City of Santa Fe

200 Lincoln Ave, Santa Fe, NM 87501 | santafenm.gov

Memorandum

DATE: November 10, 2026

TO: Renee Barela-Gutierrez, Liquor Hearing Officer

VIA: Xavier I. Vigil, Assistant City Clerk

FROM: Emily Aragon, Constituent Services Specialist

ITEM & ISSUE:
Request from Turquoise Bear, LLC dba Inn of the Turquoise Bear for a Bed and Breakfast Liquor License (Beer and Wine) with On-Premises Consumption Only, with Patio Service, to be Located at The Inn of the Turquoise Bear, 342 East Bunea Vista Street, which is Not Located within 300 Feet of a Church or School.

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

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

ACTION REQUESTED:
Consideration of the above request

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

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Clay Bailey, Superintendent
Phillip A. Sanchez, Director

September 21, 2026
By Certified Mail No.: 9171 9690 0935 0299 2427 13

9171 9690 0935 0299 2427 13

City of Santa Fe
Community Engagement Division
Geralyn Cardenas, Director & City Clerk
PO Box 909
Santa Fe, NM 87504-0909

RECEIVED - CITY CLERK
'26 SEP 24

Lic. No. | Appl. No.:	BED & BREAKFAST LICENE APPLICATION #BLA-000019814
Name of Applicant:	TURQUOISE BEAR LLC
Doing Business as:	THE INN OF THE TURQUOISE BEAR
Proposed Location:	342 EAST BUENA VISTA ST. SANTA FE, NM 87505

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

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

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

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

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

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

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

2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing.

ABC has no preference in the option you choose.

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

APPLICANT IS SEEKING A BED AND BREAKFAST LICENSE WITH PATIO SERVICE.

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

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

Respectfully,

Tammy Sandoval

Tammy Sandoval, Hearing Officer
Alcoholic Beverage Control Division
Phone: (505) 795-4165
Email: tammy.sandoval@rld.nm.gov

Enclosures:

1. Original Application (Page 1 of *Application must be signed*)
2. Copy of Zoning Statement
3. Copy of Floor Plan

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Bed and Breakfast Intake Application

Application Number: BLA-0000019814

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Business Information

Business Information

Business Name: Turquoise Bear LLC
Type of Business: Alcohol
Business Structure: Limited Liability Company
FEIN: XX-XXX0538
State Tax ID Number: XX-XXXXX
Business Email: corroon@me.com
Business Phone: 2032163631

Contact Person Information

Contact Person Name: ROBERT CORROON
Contact Person Phone: 5757763233
Contact Person Email: corroon@me.com

Business Mailing Address

Mailing Street: 4 Spriteview Ave
Mailing City: Westport
Mailing State: CT
Mailing Zip Code: 06880
Mailing Country: US

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

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

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: ☐ Approved ☐ Disapproved _____

Signed by Director: _____ Date: _____

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Bed and Breakfast Intake Application

Application Number: BLA-0000019814

NMRLD
NEW MEXICO REGULATION & LICENSING DEPARTMENT

Premises Information

Premises DBA

Premises Doing Business As (DBA):The Inn of The Turquoise Bear

Proposed Premises Physical Address

Physical Street: 342 East Buena Vista Street
Physical City: Santa Fe
Physical Zip Code: 87505
Physical State: New Mexico
Physical County: Santa Fe
Local Option District: Santa Fe City
"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Ownership

The land and building which is proposed to be the licensed premises is: Leased by Applicant
The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.
Specify Owner(s) of the land and building: 342BuenaVista, LLC
Specify Date and Terms of Lease/Operating Agreement: April 1 2026- March 31 2036

Zoning

Is the proposed premises location zoned? Yes
You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.
Specify the zone for proposed premises location (example C-1).: Residential Special Use

Distance from nearest School

Name of School: Wood Gormley Elementary
School Street: 141 Booth Street
School City: Santa Fe
School State: New Mexico
School Zip Code: 87505
School Country: United States
School Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

Distance from nearest Church

Name of Church: The Cathedral of the Basilica of st Francis of Assisi
Church Street: 131 Catherdral Place
Church City: Santa Fe
Church State: New Mexico
Church Zip Code: 87501
Church Country: United States
Church Distance (in feet): More than 1000
Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Bed and Breakfast Intake Application

Application Number: BLA-0000019814

NMRLD
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LICENSING DEPARTMENT

Premises Information 2

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

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

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

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

Business ownership is changing

Licenses at Proposed Premises

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

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

License Number: 123456 License Type: Bed & Breakfast

Questions

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

NMRLD
NEW MEXICO
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LICENSING DEPARTMENT

Alcoholic Beverage Control Division

Bed and Breakfast Intake Application

Application Number: BLA-0000019814

NMRLD
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REGULATION &
LICENSING DEPARTMENT

Payment

Fee Name	Fee Amount
Application Fee	100.00
Resident Agent Fee	50.00
Total Fee Amount:	**150.00**

Attestation/Oath

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

Attestation Signature: Robert Corroon

Date: 04/01/2026

City of Santa Fe
200 Lincoln Ave, Santa Fe, NM 87501 | santafenm.gov

Michael J. Garcia, Mayor

June 4, 2026

Alex Pikuza
General Manager
Inn of the Turquoise Bear B&B
342 E Buena Vista Street
Santa Fe, NM 87505

Subject: Zoning Verification for Inn of the Turquoise Bear B&B located at 342 East Buena Vista Street, Santa Fe, NM

Dear Mr. Pikuza,

This letter provides zoning verification on the above reference property. According to the Official Zoning Map, this property is zoned RAC-Residential Arts and Crafts District and lies within the Downtown and Eastside Overlay District.

14-3.3 Mixed-Use and Nonresidential Districts

A. *Residential Arts and Crafts District*

1. Purpose

The residential arts and crafts district (RAC) is intended to serve and preserve the prevalent characteristics of certain limited areas of the city where residential uses are intermixed with small arts and crafts shops, studios, and galleries. The goods sold from these establishments are custom-produced in small quantities and often one-of-a-kind; or arts or crafts are taught to a small number of people at one time. This district is not intended to be applied to new areas that do not already possess these characteristics.

Bed and breakfast houses and inns are not permitted uses in the Residential Arts and Crafts District. However, the Inn of the Turquoise Bear Bed and Breakfast received a special use permit in 2014 to allow this property to house a bed and breakfast inn. Therefore, the bed and breakfast is an allowed use at this address at this time.

Liquor service for on-site consumption in the Residential Arts and Crafts District to guests of the Bed and Breakfast would be allowed as an accessory use with the special use permit.

City Council

Alma G. Castro, District 1 | Elizabeth "Liz" Barrett, District 2 | Lee Garcia, Mayor Pro Tem, District 3 | Jamie Cassutt, District 4
Patricia Feghali, District 1 | Paul C. Bustamante, District 2 | Pilar F.H. Faulkner, District 3 | Amanda Chavez, District 4

For additional information, please reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-3 Zoning Districts/14-5 Use Regulations/ 14-2 Administration and Procedures)
https://library.municode.com/nm/santa_fe/codes/code_of_ordinances?nodeId=CH14LAD
All uses are subject to compliance with applicable development standards such as parking, lot coverage, etc.

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

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

Stephanie Perea

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

Inn's Floor Plan

Total Land area: 40,270 sq. ft.
Total building: 6,959 sq. ft.
Total Licensed Area: 2,390 sq. ft.

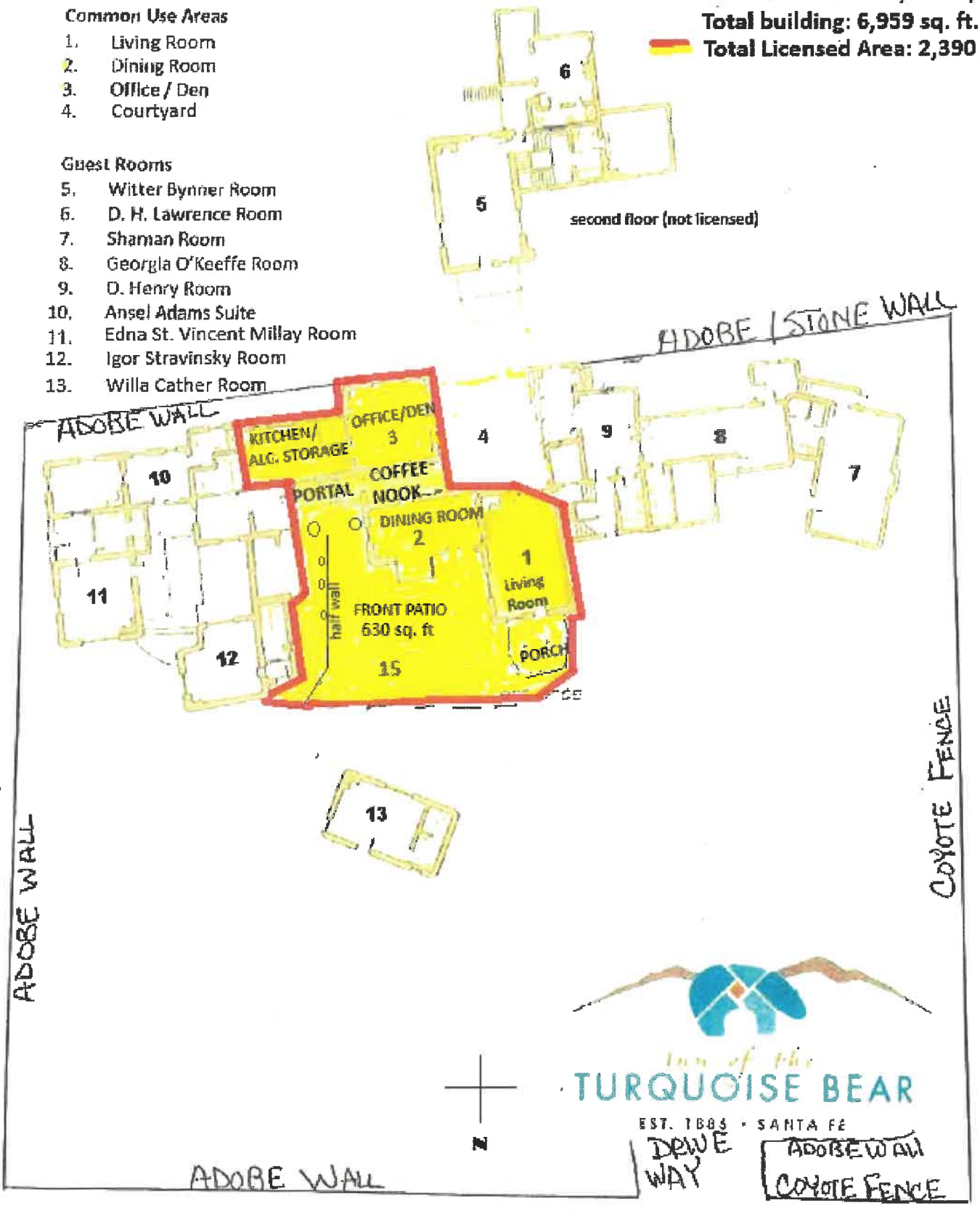
Room Legend

Common Use Areas

1. Living Room
2. Dining Room
3. Office / Den
4. Courtyard

Guest Rooms

5. Witter Bynner Room
6. D. H. Lawrence Room
7. Shaman Room
8. Georgia O'Keeffe Room
9. O. Henry Room
10. Ansel Adams Suite
11. Edna St. Vincent Millay Room
12. Igor Stravinsky Room
13. Willa Cather Room



Inn of the TURQUOISE BEAR
EST. 1885 · SANTA FE

CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Wednesday November 17, 2026.

The purpose of this public hearing is to discuss a request from Turquoise Bear, LLC for the following:

A Request from Turquoise Bear, LLC dba Inn of the Turquoise Bear for a Bed and Breakfast Liquor License (Beer and Wine) with On-Premises Consumption Only, with Patio Service, to be Located at The Inn of the Turquoise Bear, 342 East Bunea Vista Street, which is Not Located within 300 Feet of a Church or School.

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

Geralyn F. Cardenas
City Clerk

Received by The Santa Fe New Mexican
Date: _____

To Be Published: **October 19, 2026**
AND
October 16, 2026

By _____
The Santa Fe New Mexican (Signature)

SANTA FE NEW MEXICAN

Founded 1849

CITY OF SANTA FE-MAIN
PO Box 909
Santa Fe, NM 87504-0909

ACCOUNT:	S2460
AD NUMBER:	127525
TAG LINE	LEGAL #95867
P.O.#:	City Clerk

2 TIME(S)	$90.00
AFFIDAVIT	10.00
TAX	8.19
TOTAL	108.19

AFFIDAVIT OF PUBLICATION

STATE OF NEW MEXICO
COUNTY OF SANTA FE

I, Sebastian Garcia, being first duly sworn declare and say that I am Legal Advertising Representative of THE SANTA FE NEW MEXICAN, a daily newspaper published in the English language, and having a general circulation in the Counties of Santa Fe, Rio Arriba, San Miguel, and Los Alamos, State of New Mexico and being a newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 on Session Laws of 1937; that the Legal No 95867 a copy of which is hereto attached was published in said newspaper 2 day(s) between 10/16/2026 and 10/19/2026 and that the notice was published in the newspaper proper and not in any supplement; the first date of publication being on the 16th day of October, 2026 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

ISI Sebastian Garcia

LEGAL ADVERTISEMENT RESPRESENTATIVE

Subscribed and sworn to before me on this 20th day of October, 2026

Notary Catherine M McSweeney

Commission Expires: 11/04/2029

STATE OF NEW MEXICO
NOTARY PUBLIC
CATHERINE M MCSWEENEY
COMMISSION # 1135865
COMMISSION EXPIRES 11/04/2029

LEGAL #95867

CITY OF SANTA FE

NOTICE OF
PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Monday
November 17, 2026.

The purpose of this public hearing is to discuss a request from Turquoise Bear, LLC for the following:

A Request from Turquoise Bear, LLC dba Inn of the Turquoise Bear for a Bed and Breakfast Liquor License (Beer and Wine) with On-Premises Consumption Only, with Patio Service, to be Located at The Inn of the Turquoise Bear,
342 East Bunea Vista Street, which is Not Located within 300 Feet of a Church or School.

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

Geralyn F. Cardenas
City Clerk

PUB.: Oct. 16, 19, 2026

Applicant: Turquoise Bear, LLC, dba Inn of the Turquoise Bear **Proposed Location:** 342 East Buena Vista St.

(FOR CITY USE ONLY)

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

Geographic Information System Mapping (GIS) Department

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

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

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

Business Licensing Department

☑ Yes, the requesting business has a business license issued by the City of Santa Fe. License #244334.

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

Code Enforcement Department

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

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

*Note: N/A

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

Verification Completed By: Jason D. Sena

Title: Enforcement Division Manager

Date: 10/19/2026

Traffic Engineering Department

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

*Note: N/A

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

Verification Completed By: MARCOS ESQUIBEL

Title: Interim Complete Streets Division Director

Date: 10/19/2026

City of Santa Fe Fire Department

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

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

*Note: Certificate of Compliance was issued by the Fire Marshal's Office on May 27, 2026, Inspection Passed.

Verification Completed By: GERONIMO GRIEGO (Oct 16, 2026 07:14:32 MDT)

Title: Fire Marshal

Date: 10/16/2026

Applicant Supplemental Information Form

1. **Name of Applicant:** ROBERT CORROON Turquoise Bear, LLC

   D/B/A Name to be used: The Inn of The Turquoise Bear

   Proposed License Location: 342 East Buena Vista Street Santa Fe NM 87501

   Telephone number: 505-983-0798

   Email: innkeeper@turquoisebear.com With a copy to: Corroon@me.com

2. **Type of liquor license request:**

   [X] New License (indicate type: Bed and Breakfast Beer and Wine License)

   [ ] Transfer of location (indicate type: _____)

   [ ] Transfer of ownership (indicate type: _____)

   [ ] Transfer of ownership and location (indicate type: _____)

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

   [ ] Yes (If yes, License # and Type: _____)

   [X] No

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

   [ ] Yes (If yes, License # and address where alcohol was being dispensed: _____

   _____)

   [X] No

5. **Does this business have any record of violation?**

   [ ] Yes (If yes, please explain: _____

   _____.)

   [X] No

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

   Current/Previous Hours of Operation: 24/7

   Proposed Hours of Operation: 24/7

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

   [X] Yes (If yes, is the area fully enclosed? [ ] Yes [X] No)

   [ ] No

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

What days? Saturdays and Sundays.

What times? 24/7.

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

[X] Yes (If yes, what is your License #? 244334)

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

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

[X] Yes (If yes, what is your occupant load issued for your business? 18)

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

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

[X] Yes (If yes, what is the date the Certificate was issued? May 27 2026)

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

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

Average annual occupancy 65%.

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

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

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

[X] Business is expected to remain the same.

* Please explain your answer: No change due to Beer and Wine offering.

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

[ ] Traffic can be expected to increase on adjacent streets.

[X] Traffic will not increase on adjacent streets.

* **Please explain your answer:** We do not sell alcohol.

Name of person completing this form: ROBERT CORROON

Telephone number: 203 2163631

Date: 10/8/2026

INSPECTION WORKSHEET (BLFI-160454-2026)

City of Santa Fe
200 Lincoln Ave Santa Fe, NM

Case Number:	2026-50280-CERT	**Case Module:**	Permit
Inspection Date:	Wed May 27, 2026	**Inspection Status:**	Passed
Inspector:	Griego, Geronimo	**Inspection Type:**	Fire Certificate of Compliance

Job Address:	342 E BUENA VISTA ST Santa Fe, NM, 87505	**Parcel Number:**	10350976

Contact Type	Company Name	Name
Applicant	THE INN OF THE TURQUOISE BEAR	CORROON, ROBERT

Checklist Item	Status
General Comments - Checklist item used to track general comments, not specific to any other checklist item	Passed

All documentation and tags are current for life safety equipment.
No violations noted at this time.

Geronimo Griego (Fire Marshal)

Griego, Geronimo

DATE: November 13, 2026

TO: Maggie Moore

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

VIA: Jason D. Sena

FROM: Jason D. Sena, Enforcement Manager

ITEM & ISSUE : Litter and noise impact assessment,due to a request from Turquoise Bear, LLC, for the following:

a) A Request from Turquoise Bear, LLC dba Inn of the Turquoise Bear for a Bed and Breakfast Liquor License (Beer and Wine) with On-Premises Consumption Only, with Patio Service, to be Located at The Inn of the Turquoise Bear, 342 East Buena Vista Street, which is Not Located within 300 Feet of a Church or School.

BACKGROUND AND SUMMARY

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

City Council

Alma G. Castro, District 1
Patricia Feghali, District 1
Elizabeth "Liz" Barrett, District 2
Paul C. Bustamante, District 2
Lee Garcia, Mayor Pro Tem, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4