



LIQUOR LICENSE OR FERMENTED MALT BEVERAGE LICENSE (ALCOHOL BEVERAGE) APPLICATION

OFFICE OF THE CITY CLERK

Received

CITY CLERK'S OFFICE

2020 JUN -9 P 3:26

It shall be unlawful for any person to knowingly make any false statement or omit any pertinent information on any application for a license. In the event any person knowingly makes any false statement or omits any pertinent information on any application, that act or omission shall, in addition to all other remedies, be grounds for denial of the license or for suspension or revocation of any license issued upon the basis of the false statement. City Code §2.1.404.

THIS APPLICATION MUST BE FULLY COMPLETE, WITH APPLICABLE FEES AND ALL REQUIRED ATTACHMENTS.
Return fully completed applications to the City Clerk's Office, 30 S. Nevada Avenue, Suite 101, 80903.

☐ NEW LICENSE ☐ TRANSFER OF OWNERSHIP

Type of License applying for (Check One)

- ☐ Hotel/Restaurant (includes Resort & Campus Complex) ☐ Hotel/Restaurant w/Optional ☐ Tavern
☐ Brew Pub ☐ Distillery Pub ☐ Vintner's Restaurant ☐ Beer and Wine
☐ Optional Premises ☐ Retail Liquor Store* ☐ Liquor Licensed Drugstore* ☐ Racetrack
☐ Arts ☒ Lodging & Entertainment ☐ FMB (Beer) On Premises ☐ FMB (Beer) Off Premises

* New Retail Liquor Store (RLS) and Liquor Licensed Drugstore (LLD) applications may not be within 1500' of an existing RLS or LLD location.

Section A: APPLICANT/LICENSEE INFORMATION

1. Name of Applicant/Licensee (list Corporation/LLC/Partnership/Association/Sole Proprietor):

CS Airport Hospitality, LLC

2. Trade Name (DBA):

Holiday Inn Express & Suites Colorado Springs

3. Premises Address: 1815 Aeroplaza Dr.

City, State, Zip: Colorado Springs, CO 80916

Location

Phone: 719.591.6000

Property Tax Schedule No. : 64250-04-011

Zoning: PBC-AO

4. Mailing Address: 140 E. 19th Ave., #700

City, State, Zip: Denver, CO 80203

Alt Phone: 303.866.9990

Primary Contact

Name And Title: Denny Coughlin, President - Coughlin Property Mgmt.

Email: denny@coughlinandcompany.com

5. IF THIS IS A TRANSFER OF AN EXISTING LICENSE - THE FOLLOWING MUST BE ANSWERED:

Present trade name of establishment (dba)	Present State License No.	Present Class of License	Present Expiration Date
N/A	N/A	N/A	N/A

6. If the applicant is: a Corporation, Limited Liability Company, Partnership or Association, list all officers, directors, general partners and managing members, position held and percentage owned. Attach supplemental pages as needed. ****NOTE: ATTACH ONE AFFIRMATION AND CONSENT (page 3), and ONE APPLICANT INTERVIEW (page 4), FOR EACH NAME LISTED.**

NAME	POSITION HELD	%OWNED
Dennis F. Coughlin		9.16
Dennis J. Coughlin		2.70
Michael P. Coughlin		2.70
ETIAN JACOBSON		15.75

Section B: FINANCIAL INFORMATION

7. Source(s) of funds invested for total purchase, startup, and inventory costs (provide names, banks, and indicate checking, savings, loan, promissory note, gift or other). Attach supplemental pages as needed.

THE FOLLOWING INFORMATION MUST REFLECT THE ENTIRE SOURCE OF FUNDS INVESTED. NO OTHER PERSON OR PARTIES MAY HAVE A FINANCIAL INTEREST IN THE BUSINESS FOR WHICH THIS APPLICATION IS SUBMITTED.

NAME/ADDRESS OF FUNDING SOURCE (bank(s), individual(s), et al.)	FUNDING SOURCE (checking/savings/ loan/ note/ gift)	AMOUNT
Schedule Attached	Schedule Attached	Schedule Attached
TOTAL INVESTMENT IN BUSINESS:		\$ \$10,000,000

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Sharon Creighton

9. Terms of legal possession for which application is made: ☒ OWN ☐ LEASE ☐ OTHER

If leased, provide the terms: START DATE: _____ END DATE: _____

DIMENSIONS OF PREMISES: irregular (85' x 60') TOTAL SQUARE FOOTAGE: ±3,825

Is there a patio area? ☐ Yes ☒ No --- If yes, provide dimensions _____

Anticipated number of employees: 25 Anticipated opening date: Hotel Opened in 1996

Will training be offered or required? ☒ Yes ☐ No --- If yes, through what agency? Colorado Complete

Section D: BACKGROUND INFORMATION

10. Has the applicant/licensee, any partners, any officers, any stockholders or directors, or any manager of said applicant previously been issued an alcohol beverage license, or have a financial interest in any alcohol beverage license in Colorado?

☐ Yes ☒ No IF YES, ATTACH a statement or affidavit of explanation, to identify the business and any current or former financial interest in said business including any loans to or from another license or licensee.

11. Has the applicant/licensee, any partners, any officers, any stockholders or directors, or any manager of said applicant ever received a violation notice, suspension, or revocation for any alcohol beverage license law violation, have charges pending, or been denied any alcohol beverage license anywhere in the United States?

☐ Yes ☒ No IF YES, ATTACH a statement or affidavit of explanation, including date(s) and location(s).

12. Has the applicant/licensee, any partners, any officers, any stockholders or directors, or any manager of said applicant ever been convicted of any crime, received a suspended sentence, a deferred sentence, or have charges pending?

☐ Yes ☒ No IF YES, ATTACH statement or affidavit of explanation, including date(s) and location(s).

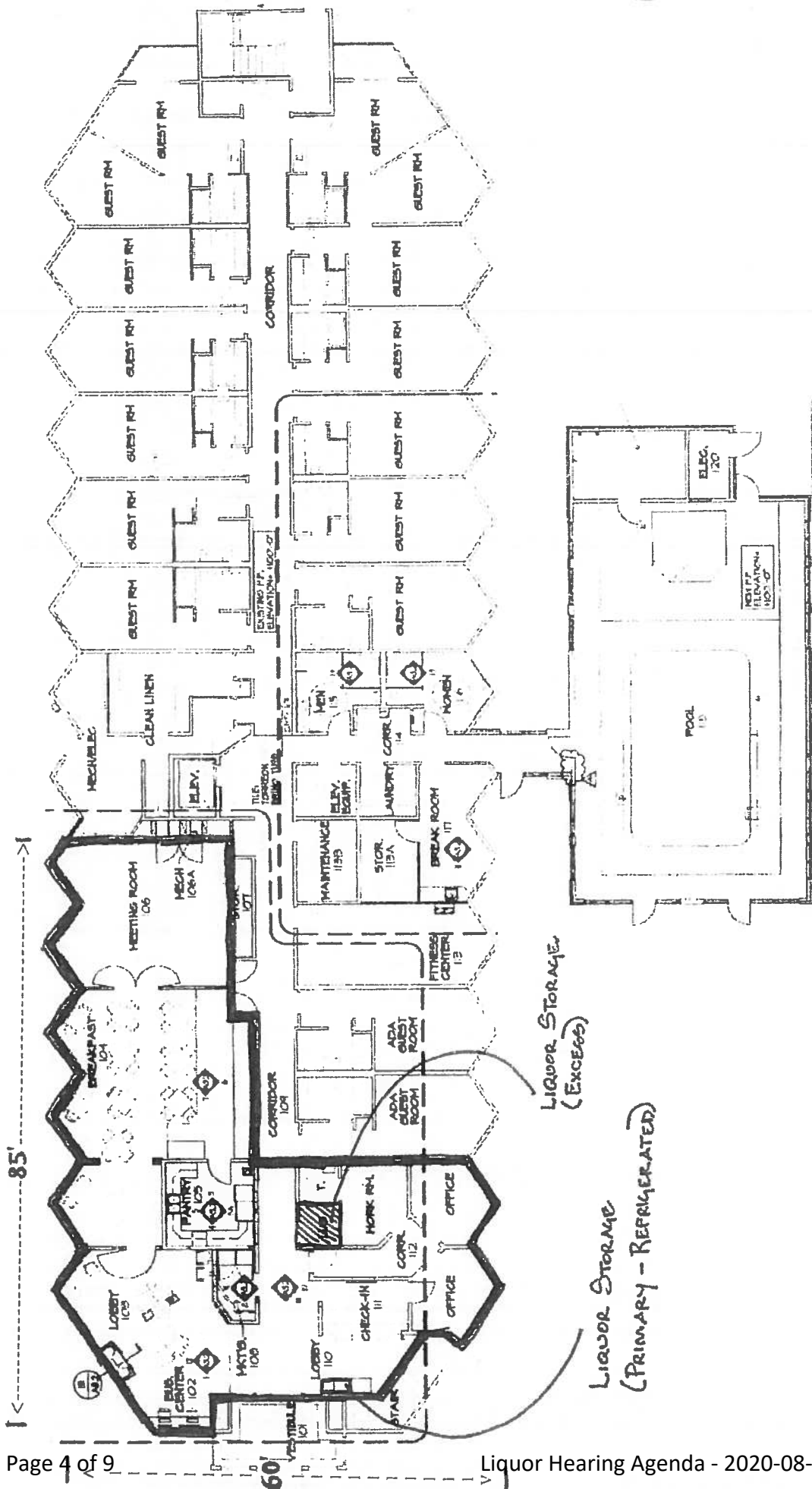
13. List every individual applicant's prior experience in the sale of alcoholic beverages. Attach supplement as needed.

Business Name & Address	Applicant's Name	Experience/Position	Dates
N/A			

SECTION B: FINANCIAL INFORMATION

Holiday Inn Express (CS Airport Hospitality, LLC)			
Name	Funding Source	Amount Invested	Ownership %
Allison Trust Michael S	Checking	\$125,000	1.13%
Allison Trust Thomas R	Checking	\$100,000	0.90%
Allison Jr John W	Checking	\$175,000	1.58%
Allison Lucy M	Checking	\$50,000	0.45%
Battaglino Janis	Checking	\$200,000	1.80%
Bernau III Edwin J	Checking	\$300,000	2.70%
Bernau Jr Rev Trust Edwin J	Checking	\$800,000	7.20%
Brinkhaus Richard & Kathy	Checking	\$50,000	0.45%
Coughlin Trust Walter J	Checking	\$150,000	2.70%
Coughlin Dennis F	Checking	\$500,000	9.16%
Coughlin Dennis J	Checking	\$150,000	2.70%
Coughlin Michael P	Checking	\$150,000	2.70%
Coughlin Property Management	Checking	\$60,000	0.61%
Garman Raedel	Checking	\$500,000	4.50%
Garvin Nick	Checking	\$250,000	2.25%
Garvin Philip	Checking	\$1,000,000	9.00%
Garvin Irrevocable Trust	Checking	\$750,000	6.75%
Holthaus Kristine	Checking	\$175,000	1.85%
Howell Nancy	Checking	\$200,000	1.80%
Iofredo Larry	Checking	\$150,000	1.35%
Jacobson Ethan	Checking	\$1,750,000	15.75%
Johnson Robert S & Katherine	Checking	\$175,000	1.85%
Joyce Robert E Jr & Colleen E	Checking	\$200,000	1.80%
Koenig IRA Peter Wedbush Securities C	Checking	\$200,000	1.80%
Koenig Brooks Jenna A Koenig CTDN	Checking	\$100,000	0.90%
Koenig Cole Jenna A Koenig CTDN	Checking	\$100,000	0.90%
Koenig Luke Jenna A Koenig CTDN	Checking	100000	0.90%
Millen Trust Robert G	Checking	\$250,000	2.25%
Millen Jonathan & Kelly	Checking	\$200,000	1.80%
Proctor Robert	Checking	\$100,000	0.90%
Propp Carol	Checking	\$500,000	4.50%
Sitzman Phylis	Checking	\$90,000	0.81%
Staufer Hermann DBA H.S Enterprices	Checking	\$200,000	1.80%
Tommy Lee LLC	Checking	\$50,000	1.13%
Williams James	Checking	\$150,000	1.35%
		\$10,000,000	100.0%

N-37380



**BEFORE THE LOCAL LIQUOR AND BEER
LICENSING AUTHORITY,
CITY OF COLORADO SPRINGS,
STATE OF COLORADO**

Address: 30 South Nevada Avenue, Suite 101
Colorado Springs, CO 80903
Telephone: (719) 385-5901
Fax Number: (719) 385-5114
Email: cityclerk@springsgov.com

CITY CLERK'S OFFICE
2020 JUL 16 P 1:20

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

CS Airport Hospitality, LLC
d/b/a **Holiday Inn Express & Suites Colorado Springs**
1815 Aeroplaza Drive
Colorado Springs, CO 80916
Mailing Address:
140 E. 19th Avenue, #700
Denver, CO 80203

Application No: N-37380

NOTICE OF HEARING AND INITIAL FINDINGS OF FACT

NOTICE OF HEARING

This matter comes before the Local Licensing Authority Hearing Officer for hearing on **Friday, August 7, 2020 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon CS Airport Hospitality, LLC d/b/a Holiday Inn Express & Suites Colorado Springs ("Applicant") application for a new Lodging and Entertainment Liquor License at 1815 Aeroplaza Drive, Colorado Springs, CO 80916.

At this meeting, the Hearing Officer will consider the factors outlined in Rule No. 9.08 of the Liquor and Beer Rules and Regulations for the City of Colorado Springs ("City Rules"), and it is the Applicant's burden to provide the necessary evidence to satisfy the Local Licensing Authority.

A public notice poster has been prepared for the Applicant to pick up from the City Clerk's Office at 30 S. Nevada Avenue, Suite 101. This notice poster must be posted by the Applicant at the proposed premises in a manner that is visible and conspicuous to the public no later than **Tuesday, July 28, 2020**. Any applicable needs and desires petitions, remonstrances, and other reports or statements in writing must be filed with the City Clerk's Office by 12:00 P.M. on Tuesday, August 4, 2020.

Pursuant to C.R.S. §44-3-312 and City Rule No. 7, the Local Licensing Authority, through the Office of the City Clerk, has conducted an investigation into Applicant's application. NOW THEREFORE these Initial Findings of Fact are presented.

INITIAL FINDINGS OF FACT

- I. Applicant's application was filed on June 9, 2020, and within a two (2) year period prior to this date, the Local Licensing Authority has not denied an application at the above referenced location for the reason that the reasonable requirements of the neighborhood were satisfied by existing outlets, pursuant to C.R.S. §44-3-313(1)(a)(I) and City Rule 7.00(A)(1).
- II. Applicant will be entitled to possession of the premises for which the application is made pursuant to a lease, rental agreement, or other arrangement for possession of the premises, or by virtue of ownership thereof as evidenced by the possession documents submitted by Applicant and contained in the administrative file, pursuant to C.R.S. §44-3-313(1)(b) and City Rule 7.00(A)(2).
- III. The location of the premises to be licensed appears to be in compliance with the Zoning Ordinances of the City of Colorado Springs as evidenced by the Land use review report submitted by the Planning and Development Department of the City of Colorado Springs, pursuant to C.R.S. §44-3-313(1)(c) and City Rule 7.00(A)(3).
- IV. The location of the premises to be licensed appears to be in compliance with the distance prohibition in regard to any public or parochial school or the principal campus of any college, university or seminary, pursuant to C.R.S. §44-3-313(1)(d) and City Rule 7.00(A)(4).
- V. Pursuant to C.R.S. §44-3-307(1)(a)(VI), the Colorado Springs Police Department has conducted a background investigation into Applicant and there are no objections to Applicant at this time.
- VI. A review of Applicant's finances did not disclose any unlawful financial assistance as prohibited in C.R.S. §44-3-308.
- VII. Applicant is not a person prohibited as a licensee pursuant to C.R.S. §44-3-307.
- VIII. Pursuant to City Rule 6.01 neighborhood boundaries have been established, and a listing of existing licenses of a similar type that are within the established boundary area for the proposed establishment and boundary map are attached.

ON BEHALF OF THE LOCAL LICENSING AUTHORITY done July 16, 2020.

FOR
THE CITY OF COLORADO SPRINGS
LOCAL LICENSING AUTHORITY



By: Sarah B. Johnson
City Clerk

Direct questions regarding this notice and hearing to Colin M. Gordon at 719-385-5107.

Liquor Survey Boundaries

CS AIRPORT HOSPITALITY, LLC

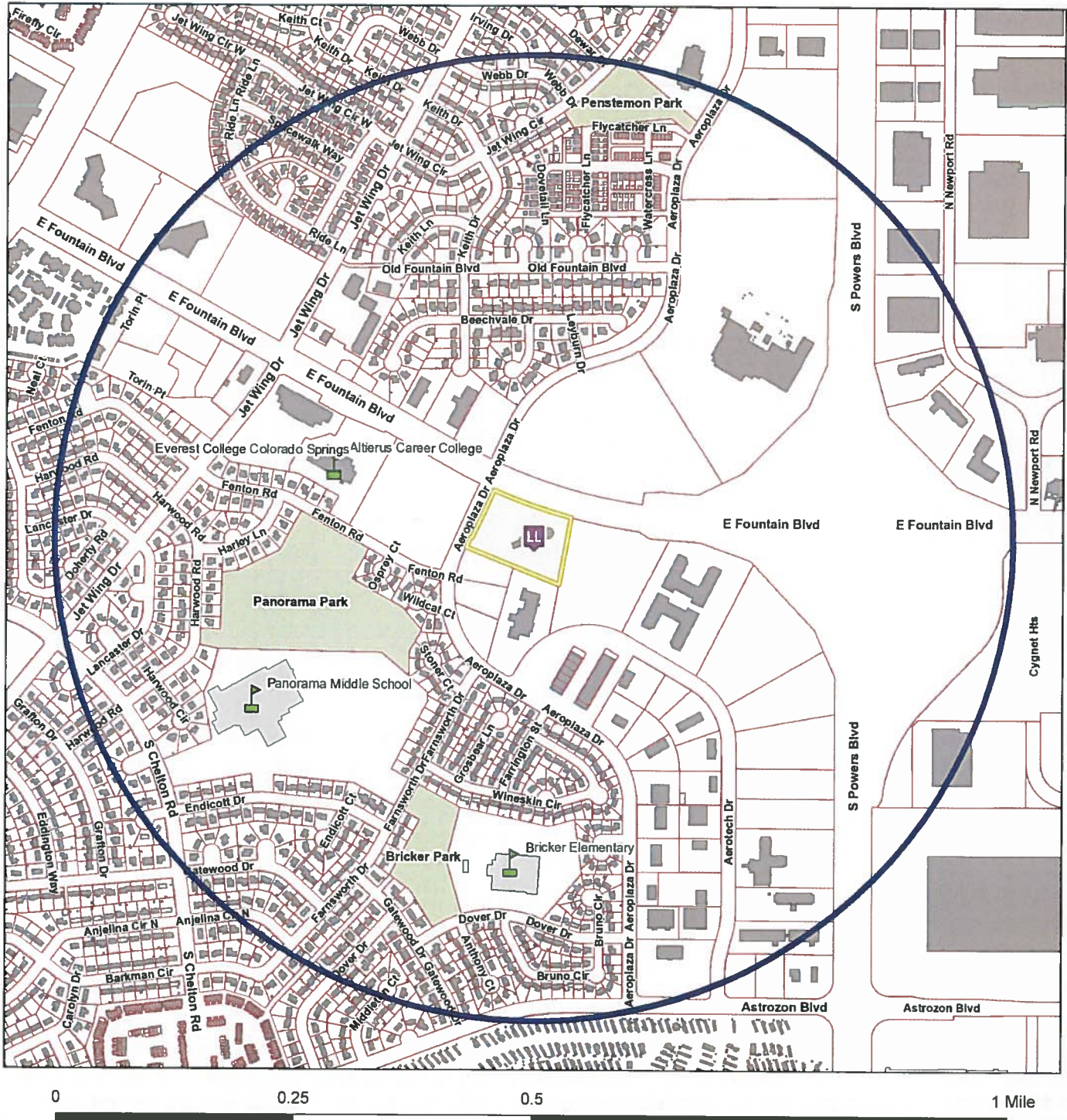
d/b/a HOLIDAY INN EXPRESS & SUITES COLORADO SPRINGS

1815 AEROPLAZA DR



OFFICE OF THE CITY CLERK

License ID: 37380



The survey boundary is 0.5 miles from the establishment

Map Prepared: 6/23/2020 2:56 PM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 37380

CS AIRPORT HOSPITALITY, LLC

d/b/a HOLIDAY INN EXPRESS & SUITES COLORADO SPRINGS

1815 AEROPLAZA DR

COLORADO SPRINGS, CO 80916

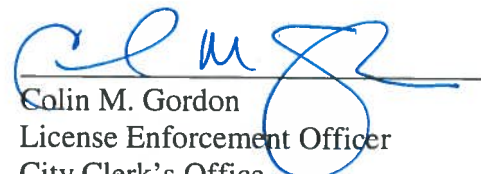
EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

<u>Business d/b/a</u>	<u>Business Address</u>	<u>License Type</u>	
1) JB'S BURGER KITCHEN AND BAR	1855 AEROPLAZA DR	Hotel & Restaurant	540.58 ft
2) HILTON GARDEN INN	2035 AEROTECH DR	Hotel & Restaurant	2,141.27 ft
3) TOWNEPLACE SUITES COLORADO SPRINGS SOUTH	1530 N NEWPORT RD	Fermented Malt Beverage On Premises	2,337.38 ft
4) SPRINGHILL SUITES COLORADO SPRINGS SOUTH	1570 N NEWPORT RD	Fermented Malt Beverage On Premises	2,392.26 ft

CERTIFICATE OF MAILING

I, Colin M. Gordon, hereby certify that I have mailed a true copy of the foregoing **NOTICE OF HEARING AND INITIAL FINDINGS OF FACT** by United States mail, first class postage paid, on July 16, 2020 to the following address of record:

CS Airport Hospitality, LLC
d/b/a Holiday Inn Express & Suites Colorado Springs
140 E. 19th Avenue, #700
Denver, CO 80203



Colin M. Gordon
License Enforcement Officer
City Clerk's Office
30 S. Nevada Avenue, Suite 101
Colorado Springs, CO 80903

CC: denny@coughlinandcompany.com