


City of Santa Fe, New Mexico

memo

DATE: July 11, 2025

TO: Renee Barela-Gutierrez, Liquor Hearing Officer

FROM: GERALYN F. CARDENAS, Deputy City Clerk 

ITEM & ISSUE:

Request from Pajarito Spirits, LLC , 614 Trinity Drive, Los Alamos, NM 87544 for a Transfer of Location of Inter-Local Dispenser Liquor License #DIS-001027 to Farafina's, 730 St. Michael's Drive 3-F, Santa Fe, NM 87505.

BACKGROUND AND SUMMARY:

Request from Pajarito Spirits, LLC, 614 Trinity Drive, Los Alamos, NM 87544 for a Transfer of Location of Inter-Local Dispenser Liquor License #DIS-001027 to Farafina's, 730 St. Michael's Drive 3-F, Santa Fe, NM 87505. **Attached are staff reports regarding litter, noise, and traffic. Approval of this transfer is conditional upon all necessary city and state permits being obtained, construction completed, and a current Santa Fe City business license being obtained.**

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

ACTION REQUESTED

Consideration of the above request

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

GERALYN F. CARDENAS
Deputy City Clerk



June 5, 2025

Certified Mail No.: 7021 2720 0001 2204 7719
 Copy Via Email: asalazar@santafenm.gov

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

CITY CLERK'S OFFICE
 DATE: 6-10-25 TIME: 10:00 am
 SERVED BY: mail
 RECEIVED BY: JULIE RASMUSSEN

Name of Applicant: Pajarito Spirits, LLC
 Doing Business As: Pajarito Spirits, LLC
 Proposed Location: 730 Saint Michaels Drive Suite 3-F, Santa Fe, NM 87505

The Director of the Alcoholic Beverage Control Division (ABC) 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;
- (C) The location of the licensed premises.

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

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

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

- 1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing;
- 2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing;



ABC has no preference in the option you choose.

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

The Applicant is seeking a Transfer of Location of Inter-Local Dispenser Liquor License #DIS-001027. The floor plan does include an outdoor patio.

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

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

Respectfully,

Desirae Griego

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

Enclosures:

1. Application (***must be signed and returned w/notices of publication***)
2. Copy of the Zoning Statement
3. Courtesy copy of the proposed floor plan





Alcoholic Beverage Control Division
Alcohol Location Transfer Intake Application
Application Number: BLA-0000005002



Premises Information

License Information

License Number: DIS-001027	License Type: Dispenser
License Expiration Date: 6/30/25	Current License Owner: PAJARITO SPIRITS, LLC
Current DBA Name: PAJARITO BREWPUB AND GRILL	Current Lessee:
Dispenser Type: Inter-Local Dispenser	

Current Premises Address

Physical Street: 614 TRINITY DRIVE	Physical City: Los Alamos
Physical State: NM	Physical Zip Code: 87544
Physical County: Los Alamos	Local Option District: Los Alamos County

Proposed DBA Name

Do you want to change the license DBA Name? Yes
Requested DBA Name: Pajarito Spirits, LLC

Proposed Premises Physical Address

Physical Street: 730 Saint Michaels Drive Suite 3-F	Physical City: Santa Fe
Physical Zip Code: 87505	Physical State: New Mexico
Physical County: Los Alamos	
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: Other

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.

Other (provide details): Pajarito Spirits, LLC will Lease License DIS-001027 to Farafina, LLC for use at

Specify Owner(s) of the land and building: Woodway M, LLC Robert A. Rubenstein

Specify Date and Terms of Lease/Operating Agreement: 05/01/2024

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): SC-2



Alcoholic Beverage Control Division
Alcohol Location Transfer Intake Application
Application Number: BLA-0000005002



Distance from nearest School

Name of School: HoliTOMoli Alternative Academy
 School City: Santa Fe
 School Zip Code: 87505

School Street: 1500 5th St
 School State: New Mexico
 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: Ascent Bible Church
 Church City: Santa Fe
 Church Zip Code: 87505

Church Street: 2076 Galisteo St
 Church State: New Mexico
 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.

Premises Information 2

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

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

Questions

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

List of Active Business Licenses in Other States

No records to display.

List of Active Business Licenses in New Mexico

License Number: DIS-001027

License Type: Dispenser

Issuing State: New Mexico



Alcoholic Beverage Control Division
Alcohol Location Transfer Intake Application
Application Number: BLA-0000005002



Business Information

Business Information

Business Name: PAJARITO SPIRITS, LLC
Business Structure: Limited Liability Company
State Tax ID Number: XX-XXXXX3-00-6
Business Email: patrickmocklerwood@hotmail.com

Type of Business: Alcohol
FEIN: XX-XXX2526
Business Phone: 5809161235

Contact Person Information

Contact Person Name: Patrick Mockler-Wood
Contact Person Email: patrickmockler-wood@hotmail.com

Contact Person Phone: 5809161235

Business Mailing Address

Mailing Street: 223 N. Guadalupe, #229
Mailing State: NM
Mailing Country: US

Mailing City: Santa Fe
Mailing Zip Code: 87501

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

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

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: Approved Disapproved _____

Signed by Director: _____ Date: _____



Alcoholic Beverage Control Division
Alcohol Location Transfer Intake Application
Application Number: BLA-0000005002



Payment

Fee Name	Fee Amount
Transfer of Location	200.00
Total Fee Amount:	200.00

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: Patrick Mockler-Wood

Date: 01/23/2025



City of Santa Fe, New Mexico

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

www.santafenm.gov

Alan Webber, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1

Alma G. Castro, District 1

Michael J. Garcia, District 2

Carol Romero-Wirth, District 2

Lee Garcia, District 3

Pilar F.H. Faulkner, District 3

Jamie Cassutt, District 4

Amanda Chavez, District 4

January 14, 2025

Djibril Sylla
Farafina, LLC and Pajarito Spirits, LLC
730 Saint Michael's Drive
Suite 3-E
Santa Fe, NM 87505

RE: Zoning Verification for Farafina, LLC and Pajarito Spirits, LLC located at 730 Saint Michael's Dr, Suite 3-E, Santa Fe, NM

Dear Mr. Sylla,

This letter provides zoning verification on the above referenced property. According to the Official Zoning Map, this property is zoned SC-2 Planned Shopping Center and is in the Midtown Local Innovation Corridor (LINC) overlay district.

14-4.3 (K) SC PLANNED SHOPPING DISTRICTS

The purpose of the SC districts is to provide new neighborhood, community, and regional shopping centers. The SC-1, SC-2 and SC-3 districts are intended for a unified grouping, in one or more buildings, of retail establishments, stores and services that provide for the regular needs and convenience of families residing in the adjacent residential neighborhoods or in the larger community.

(a) The purpose of the SC districts also is to allow uses and structures customarily accessory and clearly incidental and subordinate to the permitted principal uses and structures as stated and restricted in Subsection 14-4.3(K)(1)(a); provided that the accessory uses and structures are in keeping with the character of the district.

(b) The further purpose of the SC districts is that the three types of SC districts are defined and distinguished by scale of development, using trade area, market and number and variety of retail establishments to determine whether the district should be zoned SC-1, SC-2 or SC-3 as follows:

(ii) SC-2 community shopping center district:

- 1) radius of trade area is approximately four miles or more;
- 2) minimum market is approximately five thousand families; and
- 3) composition of center is ten or more retail establishments; the major retail establishment is usually a variety or department store, in addition to convenience goods and personal services as in SC-1. Other retail establishments may include filling stations, department stores, discount stores, furniture stores and other stores and services that provide for the regular needs of families residing in the adjacent residential neighborhoods or in the larger community; and

14-5.5 – HIGHWAY CORRIDOR PROTECTION DISTRICTS

(D) Midtown Local Innovation Corridor (Midtown LINC) Overlay District

(1) Purpose and Intent The purpose and intent of the Midtown Local Innovation Corridor (LINC) Overlay Districts to:

- (a) Strengthen and animate the built environment and the business and population links within the demographic and geographic center of the city between the existing employment centers of the Santa Fe University of Art and Design and surrounding uses to the west and the Christus St. Vincent Regional Medical Center and related medical uses to the east;
- (b) Incentivize multi-family residential development, complementary non-residential uses, and an enlivened, street-oriented pedestrian environment by freeing development capacity of existing under-developed land and buildings for these targeted uses, while allowing existing uses to continue as redevelopment occurs;
- (c) Allow for innovative development and redevelopment of the district while providing buffering between the district and existing residential development outside of the district by the application of amended land development regulations and fees and by establishing conditions precedent for future infrastructure enhancements and the application of other redevelopment and financing tools;
- (d) Promote a more healthy, safe, and enjoyable environment within the city's midtown area through the enhancement of pedestrian and bicycle accessibility and safety, landscaping and other street-related amenities and the eventual reduction of traffic speeds and provision of on-street parking, bicycle lanes, and improved crosswalks; and (e) Provide flexibility in sign design and location so as to maintain effective communication, business identification and wayfinding for existing buildings whose visibility maybe reduced by new development.

Full-Service restaurants which may or may not have patio services, with incidental alcohol service for on-site consumption are permitted uses in the SC-2 shopping district.

For additional information, please reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses)

https://library.municode.com/nm/santa_fe/codes/code_of_ordinances?nodeId=CH14LADE. 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

300ft Buffer Map 730 St Michael's Dr Ste 3F

RE: Lic. DIS-001027 / Appl. No. BLA-000005002
Name of Applicant: Pajarito Spirits, LLC
Doing Business As : Pajarito Spirits, LLC
Proposed Location: 730 Saint Michaels Dr Ste 3-F
Santa Fe, NM 87505

Note: Above mentioned location is NOT within 300' of a school, church or daycare.

730 St Michael's Dr

Altitude Christian Church

- 300ft Buffer
- 730 St Michael's Dr
- ELEMENTARY
- MIDDLE
- COMMUNITY
- HIGH
- CHARTER
- Place of Worship
- Day Care Centers



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

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



CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Thursday, July 24, 2025.

The purpose of this hearing is to discuss a request from Pajarito Spirits, LLC for a Transfer of Location of Inter-Local Dispenser Liquor License No. DIS-001027 with On-Premises Consumption Only with Patio Service, from Pajarito Brewpub and Grill, 614 Trinity Drive, Los Alamos to 730 Saint Michael's Drive Suite 3-F, Santa Fe.

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/>.


ANDREA SALAZAR

Andréa Salazar
City Clerk/Director of Community Engagement

Received by The Santa Fe New Mexican

Date: _____

To Be Published: **June 24, 2025**

AND

July 1, 2025

By _____
The Santa Fe New Mexican (Signature)

SANTA FE NEW MEXICAN

150 Washington Ave., Ste 105
Mail Payments To:
PO Box 2048
Santa Fe, NM 87504
Phone: 505-983-3303
FAX: 505-984-1785

LEGAL #94050

CITY OF SANTA FE

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/s/ Andréa Salazar
City Clerk/Director of
Community
Engagement

PUB: June 24, July 01,
2025.

Ad Proof/ Order Confirmation/ Receipt Invoice

PAJARITO SPIRITS, LLC
2189 Loma Linda Dr
Los Alamos NM, 87544-2770

505-819-7733

Tagline: LEGAL #94050

Account Number: STPSL

Ad ID: 98679

Sales Rep: Alejandra Molina

Ordered By: Naomi Otero

Order Taken By: Alejandra Molina

Ad Cost: \$98.40

Tax Amount: \$8.05

Payment \$0.00

Total Amount: \$106.45

Tagline: LEGAL #94050

Amount Due: \$106.45

PO Number:

Payment: \$0.00

Major Class: LEGALS

Product:

Classification: Legals

Placement:

Ad Size: 1.22" x 4.900"

Ad Type Legal (wrapper)

Modular Size:

of Words 126

Color:

Run Dates:

06/24/25, 07/01/25

Applicant Supplemental Information Form

1. Name of Applicant: Pajarito Spirits LLC, LEASING Licence to Farafina, LLC
D/B/A Name to be used: Farafina Bar, music and food
Proposed License Location: 730 St Michael's Drive, Unit 3F, Santa Fe, NM 875
Telephone number: 1-505-310-4017
Email: Okwenfoma@FarafinaLLC.com

2. Type of liquor license request:

- New License (indicate type: _____)
- Transfer of location (indicate type: _____)
- Transfer of ownership (indicate type: _____)
- Transfer of ownership and location (indicate type: Inter-local)

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

- Yes (If yes, License # and Type: _____)
- No

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

- Yes (If yes, License # and address where alcohol was being dispensed: _____)
- No

5. Does this business have any record of violation?

- Yes (If yes, please explain: _____)
- No

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

Current/Previous Hours of Operation: _____
Proposed Hours of Operation: 11am - 2am Tue - Sat & 11am - 11:30pm Sun
Closed Mondays

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

- Yes (If yes, is the area fully enclosed? Yes No)
- No

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

What days? Thursday - Saturday

What times? 5pm - 8pm

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

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

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

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

Yes (If yes, what is your occupant load issued for your business? _____)

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

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

Yes (If yes, what is the date the Certificate was issued? _____)

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:

80 people Daily

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: 80).

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

Business is expected to remain the same.

* Please explain your answer: FaraFina is a New business opening in Santa Fe, NM. They will be leasing Palerito Spirits liquor license.

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

Traffic can be expected to increase on adjacent streets.

Traffic will not increase on adjacent streets.

* Please explain your answer: St. Michaels Drive will Not Increase

Name of person completing this form: Patrick machler-wood

Telephone number: 580-916-1235

Date: 6-18-2025

(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 # _____.
- 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: _____

**(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 Manager

Date: 07/01/2025

Traffic Engineering Department

- Yes, it appears that the approval of this request will create unacceptable traffic impacts.
- No, it does not appear that this request will create any unacceptable traffic impacts.

*Note: _____

Verification Completed By: Jeff Morrow
Jeff Morrow (Jun 30, 2025 16:28 MDT)

Title: Complete Streets Director

Date: 06/30/2025

City of Santa Fe Fire Department

- Yes, the applicant is in compliance with all Fire Codes.
- No, the applicant is not in compliance with Fire Code(s).

*Note: No information provided on application for contact or current business license (box marked for current business license but not provided)

Verification Completed By: Geronimo Griego
Geronimo Griego (Jun 30, 2025 12:52 MDT)

Title: Fire Marshal

Date: 06/30/2025