



**LIQUOR LICENSE APPLICATION OR  
3.2% FERMENTED MALT BEVERAGE  
LICENSE APPLICATION (ALCOHOL BEVERAGE)**

Received: **CITY CLERK'S OFFICE**  
2016 DEC -8 A 9:51

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 (or Resort)     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                       3.2% Beer On Premises                       3.2% Beer Off Premises                       3.2% Beer On & 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.

<b>Section A: APPLICANT/LICENSEE INFORMATION</b>	
<b>1. Name of Applicant/Licensee (list Corporation/LLC/Partnership/Association/Sole Proprietor):</b> Schulte Catering HH CO Springs LLC	
<b>2. Trade Name (DBA):</b> Hyatt House Colorado Springs	
<b>3. Premises Address:</b> City, State, Zip: 5805 Delmonico Dr., Colorado Springs, CO 80919	<b>Location Phone:</b> (719) 268-9990
<b>Property Tax Schedule No. :</b> on file	<b>Zoning:</b> on file
<b>4. Mailing Address:</b> City, State, Zip: 2000 High Wickham Place, #300, Louisville, KY 40245	<b>Alt Phone:</b> (502) 489-3737
<b>Primary Contact Name And Title:</b> Jade Gaelyn-Levai, License and Permits Analyst	<b>Email:</b> jade.gaelyn-levai@schultehospitality.com

<b>5. IF THIS IS A TRANSFER OF AN EXISTING LICENSE – THE FOLLOWING MUST BE ANSWERED:</b>			
Present trade name of establishment (dba)	Present State License No.	Present Class of License	Present Expiration Date
Hyatt House Colorado Springs	4702980	Tavern (City)	08/11/2017

**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
Raymond H. Schulte	LLC Manager	0%
Susan M. Schulte	LLC Member	100%

**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
Stock Yards Bank & Trust P.O. Box 32890, Louisville, KY 40233	Business Checking Account	\$ 400,000
<b>TOTAL INVESTMENT IN BUSINESS:</b>		<b>\$ 400,000</b>

**Section C: PREMISES / LOCATION INFORMATION**

8. Registered Manager Name: Mark D. Samsow

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

If leased, provide the terms: START DATE: 12/06/2016 END DATE: 12/31/2026

DIMENSIONS OF PREMISES: ~~on file~~ 46 x 54 TOTAL SQUARE FOOTAGE: ~~on file~~ 2,485

Is there a patio area?  Yes  No --- If yes, provide dimensions \_\_\_\_\_

Anticipated number of employees: 25-30 Anticipated opening date: 12/16/16

Will training be offered or required?  Yes  No --- If yes, through what agency? TBD

**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
See enclosed summary of other retail interests.			

Summary of Other Retail Liquor License Interests

Property Name	Licensed Entity	State	License #	Date
Courtyard Gulfport Beachfront	Hotel Gulfport, L.P.	MS	028960 (State) 024-35769-1 (Beer)	09/27/2013 - Current
Courtyard Norman	Hotel Norman Opco, L.P.	OK	701209 (State) 16 00014503 (City Beer) 16 00014504 (City Mxd) 11032 (County)	08/26/2015 -- Current
Courtyard Rocky Mount	Hotel Rocky Mount I Opco, L.L.C.	NC	00222470MB (State) 8395 (City) 1389 (County)	09/19/2014 - Current
Courtyard Scranton Wilkes/Barre	Schulte Catering Scranton, L.L.C.	PA	Pending (Skene)	Pending
Doubletree West Palm Beach	Hotel West Palm Beach Opco, L.L.C.	FL	BEV6016588 (State)	12/10/2014 -- Current
Embassy Suites Dallas Market Center	Schulte Catering Dallas, L.L.C.	TX	MD933884 (State)	02/03/2016-Current
Embassy Suites St. Louis Airport	Hotel 11237 Lone Eagle Opco, L.P.	MO	233187 (State) 233188 (State) 79092 (County) 79093 (County) 1942 (City)	09/02/2015 -- Current
Hampton Inn Morehead City	Hotel Morehead City OPCO, LLC	NC	00225567MB (State) 10032016 (County)	09/30/2016 - Current
Hampton Inn Providence Warwick Airport	Hotel Warwick, L.P.	RI	BH-03 (State/City) BT-07 (State/City)	09/15/2014 - Current
Hampton Inn Wichita	Schulte Catering, L.L.C.	KS	3045 (State) 2015-38012 (City)	10/30/2014 - Current
Hilton Auburn Hills	Motor City Hotel, L.L.C.	MI	245085 (State) 255651 (State/C-Store)	10/07/2015 - Current
Hilton Garden In Chesterton	Schulte Hospitality Group	OH	RH6429983 (State)	09/17/2015 - Current

Property Name	Ownership Entity	State	License #	Date	Licensed Party
Hilton Garden Inn Ft. Lauderdale SW/Miramar	Hotel 14501 Hotel Opco, L.P.	FL	BEV1616375 (State)	11/05/2015 - Current	Raymond H. Schulte Susan M. Schulte Ruby Huang Suriil Shah
Hilton Garden Inn Indianapolis	Schulte Hospitality Group	IN	RH4929962 (State)	01/22/2015 - Current	Raymond H. Schulte Susan M. Schulte
Hilton Garden Inn Wichita	Schulte Catering, L.L.C.	KS	3046 (State) 2015-184593 (City)	10/30/2014 - Current	Raymond H. Schulte Susan M. Schulte
Holiday Inn Express Miami/Doral	Hotel 8436 Northwest 36th Opco, L.P.	FL	BEV2331182 (State)	09/27/2015 - Current	Raymond H. Schulte Susan M. Schulte Ruby Huang Suriil Shah
Holiday Inn Louisville Fair/Expo	Hotel Louisville, L.P.	KY	056-NQ4-2318 (State) 056-LD-2298 (State) 056-SB-1309 (State) 056-RS-2192 (State) 36345 (City)	11/06/2012 - Current	Raymond H. Schulte Susan M. Schulte
Holiday Inn Miami/Doral	Hotel 3255 North West 87 Opco, L.P.	FL	BEV2322678 (State)	03/16/2016 - Current	Raymond H. Schulte Susan M. Schulte Ruby Huang Suriil Shah
Home2 Suites San Antonio Downtown	Schulte Catering SAH2, L.L.C.	TX	BG950729 (State) 578365 (City) 950729 (County)	07/12/2018 - Current	Raymond H. Schulte Susan M. Schulte
Homewood Suites Fairfield/Napa Valley	Hotel Napa II Opco, L.P.	CA	70 557565 (State)	12/22/2015 - Current	Raymond H. Schulte Susan M. Schulte Ruby Huang
Homewood Suites Huntsville	Hotel Huntsville Opco, L.P.	AL	010691845 (State)	05/09/2016 - Current	Raymond H. Schulte Susan M. Schulte Ruby Huang
Homewood Suites St. Louis Riverport	Hotel Maryland Heights Opco, L.L.C.	MO	231586 (State) 231587 (State) LL-104 (City) LL-104-S (City) 78342 (County)	10/06/2014 - Current	Raymond H. Schulte Susan M. Schulte Ruby Huang

Property Name	Ownership Entity	State	License #	Date	Licensed Party
Homewood Suites Littleton	Hotel Littleton Opco, L.P.	CO	15-60711 (State) 6172 (County)	06/06/2015 - Current	Raymond H. Schulte Susan M. Schulte
Hotel Indigo Vernon Hills	Hotel Vernon Hills Opco, L.L.C.	IL	1A-1126557 (State) 2015-91 (City)	07/01/2014 - Current	Raymond H. Schulte Susan M. Schulte
Hyatt Place Des Moines	Liberty Des Moines, LLC	IA	LB0002119 (State)	10/04/2016 - Current	Raymond H. Schulte Susan M. Schulte
Renaissance St. Louis Airport	Hotel St. Louis Natural Bridge Opco, L.L.C.	MO	228424 (State) 228711 (State) CL15-0001 (City) 16159 (County)	10/06/2014 - Current	Raymond H. Schulte Susan M. Schulte
Residence Inn San Antonio SeaWorld/Lackland	Schulte Catering SARI, L.L.C.	TX	BG950473 (State) 578360 (City) 950473 (County)	07/10/2016 - Current	Raymond H. Schulte Susan M. Schulte
Residence Inn Rocky Mount	Hotel Rocky Mount II Opco, L.L.C.	NC	T00229408 (State) 8394 (City) 1391 (County)	09/19/2004 - Current	Raymond H. Schulte Susan M. Schulte
Residence Inn St. Louis Downtown	Hotel St. Louis Jefferson Opco, L.P.	MO	235692 (State) 235693 (State) LC9791517 (City) LC9791518 (City)	01/06/2016 - Current	Raymond H. Schulte Susan M. Schulte
Residence Inn Wichita	Schulte Catering, L.L.C.	KS	3029 (State) 2015-38013 (City)	10/30/2014 - Current	Raymond H. Schulte Susan M. Schulte
Sheraton Woodbury	Hotel Woodbury OPKO, LLC	MN	ONSI16-31 (State)	12/2/2016 - Current	Raymond H. Schulte Susan Schulte
SpringHill Suites Burr Ridge	Hotel Burr Ridge Opco, L.L.C.	IL	1A-112687 (State) 1A-112685 (State) 10/11 (City)	12/19/2013 - Current	Raymond H. Schulte Susan M. Schulte
SpringHill Suites Elmhurst	Hotel Elmhurst Opco, L.L.C.	IL	1A-1126956 (State) 15-00017734 (City)	08/22/2014 - Current	Raymond H. Schulte Susan M. Schulte
Springhill Suites San Antonio Airport	Schulte Catering SAAP, L.L.C.	TX	BG950748 (State) 578429 (City) 950748 (County)	07/12/2016 - Current	Raymond H. Schulte Susan M. Schulte
Springhill Suites San Antonio SeaWorld/Lackland	Schulte Catering SAAW, L.L.C.	TX	BG950756 (State) 578428 (City) 950756 (County)	07/12/2016 - Current	Raymond H. Schulte Susan M. Schulte

Property Name	Ownership Entity	State	License #	Date	Licensed Party
SpringHill Suites Wichita	Schulte Catering, L.L.C.	KS	3030 (State) 2015-38014 (City)	10/30/2014 – Current	Raymond H. Schulte Susan M. Schulte
Staybridge Suites Fairfield/Napa Valley	Hotel Napa I Opco, L.P.	CA	70 557538 (State)	12/22/2015 - Current	Raymond H. Schulte Susan M. Schulte Ruby Huang
Staybridge Suites Louisville	Hotel 11711 Gateworth Opco, L.P.	KY	056-NQ4-3558 (State/City)	07/20/2016 - Current	Raymond H. Schulte Ruby Huang
Staybridge Suites Miami/Doral	Hotel 3265 North West 87 Opco, L. P.	FL	BEV2328333 (State)	03/16/2016 - Current	Raymond H. Schulte Susan M. Schulte Ruby Huang Suril Shah
TownePlace Suites San Antonio Riverwalk	Schulte Catering SATP, L.L.C.	TX	BG950737 (State) 578437 (City) 950737 (County)	07/12/2016 - Current	Raymond H. Schulte Susan M. Schulte

### AFFIDAVIT OF TRANSFER AND STATEMENT OF COMPLIANCE

Pursuant to the requirements of 12-47-303(3)(b), Colorado Revised Statutes, Licensee hereby states that all accounts for alcohol beverages sold to the Applicant are:

- Paid in full. There are no outstanding accounts with any Colorado Wholesalers.
- Licensee hereby certifies that the following is a complete list of accounts for alcohol beverages that are unpaid:

Licensee and Applicant agree that all accounts will be paid for from the proceeds at closing by the:       Licensee       Applicant

- Licensee unavailable to certify disposition of accounts for alcohol beverages - Inventory list attached. Transfer by operation of law - Regulation 47-304.
- Applicant will assume full responsibility for payment of the outstanding accounts as listed above.
- No alcohol beverage inventory transferred or sold.

Licensee hereby authorizes the transfer of its Colorado Retail Liquor License to the Applicant, its agent, or a company, corporation, partnership or other business entity to be formed by the Applicant.

Dated this 2nd day of December, 200<sup>2016</sup>.

**Seller:**

Sage Eleven Portfolio Manager, LLC / 4702980

Licensee & License Number

Hyatt House Colorado Springs

Trade name

SEE ATTACHED

Signature

Position

Print Name

**Buyer:**

Schulte Catering HH CO Springs LLC

Applicant

Hyatt House Colorado Springs

Trade name

Signature

LLC Manager

Position

Raymond H. Schulte

Print Name

### AFFIDAVIT OF TRANSFER AND STATEMENT OF COMPLIANCE

Pursuant to the requirements of 12-47-303(3)(b), Colorado Revised Statutes, Licensee hereby states that all accounts for alcohol beverages sold to the Applicant are:

- Paid in full. There are no outstanding accounts with any Colorado Wholesalers.
- Licensee hereby certifies that the following is a complete list of accounts for alcohol beverages that are unpaid:  
\_\_\_\_\_

Licensee and Applicant agree that all accounts will be paid for from the proceeds at closing by the:       Licensee       Applicant

- Licensee unavailable to certify disposition of accounts for alcohol beverages - Inventory list attached. Transfer by operation of law - Regulation 47-304.
- Applicant will assume full responsibility for payment of the outstanding accounts as listed above.
- No alcohol beverage inventory transferred or sold.

Licensee hereby authorizes the transfer of its Colorado Retail Liquor License to the Applicant, its agent, or a company, corporation, partnership or other business entity to be formed by the Applicant.

Dated this 2nd day of December, 20016.

**Seller:**

Sage Eleven Portfolio Manager, LLC / 4702980

Licensee & License Number

Hyatt House Colorado Springs

Trade name

Signature

Position

Print Name

**Buyer:**

Schulte Catering HH CO Springs LLC

Applicant

Hyatt House Colorado Springs

Trade name

Signature

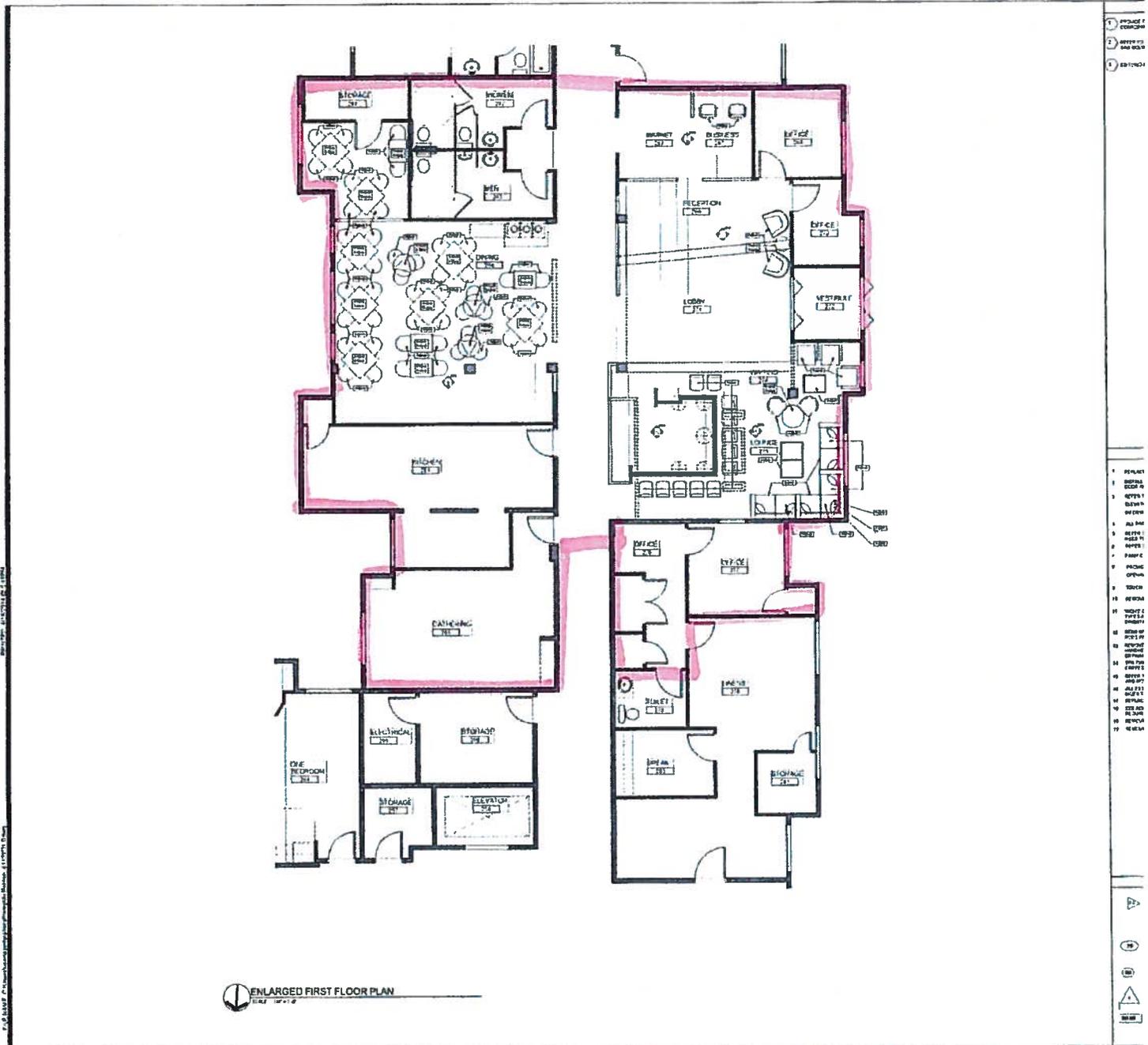
LLC Manager

Position

Raymond H. Schulte

Print Name





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

CITY CLERK'S OFFICE

2017 JAN 12 A 10:21

IN THE MATTER OF:

Schulte Catering HH CO Springs, LLC d/b/a  
**Hyatt House Colorado Springs**  
5805 Delmonico Drive  
Colorado Springs, CO 80919  
Mailing Address:  
2000 High Wickham Place, #300  
Louisville, KY 40245

▲ BOARD USE ONLY ▲

Application No: T-725361

**NOTICE OF HEARING AND INITIAL FINDINGS OF FACT**

**NOTICE OF HEARING**

This matter comes before the Board for hearing on **Friday, March 3, 2017 at 9:00 A.M. in the City Council Chambers of City Hall at 107 N. Nevada Avenue** upon Schulte Catering HH CO Springs, LLC d/b/a Hyatt House Colorado Springs ("Applicant") application for a transfer of the Tavern Liquor License currently issued to Sage Eleven Portfolio Manager, LLC d/b/a Hyatt House Colorado Springs, with conversion to a Lodging and Entertainment Liquor License at 5805 Delmonico Drive, Colorado Springs, CO 80919.

At this meeting, the Board will consider the factors outlined in Rule No. 9.08 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, February 21, 2017. 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, February 28, 2017.

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 December 8, 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 evidence 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. 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. §12-47-308.
- VII. Applicant is not a person prohibited as a licensee pursuant to C.R.S. §12-47-307.

**ON BEHALF OF THE LOCAL LICENSING AUTHORITY done January 12, 2017.**

FOR THE CITY OF COLORADO  
SPRINGS LIQUOR AND BEER  
LICENSING BOARD



By: Sarah B. Johnson  
City Clerk

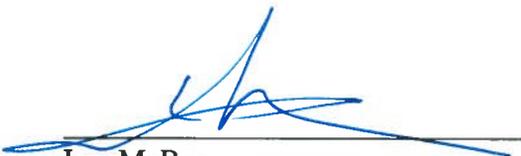
Direct questions regarding this notice and hearing to Lee McRae at 719-385-5106.

**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 January 12, 2017 to the following address of record:

Schulte Catering HH CO Springs, LLC  
dba Hyatt House Colorado Springs  
2000 High Wickham Place, #300  
Louisville, KY 40245



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

CC: jade.gaelyn-levai@schultehospitality.com  
Jennifer Gallery <jennifer@smlaw.org>