

PERMIT APPLICATION AND REPORT OF CHANGES

CURRENT LICENSE NUMBER 80-10156-0056
ALL ANSWERS MUST BE PRINTED IN BLACK INK OR TYPEWRITTEN
LOCAL LICENSE FEE \$ 150.00
APPLICANT SHOULD OBTAIN A COLORADO LIQUOR & BEER CODE BOOK TO ORDER CALL (303) 370-2165

1. Applicant is a		PRESENT LICENSE NUMBER
<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Individual <input type="checkbox"/> Partnership..... <input type="checkbox"/> Limited Liability Company		80-10156-0056
2. Name of Licensee		3. Trade Name
Service America Corporation		Pikes Peak Center
4. Location Address		
190 Cascade Ave		
City	County	ZIP
Colorado Springs	El Paso	80906

SELECT THE APPROPRIATE SECTION BELOW AND PROCEED TO THE INSTRUCTIONS ON PAGE 2.

Section A – Manager reg/change

Section C

• License Account No. _____ 1983-750 (999) <input type="checkbox"/> Manager's Registration (Hotel & Restr.)..\$75.00 2012-750 (999) <input type="checkbox"/> Manager's Registration (Tavern).....\$75.00 <input type="checkbox"/> Change of Manager (Other Licenses) NO FEE	2210-100 (999) <input type="checkbox"/> Retail Warehouse Storage Permit (ea) \$100.00 2200-100 (999) <input type="checkbox"/> Wholesale Branch House Permit (ea).... 100.00 2260-100 (999) <input type="checkbox"/> Change Corp. or Trade Name Permit (ea) .50.00 2230-100 (999) <input type="checkbox"/> Change Location Permit (ea)..... 150.00 2280-100 (999) <input checked="" type="checkbox"/> Change, Alter or Modify Premises \$150.00 x <u>1</u> Total Fee <u>150.00</u>
Section B – Duplicate License	
• Liquor License No. _____ 2270-100 (999) <input type="checkbox"/> Duplicate License\$50.00	2220-100 (999) <input type="checkbox"/> Addition of Optional Premises to Existing H/R \$100.00 x _____ Total Fee _____ 1988-100 (999) <input type="checkbox"/> Addition of Related Facility to Resort Complex \$75.00 x _____ Total Fee _____

DO NOT WRITE IN THIS SPACE – FOR DEPARTMENT OF REVENUE USE ONLY

DATE LICENSE ISSUED	LICENSE ACCOUNT NUMBER	PERIOD
-750 (999)	-100 (999)	TOTAL AMOUNT DUE \$.00

The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your bank account electronically.

CHANGE OF MANAGER

8. Change of Manager or to Register the Manager of a Tavern or a Hotel and Restaurant liquor license.

(a) Change of Manager (attach Individual History DR 8404-I H/R and Tavern only)

Former manager's name _____

New manager's name _____

(b) Date of Employment _____

Has manager ever managed a liquor licensed establishment?..... Yes No

Does manager have a financial interest in any other liquor licensed establishment?..... Yes No

If yes, give name and location of establishment _____

MODIFY PREMISES OR ADDITION OF OPTIONAL PREMISES OR RELATED FACILITY

9. Modification of Premises, Addition of an Optional Premises, or Addition of Related Facility

NOTE: Licensees may not modify or add to their licensed premises until approved by state and local authorities.

(a) Describe change proposed Addition of patio

(b) If the modification is temporary, when will the proposed change:

Start _____ (mo/day/year) End _____ (mo/day/year)

NOTE: THE TOTAL STATE FEE FOR TEMPORARY MODIFICATION IS \$300.00

(c) Will the proposed change result in the licensed premises now being located within 500 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?

(If yes, explain in detail and describe any exemptions that apply) Yes No

(d) Is the proposed change in compliance with local building and zoning laws? Yes No

(e) If this modification is for an additional Hotel and Restaurant Optional Premises or Resort Complex Related Facility, has the local authority authorized by resolution or ordinance the issuance of optional premises?

..... Yes No

(f) Attach a diagram of the current licensed premises and a diagram of the proposed changes for the licensed premises.

(g) Attach any existing lease that is revised due to the modification.

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature 	Title Hadi Monavar CFO, CAO EVP	Date 4/13/16
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REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY (CITY / COUNTY)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable provisions of Title 12, Articles 46 and 47, C.R.S., as amended. **THEREFORE, THIS APPLICATION IS APPROVED.**

Local Licensing Authority (City or County)	Date filed with Local Authority
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Signature	Title	Date
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REPORT OF STATE LICENSING AUTHORITY

The foregoing has been examined and complies with the filing requirements of Title 12, Article 47, C.R.S., as amended.

Signature	Title	Date
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EXHIBIT A

PIKES PEAK CENTER

PARKING STRUCTURE

CENTENNIAL HALL

CASCADE AVE.

VERMIJO AVE.

★ After

DIAGONAL AREA = LEASED PREMISES



EXHIBIT A

PIKES PEAK CENTER

PARKING STRUCTURE

CENTENNIAL HALL

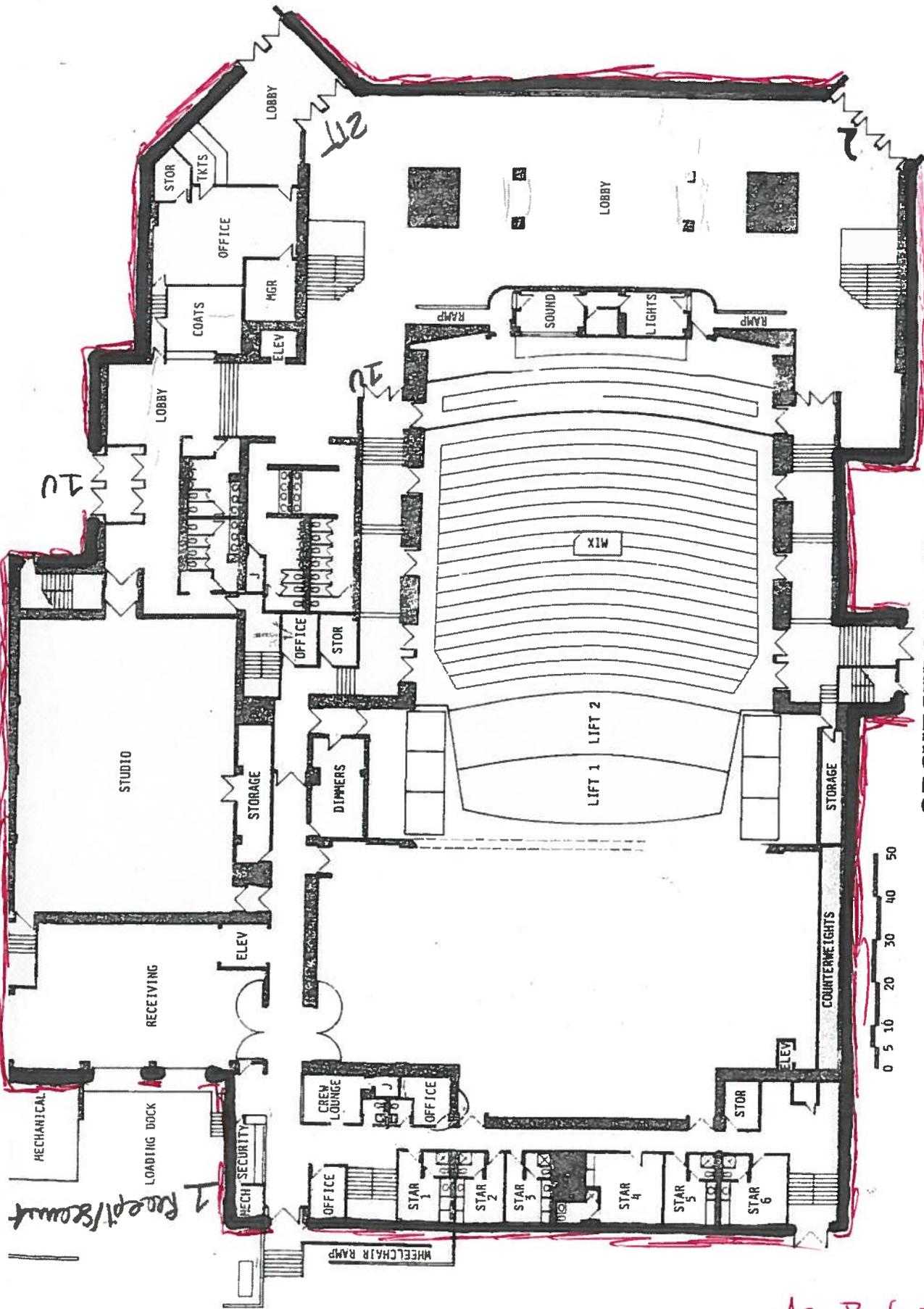
VERMIJO AVE.

CASCADE AVE.

☆ - Before

DIAGONAL AREA = LEASED PREMISES





ORCHESTRA LEVEL
First Floor

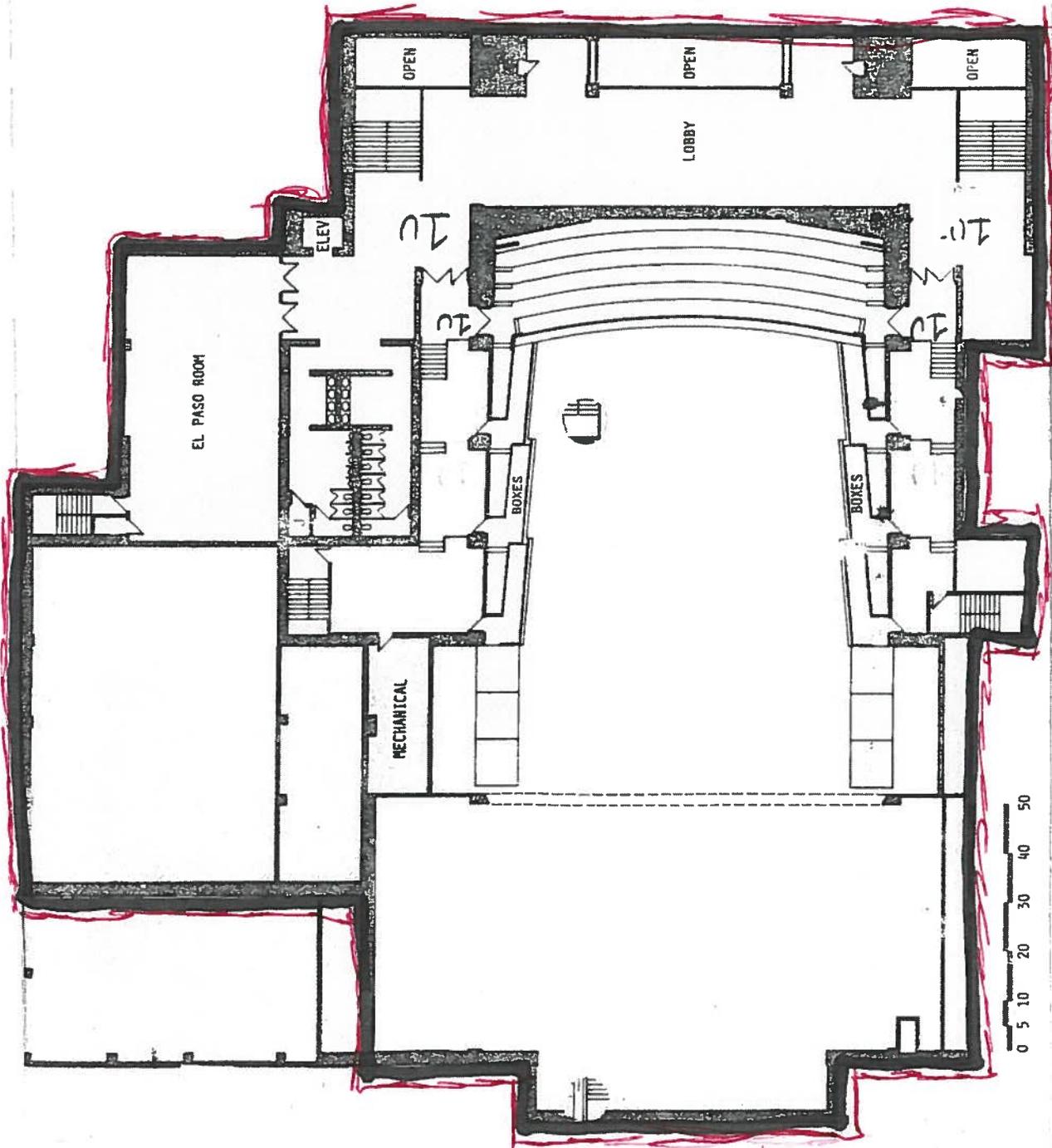
- Stage
- Loading Dock
- Stage Door
- Orchestra Lobby
- Box Office
- Studio
- Control Rooms
- Star Dressing Rooms
- Administrative Offices

★ - Before
✦ + After

MEZZANINE LEVE
 Second Floor

- El Paso Room
- Mezzanine Lobby

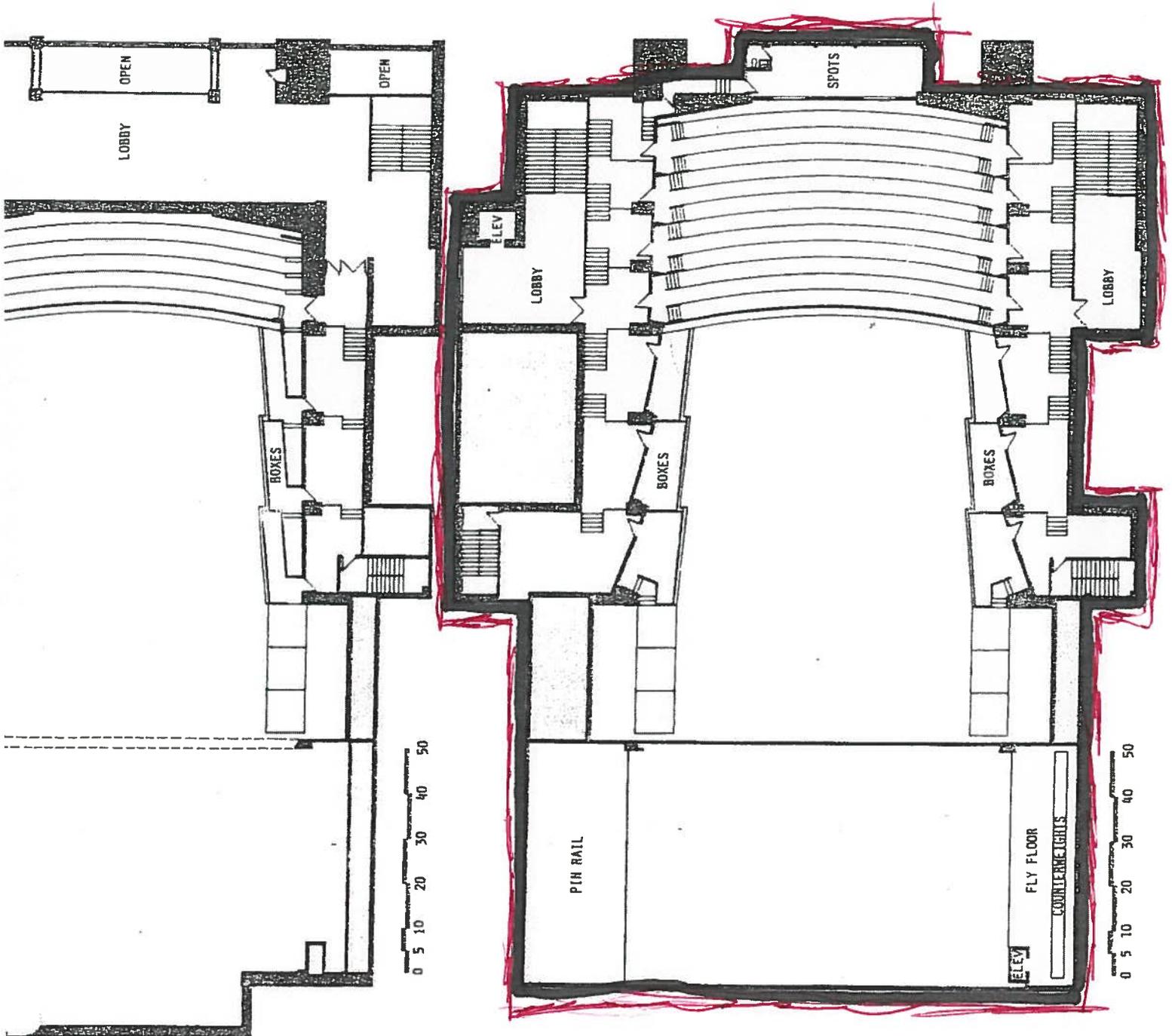
4BY



** - Before*
+ After

BALCONY LEVEL Third Floor

• Followspots



*★ - Before
+ After*

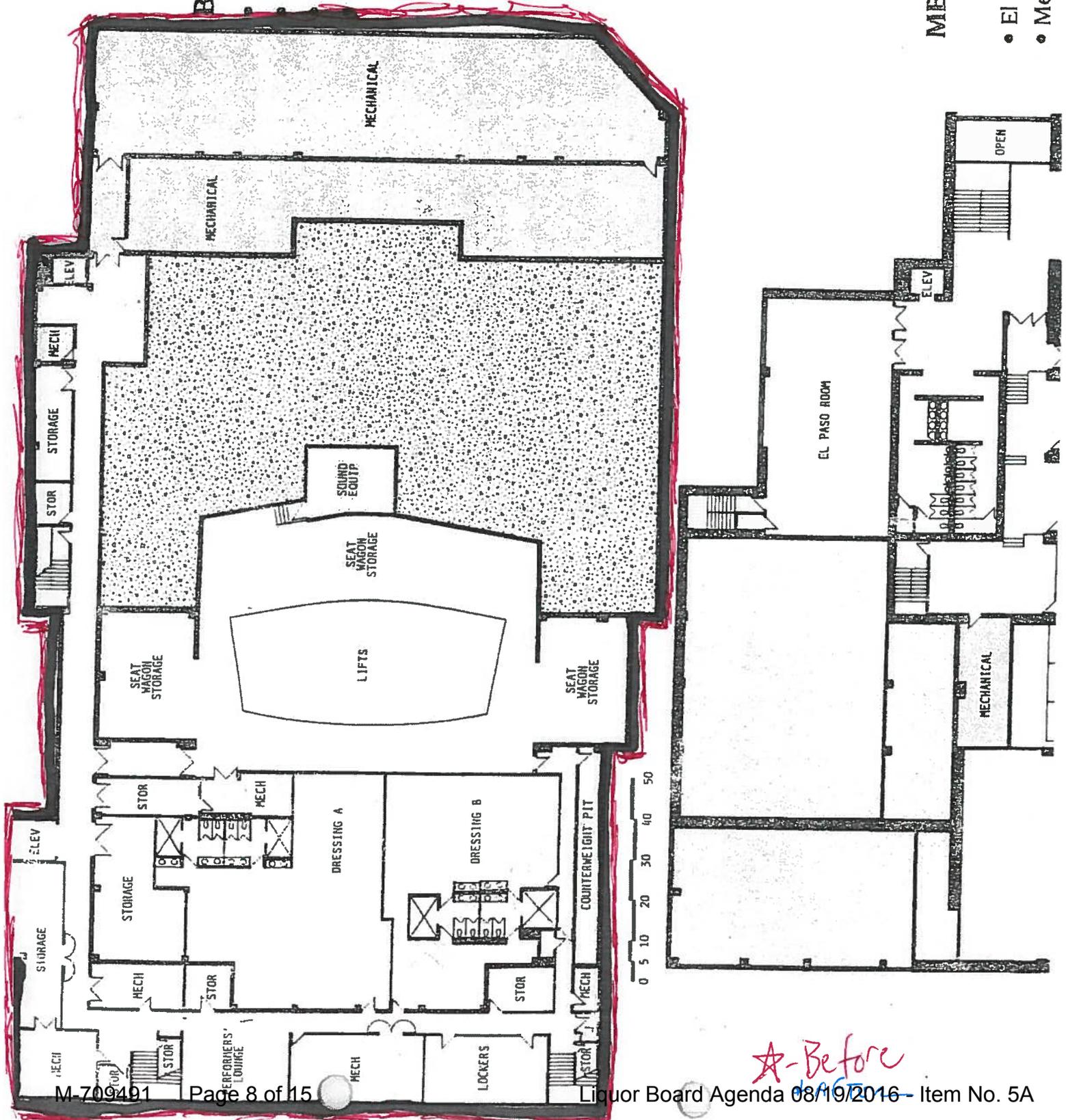
BASEMENT LEVEL

- Chorus Dressing Rooms
- Green Room
- Orchestra Pit
- Laundry

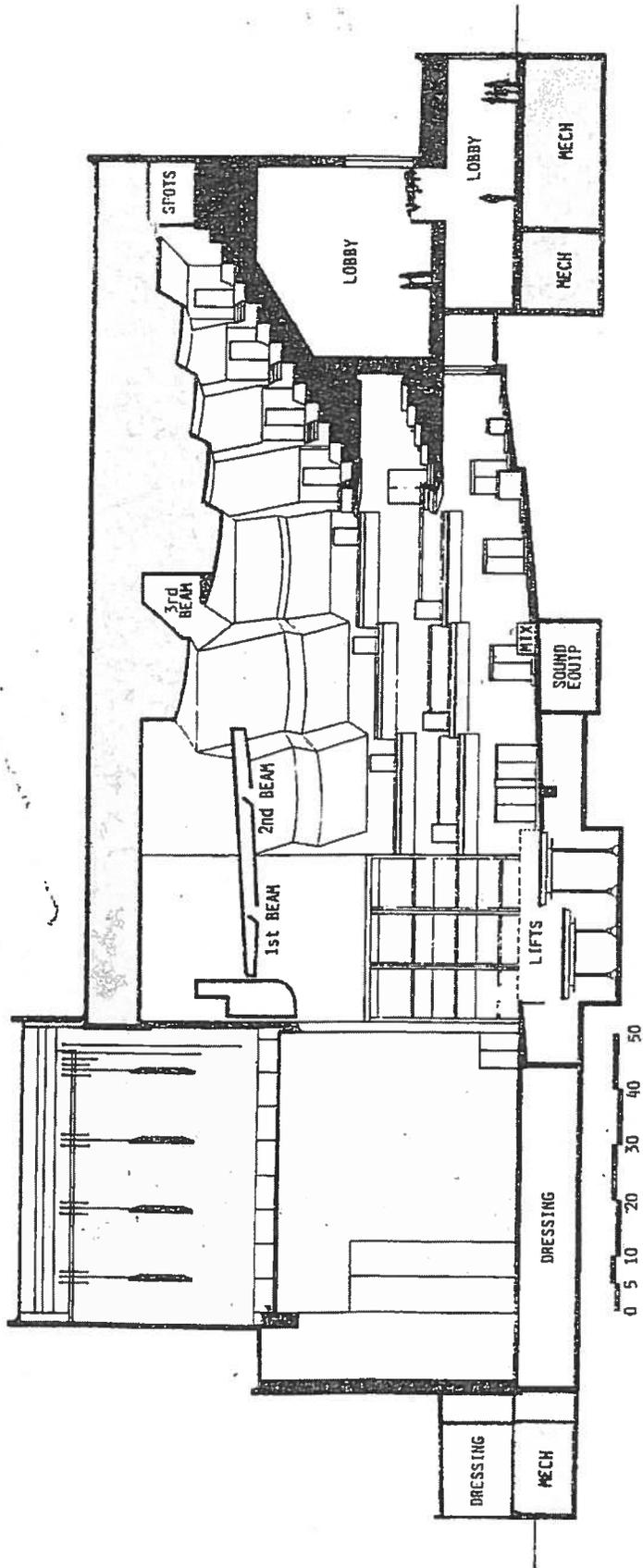
MEZZANINE LEVEL

Second Floor

- El Paso Room
- Mezzanine L



★-Before



Plans & Section



PIKES PEAK CENTER

190 South Cascade Avenue, Colorado Springs, CO 80903 • (719) 520-7459

<p>BEFORE THE COLORADO SPRINGS LIQUOR AND BEER LICENSING BOARD CITY OF COLORADO SPRINGS, STATE OF COLORADO Address: 107 North Nevada Avenue Council Chambers, City Hall Colorado Springs, CO 80903</p>	<p>CITY CLERK'S OFFICE 2016 JUL 29 A 7:20</p>
<p>IN THE MATTER OF:</p> <p>Service America Corporation d/b/a Pikes Peak Center 190 S. Cascade Avenue Colorado Springs, CO 80903 Mailing Address: 1 Independence Pointe, #305 Greenville, SC 29615</p>	<p>▲ BOARD USE ONLY ▲</p>
	<p>Application No: M-709491</p>
<p>NOTICE OF HEARING AND INITIAL FINDINGS OF FACT</p>	

NOTICE OF HEARING

This matter comes before the Board for hearing on **Friday, August 19, 2016 at 9:00 A.M. in the City Council Chambers of City Hall at 107 N. Nevada Avenue** upon Service America Corporation d/b/a Pikes Peak Center (“Applicant”) application for a Modification of Premises of the existing Tavern Liquor License at 190 S. Cascade Avenue, Colorado Springs, CO 80903.

At this meeting, the Board will consider the factors outlined in Rule No. 9.08 and 15.00 of the Local Rules of Procedure, and it is the Applicant’s burden to provide the necessary evidence to satisfy the Board.

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, August 9, 2016.** 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 16, 2016.

Pursuant to C.R.S. §12-47-312 and Local 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 July 1, 2016, 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.
- 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.
- 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.
- 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.
- V. Pursuant to Local 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 29, 2016.

FOR THE CITY OF COLORADO
SPRINGS LIQUOR AND BEER
LICENSING BOARD



By: Sarah B. Johnson
City Clerk

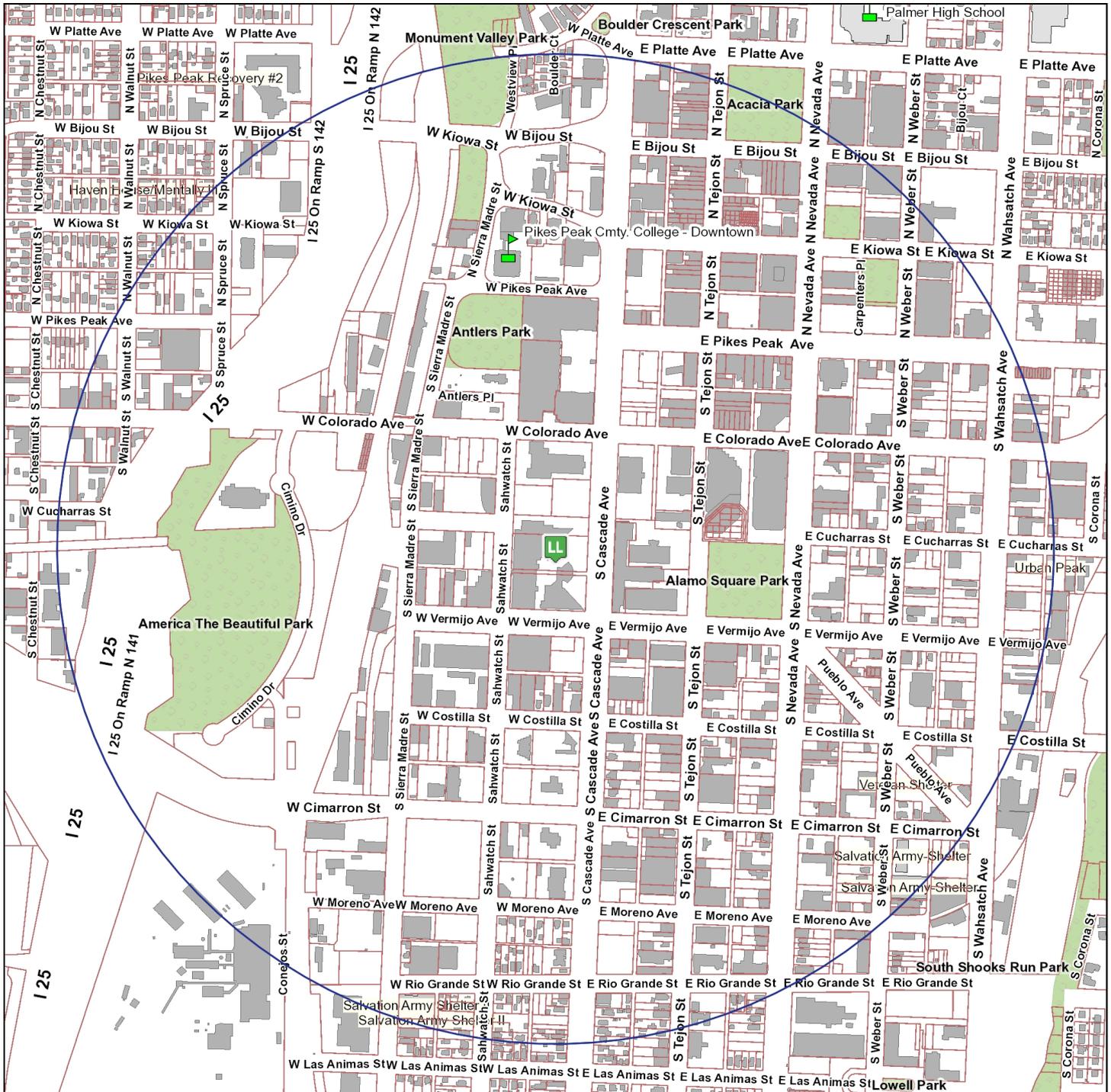
Direct questions regarding this notice and hearing to Lee McRae at 719-385-5106.

Liquor Survey Boundaries



SERVICE AMERICA CORPORATION
 d/b/a PIKES PEAK CENTER
 190 S CASCADE AVE

OFFICE OF THE CITY CLERK
 License ID: 15157



The survey boundary is 0.5 miles from the establishment

Map Prepared: 7/27/2016 2:02 PM

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HEARING LETTER ATTACHMENT

License ID: 15157

SERVICE AMERICA CORPORATION
d/b/a PIKES PEAK CENTER
190 S CASCADE AVE
COLORADO SPRINGS, CO 80903

EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

<u>Business d/b/a</u>	<u>Business Address</u>	<u>License Type</u>	
1) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant	684.69 ft
2) NOSH	121 S TEJON ST	Hotel & Restaurant	854.42 ft
3) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine	889.76 ft
4) THE THIRSTY PARROT	32 S TEJON ST	Tavern	983.59 ft
5) THE ANTLERS & ANTLERS HOTEL	4 S CASCADE AVE	Hotel & Restaurant	1,007.72 ft
6) SONTERRA INNOVATIVE SOUTHWEST GRILL	28 S TEJON ST	Hotel & Restaurant	1,018.21 ft
7) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant	1,034.27 ft
8) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant	1,070.00 ft
9) RED GRAVY	23 S TEJON ST	Hotel & Restaurant	1,149.48 ft
10) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant	1,164.66 ft
11) OSCAR'S TEJON STREET	333 S TEJON ST	Hotel & Restaurant	1,184.58 ft
12) CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant	1,200.58 ft
13) RITZ BAR & GRILL, THE	15 S TEJON ST	Hotel & Restaurant	1,253.69 ft
14) IL VICINO WOOD OVEN PIZZA	11 S TEJON ST	Hotel & Restaurant	1,263.43 ft
15) PHANTOM CANYON BREWING COMPANY	2 E PIKES PEAK AVE	Brew Pub	1,295.65 ft
16) MELTING POT RESTAURANT	30 PIKES PEAK AVE E	Hotel & Restaurant	1,362.02 ft
17) BAR-K	124 E COSTILLA ST	Tavern	1,379.97 ft
18) KIMBALL'S CINEMAS	113 E PIKES PEAK AVE	Tavern	1,416.68 ft
19) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant	1,416.69 ft
20) MINING EXCHANGE HOTEL OR THE GOLD ROOM	18 S NEVADA AVE	Tavern	1,443.24 ft
21) SPRINGS ORLEANS & MINING EXCHANGE HOTEL	123 E PIKES PEAK AVE	Hotel & Restaurant	1,488.94 ft
22) IRON BIRD BREWING CO.	402 & 404 S NEVADA AVE	Brew Pub	1,542.58 ft
23) THE MANSION / THE MEZZANINE	20 N TEJON ST	Tavern	1,579.20 ft
24) JOHNNY MARTIN'S CAR CENTRAL	1 S NEVADA AVE	Hotel & Restaurant	1,591.16 ft
25) SPICE ISLAND GRILL	10 N SIERRA MADRE ST	Hotel & Restaurant	1,608.34 ft
26) THE WAREHOUSE RESTAURANT	25 W CIMARRON ST	Hotel & Restaurant	1,626.17 ft



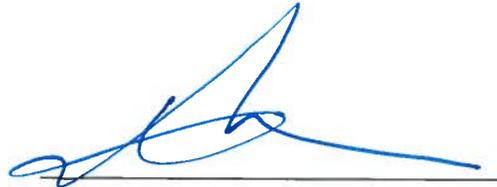
OFFICE OF THE CITY CLERK

27) RED MARTINI/BLONDIES	22 N TEJON ST	Tavern	1,631.95 ft
28) GASOLINE ALLEY	28 N TEJON ST	Tavern	1,665.28 ft
29) V BAR BY CLUB Q	17-19 E KIOWA ST	Tavern	1,691.50 ft
30) BEAUTY BAR	26 N TEJON ST	Tavern	1,694.71 ft
31) YOO-MAE	21 & 21-1/2 E. KIOWA ST	Hotel & Restaurant	1,706.71 ft
32) THE BRICKHOUSE BAR & GRILL	424 S NEVADA AVE	Tavern	1,722.16 ft
33) COWBOYS	25 N TEJON ST	Tavern	1,737.46 ft
34) T BYRD'S TACOS AND TEQUILA	26 E KIOWA	Hotel & Restaurant	1,787.44 ft
35) HUNAN SPRINGS INC	24 E KIOWA ST	Hotel & Restaurant	1,792.49 ft
36) THE FAMOUS	31 N TEJON ST	Hotel & Restaurant	1,802.03 ft
37) McCABES TAVERN	520 S TEJON ST	Hotel & Restaurant	1,814.33 ft
38) THE COFFEE EXCHANGE	526 S TEJON ST	Hotel & Restaurant	1,864.90 ft
39) 528 SOUTHSIDE JOHNNYS	528 S TEJON ST	Hotel & Restaurant	1,901.60 ft
40) THE RABBIT HOLE	101 N TEJON ST	Hotel & Restaurant	1,960.38 ft
41) BONNY & READ FINE SEAFOOD & STEAKS	101 N TEJON ST	Hotel & Restaurant	1,965.71 ft
42) SPLASH!	115 N TEJON ST	Beer & Wine	2,002.95 ft
43) MEDITERRANEAN CAFE	118 E KIOWA ST	Beer & Wine	2,017.58 ft
44) OLD CHICAGO NORTH	118 N TEJON ST	Hotel & Restaurant	2,035.37 ft
45) THE UTE AND YETI	21 N NEVADA AVE	Beer & Wine	2,038.47 ft
46) 15c CLUB INC	15 E BIJOU ST	Tavern	2,085.37 ft
47) UNDERGROUND PUB & GRILL, AND BREWER'S REPUBLIC	110 N NEVADA AVE	Hotel & Restaurant	2,103.23 ft
48) RENDEZVOUS	128 N TEJON ST	Tavern	2,119.08 ft
49) BINGO BURGER	132 N TEJON ST	Hotel & Restaurant	2,165.05 ft
50) TRIPLE S BREWING	318 E COLORADO AVE	Brew Pub	2,217.08 ft
51) CITY AUDITORIUM CONCESSIONS	221 E KIOWA	Tavern	2,229.35 ft
52) EVEREST NEPAL RESTAURANT	28 E BIJOU ST	Hotel & Restaurant	2,308.00 ft
53) FRATELLI RISTORANTE ITALIANO	124 N NEVADA AVE	Hotel & Restaurant	2,315.98 ft
54) BAMBINO'S, INC.	36 E BIJOU ST	Hotel & Restaurant	2,334.54 ft
55) TRIPLE NICKEL TAVERN LLC	26 S WAHSATCH AVE	Tavern	2,353.60 ft
56) SHUGA'S	702 S CASCADE AVE	Hotel & Restaurant	2,381.89 ft
57) 503W	503 W COLORADO AVE	Hotel & Restaurant	2,411.60 ft
58) V F W CLUB 101	702 S TEJON ST	Club	2,461.19 ft
59) BENNY'S RESTAURANT & LOUNGE	517 W COLORADO AVE	Tavern	2,483.54 ft
60) PARIS CREPE & CAFE ROMA	218 N TEJON ST	Hotel & Restaurant	2,523.79 ft
61) ZODIAC	230 PUEBLO AVE	Tavern	2,546.93 ft
62) JOSE MULDOONS	222 N TEJON ST	Hotel & Restaurant	2,578.59 ft
63) AMERICAN LEGION POST NO. 5	15 E PLATTE AVE	Club	2,616.65 ft

CERTIFICATE OF MAILING

I, Lee McRae, 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 29, 2016 to the following address of record:

Service America Corporation
dba Pikes Peak Center
1 Independence Pointe, #305
Greenville, SC 29615



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

CC: Kyle.Kovalik@centerplate.com
Vince.Pitts@centerplate.com