



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes - Final Liquor and Beer Licensing Board

Friday, March 17, 2017

9:00 AM

City Council Chambers

1. Call to Order

Chairman Lee called the meeting to order at 9:02 A.M., opened the meeting as a regular session, and stated that quorum was present with Board Members Gorman and Grewal being absent.

Present 5 - Murray Arenson, Mark Clauss, Sean Fitzgerald, Chairperson Ian Lee, and Dennis Moore

Absent 2 - Vice Chair Joseph Gorman, and Jaswinder Grewal

2. Minutes

- 2.A. [M2017-03-03](#) Approval of the Minutes of the Liquor and Beer Licensing Board meeting of March 3, 2017.

Attachments: [2017-03-03 Liquor Board Meeting Minutes](#)

Motion by Arenson, seconded by Moore, that the Minutes of the Liquor and Beer Licensing Board meeting of March 3, 2017 be approved as written. The motion passed by a vote of:

Aye: 5 - Arenson, Clauss, Fitzgerald, Chairperson Lee, and Moore

Absent: 2 - Gorman, and Grewal

3. Communications

The City Clerk's Office reported the cancellation of the April 7, 2017 Liquor and Beer Licensing Board meeting.

4. Transfer Application Hearings

- 4.A. [T-725422](#) Application of Colorado Springs Hotel Owner, LLC d/b/a Marriott Colorado Springs to transfer the Hotel and Restaurant Liquor License currently issued to PCO I, LP d/b/a Marriott Colorado Springs at 5580 Tech Center Drive.

Attachments: [T-725422 - Marriott Colorado Springs](#)

Attorney Adam Stapen entered his appearance on behalf of the applicant.

Michael Payne was sworn and stated that he is the General Manager of the Hotel. Mr. Payne testified to the elements required for a transfer of the existing

Hotel and Restaurant Liquor License, and answered questions from the Board.

Mr. Stapen requested that the local approval of this application not be forward to the State Liquor Enforcement Division for action until a Modification of Premises application to add the outdoor terrace and pool area can be submitted and approved by the local authority.

Motion by Moore, seconded by Arenson, that the application of Colorado Springs Hotel Owner, LLC d/b/a Marriott Colorado Springs to transfer the Hotel and Restaurant Liquor License currently issued to PCO I, LP d/b/a Marriott Colorado Springs at 5580 Tech Center Drive be approved, as it appears all criteria have been met. The motion passed by a vote of:

Aye: 5 - Arenson, Clauss, Fitzgerald, Chairperson Lee, and Moore

Absent: 2 - Gorman, and Grewal

- 4.B.** [T-725484](#) Application of 7-Eleven, Inc. d/b/a 7-Eleven Store 13087J to transfer the 3.2% Beer Off Premises License currently issued to RKSaini, Inc. & 7-Eleven, Inc. d/b/a 7-Eleven Store 13087A at 2555 Delta Drive.

Attachments: [T-725484 - 7-Eleven Store 13087J](#)

Attorney Kevin Coates entered his appearance on behalf of the applicant.

Steve Scriver was sworn and stated that he is the area Field Consultant for 7-Eleven overseeing this location. Mr. Scriver testified to the elements required for a transfer of the existing 3.2% Beer Off Premises License, and answered questions from the Board.

Motion by Moore, seconded by Arenson, that the application of 7-Eleven, Inc. d/b/a 7-Eleven Store 13087J to transfer the 3.2% Beer Off Premises License currently issued to RKSaini, Inc. & 7-Eleven, Inc. d/b/a 7-Eleven Store 13087A at 2555 Delta Drive be approved, as it appears all criteria have been met. The motion passed by a vote of:

Aye: 5 - Arenson, Clauss, Fitzgerald, Chairperson Lee, and Moore

Absent: 2 - Gorman, and Grewal

- 4.C.** [T-725441](#) Application of Silver Star Investments, LLC d/b/a Marigold's to transfer the Hotel and Restaurant Liquor License currently issued to Chavanon Restaurants, LLC d/b/a Marigold Café & Bakery at 4605 Centennial Boulevard, #C.

Attachments: [T-725441 - Marigold's](#)

The City Clerk's Office reported a request by the applicant to postpone this item to the next available hearing date.

Motion by Clauss, seconded by Moore, that this item be postponed to the Liquor and Beer Licensing Board meeting of April 21, 2017. The motion passed by a vote of:

Aye: 5 - Arenson, Clauss, Fitzgerald, Chairperson Lee, and Moore

Absent: 2 - Gorman, and Grewal

- 4.D.** [T-725510](#) Application of Lemongrass Bistro, LLC d/b/a Lemongrass Bistro to transfer the Hotel and Restaurant Liquor License currently issued to NGA Truong, Inc. d/b/a Lemongrass Bistro at 6840 N. Academy Boulevard.

Attachments: [T-725510 - Lemongrass Bistro](#)

Attorney Erika Kaiser entered her appearance on behalf of the applicant.

Patrick Truong was sworn and stated that he is a 50% owner and Registered Manager of the business. Mr. Truong testified to the elements required for a transfer of the existing Hotel and Restaurant Liquor License, and answered questions from the Board.

Motion by Arenson, seconded by Fitzgerald, that the application of Lemongrass Bistro, LLC d/b/a Lemongrass Bistro to transfer the Hotel and Restaurant Liquor License currently issued to NGA Truong, Inc. d/b/a Lemongrass Bistro at 6840 N. Academy Boulevard be approved, as it appears all criteria have been met. The motion passed by a vote of:

Aye: 5 - Arenson, Clauss, Fitzgerald, Chairperson Lee, and Moore

Absent: 2 - Gorman, and Grewal

- 4.E.** [T-725341](#) Application of La Palapa Bar & Grill, LLC d/b/a La Palapa Bar & Grill to transfer the Hotel and Restaurant Liquor License currently issued to JEMM, LLC d/b/a Yukon Tavern at 525 S. Circle Drive.

Attachments: [T-725341 - La Palapa Bar & Grill](#)

Item Nos. 4E and 5A were heard concurrently.

Appearing pro se, Emma Duran was sworn and stated that she is the 100% owner and Registered Manager of the business. Ms. Duran testified to the elements required for a transfer of the existing Hotel and Restaurant Liquor License, and answered questions from the Board.

Ms. Duran requested a postponement of the Modification of Premises application hearing to the next available Liquor Board meeting date in order to gather evidence of the needs and desires of the neighborhood.

Motion by Moore, seconded by Arenson, that the application of La Palapa Bar & Grill, LLC d/b/a La Palapa Bar & Grill to transfer the Hotel and Restaurant Liquor License currently issued to JEMM, LLC d/b/a Yukon Tavern at 525 S. Circle Drive be approved, as it appears all criteria have been met. The motion passed by a vote of:

Aye: 4 - Arenson, Fitzgerald, Chairperson Lee, and Moore

No: 1 - Clauss

Absent: 2 - Gorman, and Grewal

5. Modification of the Premises

- 5.A.** [M-725341](#) Application of La Palapa Bar & Grill, LLC d/b/a La Palapa Bar & Grill for a Modification of Premises of the existing Hotel and Restaurant Liquor License at 525 S. Circle Drive.

Attachments: [M-725341 - La Palapa Bar & Grill](#)

See Item No. 4E.

Motion by Clauss, seconded by Moore, that the item be postponed to the Liquor and Beer Licensing Board meeting of April 21, 2017. The motion passed by a vote of:

Aye: 5 - Arenson, Clauss, Fitzgerald, Chairperson Lee, and Moore

Absent: 2 - Gorman, and Grewal

6. Change of Location

- 6.A.** [C-721546](#) Application of Coquette's Bistro & Bakery Company d/b/a Coquette's Bistro & Bakery for a Change of Location of the existing Hotel and Restaurant Liquor License from 321 N. Tejon Street, #101, 102, & 321 to 616 S. Tejon Street, #A.

Attachments: [C-721546 - Coquette's Bistro & Bakery](#)

Appearing pro se, Michelle Marx was sworn and stated that she is a 50% owner of the business. Ms. Marx testified to the elements required for a Change of Location of the existing Hotel and Restaurant Liquor License, and answered questions from the Board.

Turu Marx was sworn and stated that she is a 50% owner and Registered Manager of the business. Ms. Marx testified to the elements required for a Change of Location of the existing Hotel and Restaurant Liquor License, and answered questions from the Board.

Eva Garretson of Liquor Licensing Professionals was sworn and stated that the company conducted a petition survey of the defined neighborhood which resulted in 73 favoring, 2 opposing, and 2 no opinion signatures.

The City Clerk's Office presented its audit of the petition which resulted in one fewer favoring and one additional no opinion signatures.

Motion by Arenson, seconded by Clauss, that the application of Coquette's Bistro & Bakery Company d/b/a Coquette's Bistro & Bakery Company for a Change of Location of the existing Hotel and Restaurant Liquor License from 321 N. Tejon Street, #101, 102, & 321 to 616 S. Tejon Street, #A be approved, as it appears all

criteria have been met. The motion passed by a vote of:

Aye: 5 - Arenson, Clauss, Fitzgerald, Chairperson Lee, and Moore

Absent: 2 - Gorman, and Grewal

7. New Application Hearings

7.A. [N-31874](#) Application of Pub Dog Colorado, LLC d/b/a Pub Dog Colorado for a new Hotel and Restaurant Liquor License at 2207 Bott Avenue.

Attachments: [N-31874 - Pub Dog Colorado](#)

Attorney Kent Freudenberg entered his appearance on behalf of the applicant.

Eva Garretson of Liquor Licensing Professionals was sworn and stated that the company conducted a petition survey of the defined neighborhood which resulted in 150 favoring, 4 opposing, and 1 no opinion signatures.

The City Clerk's Office presented its audit of the petition which resulted in no variance to the signatures submitted.

Tara Downs was sworn and stated that she is a 50% owner and Registered Manager of the business. Ms. Downs testified to the elements required for a new Hotel and Restaurant Liquor License, and answered questions from the Board.

Motion by Clauss, seconded by Arenson, that the application of Pub Dog Colorado, LLC d/b/a Pub Dog Colorado for a new Hotel and Restaurant Liquor License at 2207 Bott Avenue be approved, as it appears all criteria have been met. The motion passed by a vote of:

Aye: 5 - Arenson, Clauss, Fitzgerald, Chairperson Lee, and Moore

Absent: 2 - Gorman, and Grewal

8. Adjourn.

At 11:15 A.M., there being no further business, the Board Adjourned.

Lee McRae, License Enforcement Officer