARCIA BOBBYPhone :
Social security . . : 525-56-1581
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 16839 BOBBY'S GALLERY & ANTIQUES

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
-	00	00030241 BUSINESS REGISTRATION - STANDARD	IN		.00
-	99	00030241 BUSINESS REGISTRATION - STANDARD	IN		.00
-	98	00030241 BUSINESS REGISTRATION - STANDARD	RN		.00
-	97	00030241 BUSINESS REGISTRATION - STANDARD	RN		.00
-	96	00030241 BUSINESS REGISTRATION - STANDARD	RN		.00
-	95	00030241 BUSINESS REGISTRATION - STANDARD	RN		.00
-	94	00030241 BUSINESS REGISTRATION - STANDARD	RN		.00
-	93	00030241 BUSINESS REGISTRATION - STANDARD	RN		.00
-	92	00021386 BUSINESS REGISTRATION - STANDARD	RN		.00

Bottom

Total Amount Due

.00

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

OL100I04

City of Santa Fe *LIVE*
Business Master Inquiry - Miscellaneous Info

3/15/12
11:54:56

Business:	16839	BOBBY'S GALLERY & ANTIQUES	
<u>Business address</u>		<u>Mailing address</u>	
233 CANYON RD		233 CANYON RD	
SANTA FE	NM 87501	SANTA FE	NM 87501

Description	Freeform Information	Date
TYPE OF BUSINESS	5991 MISCELLANEOUS RETAILERS	5/08/93

Bottom

Press Enter to continue.
F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 16835 BOBBY'S PLAZA GALLERY

Business address233 CANYON RD
SANTA FE

NM 87501

Mailing address233 CANYON RD
SANTA FE

NM 87501

Date opened . . . : 4/19/89
Federal tax ID . . : 000000000
Business phone . . : 505 989-7193
Status : IContractor flag . . :
Type of ownership . . : P
Emergency phone . . :
Status date . . . : 4/30/96
Total amount due . . : .00Owner Information
GARCIA; BOBBYPhone :
Social security . . : 525-56-1581
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers

F7=Miscellaneous information
F12=CancelF9=Display licenses
F24=More keys

Business: 16835 BOBBY'S PLAZA GALLERY

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
-	95 00030240	ANTIQUE DEALERS - ITEMS OVER 100 YRS OLD IN			.00
-	94 00030240	ANTIQUE DEALERS - ITEMS OVER 100 YRS OLD RN			.00
-	93 00030240	ANTIQUE DEALERS - ITEMS OVER 100 YRS OLD RN			.00
-	92 00021369	ANTIQUE DEALERS - ITEMS OVER 100 YRS OLD RN			.00

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

Total Amount Due

Bottom
.00

OL100I04

City of Santa Fe *LIVE*
Business Master Inquiry - Miscellaneous Info

3/15/12
11:54:19

Business: 16835 BOBBY'S PLAZA GALLERY

Business address

233 CANYON RD
SANTA FE

NM 87501

Mailing address

233 CANYON RD
SANTA FE

NM 87501

Description

TYPE OF BUSINESS
OUT OF BUSINESS DATE

Freeform Information

5700 FURNITURE,HOME FURNITURES AN
COMBINED BUSINESS W/CTL#16839.JGM

Date

5/08/93
4/30/96

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 14578 BARBARA ZUSMAN ART & ANTIQUES

Business address233 CANYON RD
SANTA FE

NM 87501

Mailing address125 E PALACE AVE
SENA PLAZA
SANTA FE

NM 87501

Date opened . . . : 8/19/87
Federal tax ID . . : 000000000
Business phone . . : 505 984-1303
Status : IContractor flag . . :
Type of ownership . . : P
Emergency phone . . :
Status date : 5/23/94
Total amount due . . : .00Owner Information
DURHAM; BARTPhone :
Social security . . :
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 14578 BARBARA ZUSMAN ART & ANTIQUES

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

125 E PALACE AVE

SENA PLAZA

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
-	93 00029823	BUSINESS REGISTRATION - STANDARD	IN		.00
-	92 00021457	BUSINESS REGISTRATION - STANDARD	RN		.00

Total Amount Due				Bottom
F3=Exit	F5=Officers	F7=Miscellaneous information	F12=Cancel	.00

Business: 14578 BARBARA ZUSMAN ART & ANTIQUES

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

125 E PALACE AVE

SENA PLAZA

SANTA FE

NM 87501

Description

TYPE OF BUSINESS

TYPE BUSINESS (BRBUR01L)

SERVICE ADDRESS

Freeform Information

5991 MISCELLANEOUS RETAILERS

FINE ARTS/ANTIQUES

2324 CALLE HALCON

Date

5/08/93

5/08/93

5/08/93

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 16652 EAGLE FEATHER TRADING CO.

Business address233 CANYON RD
SANTA FE NM 87501Mailing address233 CANYON RD
SANTA FE NM 87501Date opened . . . : 3/13/89
Federal tax ID . . : 000000000
Business phone . . : 505 982-3421
Status : IContractor flag . . :
Type of ownership . . : SP
Emergency phone . . : 505 466-9405
Status date : 3/24/97
Total amount due . . : .00Owner Information
DURAN; LINDA QUINTANAPhone :
Social security . . : 556-08-2050
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 16652 EAGLE FEATHER TRADING CO.

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
-	96 00032008	BUSINESS REGISTRATION - STANDARD	IN		.00
-	95 00032008	BUSINESS REGISTRATION - STANDARD	RN		.00
-	94 00032008	BUSINESS REGISTRATION - STANDARD	RN		.00
-	93 00032008	BUSINESS REGISTRATION - STANDARD	RN		.00
-	92 00023821	BUSINESS REGISTRATION - STANDARD	RN		.00

Total Amount Due

Bottom
.00

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

OL100I04

City of Santa Fe *LIVE*
Business Master Inquiry - Miscellaneous Info

3/15/12
11:53:31

Business: 16652 EAGLE FEATHER TRADING CO.

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Description

TYPE OF BUSINESS

OL FILE CHANGED BY

Freeform Information

5991 MISCELLANEOUS RETAILERS

OUT OF BUSINESS. R.G.

Date

5/08/93

3/24/97

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 52990 MARJI GALLERY

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD 1

SANTA FE

NM 87501

Date opened . . . : 3/17/08
Federal tax ID . . : 031221840
Business phone . . : 505 983-1012
Status : A

Contractor flag . . :
Type of ownership . . :
Emergency phone . . :
Status date : 1/30/08
Total amount due . . : .00

Owner Information

SAMAN SAHER

Phone :
Social security . . : 345-66-4211
Drivers license . . :
Date of birth . . . :

SANTA FE NM 87501

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 52990 MARJI GALLERY

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD 1

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount Due
—	10 00046986	BUSINESS REGISTRATION - STANDARD	2N	.00
—	09 00046448	C/O COMM CERTIFICATE OF OCCUPANCY	AC	.00
—	09 00042251	C/O COMM CERTIFICATE OF OCCUPANCY	IR	.00
—	09 00034464	BUSINESS REGISTRATION - STANDARD	2N	.00
—	08 00034464	BUSINESS REGISTRATION - STANDARD	RN	.00
—	08 00033610	C/O COMM CERTIFICATE OF OCCUPANCY	IN	.00

			Total Amount Due	Bottom
F3=Exit	F5=Officers	F7=Miscellaneous information	F12=Cancel	.00

Business: 55988 SANDBAR TRADING

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

922 E DOUGLAS AVE

WICHITA

KS 67202

Date opened . . . : 7/03/09

Federal tax ID . . :

Business phone . . : 316 250-2354

Status : A

Contractor flag . . :

Type of ownership . . : SP

Emergency phone . . : 316 250-2354

Status date : 6/29/09

Total amount due . . : .00

Owner Information

GOTTSPONER JULIE

Phone :

Social security . . :

Drivers license . . :

Date of birth . . . :

WICHITA KS 67202

Press Enter to continue.

F3=Exit F5=Display officers

F7=Miscellaneous information

F12=Cancel

F9=Display licenses

F24=More keys

Business: 55988 SANDBAR TRADING

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

922 E DOUGLAS AVE

WICHITA

KS 67202

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
-	11 00108183	SPECIAL EVENTS ARTS & CRAFTS SHOWS	IN		.00
-	09 00043412	BUSINESS REGISTRATION - STANDARD	2N		.00
-	09 00043319	C/O COMM CERTIFICATE OF OCCUPANCY	AC		.00

Total Amount Due				Bottom
F3=Exit	F5=Officers	F7=Miscellaneous information	F12=Cancel	.00

Business: * 41903 GITEL RUSSO GALLERY

Business address233 CANYON RD
SANTA FE

NM 87501

Mailing address233 CANYON RD
SANTA FE

NM 87501

Date opened . . . : 8/06/01
Federal tax ID . . :
Business phone . . : 505 983-6782
Status : IContractor flag . . :
Type of ownership . . : PT
Emergency phone . . : 505 820-0077
Status date : 6/10/04
Total amount due . . : .00Owner Information
RUDDO GITELPhone :
Social security . . : 144-72-5874
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers

F7=Miscellaneous information
F12=CancelF9=Display licenses
F24=More keys

Business: 41903 GITEL RUSSO GALLERY

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount Due
-	02 00087877	BUSINESS REGISTRATION - STANDARD	IN	.00
-	01 00087877	BUSINESS REGISTRATION - STANDARD	RN	.00

			Total Amount Due	Bottom
F3=Exit	F5=Officers	F7=Miscellaneous information	F12=Cancel	.00

Business: 41903 GITEL RUSSO GALLERY

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Description

SERVICE ADDRESS

STANDARD INDUSTRY CODE

Freeform Information

CO ON FILE FOR 233 CANYON RD

84

Date

8/22/01

8/22/01

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business; 43679 MARTINEZ DOMINGUEZ GALLERY

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Date opened . . . : 9/16/02

Federal tax ID . . :

Business phone . . : 505 984-1900

Status : A

Contractor flag . . :

Type of ownership . . : PT

Emergency phone . . : 505 753-4042

Status date : 4/29/05

Total amount due . . : .00

Owner Information

MARTINEZ ANDRES

Phone :

Social security . . : 564-58-2381

Drivers license . . :

Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers

F7=Miscellaneous information

F12=Cancel

F9=Display licenses

F24=More keys

Business: 43679 MARTINEZ DOMINGUEZ GALLERY

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount Due
-	03 00092709	BUSINESS REGISTRATION - STANDARD	2N	.00
-	02 00092709	BUSINESS REGISTRATION - STANDARD	RN	.00

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel Total Amount Due Bottom .00

Business: 43679 MARTINEZ DOMINGUEZ GALLERY

Business addressMailing address

233 CANYON RD

233 CANYON RD

SANTA FE

NM 87501

SANTA FE

NM 87501

Description

Freeform Information

Date

SERVICE ADDRESS

CO ON FILE FOR 233 CANYON RD

9/16/02

STANDARD INDUSTRY CODE

84

9/16/02

OL BUSINESS COMMENTS

NEED NEW MAILING ADDRESS BUSINESS PHONE

8/20/04

OL BUSINESS COMMENTS

IS DISCONNECTED LEFT MESSAGE AT

8/20/04

OL BUSINESS COMMENTS

EMERGENCY NUMBER

8/20/04

OL BUSINESS COMMENTS

FOLLOWED UP SEARCH ON DEXONLINE AND SF

9/17/04

OL BUSINESS COMMENTS

DIRECTORIES SHOW NO LISTING INACTIVATE

9/17/04

OL BUSINESS COMMENTS

PER AMY ACTIVATE

4/29/05

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 46028 ECLECTIC IMAGE GALLERY OF SF

Business address Mailing address

233 CANYON RD

233 CANYON RD

SANTA FE

NM 87501

SANTA FE

NM 87501

Date opened . . . : 2/10/04

Federal tax ID . . :

Business phone . . : 505 989-7025

Status : I

Contractor flag . . :

Type of ownership . . : SP

Emergency phone . . : 505 474-3055

Status date : 4/12/10

Total amount due . . : .00

Press Enter to continue.

F3=Exit F5=Display officers

F7=Miscellaneous information
F12=CancelF9=Display licenses
F24=More keys

Business: 46028 ECLECTIC IMAGE GALLERY OF SF

Business addressMailing address

233 CANYON RD

233 CANYON RD

SANTA FE

NM 87501

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
-	09 00098695	BUSINESS REGISTRATION - STANDARD	IN		.00
-	08 00098695	BUSINESS REGISTRATION - STANDARD	RN		.00
-	07 00098695	BUSINESS REGISTRATION - STANDARD	RN		.00
-	06 00098695	BUSINESS REGISTRATION - STANDARD	RN		.00
-	05 00098695	BUSINESS REGISTRATION - STANDARD	RN		.00
-	04 00098695	BUSINESS REGISTRATION - STANDARD	RN		.00

Total Amount Due

Bottom
.00

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

Business:	46028	ECLECTIC IMAGE GALLERY OF SF	
<u>Business address</u>		<u>Mailing address</u>	
233 CANYON RD		233 CANYON RD	
SANTA FE	NM 87501	SANTA FE	NM 87501

Description	Freeform Information	Date
SERVICE ADDRESS	CO ON FILE FOR 233 CANYON RD	2/10/04
STANDARD INDUSTRY CODE	84	2/10/04

Bottom

Press Enter to continue.
F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 49710 PIERRE AND CLAUDIA

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

7 DENNY LN

ESPANOLA

NM 87532

Date opened . . . : 4/04/06
Federal tax ID . . : 204307241
Business phone . . : 505 699-9957
Status : A

Contractor flag . . :
Type of ownership . . : LL
Emergency phone . . : 505 984-0093
Status date . . . : 2/28/06
Total amount due . . : .00

Owner Information
TUCKMAN CLAUDIA

Phone :
Social security . . : 544-54-0104
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 49710 PIERRE AND CLAUDIA

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

7 DENNY LN

ESPANOLA

NM 87532

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
-	06 00009744	BUSINESS REGISTRATION - STANDARD	IN		.00
-	06 00009282	C/O COMM CERTIFICATE OF OCCUPANCY	AC		.00

			Total Amount Due	Bottom
F3=Exit	F5=Officers	F7=Miscellaneous information	F12=Cancel	.00

OL100I04

City of Santa Fe *LIVE*
Business Master Inquiry - Miscellaneous Info

3/15/12
11:58:34

Business: 49710 PIERRE AND CLAUDIA

Business address

233 CANYON RD
SANTA FE

NM 87501

Mailing address

7 DENNY LN
ESPANOLA

NM 87532

Description

OL BUSINESS COMMENTS

Freeform Information

ADDITIONAL TELEPHONE # IS 747-1177

Date

3/27/06

Bottom

Press Enter to continue.

F3=Exit F5=Officers F9=Licenses display F11=View 2 F12=Cancel

Business: 50552 YELLOW HORSE GALLERY ONE

Business address233 CANYON RD
SANTA FE NM 87501Mailing address233 CANYON RD
SANTA FE NM 87501Date opened . . . :
Federal tax ID . . :
Business phone . . : 505 988-2665
Status : AContractor flag . . :
Type of ownership . . :
Emergency phone . . :
Status date : 8/11/06
Total amount due . . : .00

Press Enter to continue.

F3=Exit F5=Display officers F7=Miscellaneous information F9=Display licenses
F12=Cancel F24=More keys

Business: 50552 YELLOW HORSE GALLERY ONE

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount Due
-	06 00012272	C/O COMM CERTIFICATE OF OCCUPANCY	IR	.00

F3=Exit			F5=Officers	F7=Miscellaneous information	F12=Cancel	Total Amount Due	.00	Bottom
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Business: 50998 BOBBYS PLAZA LLC

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Date opened . . . : 12/15/06
Federal tax ID . . :
Business phone . . : 505 603-2148
Status : A

Owner Information
GARCIA CLARENCE

Contractor flag . . :
Type of ownership . . :
Emergency phone . . :
Status date . . . : 12/15/06
Total amount due . . : .00

Phone :
Social security . . : 525-17-5052
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers

F7=Miscellaneous information
F12=CancelF9=Display licenses
F24=More keys

Business: 50998 BOBBYS PLAZA LLC

Business address233 CANYON RD
SANTA FE

NM 87501

Mailing address233 CANYON RD
SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount Due
-	06 00013507	ITINERANT VENDOR - TEMP. ON PRIVATE PROP IN		.00
-	06 00013505	C/O VENDORS APPROVED USE	AC	.00

			Total Amount Due	Bottom
F3=Exit	F5=Officers	F7=Miscellaneous information	F12=Cancel	.00

Business: 51688 TURKISH ART COLLECTOR

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Date opened . . . : 6/08/07
Federal tax ID . . : 412190913
Business phone . . : 505 920-4591
Status : A

Contractor flag . . :
Type of ownership . . : C
Emergency phone . . :
Status date . . . : 5/16/07
Total amount due . . : .00

Owner Information
PONTREMOLI ALFRED

Phone :
Social security . . : 549-84-3642
Drivers license . . :
Date of birth . . . :

Press Enter to continue.

F3=Exit F5=Display officers

F7=Miscellaneous information
F12=CancelF9=Display licenses
F24=More keys

Business: 51688 TURKISH ART COLLECTOR

Business address

233 CANYON RD

SANTA FE

NM 87501

Mailing address

233 CANYON RD

SANTA FE

NM 87501

Type options, press Enter.

1=Select

Opt	Lic Nbr	Classification	Status	Amount	Due
-	08 00016733	BUSINESS REGISTRATION - STANDARD	2N		.00
-	07 00016733	BUSINESS REGISTRATION - STANDARD	RN		.00
-	07 00016073	C/O COMM CERTIFICATE OF OCCUPANCY	AC		.00

				Total Amount Due	Bottom
				.00	

F3=Exit F5=Officers F7=Miscellaneous information F12=Cancel

Position to 703 GALISTEO
Number Pre Qual Dir Street name Sfx Pst Pst Apt
Dir Qual

Type options, press Enter.

=Select for all 6=Application inquiry 7=Structure inquiry

=Permits inquiry 9=Inspection inquiry 10=Display Map

it	Number	Property Address	Type	Status
—	10 00000648	703 GALISTEO ST	ALED	AP
—	10 00000647	703 GALISTEO ST	ALED	AP
—	05 00003147	705 GALISTEO ST	RESD	AP
—	05 00002872	705 GALISTEO ST	RESD	AP
—	99 00001711	705 1/2 GALISTEO ST	FENC	AP
—	95 00000484	705 1/2 GALISTEO ST	AAR5	AP
—	08 00002310	706 GALISTEO ST	ALID	AP
—	08 00002152	706 GALISTEO ST	ALED	AP
—	08 00001674	706 GALISTEO ST	ALEA	DL

More...

3=Exit F5=Refresh F8=Switch view F11=Toggle view F17=Subset

City of Santa Fe

Permit Master Information Inquiry

Display Map

F10

Dir Qual

Switch view

F8

F11

F17

703 GALISTEO ST

AP

ALEA

Switch view F8

Account ID : 11367552
Parcel Code (Map Code) . . : 1-054-098-105-393|000-000
Alternate Location ID . . : LOT 1 BLK 3 BUENA VISTA
Address : 703 GALISTEO ST
Owner name : PINO REAL, LLC

CI

Press Enter to continue.

Code	App	Date	Note	Free-form information
PROW	LM	6/14/95	S	95-0371 DO
DEED	LM	11/05/08		1157/218 REC 042595 ARR
SPCL	LM	12/03/03		ADJ IMP 6% FOR 04 PER PE/RD CMT
ADED	LM	0/00/00		1157/218 REC 042595
ADHT	LM	0/00/00		455/124
PROW	LM	8/16/95		ADJ LAND & IMP VALUE BY COMP. SALES
PROW	LM	8/16/95		PER DAVID ORTIZ
PROW	LM	9/02/92		W/D 8/13/92 ADJ LAND-BM
FLDR	LM	12/21/91		774 (YELLOW)
CRDT	LM	11/30/91		840406

More...

=Exit F5=Display special notes F12=Cancel F13=Display description

Tax Miscellaneous Information Inquiry

16:37:03

ax account ID : 12729216
Parcel Code (Map Code) . . : 1-054-098-105-391|000-000
Alternate Location ID . . : LOT A3 BLK 3 BUENA VISTA
Address : 705 GALISTEO ST
Owner name : SCHWARTZ, DEBRA B

CI

Press Enter to continue.

Code	App	Date	Note	Free-form information
ADDR	LM	6/11/08		UPDATE MAILING ADDRESS PER USPS ARR
DEED	LM	3/06/03		2288/351
ADED	LM	0/00/00		2288/351
ADHT	LM	0/00/00		576/195
DHST	LM	2/11/97		1191/246
ADDR	LM	6/13/96		ADDRESS CORRECTED AS PER NOV
DHST	LM	6/09/92		576/195
FLDR	LM	12/21/91		774 (YELLOW)
CRDT	LM	11/30/91		840406
DHST	LM	11/30/91		404/497

Bottom

3=Exit F5=Display special notes F12=Cancel F13=Display description

1125/283

SCHWARTZ, DEBRA B

840406
404/497

Position to

Number	Pre Qual	Dir	Street name	Sfx	Pst Dir	Pst Qual	Apt
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Type options, press Enter.

2=General info 4=Delete 5=View 6=Names 7=Fees
 8=Subcontractors 9=Misc info 10=Structures 11=Permits...

Opt	Number	Property Address	Type	Status
—	94 00002624	223 CANYON RD A	SIGN	DL
—	94 00002623	223 CANYON RD A	SIGN	DL
—	94 00002612	223 CANYON RD A	MECC	AP
—	08 00001128	223 CANYON RD C	ALEC	AP
—	09 00000226	225 CANYON RD	COMM	AP
—	05 00000350	233 CANYON RD re-roof	ALED	AP
—	96 00001283	233 CANYON RD portal enclosure and new portal	ALID	AP
—	12 00000290	233 CANYON RD A secondary permit	COMM	AP
—	12 00000116	233 CANYON RD A sign	SIGN	CR

More...

F3=Exit F5=Refresh F6=Add F8=Switch view F11=Toggle view F17=Subset
 F18=Set maint path F23=More options

This is a subsetted list.

Rita & Michael Linder

**233 Canyon Road
Santa Fe NM 87501
(505) 820-6304**

February 18, 2012

City of Santa Fe Planning and Land Use Department
200 Lincoln Avenue
P.O. Box 909
Santa Fe NM 87504-0909

To Whom It May Concern:

I am authorizing Richard Horcasitas Land Use Consultant to represent me with all matters pertaining to the Special Use Permit approval request and process for a project to be known as the Greco Café Special Use Permit Approval. The location of the property is 233 Canyon Road in Santa Fe, New Mexico.

This authorization will include, but not limited to:

- Preparation of materials for Board of Adjustment
- Project management
- Representation at meetings

The Early Neighborhood Notification meeting held on February 15, 2012.

If you have any questions, please contact me.

Sincerely,

Rita Linder



Michael Linder





March 9, 2012

City of Santa Fe
Board of Adjustment
P.O. Box 909
Santa Fe, NM 87501

Re: Caffé Greco, 233-B Canyon Rd. Special Use Permit

LETTER OF APPLICATION

On behalf of Rita and Michael Linder, this application is provided as part of the City of Santa Fe submittal requirements for a Special Use permit. The proposed project is a request for approval to allow for a *(Restaurant-full service with or without incidental alcohol service)*, as stated in the Specific use Category in Table 14-6.1-1. The request is for Suite-B, of the 233 Canyon Road. The property is located on the south side of canyon Road about a block East of Paseo De Peralta.

In December 2011 the applicants applied for and received a business license for Caffé Greco, at its current location. (Attachment1).

In January 2012 the City determined that the café would require Special Use Permit approval in order to continue operating.

Subject to **14-3.6 Special Use Permits** are intended to allow flexibility in providing for specified uses within various districts as provided in Table 14-6.1-1 so they are compatible with existing or desired land use patterns. We feel that our application meets the purpose and intent of Special Use Permits to allow a variety of uses within zone districts without any detrimental effects.

Our application is subject to the approval authority of the Board of Adjustment in our efforts to resolve the matter regarding the existing use on the property. Our application will support the procedures and approval criteria and conditions as subject to this section of the ordinance.

Richard Horcasitas

228 South St. Francis Drive Building A
Santa Fe, NM 87501

P/505-920-3841, horcasitasland@gmail.com

Page 1

We believe we meet the procedures in the following manner.

SITE PLAN-(attachment 2) the use of the café will be within an existing building, constructed decades ago. The site plan documents the existing conditions, building footprint, landscaping and parking relevant to this application. There are no proposed changes to the existing site. This application for suite B will continue to operate with no changes to the space. Thus we believe the site plan is in conformance with special use permit procedures.

APPLICATION-Subject to Table 14-6.1-1 we are requesting special use permit approval for a *Restaurant-full service with or without incidental alcohol service*.

An ENN meeting was held on February 15, 2012 subject to 14-3.1(F)(5). The ENN meeting was attended by the applicants, City staff and members of the public.

A City business license was issued on December 22, 2011. The Board of Adjustment Special Use Permit approval will allow the use under the existing business license to continue.

The authority of the Board of Adjustment may allow the existing use to continue to function under the conditions of 14-3.6 because it has been demonstrated that the use has had no adverse effect to the public interest and will continue to be an asset to the community by offering a restaurant choice compatible with the building and use pattern of the area.

The existing use of a Restaurant is very compatible with the buildings structures and uses of the abutting properties and other properties in the vicinity of 233 Canyon Road. Canyon Road is populated with galleries and retail stores. The amenity to the area of a small Cafe will be a welcome addition. There are larger well established high end full service restaurants at the upper end of Canyon Road, Geronimo's, The Compound, and El Farrol also at the top end of Canyon is The Tea House. As good and as renowned as these restaurants are they cater to a specific fine dining type of clientele.

Conditions-The applicant has considered specific conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan,

- a) There are two areas of open space patios on the site. An open patio overlooking Canyon Road is adjacent to and east of suite B stretching to the parking area. There is another open patio, north of suite A also overlooking Canyon Road.
- b) There are fences and low walls surrounding the property along with well maintained mature landscaping throughout the site.
- c) The provisions have existed for many decades for parking and pedestrian circulation. No changes to the site are planned. Due to the long established layout of the site there is no need for vehicular circulation

- d) There are no plans or a need for any on-site or off site, street or utility improvements or maintenance agreements.
- e) The only possible noise generation with this use may be the sound of very satisfied customers enjoying their delicious meal. The meals will be so good they would probably be speechless.
- f) Dedication of rights of way easements or access rights is not expected on this site.
- g) The arrangement of the buildings or use areas on the site is not expected to change due to the existing location of buildings and nature of the site.
- h) There are no special hazards that would require reduction measures, such as slope planting.
- i) Minimum site area is not applicable here.
- j) Other conditions may be necessary to address unusual site conditions.
- k) There may be limitations on the type, extent and intensity of uses and development allowed.
- l) The Café will provide for at least 3 new jobs for the community.
- m) The hours of operation is planned to be 6:30 am till closing.
- n) The applicant requests that the use would be allowed to continue until the time that the café is no longer in use.
- o) A periodic review may be established.
- p) Solid waste disposal will continue as a service of the solid waste department.
- q) This proposal has been presented in conformity with chapter 14 with consideration of appropriate conditions and safeguards and Santa Fe City Code that regulate the development and use of the land.
- r) Conditions may not be imposed that restrict the use to a specific person or group.

The approval of this Special Use Permit would allow the applicant to share their skills, their delicious recipes and a very comfortable space with the community and visitors from around the world. Caffé Greco is within an existing neighborhood and provides additional dining and shopping opportunities for the neighborhood. The business currently supports an atmosphere of relaxation with beautiful surroundings. Caffé Greco is a place where people can congregate or have quiet time to work on their laptops in front of a lovely fire. Santa Fe can only be enhanced by Caffé Greco offering a tasty Frito pie, or healthy sandwiches, salads & soups to its patrons. We believe that most people would find this to be a very hospitable coffee shop/gift shop.

Caffé Greco appreciates your consideration of this application and would ask for your approval of the Special Use Permit.

Sincerely,

Richard Horcasitas
Horcasitas Land Use Consulting



City Of Santa Fe
PO BOX 909
Santa Fe NM, 87504

City of Santa Fe, New Mexico

BUSINESS LICENSE

Official Document
Please Post

Business Name: CAFE GRECO C/O J M

Location: 233 CANYON RD B

Class: BUSINESS REGISTRATION - STANDARD

Comment:

Control Number: 0026300

License Number: 12-00029547

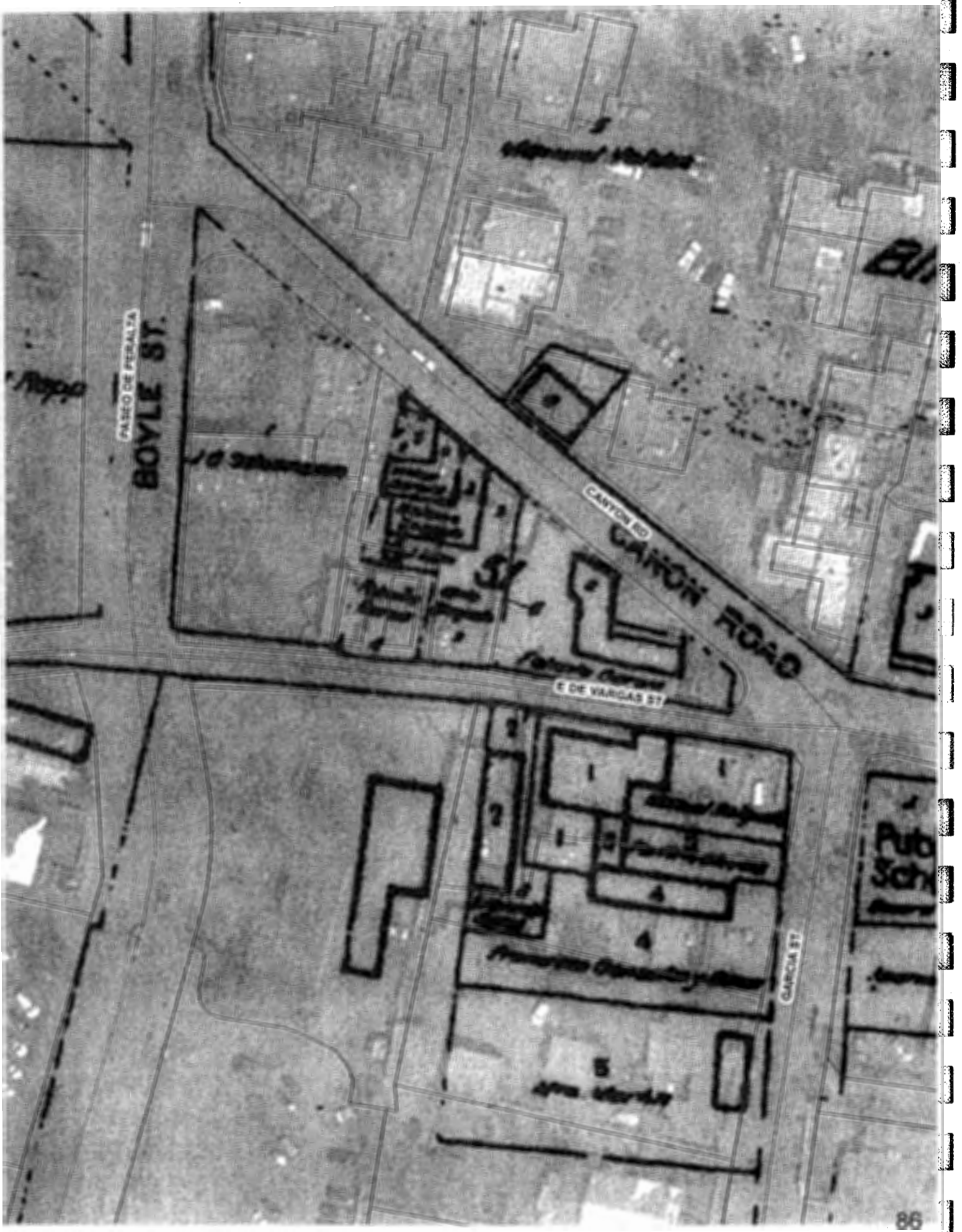
Issue Date: December 22, 2011

Expiration Date: December 31, 2012

CAFE GRECO C/O J M
233 CANYON RD B

SANTA FE NM 87501





CALLE DE PERALTA

BOYLE ST.

CANYON RD

CANYON ROAD

E DE VARGAS ST

GARCIA ST

1992 Aerial Photo
233 Canyon Rd



2011 Aerial Photo

233 Canyon Rd





CASE #2012-32 233 Canyon Special Use Permit

CASE #2012-32
233 Canyon Road
Special Use Permit
CAFFE GRECO

PACKET
ATTACHMENTS

Richard Horcasitas
228 S. St. Francis Bldg A
Santa Fe NM 87501
505-920-3841 horcasitasland@gmail.com

City of Santa Fe, New Mexico

BUSINESS LICENSE



City Of Santa Fe
PO BOX 909
Santa Fe NM, 87504

Official Document
Please Post

Business Name: CAFE GRECO C/O J M

Location: 233 CANYON RD B

Class: BUSINESS REGISTRATION - STANDARD

Comment:

Control Number: 0026300

License Number: 12-00029547

Issue Date December 22, 2011

Expiration Date December 31, 2012

CAFE GRECO C/O J M
233 CANYON RD B

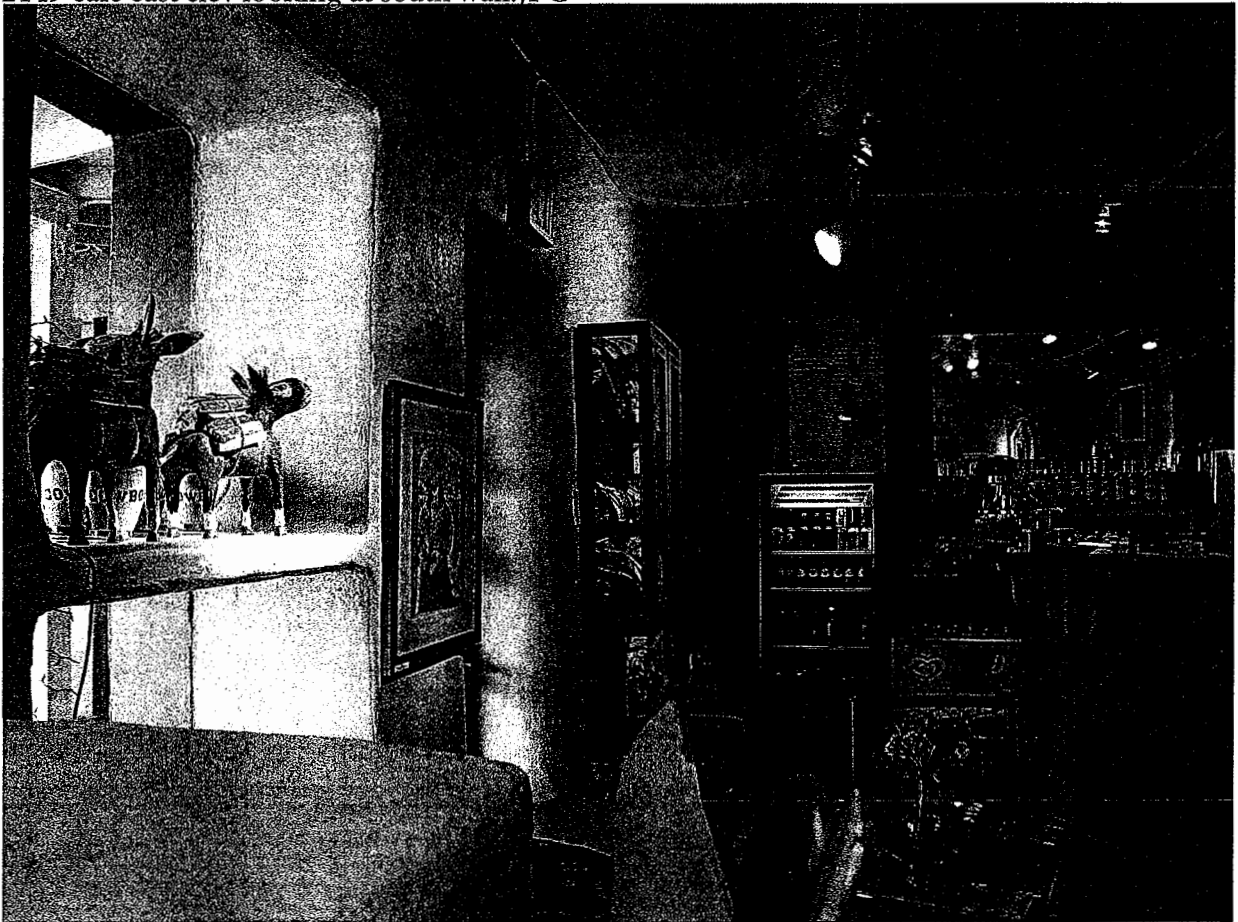
SANTA FE NM 87501

CASE #2012-32 233 Canyon Special Use Permit

Table 14-6.1-1

CATEGORY	RR	R-1 -	R-7 -	R-9 R-6	R-7 -	RC- S, 8	R- RC- S, 29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC- 1	SC- 2	SC- 3	Use- Specific Regs 14-6.2
Specific Use																						MU
Arts and crafts schools									P	P	P	P	P		P	P		P	P	P	P	P ²
Dance studios									P	P	P	P			P	P		P	P	P	P	P ²
Photographers' studios									P	P	P	P			P	P		P	P	P	P	P ²
Assembly																						
Private clubs and lodges	S	S	S	S	S	S	S	S	S	S	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P* ²
Financial Services																						
Banks, credit unions (without drive-through)											P	P			P	P		P	P	P	P	P ²
Banks, credit unions (with drive-through)											P*	P*			P	P*		P*	P*	P*	P*	P ²
Food and Beverages																						
Bar, cocktail lounge, nightclub, no outdoor entertainment									S ³	S ³		P			P	P			P	P	P	P ²
Bar, cocktail lounge, nightclub, with outdoor entertainment									S* ³	S ³		P*			P*	P*			P*	P*	P*	P* ²
Restaurant - full service, with or without incidental alcohol service									S ³	S ³		P			P	P		S	P	P	P	P

2149 cafe east elev looking at south wall.JPG



2150 cafe looking at south wall.JPG

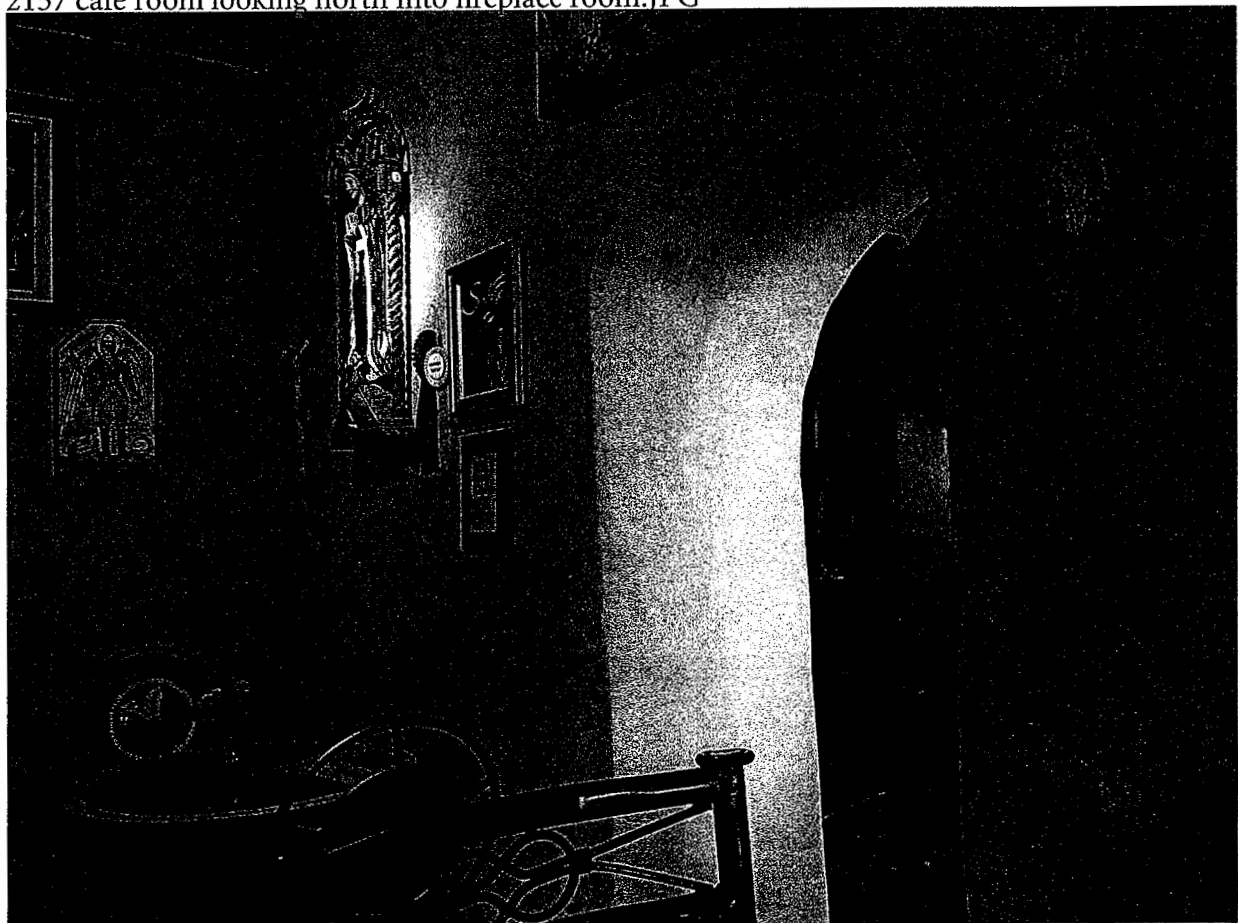


CASE #2012-32 233 Canyon Special Use Permit

2155 looking west into gallery.JPG

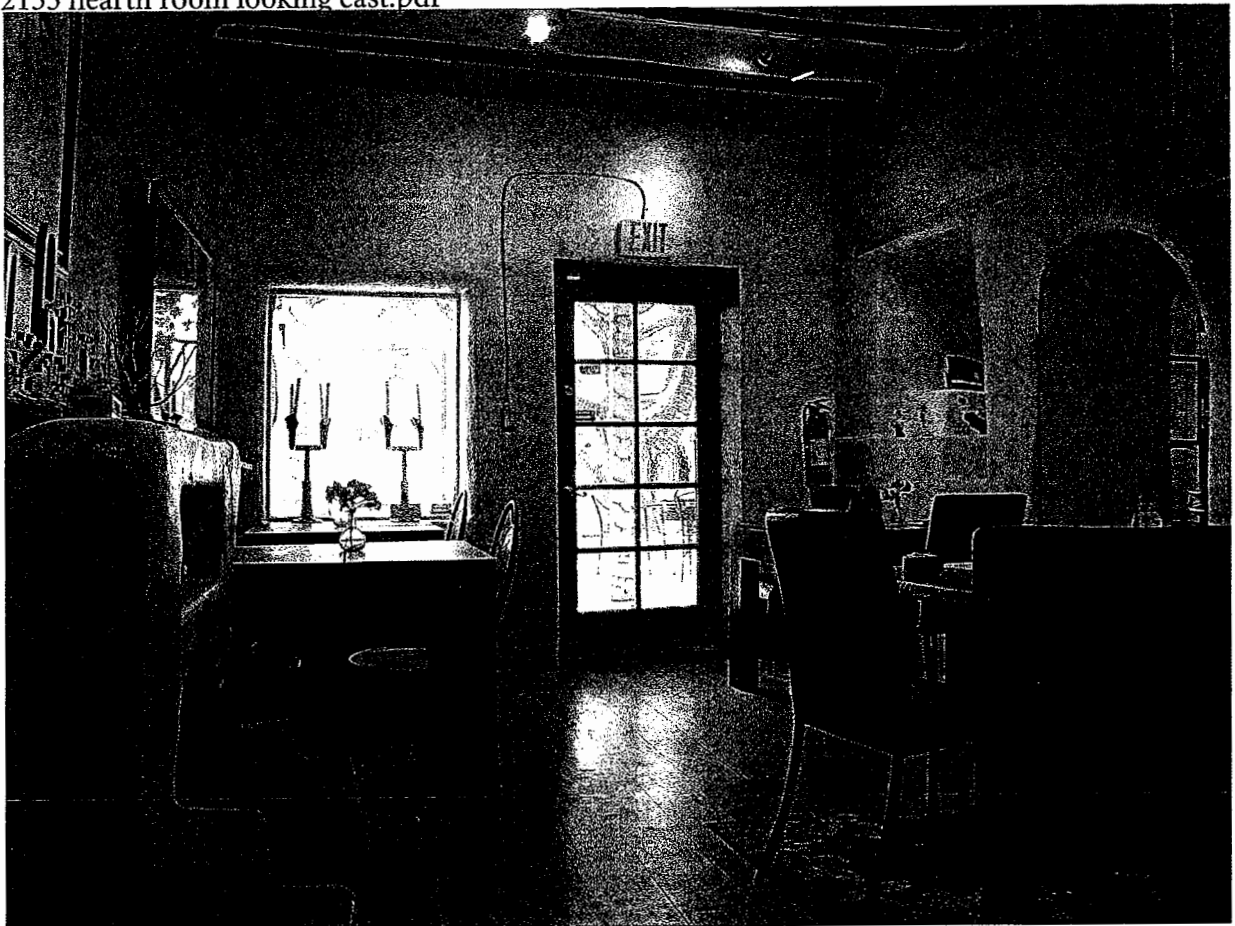


2157 cafe room looking north into fireplace room.JPG



CASE #2012-32 233 Canyon Special Use Permit

2135 hearth room looking east.pdf



CASE #2012-32 233 Canyon Special Use Permit

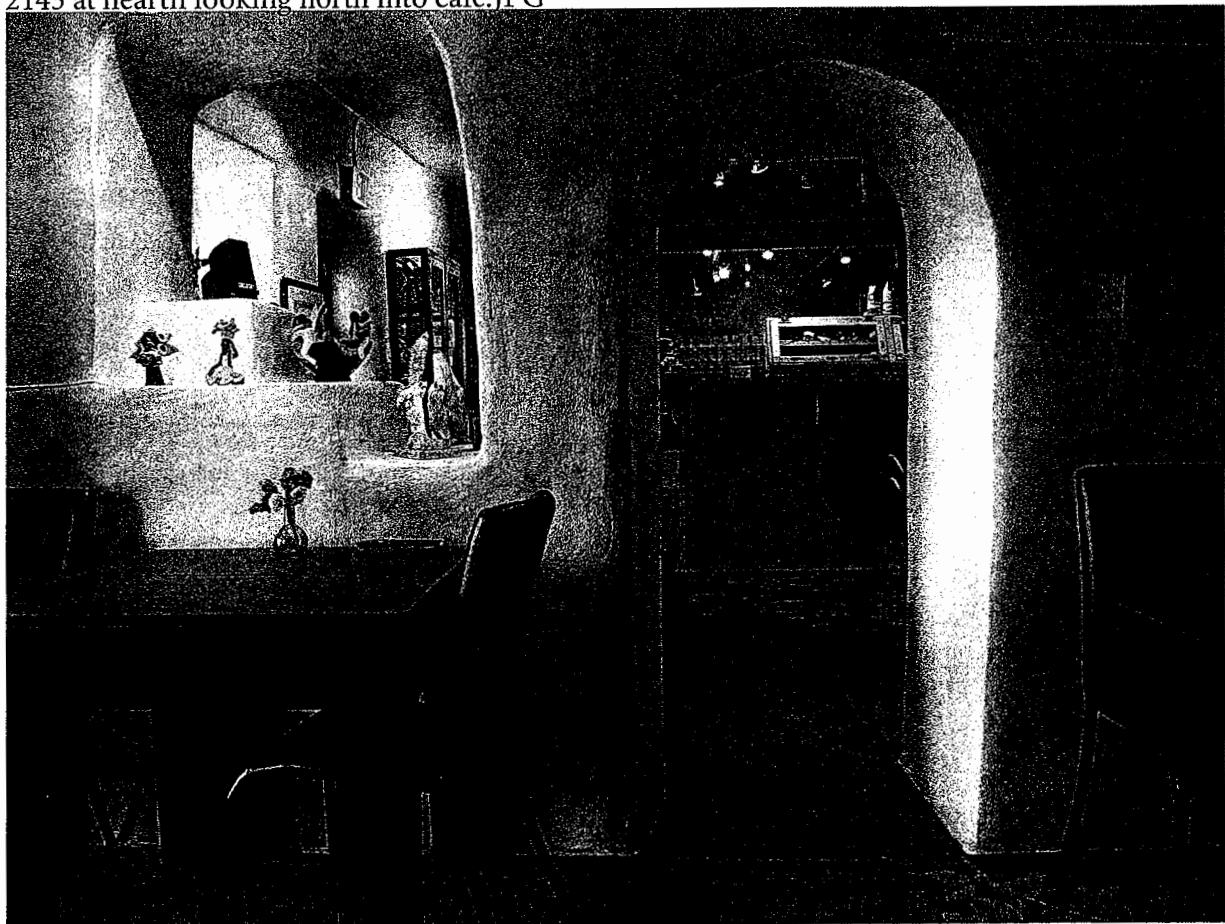
2139 hearth room looking west.JPG



2140 hearth looking south.JPG



2143 at hearth looking north into cafe.JPG

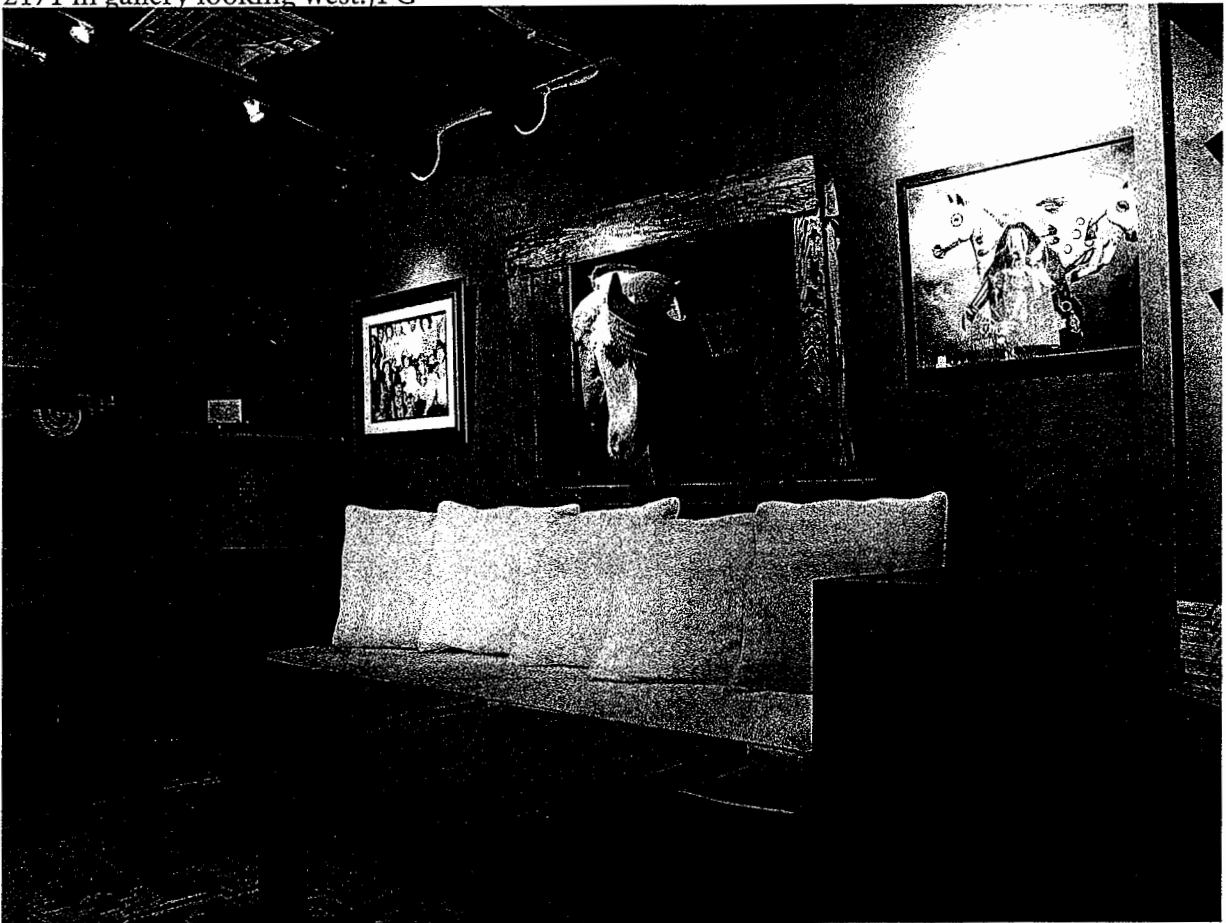


CASE #2012-32 233 Canyon Special Use Permit

2170 in the gallery looking south.JPG



2171 in gallery looking west.JPG

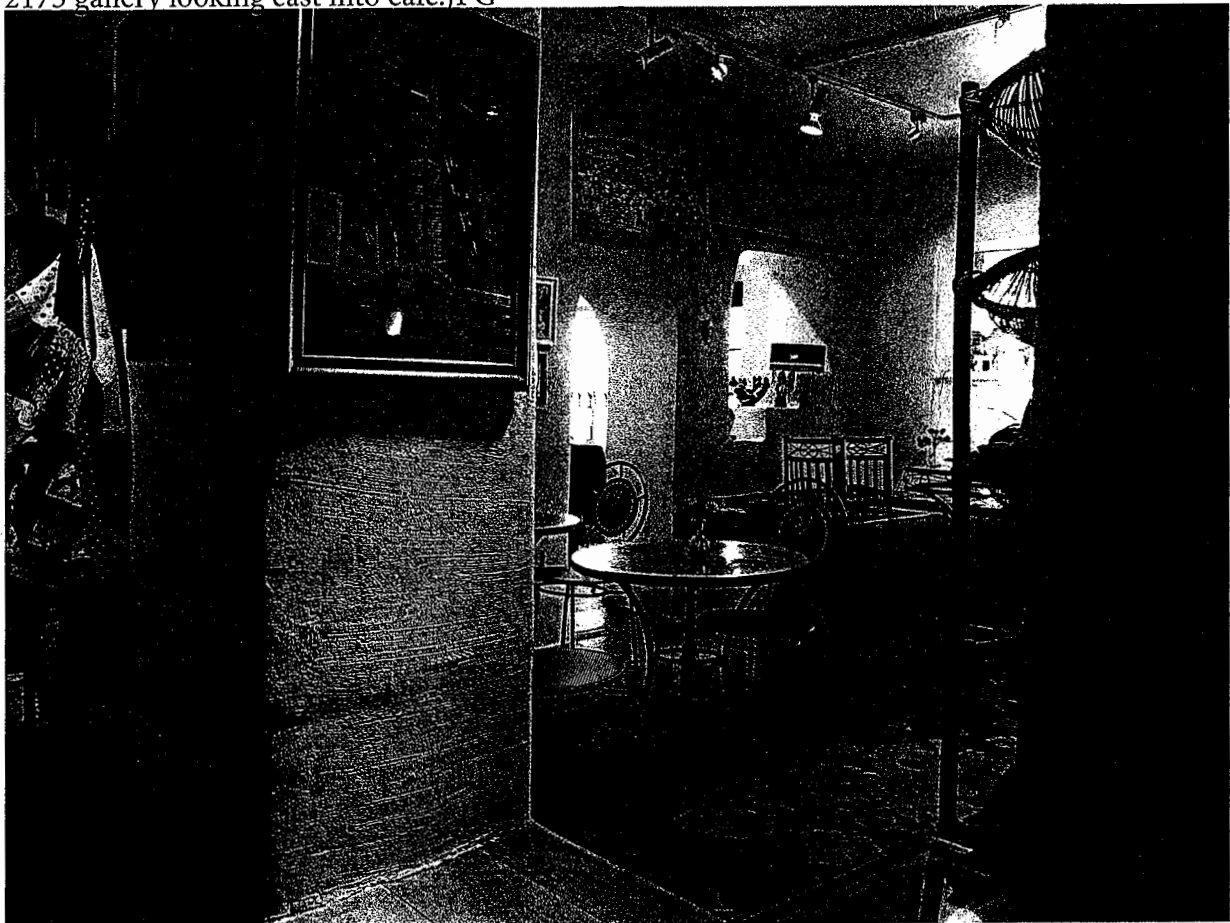


CASE #2012-32 233 Canyon Special Use Permit

2172 in gallery looking north into hearth room.JPG



2173 gallery looking east into cafe.JPG



CASE #2012-32 233 Canyon Special Use Permit

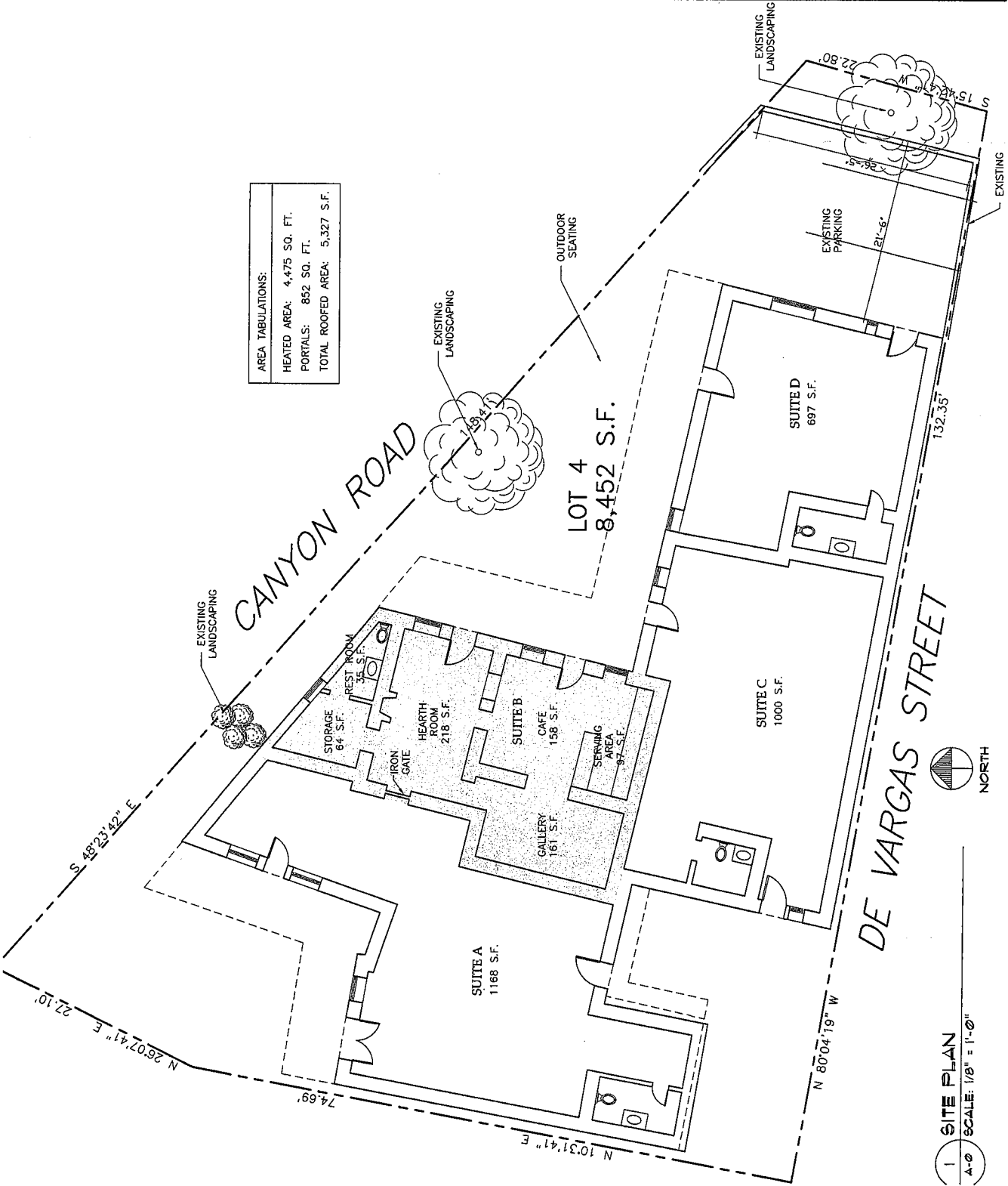


RICHARD HONIGSBAUM
228 SOUTH BENT FRANGE
SANTA FE, NEW MEXICO, 87501
505-920-3241

233 CANYON ROAD
SANTA FE, NEW MEXICO

DATE: 27 APRIL 2012

A-0
PACKET ATTACHMENT: 11



1 SITE PLAN
A-0 SCALE: 1/8" = 1'-0"



Correction to Page 2 first paragraph

Table 14-6.1-1, Table of Permitted Uses, under Food and Beverages, lists "Restaurant - full service, with or without incidental alcohol service," as a Special Use in the Arts and Crafts Overlay District, adding that such uses are "in addition to those permitted in the underlying district," and adding that "No more than 3,000 square feet of gross floor area may be devoted to nonresidential uses." The same Table of Permitted Uses footnotes that, "Amplified live entertainment or amplified music for dancing prohibited after 10 pm."

**SUMMARY INDEX
OF THE BOARD OF ADJUSTMENT MEETING
Tuesday, January 17, 2012**

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APPROVAL OF MINUTES – December 20, 2011	Approved	2
FINDINGS/CONCLUSIONS	None	2
OLD BUSINESS	None	2
<u>NEW BUSINESS</u>		
CASE 2010- 196. 517 GARCIA STREET, PROPERTY ZONED RC-8 (RESIDENTIAL COMPOUND, 8 DWELLING UNITS PER ACRE). ROGER O'BRIEN APPLICANT, ARCHITECTURAL ALLIANCE AGENT, REQUESTS THE FOLLOWING VARIANCES TO ALLOW CONSTRUCTION OF A GARAGE:		
VARIANCE TO SUBSECTION 14-8.6(B)(1)(b) "STANDARDS FOR OFF-STREET PARKING LOTS AND SPACES "TO ALLOW SPACES THAT ARE NOT DESIGNED SO THAT VEHICLES CAN BE REMOVED WITHOUT MOVING ANOTHER AUTOMOBILE."	Withdrawn by applicant	2-3
VARIANCE TO SUBSECTION 14-7.1-1 "TABLE OF DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS" TO ALLOW 50% LOT COVERAGE WHERE 40% LOT COVERAGE IS NORMALLY ALLOWED.	Withdrawn by applicant	2-3
VARIANCE TO SUBSECTION 14-7.4(D)(4)(b) "VISIBILITY AT DRIVEWAYS" TO CONSTRUCT A GARAGE WITHIN THE REQUIRED "NOT BUILDABLE" TRIANGLE.	Withdrawn by applicant	2-3
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<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
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**MINUTES OF THE MEETING OF THE
BOARD OF ADJUSTMENT
CITY HALL COUNCIL CHAMBERS
SANTA FE, NEW MEXICO
Tuesday, January 17, 2012**

A. CALL TO ORDER AND ROLL CALL

A regular meeting of the City of Santa Fe Board of Adjustment was called to order by Gary Friedman, Chair, at approximately 6:00 p.m., on Tuesday, January 27, 2012, in the Council Chambers, City Hall, Santa Fe, New Mexico.

MEMBERS PRESENT:

Gary Friedman, Chair
Rachel L. Winston, Vice-Chair
James A. Brack
Patricia Hawkins
Monica Montoya

MEMBERS EXCUSED:

Alexandra G. Ladd
Daniel H. Werwath

OTHERS PRESENT:

Daniel A. Esquibel, Land Use Planner Senior, Current Planning Division
Melessia Helberg, Stenographer

There was a quorum of the membership in attendance for conducting official business.

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

Mr. Esquibel said Case #2011-134 has been withdrawn, and should be removed from consideration, noting there is a letter in the Board packet.

MOTION: Monica Montoya moved, seconded by James Brack, to approve the agenda as amended.

VOTE: The motion was approved unanimously on a voice vote.

D. APPROVAL OF MINUTES – December 20, 2011

MOTION: Patricia Hawkins moved, seconded by Rachel Winston, to approve the minutes of the meeting of December 20, 2011, as presented

VOTE: The motion was approved unanimously on a voice vote.

E. FINDINGS/CONCLUSIONS – NONE

There were no Findings/Conclusions.

Responding to a question from the Chair, Mr. Esquibel said Kelley Brennan, Assistant City Attorney, said she was not going to prepare Findings/Conclusions because there was no opposition to the case which was considered at the meeting on December 20, 2011, and the approval stands with the gavel.

F. OLD BUSINESS

There was no old business

G. NEW BUSINESS

1. **CASE 2010- 196. 517 GARCIA STREET, PROPERTY ZONED RC-8 (RESIDENTIAL COMPOUND, 8 DWELLING UNITS PER ACRE). ROGER O'BRIEN APPLICANT, ARCHITECTURAL ALLIANCE AGENT, REQUESTS THE FOLLOWING VARIANCES TO ALLOW CONSTRUCTION OF A GARAGE:**
 - a) **VARIANCE TO SUBSECTION 14-8.6(B)(1)(b) "STANDARDS FOR OFF-STREET PARKING LOTS AND SPACES "TO ALLOW SPACES THAT ARE NOT DESIGNED SO THAT VEHICLES CAN BE REMOVED WITHOUT MOVING ANOTHER AUTOMOBILE."**
 - b) **VARIANCE TO SUBSECTION 14-7.1-1 "TABLE OF DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS" TO ALLOW 50% LOT COVERAGE WHERE 40% LOT COVERAGE IS NORMALLY ALLOWED.**
 - c) **VARIANCE TO SUBSECTION 14-7.4(D)(4)(b) "VISIBILITY AT DRIVEWAYS" TO CONSTRUCT A GARAGE WITHIN THE REQUIRED "NOT BUILDABLE" TRIANGLE.**

DAN ESQUIBEL, CASE MANAGER)

A letter dated January 17, 2011, to the Board of Adjustment, from Eric P. Enfield, Architectural Alliance, Inc., withdrawing the applications for variance in this case, is incorporated herewith to these minutes as Exhibit "1."

This case was withdrawn by the applicants. See Exhibit "1."

H. BUSINESS FROM THE FLOOR

There was no business from the floor.

I. STAFF COMMUNICATIONS

Future Meetings

Mr. Esquibel said he has no cases for February, and perhaps will have a new case for March.

Chapter 14 Changes/Study Session

Mr. Esquibel said there are some new rules and regulations in place, and "we will be trained on them." He said, "Special Exception is being changed to Special Use. He said some changes have been made and the Planning Commission will have more input in some of these cases which typically would have come before this Board."

Commissioner Montoya asked if this Board will have training on the new Chapter 14 Code changes, noting she understands there are changes to the Code in terms of a variance, and what qualifies as a variance.

Mr. Esquibel said the Code got a lot tougher, noting an applicant has to be qualified in order to go for the variance criteria.

Chair Friedman suggested that Mr. Esquibel schedule a time the Board can meet and go over those changes with the Board.

Mr. Esquibel said the Board can meet in February and have a study session, and perhaps Greg Smith would be available to go over the changes impacting the Board of Adjustment.

Chair Friedman asked if it could be done during lunch, instead of at a night meeting, saying this is his preference, and Mr. Esquibel said this could be done.

Chair Friedman asked Mr. Esquibel to speak to Greg Smith to see when he is available, and email suggested days to the Board, and the Board can then decide on a date.

Mr. Esquibel said it would need to be a series of lunch meetings, because he doesn't believe everything can be covered in one luncheon meeting.

Chair Friedman asked if this Board can get a copy of the updated Chapter 14.

Mr. Esquibel said the codified version will be available around the time Chapter 14 becomes effective on March 1, 2012. He said the updated Chapter 14 will be on the website on March 1, 2012.

Chair Friedman asked if we can get the handouts which were done by the Neighborhood Law Center for its workshop identifying some of the changes, and Mr. Esquibel said he doesn't have those. Chair Friedman said he will scan the material he has from those sessions and email them to the Board.

Mr. Esquibel said the matrix of all the changes prepared by Greg Smith, along with the Ordinances adopted, are on the web page along with some of the amendments made by some of the Councilors.

Mr. Esquibel noted changes to Chapter 14 were made by the Council at last Wednesday's Council meeting, and it will be difficult to find where all of those changes were made.

Mr. Esquibel said he will work with Matthew O'Reilly and Greg Smith to provide the changes affecting this Board which he will email to the members.

Mr. Esquibel noted there are some changes in the appeals process.

J. MATTERS FROM THE COMMISSION

Commissioner Montoya asked, regarding the requirement to be qualified for a variance, if that happens before it get to this Board.

Mr. Esquibel said he understands variances now have to meet certain qualifications to be considered, and there are standards that have to be met when applying for a variance. He said if

they do not qualify, "and we identify that they don't qualify, they can appeal that decision which would go to you, to determine whether they qualify or they don't qualify. In which case, it goes back down then to come back to you for the variance criteria. If they qualify, it then just comes to you with the qualifying factors as well as the standards they have to meet in order to make that variance work."

Commissioner Montoya commented that the Code was supposed to be simplified, and observed perhaps this Board won't be very busy during the coming year.

Commissioner Hawkins asked if this case could come back to this Board for consideration.

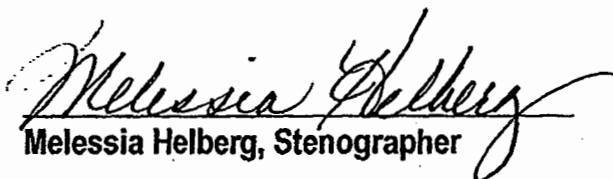
Mr. Esquibel said probably not. He said he met with the Applicant and advised the Applicant what staff's position would be. He said he is unsure the reason the Applicant decided to withdraw the case.

Responding to the Board's request, Mr. Esquibel said his telephone numbers where members can reach him are: (505) 490-6482 [personal – voice & text] and (505) 955-6587 [office].

K. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at approximately 7:25 p.m.

Gary Friedman, Chair


Melessia Helberg, Stenographer



January 17, 2011

Board of Adjustment
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 571 Garcia Street

Dear Board Members:

We are requesting the application for the three variances be withdrawn due to the owner's request. The poster's from the site have already been removed and we will not be going to the meeting this evening. If you have any questions or concerns please feel free to call

Thank you for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Eric P. Enfield".

Eric P. Enfield, AIA
Architectural Alliance, Inc.

Cc: Roger O'Brien
File

Exhibit "1"

Correction to Page 2 first paragraph

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Exhibit "2"