



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

Received
Amended 7/2/21

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): 315 F & B, LLC	
2. Trade Name (DBA):	The Well
3. Premises Address: 315 E. Pikes Peak Ave., Suite 100 City, State, Zip: Colorado Springs, CO 80903	Location Phone: 619-248-2711
Property Tax Schedule No. : 6418119003	Zoning: FBZ-CEN
4. Mailing Address: Same City, State, Zip:	Alt Phone: 719-323-8098
Primary Contact Name And Title: Justin Anderson	Email: justin@simpaticohospitality.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
315 Collective, LLC	Member	90
Russ Ware	Member	10
Antonio Rosendo	Manager of 315 Collective, LLC	0
Justin Anderson	General Manager	0

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
Kirkpatrick Bank	Business Checking	\$2,500,000.00
TOTAL INVESTMENT IN BUSINESS:		\$2,500,000.00

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Justin Anderson

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

If leased, provide the terms: START DATE: 07/21 END DATE: 09/31

DIMENSIONS OF PREMISES: 93x100 TOTAL SQUARE FOOTAGE: 9,300

Is there a patio area? Yes No --- If yes, provide dimensions 3,200

Anticipated number of employees: 30 Anticipated opening date: June 2021

Will training be offered or required? Yes No --- If yes, through what agency? Tavern Leage of CO

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?

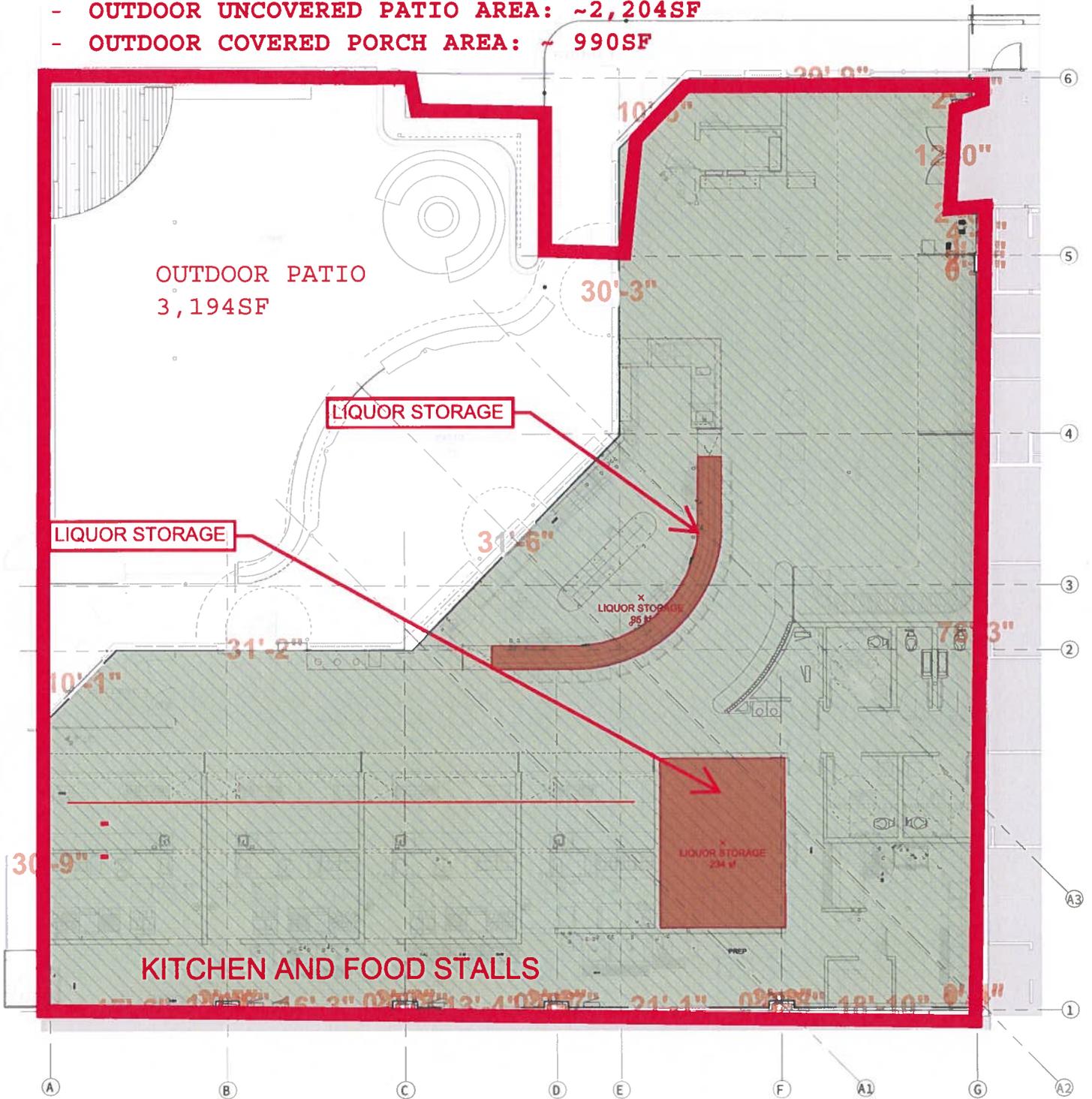
Yes No IF YES, ATTACH statement or affidavit of explanation, including date(s) and location(s).

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			

OVERALL TOTAL LIQUOR LICENSE AREA SQFT: ~9,295SF

- INDOOR LIQUOR AREA: ~6,101SF
- OUTDOOR UNCOVERED PATIO AREA: ~2,204SF
- OUTDOOR COVERED PORCH AREA: ~ 990SF



<p>BEFORE THE LOCAL LIQUOR AND BEER LICENSING AUTHORITY, CITY OF COLORADO SPRINGS, STATE OF COLORADO</p> <p>Address: 30 South Nevada Avenue, Suite 101 Colorado Springs, CO 80903 Telephone: (719) 385-5901 Fax Number: (719) 385-5114 Email: cityclerk@springsgov.com</p>	<p>CITY CLERK'S OFFICE</p> <p>2021 JUN 24 A 11: 56</p> <p>▲ CLERK USE ONLY ▲</p>
<p>IN THE MATTER OF:</p> <p>APPLICANT 315 F & B, LLC d/b/a The Well 315 E Pikes Peak Avenue, #100 Colorado Springs, CO 80903 <u>Mailing Address:</u> 315 E Pikes Peak Avenue, #100 Colorado Springs, CO 80903</p>	<p>Application No: N-0850940</p>
<p align="center">NOTICE OF HEARING AND INITIAL FINDINGS OF FACT</p>	

NOTICE OF HEARING

This matter comes before the Local Licensing Authority Hearing Officer for hearing on **Friday, July 16, 2021 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon 315 F & B, LLC d/b/a The Well ("Applicant") application for a new Hotel and Restaurant Liquor License at 315 E Pikes Peak Avenue, #100, Colorado Springs, CO 80903.

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 6, 2021. 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, July 13, 2021.

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 May 10, 2021, 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 evidence 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 June 24, 2021.

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



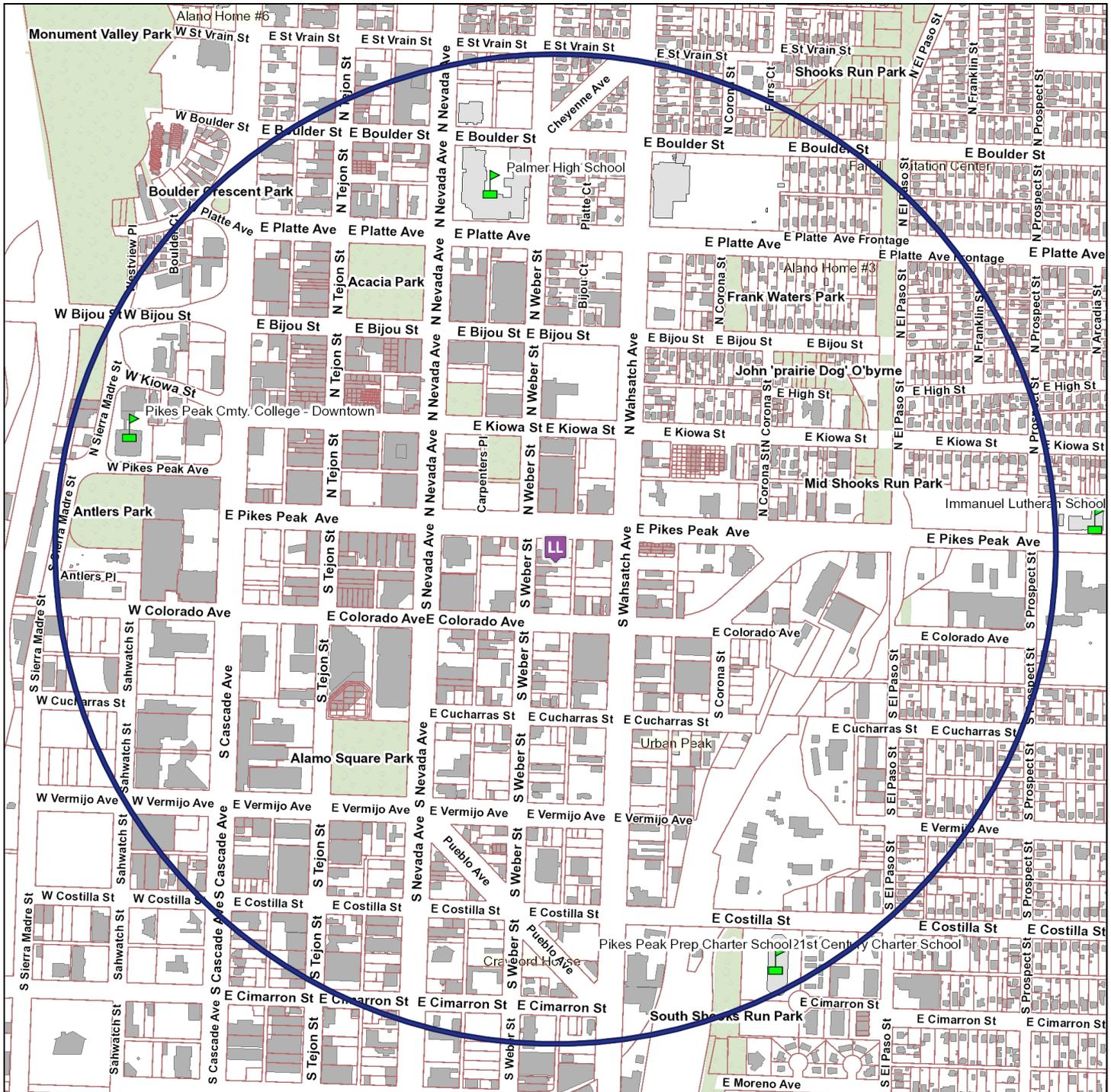
315 F & B, LLC

d/b/a THE WELL

315 E PIKES PEAK AVE, #100

OFFICE OF THE CITY CLERK

License ID: 0850940



The survey boundary is 0.5 miles from the establishment

Map Prepared: 6/24/2021 10:57 AM

Copyright © 2021 City of Colorado Springs on behalf of the Colorado Springs Utilities. All rights reserved. This work, and/or the data contained hereon, may not be modified, republished, used to prepare derivative works or commercially exploited in any manner without the prior express written consent of the City of Colorado Springs. This work was prepared utilizing the best data available at the time of creation. Neither the City of Colorado Springs, the Colorado Springs Utilities, nor any of their employees makes any warranty, express or implied, or assumes any legal liability or responsibility for accuracy, completeness, or usefulness of any data contained hereon. The City of Colorado Springs, Colorado Springs Utilities, and their employees explicitly disclaim any responsibility for the data contained hereon.



OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 0850940

315 F & B, LLC

d/b/a THE WELL

315 E PIKES PEAK AVE, #100

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) LUCKY DUMPLING	26 S WAHSATCH AVE	Hotel & Restaurant Liquor License	386.65 ft
2) 3E's COMEDY CLUB	1 S NEVADA AVE	Tavern Liquor License	566.40 ft
3) TRIPLE NICKEL TAVERN LLC	103 S WAHSATCH AVE	Tavern Liquor License	720.05 ft
4) THE UTE AND YETI	21 N NEVADA AVE	Beer & Wine Liquor License	748.02 ft
5) THIRTY THREE	18 S NEVADA AVE	Tavern Liquor License	781.62 ft
6) MINING EXCHANGE HOTEL OR THE GOLD ROOM	18 S NEVADA AVE	Tavern Liquor License	804.33 ft
7) SPRINGS ORLEANS & MINING EXCHANGE HOTEL	123 E PIKES PEAK AVE	Hotel & Restaurant Liquor License	873.04 ft
8) KIMBALL'S CINEMAS	113 E PIKES PEAK AVE	Tavern Liquor License	979.55 ft
9) BREWER'S REPUBLIC TAP HOUSE & EVENTS @ ONE TEN BELOW	110 N NEVADA AVE	Hotel & Restaurant Liquor License	1,066.95 ft
10) COLORADO CRAFT	15 S TEJON ST	Hotel & Restaurant Liquor License	1,106.94 ft
11) JAX FISH HOUSE AND OYSTER BAR	11 S TEJON ST	Hotel & Restaurant Liquor License	1,119.24 ft
12) CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant Liquor License	1,125.51 ft
13) RED GRAVY	23 S TEJON ST	Hotel & Restaurant Liquor License	1,139.15 ft
14) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant Liquor License	1,139.38 ft
15) MEDITERRANEAN CAFE	118 E KIOWA ST	Beer & Wine Liquor License	1,159.74 ft
16) TEJON EATERY	19 N TEJON ST	Tavern Liquor License	1,194.12 ft
17) COWBOYS	25 N TEJON ST	Tavern Liquor License	1,220.77 ft
18) FRATELLI RISTORANTE ITALIANO	124 N NEVADA AVE	Hotel & Restaurant Liquor License	1,221.75 ft
19) THE RABBIT HOLE	101 N TEJON ST	Hotel & Restaurant Liquor License	1,249.09 ft



OFFICE OF THE CITY CLERK

20) THE FAMOUS	31 N TEJON ST	Hotel & Restaurant Liquor License	1,257.99 ft
21) BONNY & READ FINE SEAFOOD & STEAKS	101 N TEJON ST	Hotel & Restaurant Liquor License	1,269.34 ft
22) THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant Liquor License	1,269.81 ft
23) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant Liquor License	1,272.42 ft
24) URBAN EGG A DAYTIME EATERY	28 S TEJON ST	Hotel & Restaurant Liquor License	1,292.60 ft
25) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant Liquor License	1,300.75 ft
26) RED MARTINI/BLONDIES	22 N TEJON ST	Tavern Liquor License	1,346.41 ft
27) GASOLINE ALLEY	28 N TEJON ST	Tavern Liquor License	1,363.03 ft
28) THE MANSION / THE MEZZANINE	20 N TEJON ST	Tavern Liquor License	1,364.61 ft
29) BEAUTY BAR	26 N TEJON ST	Lodging and Entertainment Liquor License	1,384.42 ft
30) THE MELTING POT	30 E PIKES PEAK AVE	Hotel & Restaurant Liquor License	1,399.67 ft
31) PAINTING WITH A TWIST	115 N TEJON ST	Beer & Wine Liquor License	1,417.80 ft
32) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine Liquor License	1,437.78 ft
33) YOO-MAE	21 & 21-1/2 E. KIOWA ST	Hotel & Restaurant Liquor License	1,499.59 ft
34) CHIBA BAR	17-19 E KIOWA ST	Tavern Liquor License	1,532.24 ft
35) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant Liquor License	1,535.51 ft
36) OSKAR BLUES COLORADO SPRINGS	118 N TEJON ST	Hotel & Restaurant Liquor License	1,537.43 ft
37) T BYRD'S TACOS AND TEQUILA	26 E KIOWA ST	Hotel & Restaurant Liquor License	1,548.40 ft
38) RENDEZVOUS	128 N TEJON ST	Tavern Liquor License	1,604.09 ft
39) PHANTOM CANYON BREWING COMPANY	2 E PIKES PEAK AVE	Brew Pub Liquor License	1,622.36 ft
40) BINGO BURGER	132 N TEJON ST	Hotel & Restaurant Liquor License	1,639.09 ft
41) THE CARTER PAYNE	320 S WEBER ST	Brew Pub Liquor License	1,728.57 ft
42) BAMBINO'S, INC.	36 E BIJOU ST	Hotel & Restaurant Liquor License	1,769.66 ft
43) SHAME AND REGRET	15 E BIJOU ST	Tavern Liquor License	1,791.50 ft
44) EVEREST NEPAL RESTAURANT	28 E BIJOU ST	Hotel & Restaurant Liquor License	1,842.69 ft
45) ICONS	3 E BIJOU ST	Tavern Liquor License	1,869.21 ft



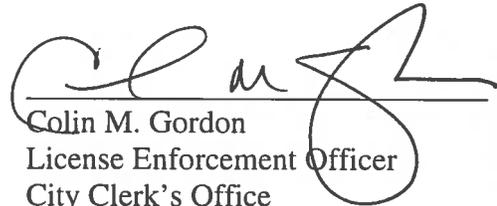
OFFICE OF THE CITY CLERK

46) MOOD TAPAS BAR, DISTRICT ELEVEN, BIRD TREE CAFE	218 N TEJON ST	Hotel & Restaurant Liquor License	1,893.70 ft
47) HILTON GARDEN INN	125 N CASCADE AVE	Hotel & Restaurant Liquor License	1,898.83 ft
48) JOSE MULDOONS	222 N TEJON ST	Hotel & Restaurant Liquor License	1,947.05 ft
49) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant Liquor License	1,969.30 ft
50) WHITE PIE PIZZERIA	330 S NEVADA AVE	Hotel & Restaurant Liquor License	2,038.10 ft
51) THE ANTLERS & ANTLERS HOTEL	4 S CASCADE AVE	Hotel & Restaurant Liquor License	2,054.61 ft
52) BAR-K	124 E COSTILLA ST	Tavern Liquor License	2,057.35 ft
53) THE GARDEN	401 S NEVADA AVE	Tavern Liquor License	2,085.01 ft
54) AMERICAN LEGION POST NO. 5	15 E PLATTE AVE	Club Liquor License	2,143.78 ft
55) STEEL PAN P & P	402 S NEVADA AVE	Hotel and Restaurant	2,164.10 ft
56) THE BLOCK BAR & GRILL	333 S TEJON ST	Hotel & Restaurant Liquor License	2,171.43 ft
57) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern Liquor License	2,203.60 ft
58) LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant Liquor License	2,203.63 ft
59) ODYSSEY GASTROPUB	311 N TEJON ST	Hotel & Restaurant Liquor License	2,210.69 ft
60) EL PASO CLUB	30 E PLATTE AVE	Club Liquor License	2,233.82 ft
61) KINSHIP LANDING	415 S NEVADA AVE	Hotel & Restaurant Liquor License	2,277.12 ft
62) FOUR BY BROTHER LUCK	321 N TEJON ST	Hotel & Restaurant Liquor License	2,286.55 ft
63) ROOSTER'S HOUSE OF RAMEN	323 & 325 N TEJON ST	Hotel & Restaurant Liquor License	2,333.14 ft
64) SUPERNOVA	111 E BOULDER ST	Hotel & Restaurant Liquor License	2,355.41 ft
65) THE RESTAURANT AT POOR RICHARD'S	324½ N TEJON ST	Hotel & Restaurant Liquor License	2,367.19 ft
66) THE BENCH IN SODO	424 S NEVADA AVE	Hotel & Restaurant Liquor License	2,395.24 ft
67) TONY'S	326 N TEJON ST	Hotel & Restaurant Liquor License	2,427.63 ft
68) THE WILD GOOSE MEETING HOUSE	401 N TEJON ST	Hotel & Restaurant Liquor License	2,520.92 ft
69) SPICE ISLAND GRILL	10 N SIERRA MADRE ST	Hotel & Restaurant Liquor License	2,536.17 ft
70) RASTA PASTA	405 N TEJON ST	Hotel & Restaurant Liquor License	2,571.80 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 June 24, 2021 to the following address of record:

315 F & B, LLC
d/b/a The Well
315 E Pikes Peak Avenue, #100
Colorado Springs, CO 80903



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

CC: justin@simpaticohospitality.com