



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

OFFICE OF THE CITY CLERK

Received:
Amended submitted
11/29/22
Original submitted
11/15/22

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):
 Row Hospitality LLC

2. Trade Name (DBA): Sushi Row

3. Premises Address: 316 N Tejon St, Ste 120 - Colorado Springs, CO 80903 Location Phone: 303-921-1918 Host Stand

Property Tax Schedule No.: 6418202003 Zoning: Fbz-12a

4. Mailing Address: 316 N Tejon St, Colorado Springs CO 80903 Alt Phone: 303-921-1918

Primary Contact Name And Title: Jason Wallenta, Member Email: jwallenta@gmail.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

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
Jason Wallenta	Member	50
Riley O'Brien	Member	50

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
Wells Fargo	Checking	500,000
TOTAL INVESTMENT IN BUSINESS:		\$ 500,000

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Kirsten Pesavento

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

If leased, provide the terms: START DATE: 08/2022 END DATE: 08/2032

DIMENSIONS OF PREMISES: 20x40 TOTAL SQUARE FOOTAGE: 2250

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

Anticipated number of employees: 30 Anticipated opening date: 01/31/2023

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

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.

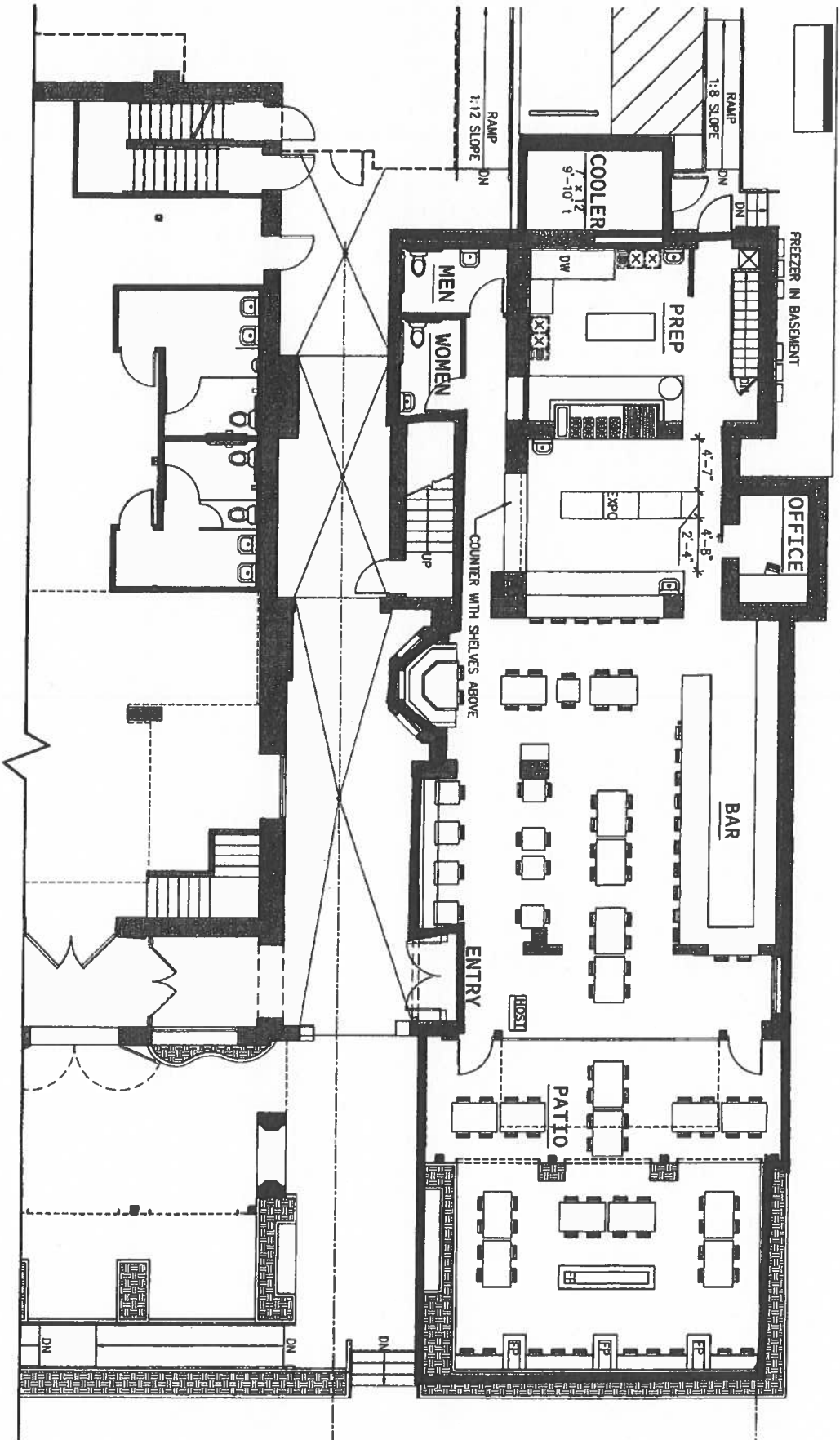
Business Name & Address	Applicant's Name	Experience/Position	Dates
Please see attached			

Attachment

Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any current financial interest in said business including any loans to or from a licensee.

<u>WHITE PIE</u>	03-07239	Hotel & Restaurant (city)	Approved	12/12/2016	12/11/2021	1702 HUMBOLDT STREET	Denver CO 80218
<u>WHITE PIE PIZZERIA</u>	03-13297	Hotel & Restaurant (city)	Approved	6/12/2020	6/11/2021	330 SOUTH NEVADA AVENUE	Colorado Springs CO 80903
<u>DOS SANTOS</u>	03-04053	Hotel & Restaurant (city)	Approved	12/11/2014	12/10/2021	1475 E 17TH AVENUE	Denver CO 80218
<u>DOS SANTOS</u>	03-09758	Hotel & Restaurant (city)	Approved	5/21/2018	5/20/2021	70 EAST MORENO AVENUE	Colorado Springs CO 80903
<u>DOS SANTOS</u>		Hotel & Restaurant (city)	Approved	10/29/2021	10/28/2022	20 WILCOX STREET UNIT C-118-A	Castle Rock CO 80104
DSCR LLC	03-15087	Hotel & Restaurant (city)	Approved	10/29/2021	10/28/2022	20 WILCOX STREET UNIT C-118-A	Castle Rock CO 80104

2 316 N TEJON - Ste 120
 1/8" = 1'-0"



ECHO
 2021-11-29

**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@coloradosprings.gov

CITY CLERK'S OFFICE

2022 DEC 29 A 10:48

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

Hospitality Row, LLC
d/b/a **Sushi Row**
316 N Tejon Street
Colorado Springs, CO 80903
Mailing Address:
316 N Tejon Street
Colorado Springs, CO 80903

Application No: N-0853878

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, January 20, 2023 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Hospitality Row, LLC d/b/a Sushi Row ("Applicant") application for a new Hotel and Restaurant Liquor License at 316 N Tejon Street, 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, January 10, 2023**. 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, January 17, 2023.

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 November 29, 2022, 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 December 29, 2022.

FOR
THE CITY OF COLORADO SPRINGS
LOCAL LICENSING AUTHORITY

Sarah B. Johnson

By: Sarah B. Johnson
City Clerk

Direct questions regarding this notice and hearing to Brittany Morris at 719-385-5115.

CERTIFICATE OF MAILING

I, Brittany Morris, 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 December 29, 2022 to the following address of record:

Hospitality Row, LLC
d/b/a Sushi Row
316 N Tejon Street
Colorado Springs, CO 80903

Brittany Morris

Brittany Morris
License Sepcialist II
City Clerk's Office
30 S. Nevada Avenue, Suite 101
Colorado Springs, CO 80903

CC: astapen@dillanddill.com
kashford@dillanddill.com
liquorpros@msn.com
jwallenta@gmail.com

Liquor Survey Boundaries



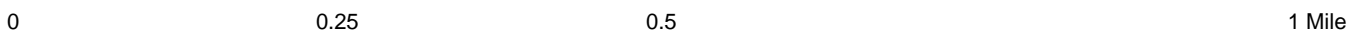
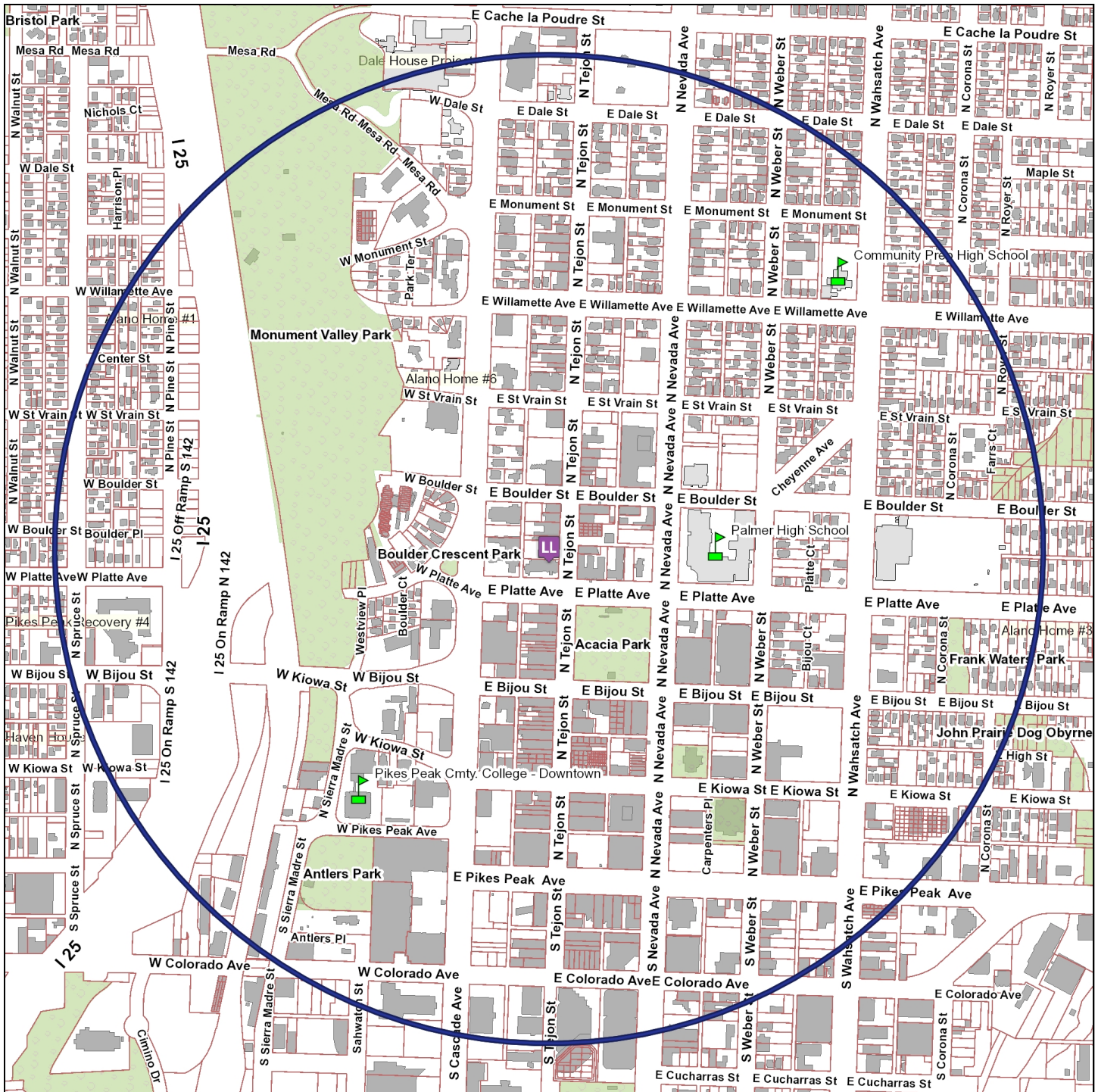
HOSPITALITY ROW LLC

d/b/a SUSHI ROW

316 N TEJON ST

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License ID: 0853878



The survey boundary is 0.5 miles from the establishment

Map Prepared: 12/29/2022 7:37 AM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 0853878

HOSPITALITY ROW LLC

d/b/a SUSHI ROW

316 N TEJON ST

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) EL PASO CLUB	30 E PLATTE AVE	Club Liquor License	93.66 ft
2) THE RESTAURANT AT POOR RICHARD'S	324½ N TEJON ST	Hotel & Restaurant Liquor License	112.29 ft
3) ODYSSEY GASTROPUB	311 N TEJON ST	Hotel & Restaurant Liquor License	167.10 ft
4) TONY'S	326 N TEJON ST	Hotel & Restaurant Liquor License	176.98 ft
5) FOUR BY BROTHER LUCK	321 N TEJON ST	Hotel & Restaurant Liquor License	277.07 ft
6) ROOSTER'S HOUSE OF RAMEN	323 & 325 N TEJON ST	Hotel & Restaurant Liquor License	277.59 ft
7) SUPERNOVA	111 E BOULDER ST	Hotel & Restaurant Liquor License	348.52 ft
8) AMERICAN LEGION POST NO. 5	15 E PLATTE AVE	Club Liquor License	384.17 ft
9) THE WILD GOOSE MEETING HOUSE	401 N TEJON ST	Hotel & Restaurant Liquor License	396.82 ft
10) JOSE MULDOONS	222 N TEJON ST	Hotel & Restaurant Liquor License	422.86 ft
11) RASTA PASTA	405 N TEJON ST	Hotel & Restaurant Liquor License	448.66 ft
12) MOOD TAPAS BAR DISTRICT ELEVEN BIRD TREE CAFE	218 N TEJON ST	Hotel & Restaurant Liquor License	478.04 ft
13) BAMBINO'S URBAN PIZZERIA	36 E BIJOU ST	Hotel & Restaurant Liquor License	674.45 ft
14) EVEREST NEPAL RESTAURANT	28 E BIJOU ST	Hotel & Restaurant Liquor License	680.31 ft
15) SALAD OR BUST	8 E BIJOU ST	Beer and Wine	691.42 ft
16) DOS DOS	131 N TEJON ST	Hotel and Restaurant	821.85 ft
17) BINGO BURGER	132 N TEJON ST	Hotel & Restaurant Liquor License	856.75 ft
18) ICONS	3 E BIJOU ST	Tavern Liquor License	863.58 ft
19) SHAME AND REGRET	15 E BIJOU ST	Tavern Liquor License	869.10 ft
20) RENDEZVOUS	128 N TEJON ST	Tavern Liquor License	907.01 ft



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21) HILTON GARDEN INN	125 N CASCADE AVE	Hotel & Restaurant Liquor License	913.95 ft
22) MICHELLE HAS MUNCHIES	122 N TEJON ST	Hotel and Restaurant	930.47 ft
23) OSKAR BLUES COLORADO SPRINGS	118 N TEJON ST	Hotel & Restaurant Liquor License	1,009.02 ft
24) TATTERED COVER	112 N TEJON ST	Lodging and Entertainment	1,040.76 ft
25) BELL BROTHERS BREWING	114 N TEJON ST	Brew Pub	1,042.24 ft
26) SHRUNKEN HEAD TIKI	112-114 N TEJON ST	Tavern Liquor	1,045.01 ft
27) PAINTING WITH A TWIST	115 N TEJON ST	Beer & Wine Liquor License	1,050.28 ft
28) SUSANNA'S COMFORT CUISINE	124 N NEVADA AVE	Hotel and Restaurant	1,075.76 ft
29) THE DIRTY BYRD	24 E KIOWA ST	Hotel and Restaurant	1,181.46 ft
30) T BYRD'S TACOS AND TEQUILA	26 E KIOWA ST	Hotel & Restaurant Liquor License	1,187.78 ft
31) BONNY & READ FINE SEAFOOD & STEAKS STIR COFFEE & COCKTAILS	101 N TEJON ST	Hotel & Restaurant Liquor License	1,193.82 ft
32) THE RABBIT HOLE	101 N TEJON ST	Hotel & Restaurant Liquor License	1,215.64 ft
33) MEDITERRANEAN CAFE	118 E KIOWA ST	Beer and Wine	1,225.49 ft
34) BURNT TOAST	110 N NEVADA AVE	Hotel & Restaurant Liquor License	1,258.13 ft
35) LA BURLA BEE	110 N NEVADA AVE	Tavern Liquor	1,293.61 ft
36) YOO-MAE	21 & 21-1/2 E. KIOWA ST	Hotel & Restaurant Liquor License	1,306.47 ft
37) CHIBA BAR	17-19 E KIOWA ST	Tavern Liquor License	1,312.71 ft
38) THE FAMOUS	31 N TEJON ST	Hotel & Restaurant Liquor License	1,326.36 ft
39) BEAUTY BAR	26 N TEJON ST	Lodging and Entertainment Liquor License	1,357.27 ft
40) GASOLINE ALLEY	28 N TEJON ST	Tavern Liquor License	1,393.36 ft
41) COWBOYS	25 N TEJON ST	Tavern Liquor License	1,402.16 ft
42) PANINOS DOWNTOWN	604 N TEJON ST	Hotel and Restaurant	1,421.71 ft
43) RED MARTINI/BLONDIES	22 N TEJON ST	Tavern Liquor License	1,431.60 ft
44) TEJON EATERY	19 N TEJON ST	Tavern Liquor License	1,469.07 ft
45) THE MANSION / THE MEZZANINE	20 N TEJON ST	Tavern Liquor License	1,473.82 ft
46) HYATT PLACE	201 E KIOWA ST	Hotel and Restaurant	1,544.92 ft
47) THE UTE AND YETI	21 N NEVADA AVE	Beer & Wine Liquor License	1,584.80 ft
48) THE MELTING POT	30 E PIKES PEAK AVE	Hotel & Restaurant Liquor License	1,676.92 ft



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49)	PHANTOM CANYON BREWING COMPANY	2 E PIKES PEAK AVE	Brew Pub Liquor License	1,691.70 ft
50)	SPICE ISLAND GRILL	10 N SIERRA MADRE ST	Hotel & Restaurant Liquor License	1,833.85 ft
51)	THE MINING EXCHANGE HOTEL / SPRINGS ORLEANS RESTAURANT	123 E PIKES PEAK AVE	Hotel and Restaurant	1,895.93 ft
52)	KIMBALL'S CINEMAS	113 E PIKES PEAK AVE	Tavern Liquor License	1,908.57 ft
53)	JAX FISH HOUSE AND OYSTER BAR	11 S TEJON ST	Hotel & Restaurant Liquor License	1,960.21 ft
54)	THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant Liquor License	1,989.78 ft
55)	COLORADO CRAFT	15 S TEJON ST	Hotel and Restaurant	1,998.10 ft
56)	THE ANTLERS & ANTLERS HOTEL	4 S CASCADE AVE	Hotel & Restaurant Liquor License	2,054.01 ft
57)	CHIPOTLE MEXICAN GRILL	17 S TEJON ST	Hotel & Restaurant Liquor License	2,060.91 ft
58)	FUJIYAMA	22 S TEJON ST	Hotel & Restaurant Liquor License	2,100.77 ft
59)	JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant Liquor License	2,104.13 ft
60)	EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant Liquor License	2,126.81 ft
61)	RED GRAVY	23 S TEJON ST	Hotel & Restaurant Liquor License	2,132.43 ft
62)	THIRTY THREE	18 S NEVADA AVE	Tavern Liquor License	2,139.65 ft
63)	URBAN EGG A DAYTIME EATERY	28 S TEJON ST	Hotel & Restaurant Liquor License	2,162.07 ft
64)	ILLEGAL PETE'S	32 S TEJON ST	Hotel and Restaurant	2,199.61 ft
65)	SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine Liquor License	2,215.97 ft
66)	BRAKEMAN'S BURGERS SANDWICH DEPOT AND TRACK 10	10 S SIERRA MADRE ST	Hotel & Restaurant Liquor License	2,256.94 ft
67)	3E's COMEDY CLUB	1 S NEVADA AVE	Tavern Liquor License	2,261.14 ft
68)	DALE STREET CAFE	115 E DALE ST	Hotel & Restaurant Liquor License	2,275.98 ft
69)	THE WELL	315 E PIKES PEAK AVE	Hotel and Restaurant	2,292.27 ft