



New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION
 P.O. Box 25101 ▪ Santa Fe, New Mexico 87504-5101
 (505) 476-4875 ▪ Fax (505) 476-4595 ▪ www.rld.state.nm.us/alcoholandgaming

June 26, 2017

Certified Mail No.: 9171 9690 0935 0078 6779 96

Susana Martinez
 Governor

Robert "Mike" Unthank
 Superintendent

Alex Sanchez
 Deputy Superintendent

Claudia Armijo
 Deputy General Counsel

Mary Kay Root
 Director

Los Alamos County
 Clerk: Sharon Stover
 1000 Central Avenue, Suite 240
 Los Alamos, NM 87544

Re: Lic. No. /Appl. No.: License No. 1319
 Name of Applicant: Suncoast, LLC
 Doing Business As: Leasing to: Pajarito Group, LLC dba Pajarito Brewpub and Grill
 Proposed Location: 614 Trinity Drive, Los Alamos, NM 87544

Greetings:

The Director of the Alcohol and Gaming Division has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

While the law states that "within forty-five (45) days after receipt of a Notice from the Alcohol and Gaming Division, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer", we recognize the potential for conflict between the requirement for publication of 30 day notice and the 45 day hearing requirement. Should the Local Governing Body be unable to meet one of these requirements, please send a Request for Waiver/Extension by email to the assigned AGD Hearing Officer listed on page 2.

Notice of the Public Hearing required by the Liquor Control Act **shall be given by the governing body by publishing a notice** of the date, time, and place of the hearing **twice during the 30 days prior to the hearing** in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

- (A) Name and address of the Applicant/Licensee;
- (B) The action proposed to be taken by the Alcohol & Gaming Division;
- (C) The location of the licensed premises.

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

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

THE APPLICANT IS SEEKING A TRANSFER OF OWNERSHIP AND LOCATION OF CANOPY LICENSE NO. 1319, WITH ON PREMISES CONSUMPTION, PACKAGE SALES AND PATIO SERVICE.

Alcohol and Gaming Division
 (505) 476-4875

Boards and Commissions Division
 (505) 476-4600

Construction Industries Division
 (505) 476-4700

Financial Institutions Division
 (505) 476-4885

Manufactured Housing Division
 (505) 476-4770

Securities Division
 (505) 476-4580

Administrative Services Division
 (505) 476-4800

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Within thirty (30) days after the Public Hearing, the governing body shall notify the Alcohol and Gaming Division of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

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

Respectfully,



Beverly Kennedy, Hearing Officer
NM Regulation & Licensing Dept. | Alcohol & Gaming Division
Phone: (505) 476-4548 Fax: (505) 476-4595
Email: beverly.kennedy@state.nm.us

Enclosures:

1. Original Page 1 of the Application (*must be signed and returned w/notices of publication*)
2. Copy of Page 2 of the Application
3. Copy of Zoning Statement



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 ALCOHOL & GAMING DIVISION
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PREMISES LOCATION, OWNERSHIP, AND DESCRIPTION
 NMSA §60-6B-10

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

- Owned by Applicant, copy of deed/document attached Leased by Applicant, copy of lease/document attached
 Other (provide details): Leased by Pajarito Group, LLC DBA Pajarito Brewpub and Grill

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

- A. Owner(s): Smith's Food & Drug Centers, Inc
 B. Date and Term of Lease: 4/20/2012 120 Months

3. Premises location is Zoned (example C-1, see Zoning Statement): DT-NCO

Zoning Statement attached, which must be obtained from the Local Government, listing the proposed location by address, Type of Zone, state whether alcoholic beverages are allowed at proposed location, and if applicable, whether packaged sales, patio service and/or manufacturing is allowable. If there is no zoning in the proposed location, attach Statement from the local government, indicating there is no zoning.

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

Name of Church: Crossroads Bible Church Miles/feet: 1584 Ft
 Address/location of Church: 97 E Rd, Los Alamos, NM 87544

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

Name of School: Childrens Montessori Preschool Miles/feet: 2640 Ft
 Address/location of School: 1060 Nugget St, Los Alamos, NM 87544

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

Name of Military Installation, *circle one:* Kirtland Air Force Base (Albuquerque), White Sands Missile Range (Las Cruces),
 Holloman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis)
 Miles: 106 Miles

7. Attach Detailed Floor Plan, must include the Total Square Footage of premises; List nearest cross street; Show which direction is North; Show each level (floor) where alcoholic beverages will be sold or consumed, exterior walls, doors, and interior walls; Patio Area with type of barrier used; Highlight Bonded Areas. The floor plan should be no larger than 8½ x 11 inches and **must be labeled** with designated areas highlighted, which will reflect the proposed Licensed Premises.

8. Type of Operation: Hotel Lounge Package Grocery Restaurant Racetrack

Small Brewer Craft Distiller Winery Wholesaler
 Other (specify): _____

*NOTE: If the distance is beyond 300 feet, but less than 400 feet, a Registered Engineer or Licensed Surveyor must complete a Survey Certificate showing the exact distance.
 ATTACHMENT D

COPY

New Mexico Regulation and Licensing Department
Alcohol and Gaming Division
PO Box 25101
Santa Fe, New Mexico 87505

May 23, 2017

Re: Zoning Statement; Pajarito Brew Pub, 614 Trinity Drive, Los Alamos, New Mexico 87544

COUNTY COUNCIL

David Izraelevitz
Council Chair

Susan O'Leary
Council Vice-Chair

COUNCILORS

Chris Chandler
James A. Chrobocinski
Antonio Maggiore
Rick Reiss
Pete Sheehey

COUNTY MANAGER

Harry Burgess

To Whom It May Concern:

Please be advised that above referenced property is zoned DT-NCO (Downtown District—Neighborhood Center Overlay).

The DT-NCO district is intended to accommodate mixed-use development combining residential, office, retail/commercial, restaurant, and civic uses at high density. The use of the property for the purpose of a restaurant with liquor sales would be an allowed use within the provisions of the Incorporated County of Los Alamos Development Code.

A complete listing of allowable uses for this property can be found in the Los Alamos County, New Mexico, Code of Ordinances, Chapter 16, Article VII—Use Regulations.

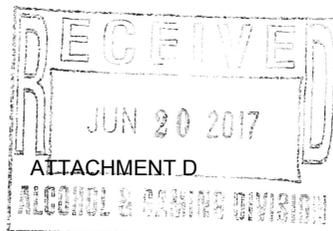
Please feel free to contact me directly if you require additional information, or I can be of further assistance.

Very Truly,

Anita Barela, Assistant Planner

1000 Central Avenue, Suite 150
Los Alamos, NM 87544
P 505.662.8120 F 505.662.8363

losalamosnm.us



COPY



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LA Clerk ALG 2 17 AM 11:27

AGD USE ONLY: Payment Application Fee \$ 200 Received on: 5/26/17 Receipt No. 1957364

Application Number: _____ Local Option District: _____

TRANSFER OF DISPENSER-TYPE LIQUOR LICENSE APPLICATION

\$200.00 Application Fee, non-refundable.

License No. 1319 Type of License: Canopy

Check appropriate boxes:

Application is for: Transfer of Ownership Transfer of Ownership and Location Transfer of Location Only

Record Owner of Existing License: Bliss on Tap, Inc.

Current D/B/A Name: Trinity Beverage Company

Current Premises Address: 118 Balboa Drive White Rock 87547

Current LOD: Los Alamos County Is License moving out of Local Option District? Yes No

APPLICANT IS: Individual Limited Liability Company Corporation Partnership (General/Limited)

NAME of Individual/Company: Suncoast, LLC ADDRESS (including city, state, zip) 223 N Guadalupe St. #229 Santa Fe, NM 87501

D/B/A Name to be used: _____ Business Phone #: (580)916-1235

Email Address (required): patrickmockler-wood@hotmail.com

Physical location where license is to be used: (Include Street # / Highway # / State Road, City, State, and Zip Code)
614 Trinity Drive Los Alamos, NM 87544

County of: Los Alamos

Mailing Address: 614 Trinity Drive Los Alamos, NM 87544

Are alcoholic beverages currently being dispensed at the proposed location? Yes No If Yes, License # / Type: 2634 inter-local

Agent/Contact Person: Patrick Mockler-Wood Phone#: (580)916-1235 Email: patrickmockler-wood@hotmail.com

I, (print name) Patrick Mockler-Wood, as (title) Chief Executive Manager

being first duly sworn upon oath deposes and says: that he/she is the applicant or is authorized by the applicant to make this application; that he/she has read the same; knows the contents therein contained are true. Applicant(s) agree(s) that if any statements or representations herein are found to be false, the Director may refuse to issue or renew the license or may cause the license to be revoked at any time.

Sign before a Notary Public:

Signature of Applicant: [Signature] Date: 5/26/17

NOTARY PUBLIC USE ONLY: (State of New Mexico, County of Los Alamos)

SUBSCRIBED AND SWORN TO before me this 26 day of May, 2017

By: Patrick Mockler-wood Notary Public: [Signature]
My Commission Expires: 12/7/2020



FOR LOCAL OPTION DISTRICT USE ONLY: Local Governing Body of: _____ City, County, Village

Public Hearing held on _____, 20____. Check one: Approved Disapproved

Signature and Title of City/County Official: _____

FOR ALCOHOL AND GAMING DIVISION USE ONLY: Approved Disapproved

Signed by Director: _____ ATTACHMENT D _____ Date: _____

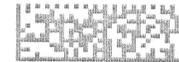
STATE OF NEW MEXICO
REGULATION & LICENSING DEPARTMENT
ALCOHOL AND GAMING DIVISION
P.O. Box 25101
SANTA FE, NEW MEXICO 87504-5101

CERTIFIED MAIL™



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Hasler FIRST-CLASS MAIL
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PAID 8/2/17 by LA CLERKS P CARD



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