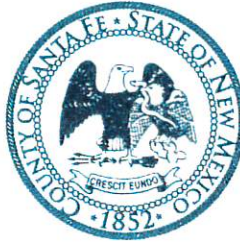


Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

DATE: July 27, 2017

TO: SLDC Hearing Officer

FROM: Jose E. Larrañaga, Development Review Team Leader

VIA: Penny Ellis-Green, Growth Management Director
Vicki Lucero, Building and Development Services Manager

FILE REF.: CASE # CUP 17-5080 Tumbleroot Brewing LLC Conditional Use Permit

ISSUE:

Tumbleroot Brewing LLC, Jason Kirkman/Jason Fitzpatrick, Applicants, request approval of a Conditional Use Permit to allow manufacturing of craft beer and distilled spirits. Tumbleroot Brewing will occupy an existing 4,250 sf structure to house a brewery, a distillery, a packaging line, both warm and cold storage for the product and a small tasting room. The site is within the Planned District Santa Fe Community College District (CCD) and zoned as Employment Center (CCD-EC). The site is located at 32 Bisbee Court via Hwy 14 within T16N, R8E, Section 24, SDA-1, (Commission District 5).

Vicinity Map:



NBC-1

SUMMARY:

The Applicants are requesting approval of a Conditional Use Permit (CUP) to allow a manufacturing use within an existing structure. (Exhibit 1) The manufacturing will consist of a small production brewery and distillery. The site is within the Planned District Santa Fe Community College District (CCD), Employment Center (CCD-EC) of the Sustainable Land Development Code (SLDC). Table 8.44: CCD Use Table illustrates manufacturing plants as a Conditional Use which is a permitted use within the Employment Center Subdistrict upon approval of a conditional use permit.

The Applicants propose to utilize the existing 4,250 sf structure to house a brewery, a distillery, a packaging line, both warm and cold storage for the product, and a small tasting room. Table 8.44: CCD Use Table illustrates a Tap or Tasting Room, warm and cold storage, and the sales of beer, wine, and liquor for off premises consumption as a permitted use within the Employment Center Subdistrict upon approval by the Land Use Administrator.

The Applicants propose to make minor modifications to the interior of the structure to meet the needs of the brewing facility. The exterior of the existing structure as well as the parking and access will not be altered. The lot is built out and most site improvements are existing (established by prior business). Limited outdoor development is proposed. (Exhibit 2)

Chapter 8, Section 8.10.3.13, Employment Center Subdistrict Development Standards (CCD-EC) states:

The Employment Center Subdistrict is intended to accommodate mixed uses, where large scale employers, anchor businesses and light industry can locate in support of New Community Center Subdistrict development...The Employment Center Subdistrict provides a concentrated planned multi-use environment for light industrial and business uses. Retail uses may be included as necessary to support the needs of anchor employees. (Exhibit 3)

Table 8.44: Use Table Labels, states, a conditional use "is permitted within the zoning district only after review and approval of a Conditional Use Permit (CUP) in accordance with Chapter 4."

Chapter 4, Section 4.9.6.1, Conditional Use Permits, Purpose and Findings:

This section provides for certain uses that, because of unique characteristics or potential impacts on adjacent land uses, are not permitted in zoning districts as a matter of right but which may, under appropriate standards and factors set forth herein be approved. These uses shall be permitted through the issuance of a conditional use permit (CUP). (Exhibit 4)

Chapter 4, Section 4.9.6.5. (Approval Criteria) CUPs may only be approved if it determined that the use for which the permit is requested will not:

1. be detrimental to the health, safety and general welfare of the area;
2. tend to create congestion in roads;

NBC-2

3. create a potential fire hazard for fire, panic, or other danger;
4. tend to overcrowd land and cause undue concentration of population;
5. interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
6. interfere with adequate light and air; and
7. be inconsistent with the purposes of the property's zoning classification or in any other way inconsistent with the spirit and intent of the SLDC or SGMP. (Exhibit 5)

Staff has analyzed the Application and has determined that the proposed use meets the criteria set forth in Chapter 4, Section 4.9.6.5.

1. The proposed use will be a small scale operation with limited hours of operation and will be monitored by State Agencies, therefore will not be detrimental to the health, safety and general welfare of the area;
2. A Traffic Impact Analysis was not required by the County Public Works Department due to the low volume of traffic generated during peak hours, therefore the use will not create congestion on roads;
3. The existing building is equipped with an Automatic Fire Sprinkler System and shall maintain the system, therefore the use will not create a potential fire hazard for fire, panic, or other danger;
4. The exterior of the existing structure as well as the parking and access will not be altered. The lot is built out and most site improvements are existing, therefore the use will not overcrowd land and cause undue concentration of population;
5. The proposed water use and wastewater discharge have been approved by the County Utilities Department and the New Mexico Environmental Department and are in compliance. The use will not interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
6. The type of use proposed does not require a New Mexico Air Quality Permit. The exterior lights that are proposed/existing meet the criteria set forth in the SLDC, therefore the use does not interfere with adequate light and air; and
7. The manufacturing (use) will consist of a small production brewery and distillery. The site is within the Planned District Santa Fe Community College District (CCD), Employment Center (CCD-EC) of the Sustainable Land Development Code (SLDC). Table 8.44: CCD Use Table illustrates manufacturing plants as a Conditional Use which is a permitted use within the Employment Center Subdistrict upon approval of a Conditional Use Permit (CUP), therefore the use is consistent with the purposes of the property's zoning classification and with the spirit and intent of the SLDC or SGMP

The Applicant presented the Application to the Technical Advisory Committee (TAC) on November 17, 2016, at the regular scheduled monthly meeting, as required by Chapter 4, Section 4.4.3 Pre-application TAC Meeting and Table 4-1. (Exhibit 6)

The Applicant attempted to present the Application to the General Public on March 17, 2017, as required by Chapter 4, Section 4.4.4, Pre-application Neighborhood Meeting. The Applicant submitted material that was to be presented at the meeting, a sign-up sheet, and a list of individuals notified of the meeting inclusive of Registered Organizations registered with Santa Fe

County. Even though the Applicant met the requirements of Section 4.4.4., no members of the public attended the meeting. This material is contained in the record. (Exhibit 7)

Notice requirements were met as per Chapter 4, Section 4.6.3., General Notice of Application Requiring a Public Hearing, of the SLDC. In advance of a hearing on the Application, the Applicant provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for fifteen days on the property, beginning on July 12, 2017. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on July 12, 2017, as evidenced by a copy of that legal notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject property and a list of persons sent a mailing is contained in the record inclusive of Registered Organizations registered with Santa Fe County. (Exhibit 8)

This Application was submitted on March 24, 2016.

This Application was reviewed for the following applicable design standards as per Chapter 7, Sustainable Design Standards of the SLDC:

ACCESS (Section 7.4) and ROAD DESIGN STANDARDS (Section 7.11)

The County Public Works Department reviewed the Application for access and road design standards and states the following:

- The site will access via an existing access from Bisbee Court.
- A Traffic Impact Analysis is not required due to the low volume of traffic generated during peak hours.
- The proposed project will not have an impact on the County Road network.
- Public Works supports the project.

FIRE PROTECTION (Section 7.5)

The Santa Fe County Fire Department, Fire Prevention Division reviewed the Application and requires compliance with applicable Santa Fe County fire and life safety codes, Ordinances and Resolutions. The project shall comply with Article I, Section 103.3.2-New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Conditions of approval:

- The building is equipped with an existing Automatic Fire Sprinkler System and shall maintain the system.
- All exit doors shall be operational.

LANDSCAPING AND BUFFERING (Section 7.6)

The existing landscaping on the north (front) and west side of the site and a concrete wall buffering the south side of the site satisfy the requirements set forth in Section 7.6.

FENCES/WALLS (Section 7.7)

An existing concrete wall buffers the site on the south. The existing structure is close to a zero lot line to the adjacent structure to the west. The north is a paved parking lot.

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LIGHTING (Section 7.8)

The existing outdoor recessed lights are under a portal and shielded from view. An existing security light mounted on the backside of the building is shielded and downward lit. No other exterior lights are proposed with this application.

SIGNS (Section 7.9)

The Applicant is proposing a 32 square foot (8' X 4') wall mounted sign, replacing the existing sign. The proposed sign is below the allowed square footage of 72 square feet.

PARKING/LOADING (Section 7.10)

The existing site has 31 parking spaces, inclusive of one Van Accessible Handicap space. The existing number of parking spaces exceeds the requirement for retail sales and service/manufacturing illustrated in Table 7-6: Parking.

UTILITIES (Section 7.12)

The existing site is served by electricity (PNM), natural gas (NM GAS), County Water, and a private sewer system.

WATER SUPPLY, WASTE WATER & WATER CONSERVATION (Section 7.13)

Water: The existing structure is served/connected to the County Water system. The estimated water use for the facility is 1.20 afy. The County Utilities Division has reviewed the water budget for this facility and is agreeable with the calculation of 1.09 afy for manufacturing consumables and 0.11 afy for the tap room for a total of 1.20 afy. The infrastructure is in place and the business is connected to County water, therefore Tumble Root will not be required to pursue a water service agreement with the County. Tumbleroot will be required to set-up an account with Santa Fe County Utilities.

Waste Water: the wastewater from Bisbee Court currently goes to the Turquoise Trail Business Park wastewater treatment plant. The wastewater treatment plant at the Business Park is regulated by the state (NMED). The wastewater treatment plant is maintained and operated by the Turquoise Trail Business Park Lot Owners Association (TTBPLOA). The limiting stipulation in the covenants is that the facility not discharge more than 625 gpd. Tumbleroot has indicated that even at full capacity would not exceed 566 gpd. The building at 32 Bisbee Ct. is already connected to the system and has been since it was built. The Business Park is in current discussions with Santa Fe County about the County taking the wastewater from the Business Park. A connection would be constructed to connect the Turquoise Trail Business Park wastewater treatment plant to a County waste water facility.

Water Conservation: the structure is existing and there are no plans to expand the structure, therefore water harvesting is not required by the SLDC. The water conservation requirements for this site are outlined in the Turquoise Trail Business Park Disclosure Statement, recorded in Book 1358, Page 553-581. The applicant shall comply with the existing water conservation requirements.

OPEN SPACE (Section 7.15)

NBC-5

This site was a part of the Thornburg Master Plan (Recorded July 3, 2003 in Bk. 536, Pgs. 8-12) where 46.3 acres of Open Space was established to accommodate the Open Space requirements.

PROTECTION OF HISTORIC AND ARCHAEOLOGICAL RESOURCES (Section 7.16)

This site was a part of the Thornburg Master Plan (Recorded July 3, 2003 in Bk. 536, Pgs. 8-12) where an Archaeological Survey was conducted on 102 acres. The Archaeological Report was created by Stephen S. Frost (Report No. 96), dated August 9, 2001. There were no archaeological sites found on the proposed site.

TERRAIN MANAGEMENT (Section 7.17)

An existing retention pond is sited on the southeast corner of the property. The retention pond captures water from the asphalt parking lot and the structure. The existing retention pond is adequate for the amount of runoff produced from the site.

FLOOD PREVENTION AND FLOOD CONTROL (Section 7.18)

The site is not within a FEMA Flood Hazard Area.

SOLID WASTE (Section 7.20)

A dumpster will be located on the southeast corner of the site. The waste will be removed and disposed of at an appropriate landfill by a private contractor.

THE PLANNED DISTRICT SANTA FE COMMUNITY COLLEGE DISTRICT (CCD), EMPLOYMENT CENTER (CCD-EC)

No additional design standards from Chapter 8, Section 8.10.3 are applicable to this development.

AGENCY REVIEW (Exhibit 9)

<u>Agency</u>	<u>Review Comment</u>
NMED	Conditional Approval
County Public Works	Approval
County Fire Marshal	Conditional Approval
County Utilities	Approval

Building and Development Services staff has reviewed this project for compliance with pertinent SLDC requirements and has found that the facts presented support the request for a Conditional Use Permit (CUP) to allow a manufacturing use within an existing structure.: the use is compatible with the current development within the Employment Center; the use will not impact adjacent land uses; and the Application satisfies the submittal requirements set forth in the SLDC inclusive of the Conditional Use Criteria set forth in Chapter 4, Section 4.9.6.5.

The review comments from State Agencies and County staff have established findings that this Application to utilize an existing 4,250 sf structure to house a brewery, a distillery, a packaging line, both warm and cold storage for the product, and a small tasting room is in compliance with State requirements and design standards set forth in the SLDC.

NBC-6

RECOMMENDATION:

Staff recommends approval of a Conditional Use Permit to allow the manufacturing of craft beer and distilled spirits within an existing 4,250 sf structure, located at 32 Bisbee with the following conditions:

1. The CUP showing the site layout and any other conditions that may be imposed through the approval process shall be recorded at the expense of the applicant in the office of the County Clerk in accordance with Chapter 4, Section 4.9.6.8.

Staff requests the Hearing Officer memorialize findings of fact and conclusions of law in a written order. The Santa Fe County Planning Commission (SFCPC) will be holding a public hearing on this matter on September 21, 2017.

EXHIBITS:

1. Development Report
2. Plan Set
3. Chapter 8, Section 8.10.3.13
4. Chapter 4, Section 4.9.6.1
5. Chapter 4, Section 4.9.6.5
6. TAC Summary
7. Neighborhood Meeting Material
8. Notice
9. Agency Reviews
10. Aerial Photo of Site

Development Report for Conditional Use Permit
Santa Fe County
March 24th, 2017
Project Title: Tumbleroot Brewing Company

Project Description: Tumbleroot Brewing Company desires to establish a production facility at 32 Bisbee Court, units 3 and 4. The primary use will be a small production brewery and distillery (1,500 bbl and 1000 proof gallons per year respectively). The secondary use will be a small tap room with limited hours (early evening and after tours) and a capacity of approximately 20 customers.

This is a suitable site for Tumbleroot's needs, and they can move in, establish set up equipment and begin operations with very little change to the property. There will be no new construction that will alter the shell of this building or exterior grounds, other than signage. The desired alterations to the interior would be minimal. They are limited to upgrading utilities and extending them to our equipment, constructing one hour fire separation between tap room and production space, and of course complying with all other fire and occupancy codes.

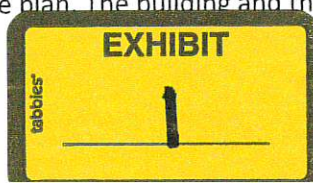
Below is a list of required considerations for the Conditional Use Permit and how Tumbleroot Brewing Company plans to address them in accordance with Santa Fe County Sustainable Land Development Code, Adopted by Ordinance 2016-9 December 13, 2016:

1. **Elevations:** Please refer to the original elevations for this site, included.
2. **Utilities Plan:** Chapter 7, Section 12 of the SLDC describes standards for installing and replacing utilities to a project site. Tumbleroot will not require additional utilities brought to the site. The electrical, natural gas, and water lines that service the building are adequate for operational needs. Please see included photos.
3. **Signage Plan:** Tumbleroot's lease states that the tenant may install and maintain at the tenant's expense and compliant with all acceptable ordinances one (1) identifying sign on or about the Leased Premises, subject to Landlord's review and approval. It further states that the sign shall be no larger than 8'x4'. Tumbleroot's plan is to exercise this option and erect a sign on the premises. Non-Residential signs within a Multi-Tenant center are permitted in accordance with Table 7-5.6. Table 7-5.6 states that one permanent sign up to 70 square feet, is allowed, but requires a permit.

The maximum height is determined by distance from right of way. The façade of our building is located between 50-75 feet from the road. The façade is also located at a height of approximately 8 feet below road level. Therefore, the approximate maximum height will be under 23 feet. Please find attached photo of façade and see neighboring tenant's signage.

The sign will be made of permanent materials such as metal, wood, plaster, stucco, and rock and may not be roof mounted or rise above roof level. The sign will be directly illuminated and will not exceed 250 foot candles, as per 7.9.4. When Tumbleroot has designed and is ready to mount a sign, they will apply for a permit pursuant to chapter 4.

4. **Fire Protection Plan:** The current facility has a fire plan, which includes fire suppression sprinkler heads. Please see attached fire plan. The building and the units which Tumbleroot will occupy



NBC-8

are fully sprinklered. The previous tenants built a mezzanine and dropped sprinkler heads to cover the area underneath. Please see included photos. Tumbleroot will enclose this area with framing, sheetrock and door to provide one hour fire separation. This area will be our tap room and will be appropriately separated from our production area, which will be F-1, moderate hazard manufacturing. Tumbleroot has met with the fire department at the site, and they have indicated where fire extinguishers should be located.

5. **Traffic Circulation Plan:** The existing property has vehicle access from Bisbee Court. There are 17 parking spaces in the front, including a handicapped spot. The paved area at the rear is designed for shipping and receiving via loading docks. There are also 14 parking spaces in the rear. Refer to site plan. We have exclusive access to 4 spaces in the front. All of the spaces in the rear are shared. In accordance with our lease, all of the spaces are shared after 5:30 PM. We have the right to negotiate with neighboring tenants for use of parking spaces during business hours. Units 5 and 6 are warehouse and never use more than one space. This gives Tumbleroot unlimited use of 11 parking spaces.

Though the manufacturing space will have an occupancy of 8, Tumbleroot anticipates 3-4 employees using the designated parking spaces. The additional taproom, with fewer than 24 seats and an occupancy of fewer than 24 will demand at most 8 spaces, but the manufacturing hours are before 5 pm and the tap room hours are after 5 pm. Even if all of these demands occurred at the same time, existing on-site parking exceeds Tumbleroot's maximum demand of 16 parking spaces.

Our anticipated 3-4 employees will most likely be driving to and from work each weekday in personal vehicles. We anticipate once a week, on average, freight delivery. We will also run a delivery van to and from the property once every 1-2 days. We anticipate an average of 15 customers per day (our tap room will have a capacity for approximately 20 customers). This will be between the hours of 5 and 8 on weekdays and for tours on Saturday afternoons. The committee at the TAC meeting determined that Tumbleroot's proposed use will not require a Traffic Impact Assessment.

6. **Landscape Plan:** Our site plan indicates that we are compliant with current code, according to 7.6. There is no planned exterior development or encroachment on existing vegetated area. In compliance with 7.6.4 there is an existing buffer between the developed area and the local road which is in excess of 10 feet, which includes a combination of trees, shrubs, grasses and flowers, ground cover or other organic and inorganic materials. 7.6.4.3. Shade trees predominate; with ornamental trees, shrubs and smaller native trees interspersed. Since there are no residential areas adjacent to the property, there is no need for screening.

The parking area contains fewer than 40 parking spaces, so according to table 7.1, there is no need for parking area landscaping. However, parking area landscaping exists. Refer to site plan.

The landscaped area contains at least one tree with a minimum height at maturity of twenty (20) feet shall be provided for each 500 square feet of landscaped area. Trees are spaced at a distance equal to the average diameter of the spread of the crown of the typical mature specimen. At least three shrubs with a minimum mature height and spread of four feet are provided for each 500 square feet of landscaped area. The vegetation is established, cared for, and served by a buried drip irrigation system.

NIBC-9

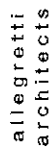
7. **Water harvesting Plan:** as per 7.13.11.7 *Water Harvesting. 1. Rainwater Catchment Systems. Rainwater catchment systems are required for all new residential and all new or remodeled non-residential development, including a change of use from residential to non-residential, as required below. 2. Overflow from a cistern shall be directed into a designated retention pond or landscaped area. 3. The requirements of this Section shall not apply where a development proposes to utilize grey water recycling for all outdoor landscaping.* Tumbleroot Brewing is seeking a conditional use permit for an existing building. It is not engaged in new development but leasing an existing commercial building, and there is no need to satisfy this requirement.
8. **Lighting Plan:** Tumbleroot Brewing will occupy a property that has already has a complaint outdoor lighting plan as listed in the lighting plan. The front light is HID Recessed down light. The back is Outdoor HID wall mount fixture deep shielded. Refer to site plan. These features satisfy all requirements of 7.8.2 as the outdoor lights are shielded or recessed, do not spill over onto adjacent properties, are not above the roof height, and do not produce more than 10,000 lumens/acre of surface to be lit. Please find included photos.
9. **Terrain Management:** The purpose of the Terrain Management section of the code, 7.17, is to (a) protect water quality and the natural character of the land (b) minimize soil and slope instability, erosion, sedimentation and storm water runoff (c) protect and retain rugged and steep terrain, natural landmarks and prominent natural features as open space; (d) adapt development to the existing natural topography, soils, vegetation, geology, hydrology, landforms and other conditions existing on a lot or parcel prior to development by: (i) proper vegetation management techniques (ii) minimizing cuts and fills and earth grading (iii) blending graded areas with undisturbed natural terrain and (iv) minimizing the amount of exposed raw earth at any time in a project by careful phasing of development and revegetation. Chapter 7 - Sustainable Design Standards 7 -75 SLDC 7.17.1.5. refers to preserving natural drainage patterns and recharge groundwater protect the public from the natural hazards of flooding, erosion and landslides; 7.17.1.6. encourage minimum disturbance to the natural areas of a site by; 7.17.1.7. appropriately locate roads, driveways and utilities so as to minimize unsightly cut and fill areas, and scarring; and 7.17.1.8. provide passive irrigation of landscaped areas.

To address these concerns: (a) There will be no new construction or disturbance of existing open space and there is an existing retention pond. See site plan (b) The site is located on a slope of less than 15%. The main sloped landscaped area is terraced and separated from the parking lot by a retaining wall. Run-off from sloped parking lot flows directly to a retention pond before continuing to natural rill and gully. See site plan. (c) See a and b (d) see a and b. To address concern 7.17.1.8, the main landscaped area on the NW side of the property catches surface water run-off from Bisbee Court. The overflow from this run-off is channeled to the vegetated area to on the SW side of the property. The only other vegetated area on the property surrounds the retention pond. Therefore, all of the vegetated and landscaped areas receive passive irrigation.

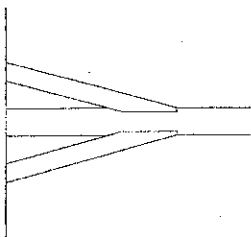
10. **Growth Management:** On March 7th Tumbleroot submitted a competed Development Utility Service Application, along with supporting documents, to Sandra Ely, project manager for Santa Fe County Utilities, as requested at the TAC meeting. Please find a copy of the submitted application included. Tumbleroot is awaiting the "Ready, Willing, and Able" letter that she will prepare for submission to Growth Management.

NBC-10

11. Handicap Parking: According to ADA regulations, with less than 25 parking spaces in the Western lot of Bisbee Court, one of those spaces must be designated for handicap parking, must be 96 inches wide and van accessible. The spot marked "1" on the Site Plan designates the handicap parking space that meets these requirements.



1025 ASPEN DRIVE, SUITE 502B
SANTA FE, NEW MEXICO, 87505
505.986.8029



Product

muligan dog - 3.

lot D-4, bleas court
turquoise trail business park
santa fe, nm

dreams

CHIEF OF
BUREAU

date

JULY 2, 2000

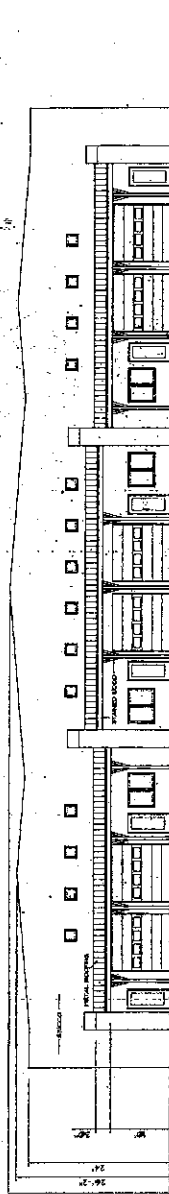
— **Abstract 1310**

ELEVATIONS

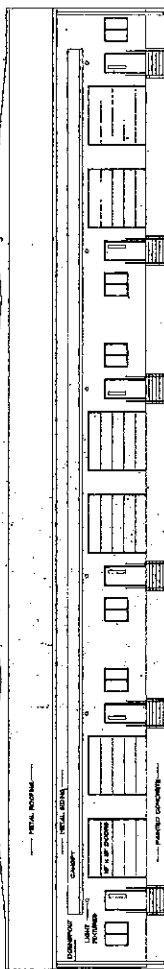
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A-3

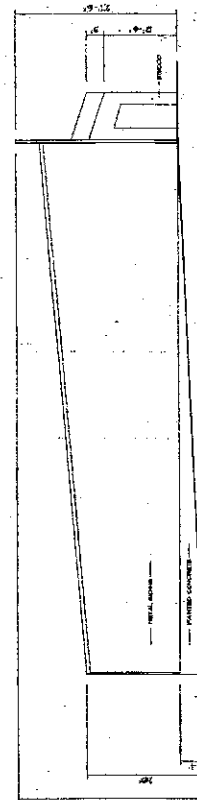
© 2002 Blackwell Science Ltd

NORTH ELEVATION

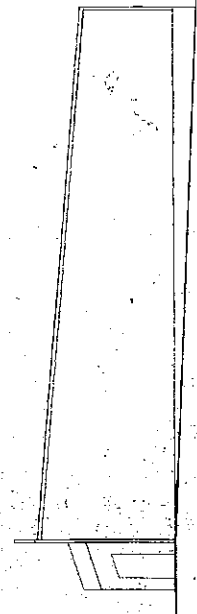
Parts
NOTE
SECTION 2306.5
OF THE UNIFORM BUILDING
CODE MUST BE COMPLIED
WITH 1" base. Please



SOUTH ELEVATION
3'-0"



CLASH ELEVATION



REVOLUTION

NBC-12

allegretto
architects

1515 N. DRIVE - SUITE 100
SANTA FE, NEW MEXICO 87505
360-565-8888

project
mulligan dog - 3

101 D-4, 3rd floor court
uniquely 1000 business park
santa fe, nm

owner
J. WATSON

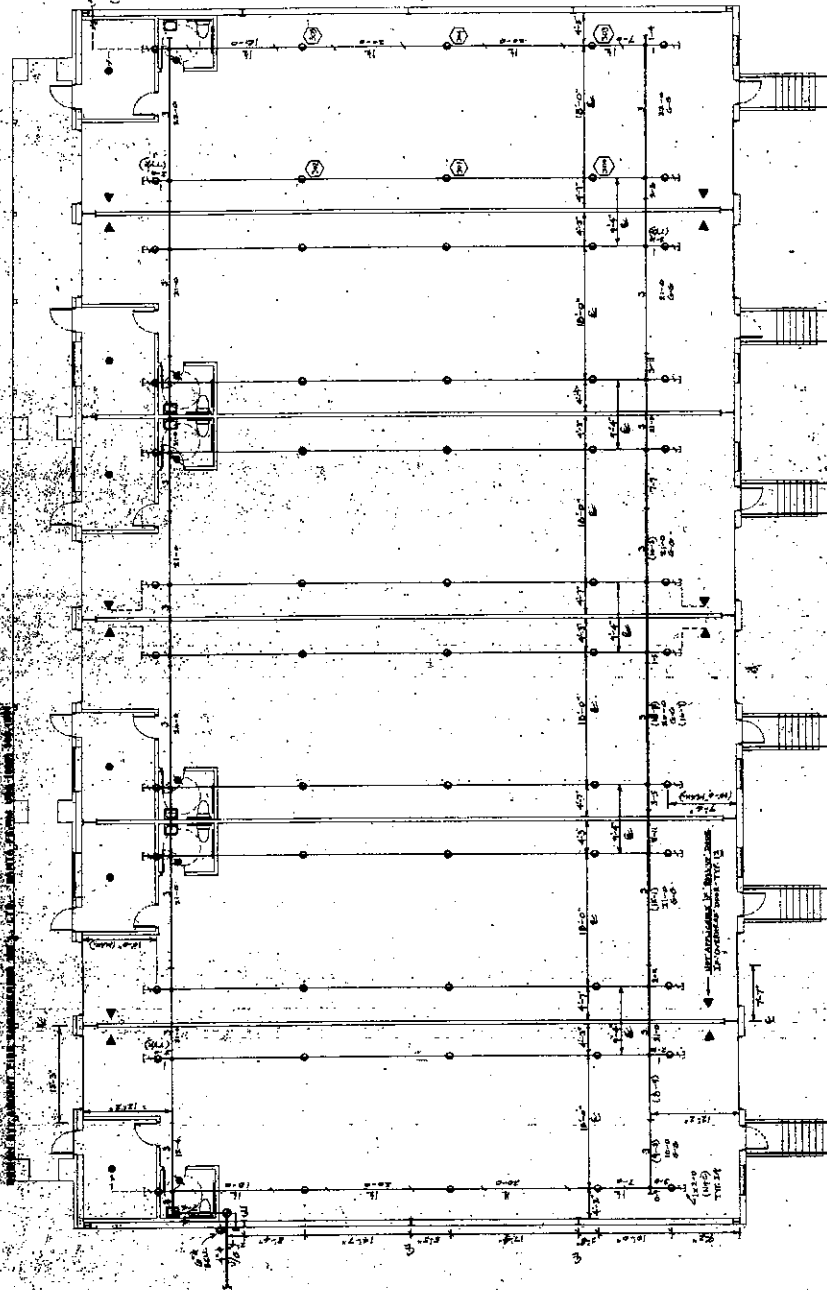
architect
allegretto

date
JULY 2000

sheet
1000



STATE OF NEW MEXICO
Professional Engineer



FLOOR PLAN
1000



ALLEGRETTO ARCHITECTS
1515 N. DRIVE - SUITE 100
SANTA FE, NEW MEXICO 87505
360-565-8888
ALLEGRETTO ARCHITECTS
1515 N. DRIVE - SUITE 100
SANTA FE, NEW MEXICO 87505
360-565-8888

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION	7/2000	JW	JW
2	REVISION	7/2000	JW	JW
3	REVISION	7/2000	JW	JW
4	REVISION	7/2000	JW	JW
5	REVISION	7/2000	JW	JW
6	REVISION	7/2000	JW	JW
7	REVISION	7/2000	JW	JW
8	REVISION	7/2000	JW	JW
9	REVISION	7/2000	JW	JW
10	REVISION	7/2000	JW	JW

ALLEGRETTO ARCHITECTS
1515 N. DRIVE - SUITE 100
SANTA FE, NEW MEXICO 87505
360-565-8888

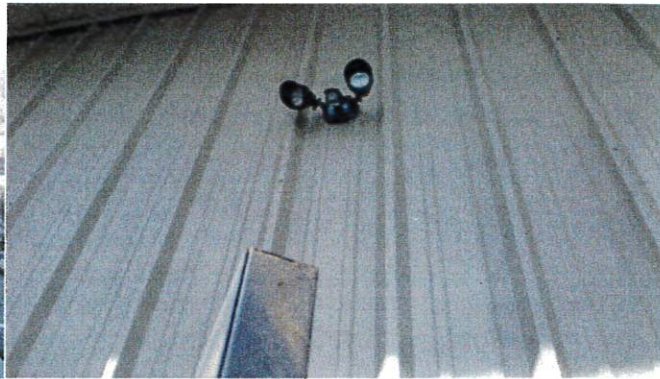
NBC-13

Fire Protection- First is proof of Emergency Exit signs. Second shows the fire sprinklers placed under the Mezzanine. Third shows a wide view of the Mezzanine. Fourth is the fire box at 32 Bisbee Court.



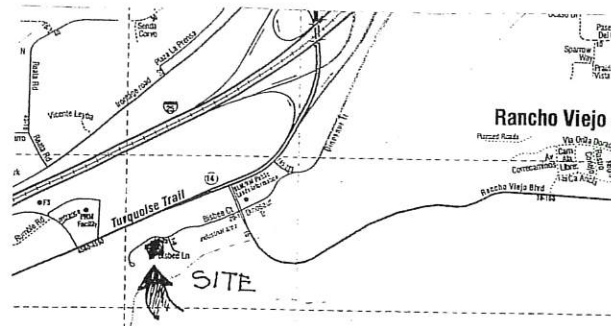
NBC-14

Exterior Lighting



Signage Plan- First two show where we would place of sign referenced in the Signage Plan Portion of the Development Plan. Third shows the sign of the business occupying Units 5-6 of 32 Bisbee Court.





VICINITY MAP

NTS

LIST OF DRAWINGS

SP SITE PLAN & LANDSCAPE PLAN
& PRELIMINARY DEVELOPMENT PLAN

A1 FLOOR PLAN

BUILDING CODE INFORMATION




BUILDING AREA: 15,500 S. F. FULLY SPRINKLERED
TENANT AREA: 3,754 S. F. FULLY SPRINKLERED
(UNITS 3 & 4)

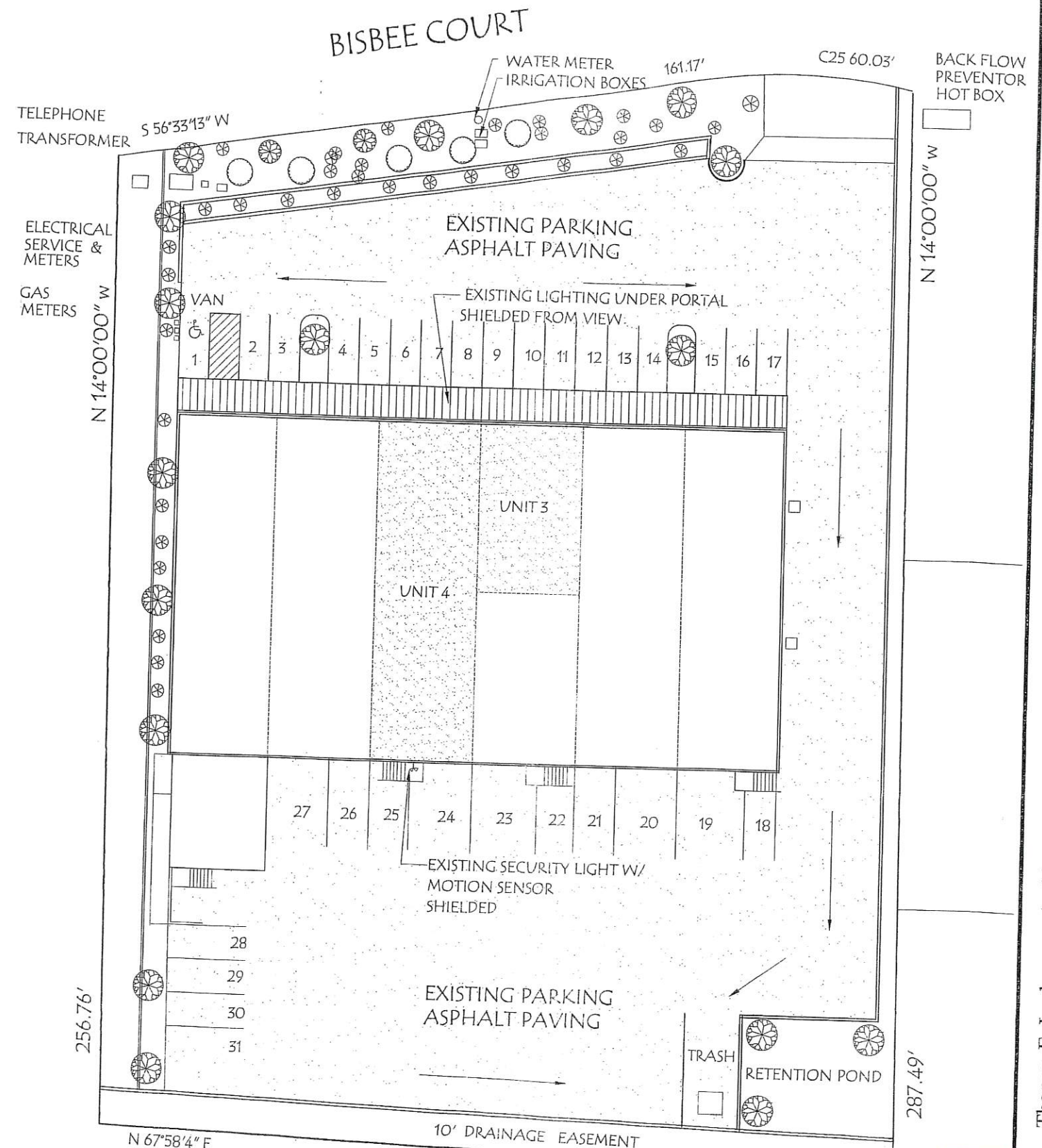
OCCUPANCY USE: FACTORY INDUSTRIAL F-1 MODERATE - HAZARD OCCUPANCY

TENANT AREA: 3,754 S. F. @ 200 = 19 OCCUPANTS

TENANT AREA: 300 S. F. @ 15 = 20 OCCUPANTS

EXISTING LANDSCAPE SCHEDULE

-  DECIDUOUS TREE HONEY OR NATIVE LOCUST
-  EVERGREEN JUNIPER OR PINON
-  SHRUBS & PERENNIALS



SITE PLAN & DEVELOPMENT PLAN
& LANDSCAPE PLAN

SCALE 1/16" = 1' - 0"



NBC-17

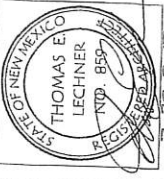
Thomas E. Lechner - Architect

24 Vista De Luna Dr.
SANTA FE, NEW MEXICO 87508
505-660-9100
telechner24@gmail.com

TUMBLERROOT BREWING CO.

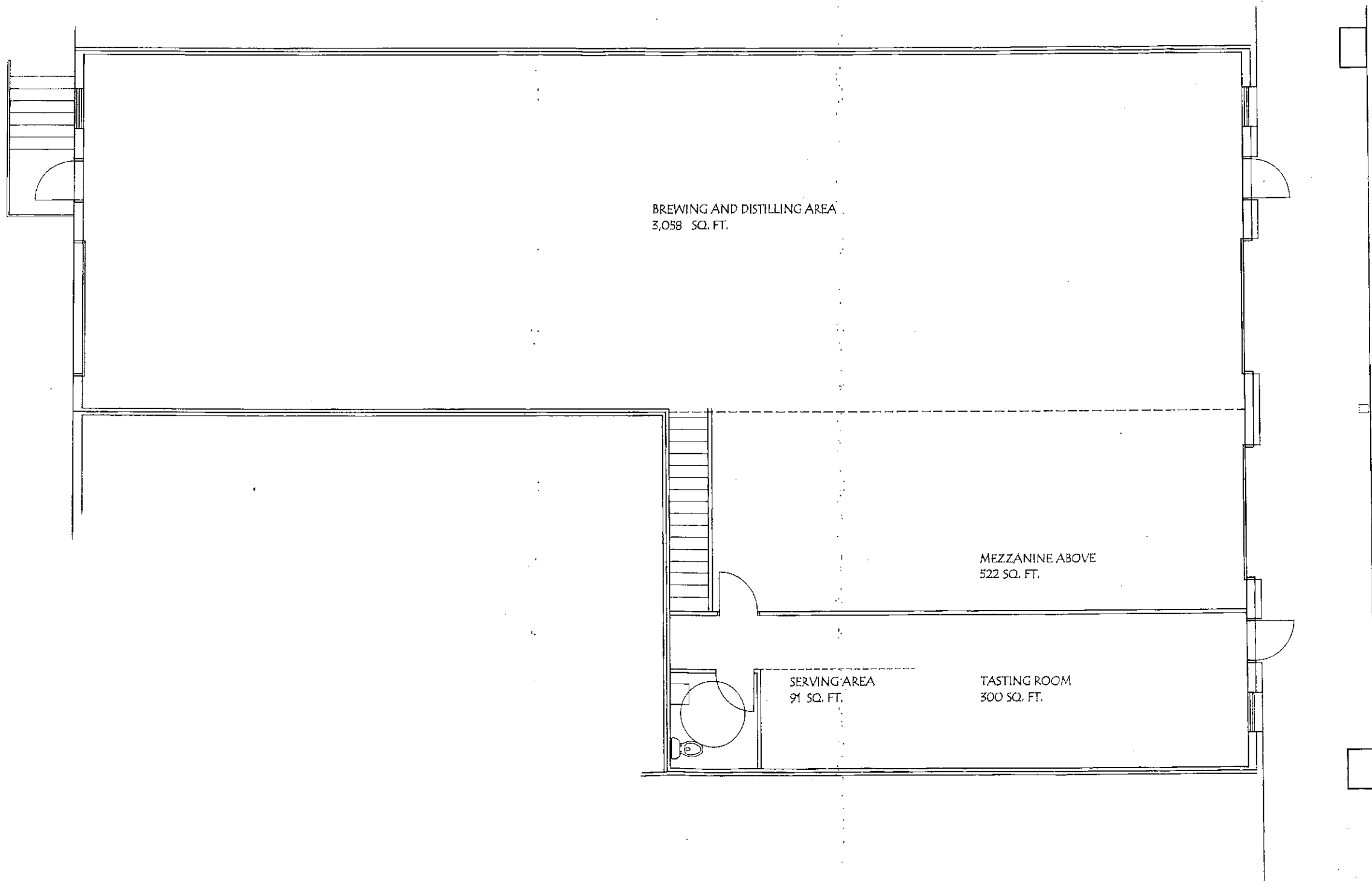
TENANT IMPROVEMENTS
32 Bisbee Court Units 3 & 4
Santa Fe, New Mexico

REVISION	DATE	BY	DATE	REVISION	DATE	BY	DATE



EXHIBIT

2



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



NBC-18

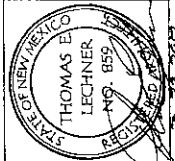
Thomas E. Lechner - Architect

24 Vista De Luna Dr.
SANTA FE, NEW MEXICO 87508
505-660-9100
telechner24@gmail.com

TUMBLEROOT BREWING CO.

TENANT IMPROVEMENTS
32 Bisbee Court Units 3 & 4
Santa Fe, New Mexico

NO.	DATE	BY	REVISION	DATE	BY
1	5/15/2007	TEL			

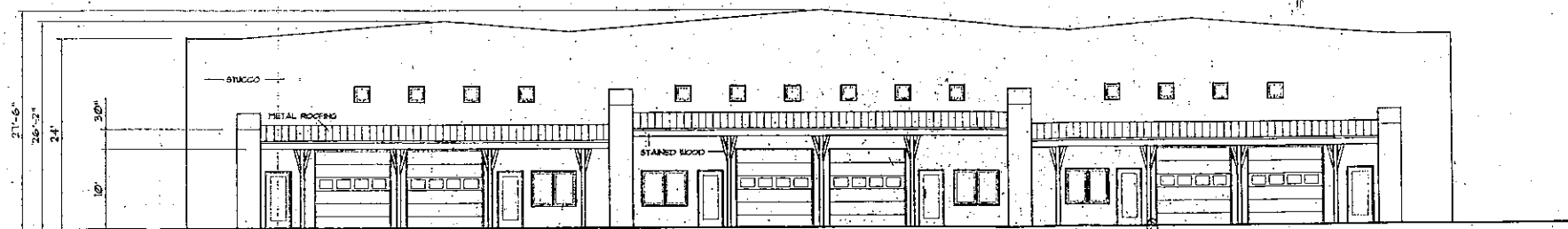


A1



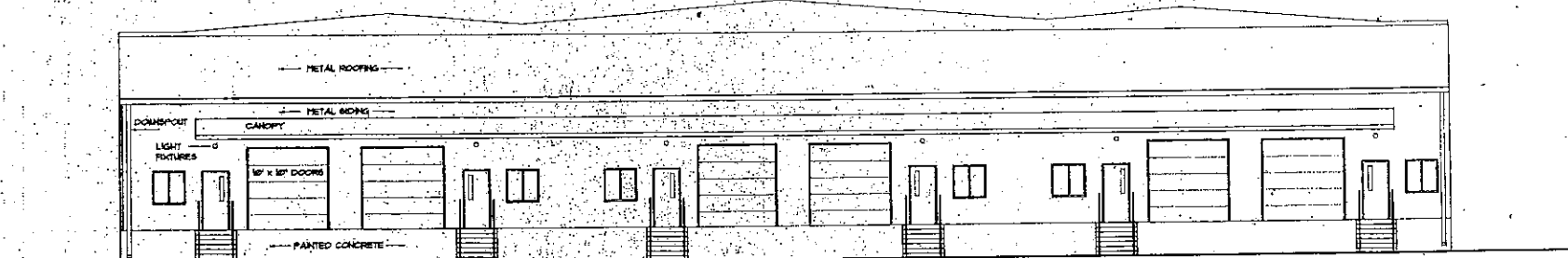
allegretti
architects

1925 ASPEN DRIVE, SUITE 802B
SANTA FE, NEW MEXICO, 87505
505.986.9033

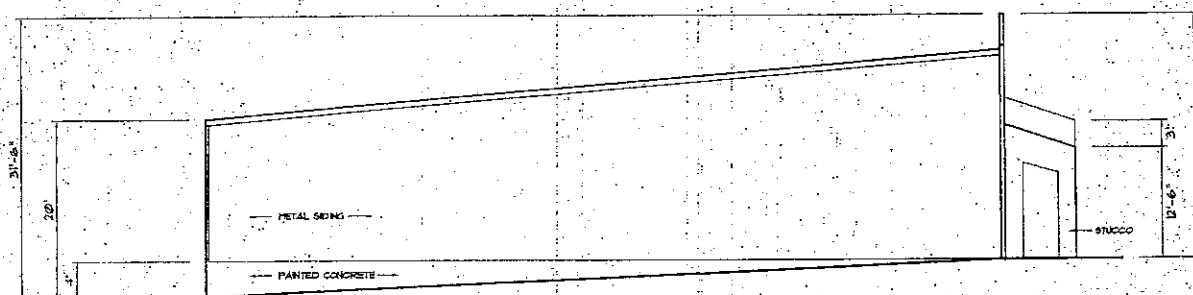


NORTH ELEVATION
1"=10'

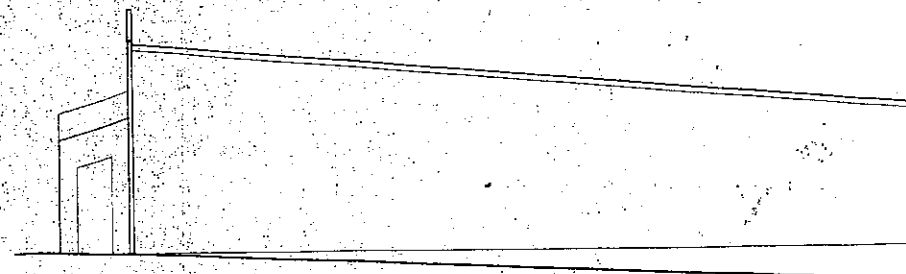
Posts
NOTE
SECTIONS 2306.5
OF THE UNIFORM BUILDING
CODE MUST BE COMPLIED
WITH 1/2" above 1/2" 1/2"



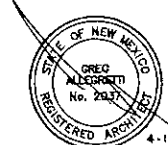
SOUTH ELEVATION
1"=10'



EAST ELEVATION
1"=10'



WEST ELEVATION
1"=10'



project

mulligan dog - 3
lot D-4, bisbee court
turquoise trail business park
santa fe, nm

drawn GA.

scale AS NOTED

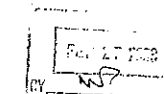
date JULY 8, 2002

revisions:

sheet title

ELEVATIONS

sheet no.



A-3

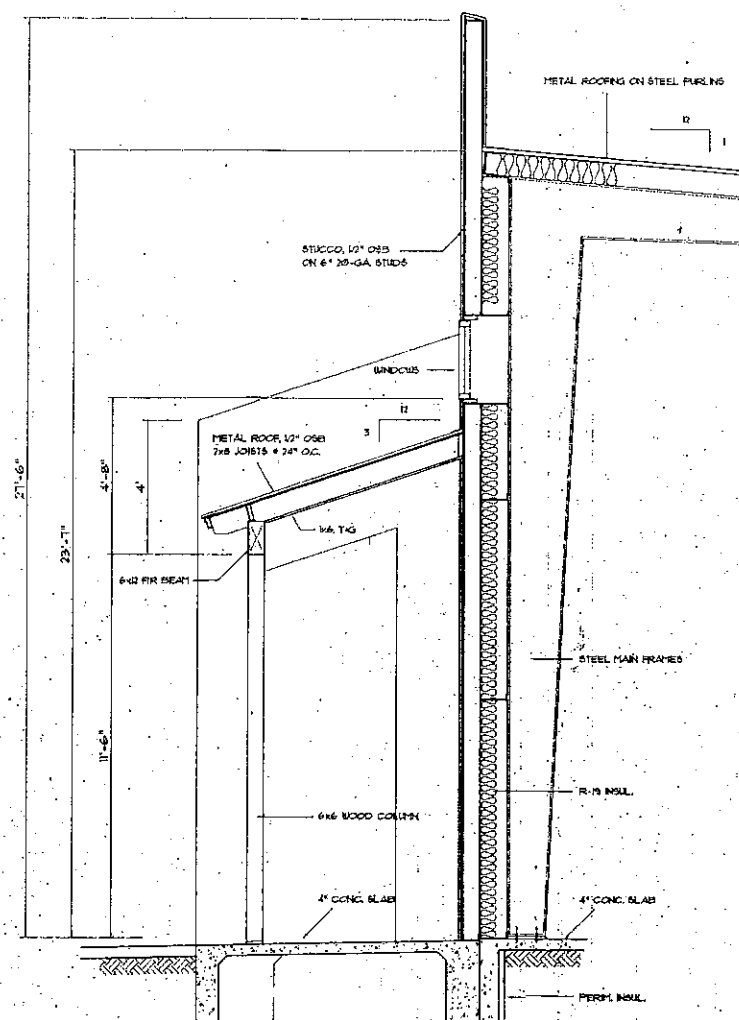
NBC-19



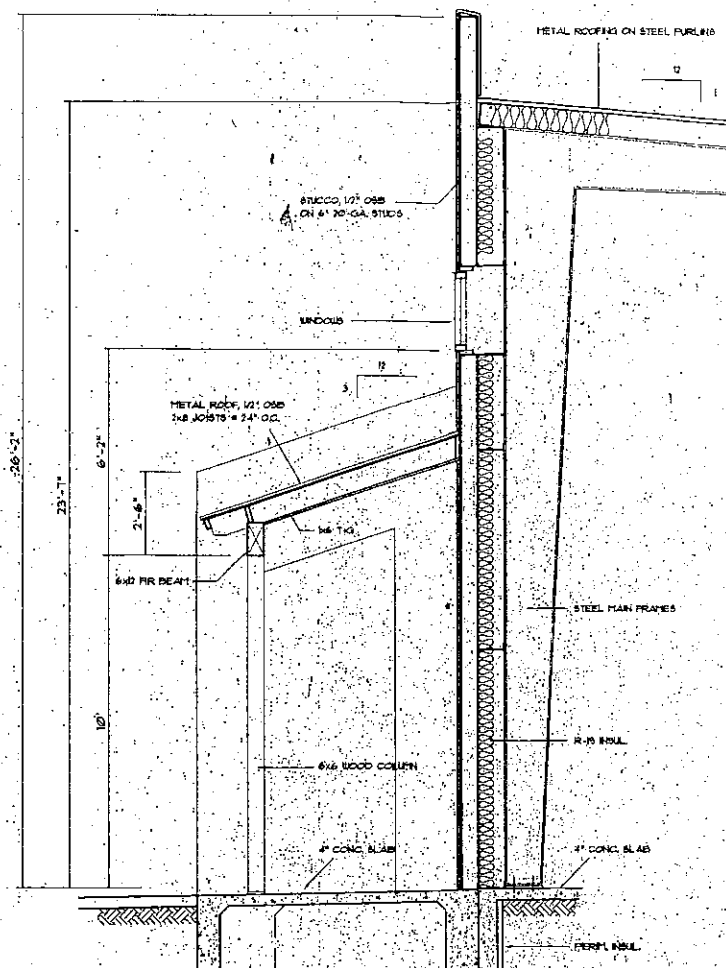
allegretti
architects^{llc}

1925 ASPEN DRIVE, SUITE 802B
SANTA FE, NEW MEXICO, 87505

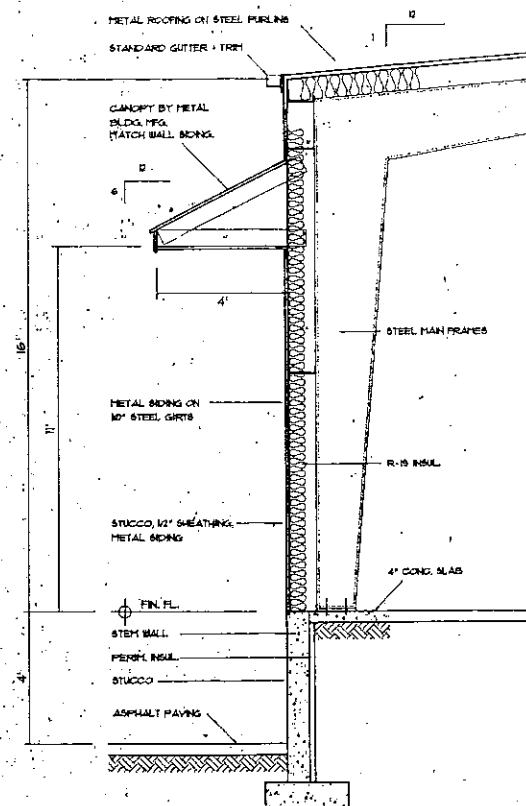
505.986.9033



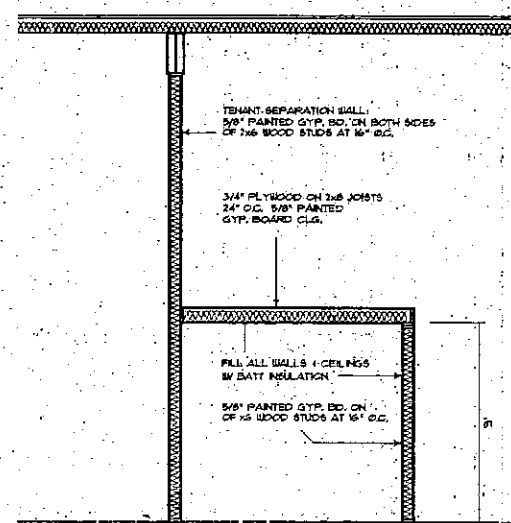
A NORTH WALL SECTION
A-4 SCALE: 3/8" = 1'-0"



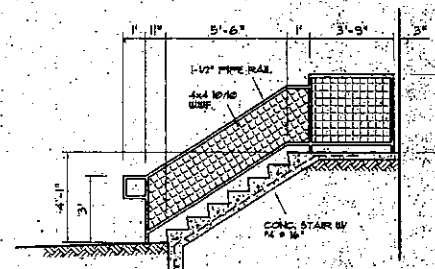
B NORTH WALL SECTION
A-4 SCALE: 3/8" = 1'-0"



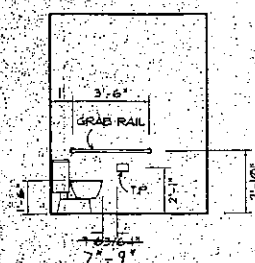
C SOUTH WALL SECTION
A-4 SCALE: 3/8" = 1'-0"



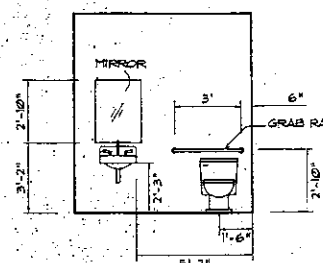
INTERIOR WALL SECTION AT OFFICES



TYPICAL STAIR



TYPICAL TOILET ROOM ELEVATION



TYPICAL TOILET ROOM ELEVATION

NOTE
SECTIONS 406.6
OF THE ANSI MUST BE COMPLIED
WITH.
Insulate Pipes



project

mulligan dog - 3
lot D-4, bisbee court
turquoise trail business park
santa fe, nm

drawn GA

scale AS NOTED

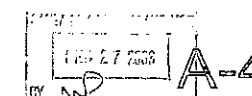
date JULY 8, 2002

revisions:

sheet title

SCHEMATIC

sheet no.



NBC-20

Table 8-36: Dimensional standards – Neighborhood Center (CCD-NC).

Subdistrict	CCD-NC
Density with community water and community sewer	Minimum of 3.5 DU per acre
Lot size -Residential	1500 sq ft min
Height (maximum, feet)	24ft.
Height within 500 ft of perimeter of plaza	30 ft with 36ft allowed for up to 25% of building footprint
Setback	No minimum

8.10.3.12. Village Neighborhood Subdistrict Development Standards (CCD-VN). The Village Neighborhood Subdistrict is intended for application to village subdistrict lands outside of the Village Center and Neighborhood Center Subdistricts where residential uses predominate. The Village Neighborhood Subdistrict may have distinct identities based on location, natural landscape, design theme or the nature of the adjacent neighborhood center.

1. General. The Village Neighborhood subdistrict is appropriate for Flatlands/ Grasslands and Flatlands/Pinyon Juniper land types, and shall be located within a village subdistrict outside of the New Community Center Subdistrict and Neighborhood Center Subdistrict. Development shall be in accordance with applicable requirements of this Section and the following sustainable development requirements:

- a. There is no minimum or maximum size on a VN.
- b. A mix of housing types is required, including single-family and multi-family.
- c. Non residential and civic/Public uses shall be small scale and neighborhood oriented.
- d. Living Priority Roads are required.

2. Village Neighborhood Density and Dimensional Standards. The dimensional standards in Table 8-37 below shall apply in the Village Neighborhood Zone:

Table 8-37: Dimensional Standards – Village Neighborhood (CCD-VN).

Subdistrict	CCD-VN
Density with community water and community sewer	Minimum of 3.5 DU per acre
Lot size -Residential	1500 sq ft min
Height (maximum, feet)	24ft.
Setback	No minimum

8.10.3.13. Employment Center Subdistrict Development Standards (CCD-EC). The Employment Center Subdistrict is intended to accommodate mixed uses, where large scale employers, anchor businesses and light industry can locate in support of New Community Center Subdistrict development. Businesses with special needs for access; buffering for visual, noise or other impacts; technology; storage and size can located in the Employment Center Subdistrict. The Employment Center Subdistrict provides a concentrated planned multi-use environment for light industrial and business uses. Retail uses may be included as necessary to support the needs of anchor employees.

1. General. The Employment Center Subdistrict shall be located on Flatlands/Grasslands and Flatlands/Piñon, Juniper land types, provided housing opportunities and a New Community Center Subdistrict are located within one mile. Development shall be in accordance with applicable requirements of this Section and the following sustainable development requirements:

- a. There is no minimum or maximum size on a EC.
- b. Each phase of development in a multi-phase project may include mixed use.
- c. Living or Mixed Priority Roads are required and shall include direct primary road connection to a New Community Center with potential transit connections.
- d. The Neighborhood Center Subdistrict may be utilized and located within the Employment Center Subdistrict.

2. Parking and Loading. Parking shall be designed around internal pedestrian walkways, with parking in a series of small parking areas.

3. Open Space, Parks, Plazas and Trails. District, Village and Local trails are required to connect the Employment Center Subdistrict to the CCD district trail system.

4. Building design. Feature buildings shall provide a focal point for each Employment Center Subdistrict and adjacent neighborhoods.

5. Employment Center Density and Dimensional Standards. The dimensional standards in Table 8-38 below shall apply in the Employment Center Zone.

Table 8-38: Dimensional Standards – Employment Center (CCD-EC).

Subdistrict	CCD-EC
Density with community water and community sewer	Minimum of 3.5 DU per acre
Lot size -Residential	1500 sq ft min
Height (maximum, feet)	30ft with 36 ft allowed for up to 25% of building footprint
Setback	No minimum

~~**8.10.2-14. Institutional Campus Subdistrict Development Standards (CCD-IC).** The Institutional Campus Subdistrict is a mixed use subdistrict that is reserved for large civic and public uses and to allow a concentration of facilities and room for flexibility and growth. The anchor institutional use is a large civic or public institution for which the campus is created.~~

~~**1. General.** The Institutional Campus Subdistrict shall be located on Flatlands/Grasslands and Piñon/ Juniper land types as shown on the Zoning Map. Development shall be in accordance with applicable requirements of this Section and the following sustainable development requirements:~~

4.9.6. Conditional Use Permits (CUP). For approval of certain conditional uses as set forth in the Use Matrix and elsewhere in the SLDC, pursuant to this Section.



4.9.6.1. Purpose and Findings. This Section provides for certain uses that, because of unique characteristics or potential impacts on adjacent land uses, are not permitted in zoning districts as a matter of right but which may, under appropriate standards and factors set forth herein, be approved. These uses shall be permitted through the issuance of a conditional use permit (CUP).

4.9.6.2. Applicability. The provisions of this Section apply to any application for approval of a CUP as required by the Use Matrix. Conditional uses are those uses that are generally compatible with the land uses permitted by right in a zoning district but that require individual review of their location, design and configuration, and the imposition of conditions or mitigations in order to ensure the appropriateness of the use at a particular location within a given zoning district. Only those uses that are enumerated as conditional uses in a zoning district, as set forth in the use matrix, may be authorized by the Planning Commission. No inherent right exists to receive a CUP. Concurrent with approval of a CUP, additional standards, conditions and mitigating requirements may be attached to the development order. Additionally, every CUP application shall be required to comply with all applicable requirements contained in the SLDC.

4.9.6.3. Application. An applicant may apply for a CUP by filing an application for discretionary development approval with the Administrator. A site development plan is required to be submitted with any CUP application and shall include any SRAs required pursuant to Table 6-1 in Chapter 6.

4.9.6.4. Review. The application shall be referred to the Hearing Officer and Planning Commission for the holding of a quasi-judicial public hearing.

4.9.6.5. Approval Criteria. CUPs may only be approved if it is determined that the use for which the permit is requested will not:

1. be detrimental to the health, safety and general welfare of the area;
2. tend to create congestion in roads;
3. create a potential hazard for fire, panic, or other danger;
4. tend to overcrowd land and cause undue concentration of population;
5. interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
6. interfere with adequate light and air; and
7. be inconsistent with the purposes of the property's zoning classification or in any other way inconsistent with the spirit and intent of the SLDC or SGMP.

4.9.6.6. Conditions. In approving any CUP, the Planning Commission may:

1. Impose such reasonable standards, conditions, or mitigation requirements, in addition to any general standard specified in the SLDC or the SGMP, as the Planning Commission may deem necessary. Such additional standards, conditions, or mitigation requirements may in



4.9.6. Conditional Use Permits (CUP). For approval of certain conditional uses as set forth in the Use Matrix and elsewhere in the SLDC, pursuant to this Section.

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1. be detrimental to the health, safety and general welfare of the area;
2. tend to create congestion in roads;
3. create a potential hazard for fire, panic, or other danger;
4. tend to overcrowd land and cause undue concentration of population;
5. interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
6. interfere with adequate light and air; and
7. be inconsistent with the purposes of the property's zoning classification or in any other way inconsistent with the spirit and intent of the SLDC or SGMP.

4.9.6.6. Conditions. In approving any CUP, the Planning Commission may:

1. Impose such reasonable standards, conditions, or mitigation requirements, in addition to any general standard specified in the SLDC or the SGMP, as the Planning Commission may deem necessary. Such additional standards, conditions, or mitigation requirements may include:

Santa Fe County
TECHNICAL ADVISORY COMMITTEE

November 23, 2016

Re: Tumbleroot Brewing Conditional Use Permit

Jason:

Thank you for presenting the above mentioned project at the pre-application Technical Advisory Committee (TAC) meeting on November 17, 2016. Below is a summary of relevant issues that were discussed at the TAC meeting:

- The site is located at 32 Bisbee Court via Hwy 14 and is zoned as Employment Center within PD-1 Community College District (CCD).
- The CCD Use Matrix allows for warehouse or storage facility, wholesale trade durable and non-durable goods, and refrigerated warehouse or cold storage as a Permitted Use. Manufacturing plants, beer, wine, and liquor store with off-premises consumption of alcohol, bars, taverns, and night clubs, are a Conditional Use.
- The applicant proposes to utilize an existing 4,250 sf structure to house a brewery, a distillery, a packaging line, both warm and cold storage for the product, and a small tasting room.
- The structure will undertake some minor interior alterations.
- Discussion at TAC included the following; existing parking, traffic circulation, width of access point/entrance, fire protection, evening peak hour traffic (approximately 20 patrons) may trigger a Traffic Impact Study (TIA), shall contact County Utilities (Sandra Ely) in regards to water and waste water.
- Neighborhood Meeting required prior to submittal of an application (per Chapter 4, Section 4.4.4 of the SLDC).
- Notice requirements for neighborhood meeting (see Chapter 4, Section 4.4.4.1 of the SLDC) Must include the following Registered Organizations (RO's):

San Marcos Association (RO), Walter Wait, 505-471-0645, 48 Bonanza Creek Road, Santa Fe, NM, 87508 waltwait@q.com

Turquoise Trail Community Association (RO), Michael Smith, 505-954-9479
1421 Luisa St. Suite R, Santa Fe, NM, 87505, msmith@hoamco.com

- Public Hearings required (Hearing Officer & Planning Commission).



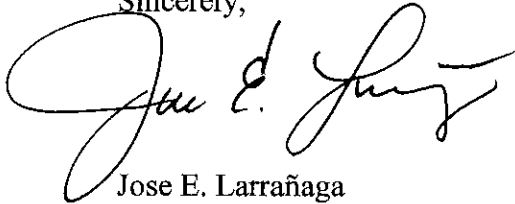
NBC-25

July 11, 2017

- Submittal for a Conditional Use shall comply with Ordinance #2015-11, the Sustainable Land Development Code inclusive of criteria set forth in Chapter 7 (Sustainable Design Standards) and Chapter 8, Section 8.10.3 (CCD).

If you have any questions, please do not hesitate to contact this office at 986-6296.

Sincerely,

A handwritten signature in black ink, appearing to read "Jose E. Larrañaga". The signature is fluid and cursive, with the first name "Jose" being the most prominent.

Jose E. Larrañaga
Development Review Team Leader

Tumbleroot Brewing Company Neighborhood Meeting Report

Date: 3/17/17

Time: 2:00 PM

Location: Inn at Santa Fe Hotel
8376 Cerrillos Rd
Santa Fe, NM 87507

List of Invitees: All Registered Organizations listed in our TAC letter for Registered Organizations we are as well as property owners as shown by the records of the County Assessor of lots within the area proposed and within 100 feet of subject property, excluding public right-of-way (see included list).

List of Attendees: There were no attendees at this meeting.

Materials Distributed: Please see attached documents.

Meeting Summary: There were no concerns addressed, issues raised, or problems identify. No one attended.



NBC- 27

Tumbleroot Brewing Company

We are seeking to establish our business, Tumbleroot Brewing LLC, at 32 Bisbee Court units 3 and 4. It is a property that is located in the Santa Fe Community College Zone, in a section that is approved for commercial use. This property is well suited for our needs. It is in a commercial area that is located over 300 feet from any church or school. However, since our primary use is light industrial and our secondary use is a tap room, we are required to obtain a conditional use permit. We would like to take this opportunity to share with you the vision we have for our business, to assure you that the Bisbee Court property is well suited and situated for our operation, and to illustrate how Tumbleroot Brewing LLC will fit within the current and future vision of the Santa Fe Community College Zone and prove to be an asset to the neighborhood and greater community.

Having signed a lease on this property, Tumbleroot is in the process of obtaining a Small Brewer License, a Craft Distiller License, and a Wholesaler License from the Alcohol and Gaming Department of the State of New Mexico. With an anticipated start date in late August, Tumbleroot's brewery and distillery will craft locally produced, high-quality beer and spirits to meet the growing demand for local and artisanal products. In addition to craft beer, the brewery will make 100% organic spirits. Our business model focuses on producing beer and spirits primarily for on-site consumption, at a separate location within Santa Fe city limits, though our licenses will give us the flexibility to self-distribute some of our product to local accounts as well.

Our operation at Bisbee Court will focus on producing primarily beer and secondarily spirits. At this 3750 square foot facility, we plan to produce 1,500 barrels of beer and 1000 proof gallons of spirits annually. This is considered small by production brewery and very small by production distillery standards, but is large for a single brewpub, which, with our sales focused our in-town tap room, we will essentially be. Close to ideal, this site offers us the necessary utilities, space, and fire suppression that we need to operate our production facility with only minor modifications.

We will also construct and operate a secondary tap room at our Bisbee Court brewery location. It will occupy a small portion of the facility, and will be separated by a 1 hour fire wall from our production space. It will have an occupancy of approximately 20 people and will have very limited hours. We anticipate the onsite taproom being open for about 3 hours on weekday evenings and on Saturday afternoons. The taproom will operate in conjunction with tours and will also serve people who work and live in the immediate area.

Our in-town taproom will be a place where locals can gather, relax in a comfortable atmosphere, have a bite to eat, and enjoy a beer or cocktail crafted at our Bisbee Court location, as well as other New Mexico produced beer, spirits, wine, and cider. We plan to have a traditional bar counter where customers can interact with our knowledgeable bartenders as well as smaller tables where there is an option for privacy. However, the main seating option in our tap room will be long community tables where our customers can rub elbows with neighbors and perhaps meet someone new. The site will also have a kitchen and we will specialize in a variety of small plates to accompany our beverages. We hope to also include a stage where we can feature live entertainment from local and regional musical acts.

Our target demographic will be those seeking quality, locally produced food and beverage in a fun yet calm and safe environment. We envision a place where parents will feel comfortable bringing their children on a warm summer evening. This is not a place that will appeal to a late-night crowd and our hours of operation at both tap room locations will reflect this commitment.

We plan to have strict drink limit policies, a practice voluntarily adopted by most craft breweries across the state and one of the reasons that many craft breweries are seen as family-friendly

venues. Focusing on afternoon and early evening business, our hours will encourage moderate and responsible consumption.

Our brewery location at Bisbee Court will have a limited impact on neighboring businesses. We are occupying an existing structure and the limited amount of retrofitting we will need to do will be constrained to the building's interior. The only exterior modifications we anticipate are those necessary to be compliant with updated Santa Fe County Codes. Our production model is smaller quantities of higher quality product for onsite consumption, so we will not place a significant burden on precious natural resources, especially water. Our brewing and distilling practices will further safeguard this resource.

Our impact on the neighborhood traffic will be minimal. We anticipate freight delivery once every one to two weeks. We will run a delivery van to and from our in-town taproom every one to two days. We plan to begin with three employees on site. Our taproom will have an occupancy of approximately 20 people, but the hours of operation will be mostly after regular business hours of most of the neighboring businesses. And with 31 available parking spaces onsite, which will be available after business hours, parking will not be an issue.

There are many reasons why craft breweries are gaining in popularity, and this growth is undeniable. We are starting our business in response to this growing demand. Though we know that there is an opportunity for financial success with this business model, we will also judge our success by how it benefits the community and environment that we call home. Both owners, Jason Kirkman and Jason Fitzpatrick, live and raise families in the greater Santa Fe area. Jason Kirkman lives in the county and was a teacher in Santa Fe Public Schools for nearly a decade. Jason Fitzpatrick and his family live in the city of Santa Fe and has been an instrumental player in the growth of craft beer in New Mexico. Both owners are committed to improving quality, family-friendly businesses in Santa Fe.

We want our business to not just sustain our families and those of our employees, but also to serve the greater community. Not only will we strive to be an inclusive and inviting community space (at our in-town taproom as well as our secondary taproom), but we will further serve the community by creating jobs: beginning with three new manufacturing jobs, as well as eleven service jobs. Our business plan also includes a plan for employee ownership.

With experience in permaculture design, it is our intention to become an industry leader in sustainable brewing and distilling practices, in both energy and water conservation. We have a plan to adopt specific environmentally friendly features and systems and to proudly share and educate the brewing community and our customers about how they too can integrate some of these systems, affordably, in their lives.

We have carefully outlined our values and goals in the process of developing our business plan, which is centered around the following goals:

1. To craft world-class beer and spirits.
2. To use sustainable methods.
3. To create an entertaining, comfortable community gathering space.
4. To help develop a skilled labor force in Santa Fe.
5. To center our workplace on growth, support, and employee ownership.
6. To build our brewery and distillery to last.

Our use of the Bisbee Property will be an embodiment of these principals. We hope that we have made a case that we will be an asset to our neighborhood, to the Santa Fe Community College District, and to the greater Santa Fe community.

Tumbleroot Brewing Company Neighborhood Meeting Mailing List

Jason Kirkman went down to Santa Fe County Offices and accesses the records of the County Assessor of lots within the area proposed and within 100 feet of subject property, excluding public right-of-way. He also contacted the neighborhood associations requested by Land Use in the TAC letter. Here is a list of owners and neighborhood associations, with their contact information. Also, please see included photos of addresses envelopes. Letters were postmarked and sent on March 2nd, 2017, 15 days before the neighborhood meeting, which was conducted on March 17th, 2017.

Virginia Vigil
3153 La Paz LN
Santa Fe, NM 87507

Long Hard Trail Condominium Association
10 Bisbee CT Unit B
Santa Fe, NM 87508

Mulligan Dog Company
10 Bisbee CT Unit B
Santa Fe, 87508

Hardpan Properties LLC
16 Paseo del Caballo
Santa Fe, NM 87505

25 Bisbee Condominium Association
149 Chili Line RD
Santa Fe, NM 87508

Anthony R and Alice M Roybal
54 Camerada Loop
Santa Fe, NM 87508

Cantor Properties LLC
25 A Bisbee CT
Santa Fe, NM 87508

KGB Properties LLC
HCR 74 Box 21821
El Prado, NM 87529

Randa Hunter
2700 21st ST
Bakersfield, CA 93301

Larry & Keller
101 W Marcy
Santa Fe, NM 87501

Brian C and Valerie Bodei
25 Bisbee CT E
Santa Fe, NM 87508

36 E LLC
95 Don Jose Loop
Santa Fe, NM 87508

Laura B Dunderstadt, Trustee
13308 Twilight Trail PL NE
Albuquerque, NM 87111

Lawrence De Leon
1112 Sunshine Way
Santa Fe, NM 87507

Guy A Dominguez
33 Bisbee CT #E
Santa Fe, NM 87507

L & S Properties LLC
PO Box 5218
Santa Fe, NM 87502

The Horace Group LLC
2913 Calle Derecha
Santa Fe, NM 87505

The Miller Group
10 Bisbee CT Suite B
Santa Fe, NM 87508

33 Bisbee Court Condominium Association
33 Bisbee Ct Unit G
Santa Fe, NM 87508

John M Otter, Trustee
2300 Alameda ST W Unit D3
Santa Fe, NM 87507

NBC-30

Satya LLC
1704 B Llano ST #199
Santa Fe, NM 87505

Maul Partnership LLC
28 Bisbee CT STE B-8
Santa Fe, NM 87508

Horace Group LLC
2913 Calle Derecha
Santa Fe, NM 87505

San Marcos Association (RO)
c/o Walter Wait
48 Bonanza Creek Rd.
Santa Fe, NM 87508

Turquoise Trail Community Association (RO)
1421 Luisa ST Suite R
Santa Fe, NM 87505

Mr. Jason M. Kirkman
30 Timberwick Rd.
Santa Fe, NM 87508

Maul Partnership LLC
28 Bisbee CT STE B-E
Santa Fe, NM 87508

Mr. Jason M. Kirkman
10 Timberwick Rd
Santa Fe, NM 87508

SATYA, LLC
1704 B LLANO ST #159
SANTA FE, NM 87505

Mr. Jason M. Kirkman
10 Timberwick Rd
Santa Fe, NM 87508

JOHN M OTTER, TRUSTEE
2300 W. ALAMEDA #103
SANTA FE, NM 87505

NBC-32

Mr. Jason M. Kirkman
10 Timberwick Rd
Santa Fe, NM 87508

THE MILLER GROUP LLC
10 BISBEE COURT SUITE B
SANTA FE, NM 87508


Mr. Jason M. Kirkman
10 Timberwick Rd
Santa Fe, NM 87508

LES PROPERTIES INC
PO BOX 5218
SANTA FE, NM 87502

Mr. Jason M. Kirkman
10 Timberwick Rd
Santa Fe, NM 87508

LAWRENCE DE LEON
112 SUNSHINE WAY
SANTA FE, NM 87507

NBC-33

36 E LLC
45 DON JOE LOOP
SANTA FE, NM 87508

LARRY KELLEN
101 W MARLY
SANTA FE, NM 87501

K&B PROPERTIES LLC
HCR 74 BOX 21824
EL PASO, NM 87524-7404

NBC-34

ANTHONY & ALICE ROYBAL
54 CAMERADA LOOP
SANTA FE, NM 87508

Mr. James M. Kirkman
1111 Greenwood Rd.
Santa Fe, NM 87508

HARDPAN PROPERTIES LLC
16 PASEO DEL CABALLO
SANTA FE, NM 87505

Mr. James M. Kirkman
1111 Greenwood Rd.
Santa Fe, NM 87508

LONG HARD TRAIL CONDOMINIUM ASSOC.
10 BISBEE COURT UNIT B
SANTA FE, NM 87508

NBC-35

33 BIRGE COURT CONDOMINIUM BLDG.

33 BIRGE COURT UNIT 6

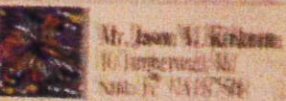
SANTA FE, NM 87508



THE HERMLE GROUP LLC

2913 CALLE DE RECHIN

SANTA FE, NM 87505



Guy A. Dominguez

33 BIRGE COURT NE

SANTA FE, NM 87507

NBC-36

Mr. Jason M. Kirkman
10 Timberwick Rd
Santa Fe, NM 87508

LEAH B DUBERTANT
13209 TULLYHILL TERRACE PL NE
ALBUQUERQUE, NM 87109

Mr. Jason M. Kirkman
10 Timberwick Rd
Santa Fe, NM 87508

EL PASO DE GRANTED
5901 WYOMING BLVD NE SUITE 1333
ALBUQUERQUE, NM 87109

Mr. Jason M. Kirkman
10 Timberwick Rd
Santa Fe, NM 87508

BRAND & VALERIE BODEL
25 BODEE COURT E
SANTA FE, NM 87508

NBC-37



Mr. Jason M. Kirkman
10 Timberwick Rd
Santa Fe, NM 87508

RANDA HUNTER
2700 211st St
BAKERSFIELD, CA 93301



Mr. Jason M. Kirkman
10 Timberwick Rd
Santa Fe, NM 87508

CANTON PROPERTIES LLC
25A BISBEE CT
SANTA FE, NM 87508



Mr. Jason M. Kirkman
10 Timberwick Rd
Santa Fe, NM 87508

25 BISBEE CONDOMINIUM ASSOC.
149 E. CHILI LINE RD
SANTA FE, NM 87508

NBC-38



Mr. Jason M. Kirkman
10 Timberwick Rd.
Santa Fe, NM 87508

MULLIGAN DOG COMPANY
10 BIGBEE CT UNIT B
SANTA FE, NM 87508



Mr. Jason M. Kirkman
10 Timberwick Rd.
Santa Fe, NM 87508

VIRGINIA VIGIL
3153 LA PAZ LN
SANTA FE, NM 87507



Mr. Jason M. Kirkman
10 Timberwick Rd.
Santa Fe, NM 87508

SAN MARCOS ASSOCIATION
C/O WALTER WAIT
48 BOWMAN CREEK RD.
SANTA FE, NM 87508

NBC-39

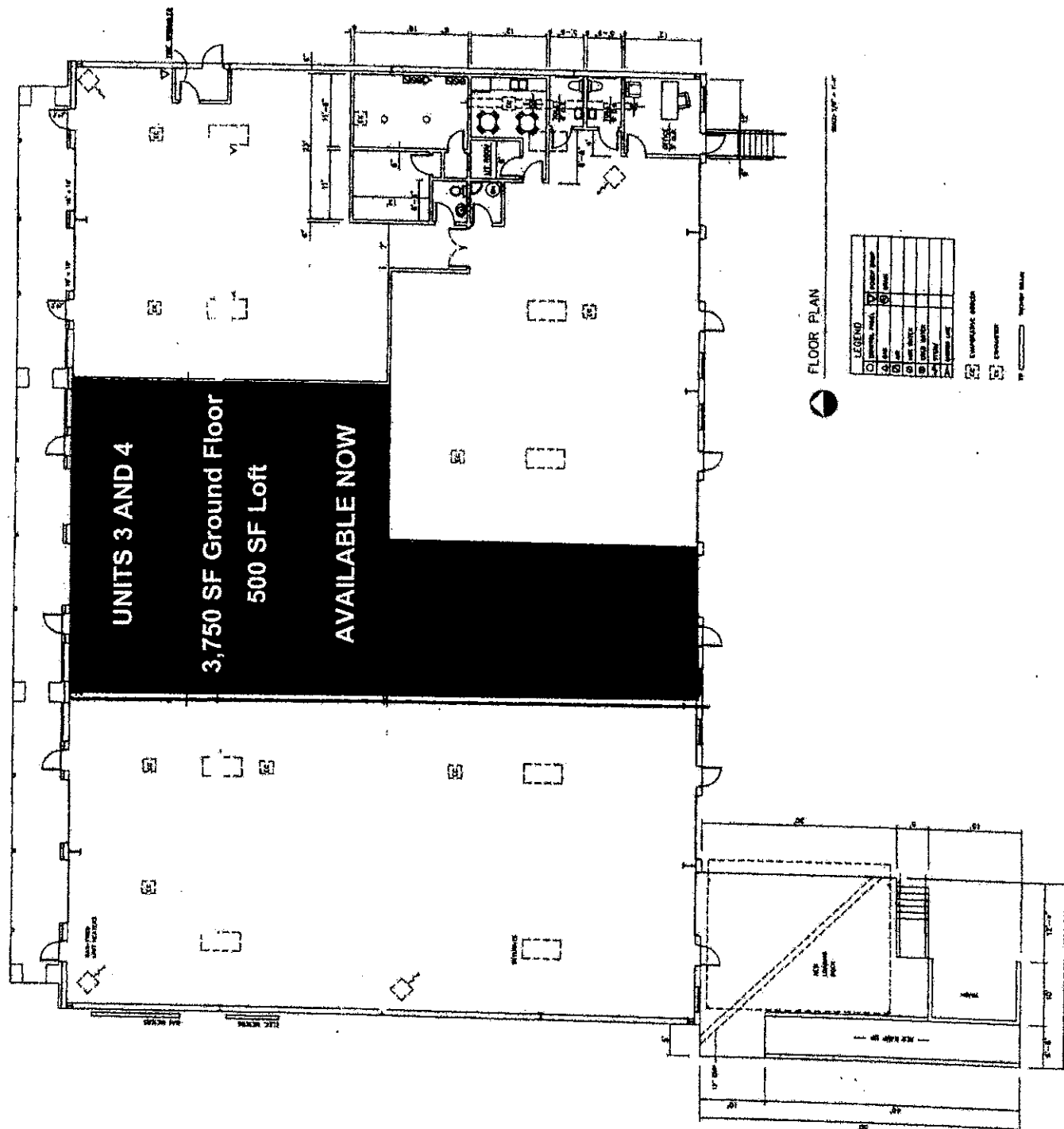


Mr. Jason M. Kirkman
10 Timberock Rd
Santa Fe, NM 87508

TURQUOISE TRAIL COMMUNITY ASSOCIATION
C/O MICHAEL SMITH
1421 LUISA ST. SUITE R
SANTA FE, NM 87505

NBC-40

BISBEE COURT



NBC-41

LIST OF DRAWINGS

SP SITE PLAN & LANDSCAPE PLAN
& PRELIMINARY DEVELOPMENT PLAN

BUILDING CODE INFORMATION

BUILDING AREA: 15,500 S. F. FULLY SPRINKLERED
TENANT AREA: 3,754 S. F. FULLY SPRINKLERED
(UNITS 3 & 4)

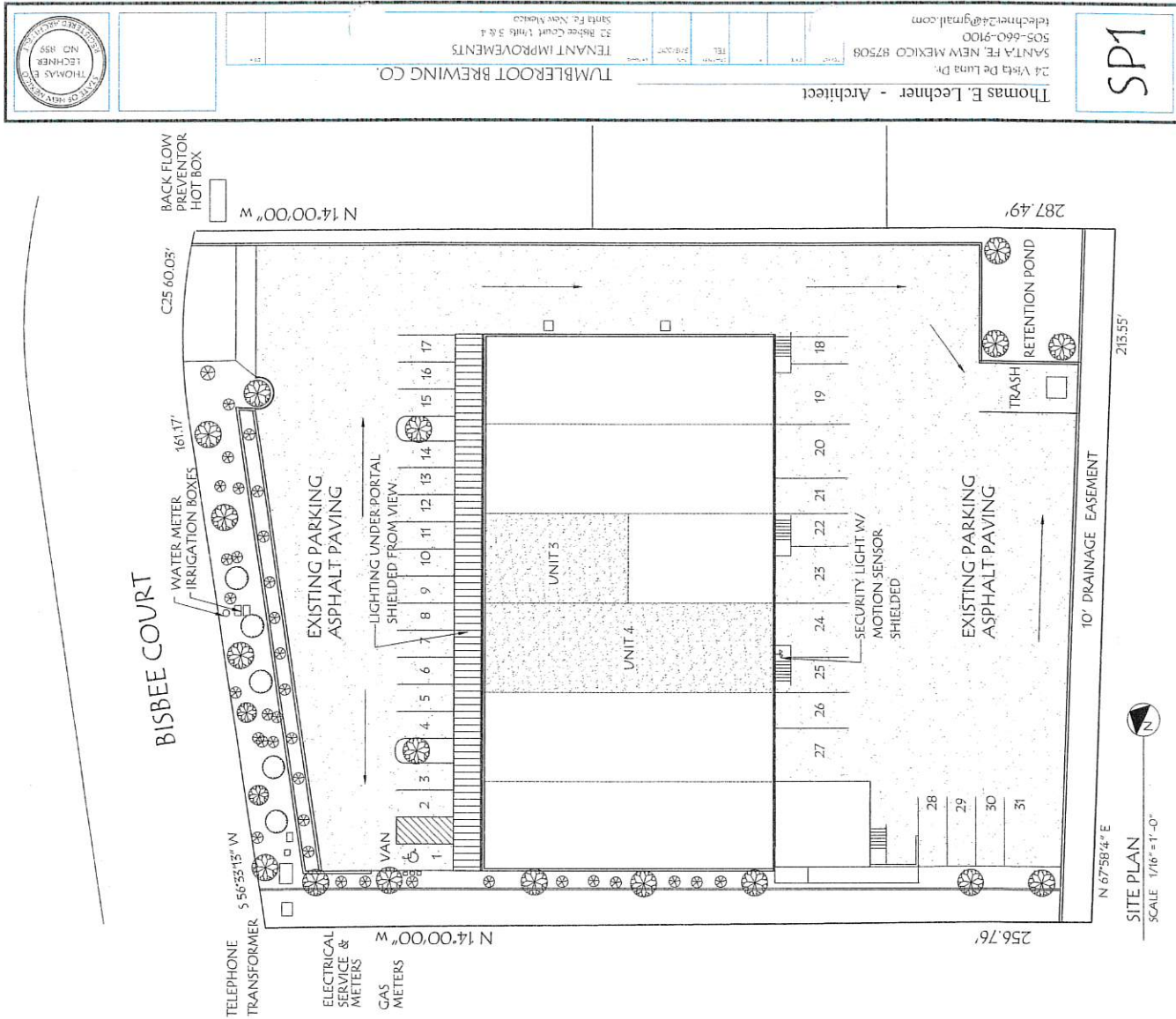
OCCUPANCY USE: FACTORY INDUSTRIAL F-1 MODERATE - HAZARD OCCUPANCY

TENANT AREA: 3,754 S. F. @ 200 = 19 OCCUPANTS
TENANT AREA: 300 S. F. @ 15 = 20 OCCUPANTS

EXISTING LANDSCAPE SCHEDULE

- DECIDUOUS TREE HONEY OR NATIVE LOCUST
- EVERGREEN JUNIPER OR PINON
- SHRUBS & PERENNIALS

NBC-42



Tumbleroot Brewing Company Neighborhood Meeting

March 17th, 2017 at 2:00PM

List of Attendees:

Name

Email

Signature

[illegible]

NBC-43

LEGAL #82876

CASE # CUP 17-5080
Tumbleroot Brewing
LLC Conditional Use
Permit

NOTICE OF PUBLIC
HEARING

Notice is hereby given that a public hearing will be held to

consider a request by Tumbleroot Brewing LLC, for approval of a Conditional Use Permit to allow manufacturing of craft beer and distilled spirits. Tumbleroot Brewing will occupy an existing 4,250 sf structure to house a brewery, a distillery, a packaging line, both warm and cold storage for the product and a small tasting room. The site is within the Planned District Santa Fe Community College District (CCD) and zoned and Employment Center (CCD-EC). The site is located at 32 Bisbee Court via Hwy 14 within T16N, R8E, Section 24, SDA-1, (Commission District 5).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 27th day of July 2017, at 3 p.m. on a petition to the Santa Fe County Hearing Officer and on September 21, 2017 at 4 p.m. on a petition to the Santa Fe County Planning Commission.

Please forward all comments and questions to the County Land Use Administration Office at 986-6225.

All interested parties will be heard at the Public Hearing prior to the Hearing Officer/Planning Commission taking action.

All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P. O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.

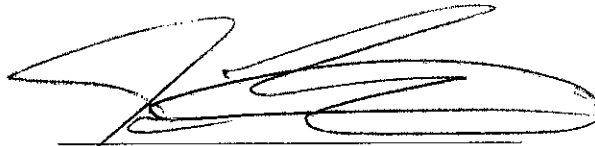
Published in the Santa Fe New Mexican on July 12, 2017.



NBC-44

CERTIFICATION OF POSTING

I hereby certify that the public notice posting regarding a Conditional Use Permit Case # **CUP 17-5080** was posted for 15 days on the property beginning the **12th** day of **July, 2017**. **



Signature

*Photo of posting taken from a public road must be provided with affidavit.

****PLEASE NOTE:** Public notice is to be posted on the most visible part of the property. Improper legal notice will result in re-posting for an additional 15 days. It is the Applicant's responsibility to ensure that the notice is on the property for the full 15 days. Posted notice shall be removed no later than seven (7) days after a final decision has been made on the application.

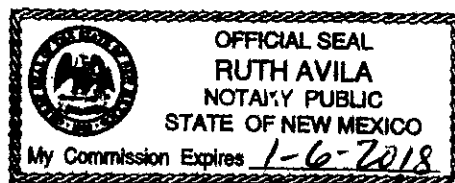
STATE OF NEW MEXICO }
COUNTY OF SANTA FE }

The foregoing instrument was acknowledged before me this 11 day of July, 2017. By Ruth Avila.


Notary Public

My Commission Expires:

1-6-2018



NBC-45

AVAILABLE
305-424-4517
WWW.MITTELGRO.COM

NBC-46

PUBLIC NOTICE

Notice is hereby given that an application has been filed with Santa Fe County for APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW MANUFACTURING OF CRAFT BEER AND DISTILLED SPIRITS. TUMBLERROOT BREWING will occupy an existing 11,250 SF STRUCTURE TO HOUSE A BREWERY AND DISTILLERY. A PACE-LINE, 801P WORK AND COLD STORAGE FOR THE PRODUCT AND A SMALL TASTING ROOM. THE SITE IS WITHIN THE PLANNED DISTRICT SANITARY (COMMUNITY) COLLEGE DISTRICT (CUD) AND ZONED AS EMPLOYMENT CENTER (C2D-EC).

Name of Applicant: TUMBLERROOT BREWING, LLC

Address of Request: 3218 S. 8500E COURT

Legal Description: Section 24 Township 116N

Range R8E NMPM Santa Fe County, New Mexico

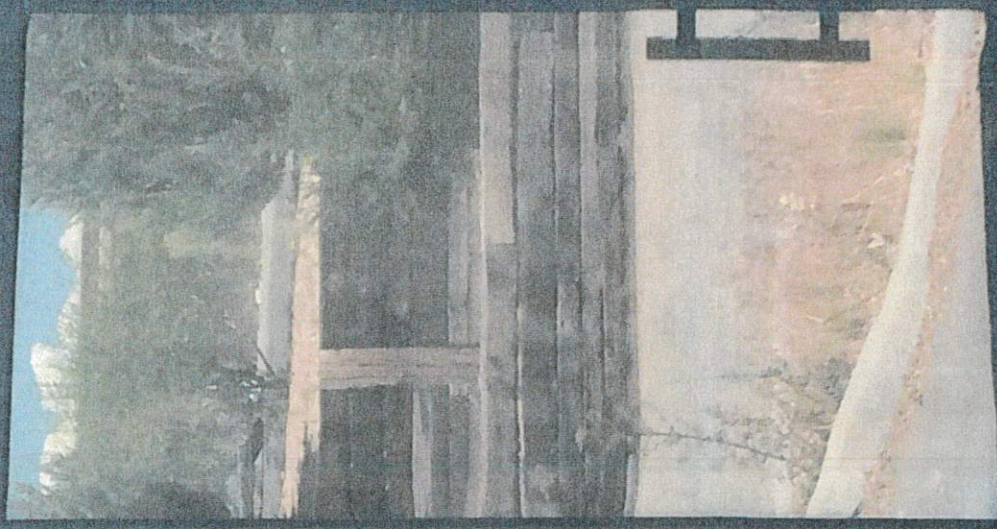
A PUBLIC HEARING will be held at the Old Santa Fe County Courthouse corner of Palace and Grant Avenues, Santa Fe, New Mexico on the 27th day of

JULY 2017 at 3:00 PM, before the SFC PLANNING COMMISSION

AND ON SEP 21 2017 AT 4PM BEFORE THE SFC PLANNING COMMISSION

Further information can be obtained by contacting the Land Use Department, P.O. Box 276, Santa Fe, NM 87504

Phone (505) 986-6225 Development Permit # 17-5080



CASE# CUP 17-5080 Tumbleroot Brewing LLC Conditional Use Permit

Dear Property Owner:

Notice is hereby given that a public hearing will be held to consider a request by Tumbleroot Brewing LLC, for approval of a Conditional Use Permit to allow manufacturing of craft beer and distilled spirits. Tumbleroot Brewing LLC will occupy an existing 4,250 sf structure to house a brewery, a distillery, a packaging line, both warm and cold storage for the product and a small tasting room. The site is within the Planned District Santa Fe Community College District (CCD) and zoned as Employment Center (CCD-EC). The site is located at 32 Bisbee Court via Hwy 14 within T16N, R8E, Section 24, SDA-1, (Commission District 5).

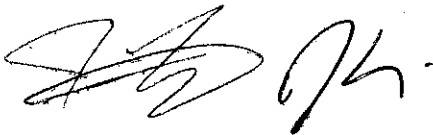
A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 27th day of July 2017, at 3 p.m. on a petition to the Santa Fe County Hearing Officer and on September 21, 2017 at 4 p.m. on a petition to the Santa Fe County Planning Commission.

Please forward all comments and questions to the County Land Use Administration Office at 986-6225.

All interested parties will be heard at the Public Hearing prior to the Hearing Officer/Planning Commission taking action.

All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, N.M. 87504-0276; or presented in person at the hearing.

Sincerely:



Jason Fitzpatrick and Jason Kirkman

Tumbleroot Brewing LLC

32 Bisbee Court Unit 3-4

Santa Fe, New Mexico 87508

NBC-48

Tumbleroot Brewing Company Neighborhood Meeting Mailing List

Jason Fitzpatrick went down to Santa Fe County Offices and accesses the records of the County Assessor of lots within the area proposed and within 500 feet of subject property, excluding public right-of-way. He also contacted the neighborhood associations requested by Land Use by the County. Here is a list of owners and neighborhood associations, with their contact information. Letters were postmarked and sent on July 12th, 2017, 15 days before the neighborhood meeting, which was conducted on July 27th, 2017.

Virginia Vigil
3153 La Paz LN
Santa Fe, NM 87507

Mulligan Dog Company
10 Bisbee CT Unit B
Santa Fe, 87508

25 Bisbee Condominium Association
149 Chili Line RD
Santa Fe, NM 87508

Cantor Properties LLC
25 A Bisbee CT
Santa Fe, NM 87508

Randa Hunter
2700 21st ST
Bakersfield, CA 93301

Brian C and Valerie Bodei
25 Bisbee CT E
Santa Fe, NM 87508

Laura B Dunderstadt, Trustee
13308 Twilight Trail PL NE
Albuquerque, NM 87111

Guy A Dominguez
33 Bisbee CT #E
Santa Fe, NM 87507

The Horace Group LLC
2913 Calle Derecha
Santa Fe, NM 87505

33 Bisbee Court Condominium Association
33 Bisbee Ct Unit G

Santa Fe, NM 87508
Long Hard Trail Condominium Association
10 Bisbee CT Unit B
Santa Fe, NM 87508

Hardpan Properties LLC
16 Paseo del Caballo
Santa Fe, NM 87505

Anthony R and Alice M Roybal
54 Camerada Loop
Santa Fe, NM 87508

KGB Properties LLC
HCR 74 Box 21821
El Prado, NM 87529

Larry & Keller
101 W Marcy
Santa Fe, NM 87501

36 E LLC
95 Don Jose Loop
Santa Fe, NM 87508

Lawrence De Leon
1112 Sunshine Way
Santa Fe, NM 87507

L & S Properties LLC
PO Box 5218
Santa Fe, NM 87502

The Miller Group
10 Bisbee CT Suite B
Santa Fe, NM 87508

John M Otter, Trustee

NBC-49

2300 Alameda ST W Unit D3
Santa Fe, NM 87507

Satya LLC
1704 B Llano ST #199
Santa Fe, NM 87505

Maul Partnership LLC
28 Bisbee CT STE B-8
Santa Fe, NM 87508

Horace Group LLC
2913 Calle Derecha
Santa Fe, NM 87505

San Marcos Association (RO)
c/o Walter Wait
48 Bonanza Creek Rd.
Santa Fe, NM 87508

Turquoise Trail Community Association (RO)
1421 Luisa ST Suite R
Santa Fe, NM 87505

Hayduk King Advertising
PO Box 4492
Santa Fe, NM 87502

25 Bisbee Condominium
9 Rumble Rd
Santa Fe, NM 87508

Leroy and Mary Aragon
8316 Calle De Petirrojo
Albuquerque, NM 87120

Daniel Ronda
21B Bisbee Court
Santa Fe, NM 87508

Bisbee Properties LLC
21 Bisbee Court STE F
Santa Fe, NM 87508

Sequoia Pawan Madan
21 Bisbee Court Unit E
Santa Fe, NM 87507

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Daddio Real Estate LLC
21 Bisbee Ct Unit F
Santa Fe, NM 87508

Leon and Dorothy Romero
21 Bisbee Ct
Santa Fe, NM 87508

Builders Specialty SVC INC
PO Box 2028
Santa Fe, NM 87504

Vigilant Real Estate Group LLC
6 A Deans Ct
Santa Fe, NM 87508

Turquoise Trail LLC
371 Centennial Parkway #200
Louisville, CO 80027

El Paseo de Galisteo
5901 Wyoming Blvd NE Unit J333
Albuquerque, NM 87109

Tierra Sola LLC
4300 Glenwood Hills
Albuquerque, NM 87111

David and Valerie Linson
33 Bisbee Ct #G
Santa Fe, NM 87507

Sat Katar and Sat Bachan Bird
35 Bisbee Ct
Santa Fe, NM 87507

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

**PUBLIC WORKS DIVISION
MEMORANDUM**

Date: April 28, 2017

To: Jose Larranaga, Development Review Team Leader

From: Johnny P. Baca, Traffic Manager Public Works

Re: CASE # SCUP 17-5080 Tumbleroot Brewing Conditional Use Permit

The referenced project has been reviewed for compliance of the Santa Fe County Sustainable Land Development Code (SLDC), and shall conform to roads and driveway requirements of Sustainable Design Standards **Chapter 7.4 (Access and Easements) and Chapter 7.11 (Road Design Standards)**. The referenced project is located within the Community College District located within Santa Fe County Zoning Jurisdiction and is located approximately 1.31 miles east of State Road 14 (Turquoise Trail) / New Mexico 599 (Veterans Highway) intersection, approximately .62 miles southwest of Cerrellos Road / State Road 14, west of Bisbee Court / Rancho Viejo Boulevard intersection. The applicant is requesting approval for Conditional Use permit to allow a production facility to manufacture craft beer/tasting room within an existing 4,250square foot building.

Access:

The applicant is proposing to serve the proposed project with the existing access from Bisbee Court. A Traffic Impact Analysis was not required due to the low volume of traffic generated during the peak hours. Staff feels that the proposed project will not have an impact on the County Road network system.

Conclusion:

Public Works has reviewed the submittal and feels that they **can** support the above mentioned project.



Jose Larranaga

From: Gerard A. Schoeppner
Sent: Monday, July 10, 2017 9:26 AM
To: Phyllis Bustamante; Sandra J. Ely; Jose Larranaga
Subject: FW: SFCo Utilities Application for Ready Willing and Letter for Tumble Root Brewing


Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Jerry

From: Gerard A. Schoeppner
Sent: Wednesday, April 12, 2017 4:07 PM
To: Sandra J. Ely
Cc: Phyllis Bustamante
Subject: RE: SFCo Utilities Application for Ready Willing and Letter for Tumble Root Brewing

Sandra:

 I reviewed the water budget for Tumble Root Brewing. The applicant used the City of SF's Resolution 2009-116 as a guide to establish an estimated water budget. Both the manufacturing consumables (brewing and distilling process) and the restaurant (limited service) are well below Resolution 2009-116 values.

Based on the amount of beer planned to be brewed, spirits distilled, and the water use ratio for this brewery/distillery, the proposed water budget of 1.09 afy for manufacturing consumables is reasonable and acceptable. If brewing and distilling is increased in the future or more bottling is done, the water budget will have to be revised to reflect this change. The applicant did not specify the number of customers expected at the tap room, but used a nearby tap room for comparison. Based on this and the description of the proposed brewery/distillery, I estimated 50 customers per day, 5 days per week. Using an average of 2 flushes per customer (1.6 gallons per flush) and using the faucet (1.5 gallon per minute x 0.5 minutes) twice per customer results in a water use of 56,400 gallons or 0.17 afy. This is slightly higher than the applicants proposed use of 0.11 afy which is reasonable and acceptable. This estimate is based on the use of water saving toilets and faucets, does not include water used in preparation of food and related cleaning as the application did not include food service, or water needed for outside landscaping.

Jerry

*Jerry Schoeppner, P.G.
Santa Fe County Utilities Division
Physical address: 424 Hwy 599 New Mexico Frontage Road, Santa Fe, NM, 87507;
Mailing address: P.O. Box 276, Santa Fe, NM 87504
Office: 505-992-9871
Mobile: 505-231-2346*

[Link to Google Map of our Office Location](#)

From: Sandra J. Ely
Sent: Thursday, March 09, 2017 11:09 AM
To: Gerard A. Schoeppner
Cc: Phyllis Bustamante
Subject: FW: SFCo Utilities Application for Ready Willing and Letter for Tumble Root Brewing

Jose Larranaga

From: Sandra J. Ely
Sent: Tuesday, July 11, 2017 3:14 PM
To: Phyllis Bustamante; Jose Larranaga
Cc: Gerard A. Schoeppner
Subject: RE: FW: HCUP 17-5080 Tumbleroot Brewing Conditional Use Permit

→ Since the infrastructure is already in place and that business is already connected to County water, Tumble Root would not need a water service agreement with the County. They will need to come in and set-up an account with us.

From: Phyllis Bustamante
Sent: Tuesday, July 11, 2017 2:56 PM
To: Jose Larranaga
Cc: Sandra J. Ely; Gerard A. Schoeppner
Subject: RE: FW: HCUP 17-5080 Tumbleroot Brewing Conditional Use Permit

Not sure – Jerry or Sandra may know. My guess is that they are under an agreement through the business park??

Phyllis

From: Jose Larranaga
Sent: Tuesday, July 11, 2017 2:54 PM
To: Phyllis Bustamante
Cc: Sandra J. Ely; Gerard A. Schoeppner
Subject: RE: FW: HCUP 17-5080 Tumbleroot Brewing Conditional Use Permit

Thank you.

At what point would they have to go through the water service agreement process?

From: Phyllis Bustamante
Sent: Tuesday, July 11, 2017 2:52 PM
To: Jose Larranaga; Sandra J. Ely
Cc: Gerard A. Schoeppner
Subject: RE: FW: HCUP 17-5080 Tumbleroot Brewing Conditional Use Permit

According to Jerry's e-mail, attached, 1.09 is ok.

Phyllis

From: Jose Larranaga
Sent: Tuesday, July 11, 2017 8:27 AM
To: Phyllis Bustamante; Sandra J. Ely
Subject: RE: FW: HCUP 17-5080 Tumbleroot Brewing Conditional Use Permit

Thank you Phyllis.

Another question is 1.09 afy water use ok with you?

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Development Review

Date	04/05/2017		
Project Name	Tumbleroot Brewing		
Project Location	32 Bisbee Court. Units 3 & 4, Santa Fe, New Mexico 87508		
Description	Brewery, distillery, taproom	Case Manager	J. Larranaga
Applicant Name	Jason M. Kirkman	County Case #	17-5080
Applicant Address	10A Timberwick Road Santa Fe, New Mexico 87508	Fire District	La Cienega
Applicant Phone	505-603-4740		
Review Type:	Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Lot Split <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/>		
Project Status:	Family Trans <input type="checkbox"/> Inspection <input checked="" type="checkbox"/> Wildland <input type="checkbox"/> Variance <input type="checkbox"/> Zone No. ____ PD ____		
	Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denial <input type="checkbox"/>		

The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated (Note underlined items):

Conditions of Approval

- Building has Automatic fire sprinkler system (page #3)
- All exit doors shall be operational (page #3)

NBC-55

Fire Department Access

Shall comply with Article 9 - Fire Department Access and Water Supply of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

- **Fire Access Lanes**

Section 901.4.2 Fire Apparatus Access Roads. (1997 UFC) When required by the Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.

- **Roadways/Driveways**

Shall comply with Article 9, Section 902 - Fire Department Access of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Roads meet the minimum County standards for fire apparatus access roads of a minimum 26' wide.

Driveway is County approved all-weather paved driving surface Minimum driveway width shall be 20' and an unobstructed vertical clearance of 13'6".

- **Street Signs/Rural Address**

Section 901.4.4 Premises Identification (1997 UFC) Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

Section 901.4.5 Street or Road Signs. (1997 UFC) When required by the Chief, streets and roads shall be identified with approved signs.

All access roadway identification signs leading to the approved development area(s) shall be in place.

- **Slope/Road Grade**

Section 902.2.2.6 Grade (1997 UFC) The gradient for a fire apparatus access road shall not exceed the maximum approved.

This driveway/fire access does not exceed 10% slope and has a minimum 28' inside radius on curves.

Fire Protection Systems

- **Hydrants**

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Section 903.4.2 Required Installations. (1997 UFC) The location, number and type of the fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved.

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 of the 1997 UFC.

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within five hundred feet (500') as measured along the access route.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface.

Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

Supply lines shall be capable of delivering a minimum of 1,000 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. All hydrants shall have NST ports.

Automatic Fire Protection/Suppression

Automatic Fire Protection Sprinkler systems shall be required and is installed per 1997 Uniform Fire, Article 10 Section 1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe. The sprinkler system shall be maintained per NFPA 25 standards.

Fire Alarm/Notification Systems

Automatic Fire Protection Alarm systems are highly recommended per 1997 Uniform Fire and Building Codes as adopted by the State of New Mexico and/or the County of Santa Fe. Required Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code for given type of structure and/or occupancy use.

▪ **Fire Extinguishers**

Article 10, Section 1002.1 General (1997 UFC) *Portable fire extinguishers shall be installed in occupancies and locations as set forth in this code and as required by the chief. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.*

Portable fire extinguishers shall be installed in occupancies and locations as set forth in the 1997 Uniform Fire Code. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.

▪ **Life Safety**

Fire Protection requirements listed for this development have taken into consideration the hazard factors of potential occupancies as presented in the developer's proposed use list. Each and every individual structure of a private occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

General Requirements/Comments

▪ **Inspections/Acceptance Tests**

Shall comply with Article 1, Section 103.3.2 - New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

The developer shall call for and submit to a final inspection by this office prior to the approval of the Certificate of Occupancy to ensure compliance to the requirements of the Santa Fe County Fire Code (1997 UFC and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code.

Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes.

- **Permits**

As required

Final Status

Recommendation for Development Plan approval with the above conditions applied.

Renee Nix, Inspector


Code Enforcement Official

4-5-17
Date

Through: David Sperling, Chief
Jaime Blay, Fire Marshal

File: DEV/Tumbleroot/040517/LC

Cy: Jose Larranaga, Land Use
Battalion Chiefs
Regional Lieutenants
District Chief La Cienega
Applicant
File

Jose Larranaga

From: Jason Kirkman <titokirkman@gmail.com>
Sent: Monday, July 10, 2017 10:59 AM
To: Jose Larranaga
Subject: Fwd: FW: HCUP 17-5080 Tumbleroot Brewing Conditional Use Permit

Hi Jose,

I am forwarding you a string of emails regarding our use of the private septic system at Turquoise Trail Business Park. It looks like NMENV has decided that it is up to the owner of the permitted private septic system to determine whether or not we can hook up - whether or not the system can handle our output. That's great news since we already had Gary Smotherman send you and Sandra a letter on this issue on April 25th:

Hello Sandra,

I was asked by Tumbleroot Brewing to provide approval on behalf of the Turquoise Trail Business Park Lot Owners Association (TTBPLOA) for them to connect to our Wastewater System. There is no need to obtain approval from the business park to connect to our system. First of all the building at 32 Bisbee Ct. is already connected to our system and has been since it was built. More importantly their business is not listed in the list of prohibited uses in the covenants of TTBPLOA. It is therefore not necessary to have our permission to connect. The only limiting stipulation in the covenants is that they not discharge more than 625 gpd. Tumbleroot has indicated that even at full capacity, which he is not expected to be for some time, they would not exceed 566 gpd

If you have any questions or would like to discuss this further please do not hesitate to contact me.

Have a nice day.

Gary Smothermon

L. E. Meyer Company

5 Bisbee Ct. #101

Santa Fe, NM 87508

505-982-5579 Office

505-983-1551 Fax

I am hoping that we can consider this matter closed and can move forward with a conditional use permit that will allow us to use the private septic system until the Turquoise Trail Business Park hooks up to the county sewer system. I only wish that Mr. Brown had been more clear in his communication and more responsive back

in April. This process would have been much smoother, not to mention faster. Jason Fitzpatrick and I are wondering if there is anything you or the Land Use Department can do to expedite our special use process now that we have discovered that the wastewater issue never should have caused such a delay. Anything that you can do in this regard would be greatly appreciated.

Sincerely,

Jason Kirkman

1(505)603-4740

----- Forwarded message -----

From: **Isaac, Russell, NMENV** <Russell.Isaac@state.nm.us>

Date: Mon, Jul 10, 2017 at 8:49 AM

Subject: FW: HCUP 17-5080 Tumbleroot Brewing Conditional Use Permit

To: "titokirkman@gmail.com" <titokirkman@gmail.com>, "jasonfitzpatrick1@gmail.com" <jasonfitzpatrick1@gmail.com>, "ason@atalayaglobal.com" <ason@atalayaglobal.com>

Cc: "Schall, Brian, NMENV" <brian.schall@state.nm.us>, Phyllis Bustamante <pbustamante@santafecountynm.gov>, "Brown, William, NMENV" <William.Brown@state.nm.us>, "Loren Allen (loren@allenenvironmental.com)" <loren@allenenvironmental.com>, "Smothermon, Gary" <Gary@lemeyerco.com>

→ It is up to the utility owner and its consultant to determine whether the treatment system can accommodate the additional flow and load within the discharge permit's (DP-1176) limits and still perform as required.

If you have any questions, please contact me.

→ **Russell A. Isaac Ph.D., P.E.**

Environmental Engineer

New Mexico Environment Department

Ground Water Program

1190 St. Francis Drive

P.O. Box 5469

Santa Fe, NM 87502-5469

T: [\(505\) 827-2978](tel:(505)827-2978)

F: [\(505\) 827-2965](tel:(505)827-2965)

From: Schall, Brian, NMENV
Sent: Friday, July 07, 2017 8:43 AM
To: Isaac, Russell, NMENV <Russell.Isaac@state.nm.us>
Subject: FW: HCUP 17-5080 Tumbleroot Brewing Conditional Use Permit

FYI

R. Brian Schall

Domestic Waste Team Leader

Ground Water Quality Bureau

NM Environment Department

[505-476-3648](tel:505-476-3648)

From: Brown, William, NMENV
Sent: Friday, July 07, 2017 8:21 AM
To: Jason Kirkman <titokirkman@gmail.com>
Cc: Jose Larranaga <joselarra@santafecountynm.gov>; Jason Fitzpatrick <jasonfitzpatrick1@gmail.com>; Jason Kirkman <jason@atalayaglobal.com>; Schall, Brian, NMENV <brian.schall@state.nm.us>
Subject: RE: HCUP 17-5080 Tumbleroot Brewing Conditional Use Permit

Mr. Kirkman,

The Turquoise Trail Business Park septic system was permitted by NMED's Ground Water Quality Bureau (GWQB). I'm copying this email to Brian Schall with GWQB. He should be able to comment on your proposed brewery/distillery operation.

Sincerely,

Bill Brown

Staff Manager, District II

Environmental Health Bureau

New Mexico Environment Department

[505-476-9112](tel:505-476-9112) direct

From: Jason Kirkman [<mailto:titokirkman@gmail.com>]

Sent: Wednesday, July 5, 2017 3:18 PM

To: Brown, William, NMENV <William.Brown@state.nm.us>

Cc: Jose Larranaga <joselarra@santafecountynm.gov>; Jason Fitzpatrick <jasonfitzpatrick1@gmail.com>; Jason Kirkman <jason@atalayaglobal.com>

Subject: HCUP 17-5080 Tumbleroot Brewing Conditional Use Permit

Dear William Brown, Liquid Waste Specialist, District 2,

We are a new brewery/distillery hoping to begin production in Santa Fe County in the fall of 2017. We have signed a lease on a production space in the Turquoise Trail Business Park at 32 Bisbee Ct. We are pursuing a conditional use permit for use of this space as a brewery/distillery. A conditional use is required for all light manufacturing in the Community College District. Our meeting with the hearing officer is July 27th, and our meeting with the planning commission is September 21st. We have met all of the conditions for approval, except for the wastewater issue.

Several months ago, through our case manager with the county, Jose Larranaga, you requested more information from us regarding our projected wastewater. You wrote in the memo that it was regarding: HCUP 17-5080 Tumbleroot Brewing Conditional Use Permit.

Promptly after receiving your letter, we investigated the status of the private septic system at Turquoise Trail Business Park and learned that it had a valid permit through the state with daily discharge limits. We sent a response about meeting the conditions for using the existing septic system to Jose Larranaga, and we also sent a wastewater pre-treatment and monitoring plan to Phyllis Bustamonte at the County. She requested this plan because she stated that the business park is in the process of hooking up to the county wastewater line. I also sent you copies of these plans. I have attached a few documents related to refresh you on the matter.

We have provided documentation to the county that the business park has a valid permit to discharge wastewater into its private septic system, with a maximum discharge of 12,500 gpd. We have also provided them the per unit daily discharge limits created by the Turquoise Trail Business Park Condo Association in order to stay under the discharge limits allowed under the license, 625 gpd. We have demonstrated that our projected wastewater, at a maximum daily average of 564 gpd at full capacity, will be below these limits for at least our first few years of operation.

The county is asking for a letter from you that permits us to use the private septic system, in the case that we begin operations while the business park is still in the process of hooking up to the county sewer line. As I mentioned previously, we have demonstrated that our projected waste is below what is allowed under the business park's per lot allocation under the current license for the septic system. We also will have designed and installed a wastewater pre-treatment system (solids removal and pH adjustment) that will further reduce our impact on the septic system. If you would like to discuss any other concerns you might have regarding our use of this system, we can arrange a face-to-face meeting at your convenience, or you can give me a call anytime.

As I have tried to contact you several times regarding this issue, both by email and phone, I sincerely hope you will reply to this request, either by granting us permission or explaining how and why we would be denied such use, and proposing conditions whereby, should necessity dictate, we may temporarily use the private septic system at Turquoise Trail Business Park. As this wastewater issue has already delayed our conditional use process by several months, I am hoping that we can resolve this matter promptly.

Sincerely,

Jason Kirkman

Tumbleroot Brewing Company

[1\(505\)603-4740](tel:1(505)603-4740)



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1 inch = 69 feet



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