



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

OFFICE OF THE CITY CLERK

Received:

CITY CLERK'S OFFICE

2020 APR 17 P 2:37

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 Liquor ☐ Beer and Wine ☐ Optional Premises
☐ Retail Liquor Store* ☐ 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): TEJON EATS, LLC	
2. Trade Name (DBA): Tejon Eats	
3. Premises Address: City, State, Zip: 19 N. Tejon St. CSC 80903	Location Phone: Not Assigned Yet
Property Tax Schedule No.: 7411232039 6418215004	Zoning: DB FBZ-CEN
4. Mailing Address: City, State, Zip: 2775 Stratton Woods View, Colorado Springs, CO 80906	Alt Phone: 719-499-4127
Primary Contact Name And Title: Sam Guadagnoli and/or Kathleen Guadagnoli	Email: samguadagnoli@yahoo.com; kathy_guadagnoli@yahoo.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
None	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
Kathleen M. Guadagnoli	Managing Member	50
Sam M. Guadagnoli	Managing Member	50
N/A		
N/A		
N/A		
N/A		

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
Kathy and Sam Guadagnoli – Community Banks of Colorado 19 N. Tejon St. #100, Colorado Springs, CO 80903	Checking	25,000
N/A		
N/A		
N/A		
TOTAL INVESTMENT IN BUSINESS:		\$ 25,000 0

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Sam Guadagnoli

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

If leased, provide the terms: START DATE: 04-15-2020 END DATE: 04-15-2035

DIMENSIONS OF PREMISES: varying 75x150 on 3 floors TOTAL SQUARE FOOTAGE: 34,501

Is there a patio area? ☒ Yes ☐ No --- If yes, provide dimensions 27' x 7'

Anticipated number of employees: 25 Anticipated opening date: July 2020

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
See Attached Supplement			

Supplement to:

Colorado Springs

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

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?

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.

ANSWER: Yes.

Kathy Guadagnoli has interests in the following liquor licenses:

Member: BPB, LLC d/b/a The Mansion and/or the Mezzanine, License No. 42-86697-0000 Tavern (City) 12/15/2010, 20 N. Tejon St., Colorado Springs, CO 80903.

Member: CWDIT INC, d/b/a Cowboys, License No. 42-58573-0000, Tavern (City), Issued 04/21/2008; 25 N. Tejon St., Colorado Springs, CO 80903.

Member: GLDT, LLC dba Gasoline Alley, License No. 42-64674-0000, Tavern (City), 28 N. Tejon., Colorado Springs, CO 80903.

JM Hospitality, LLC d/b/a Castaway Cove; License No. 03-12494, 100 South Park Avenue #C102, Breckenridge, CO 80424 (Recent – Report of Changes Ownership to be filed).

Sam Guadagnoli has interests in the following liquor licenses:

Prime Hospitality 1605, LLC d/b/a Prime 25, License No. 03-07058, Hotel & Restaurant (City), issued 10/21/2016; Fiduciary Interest in CWDIT INC, d/b/a Cowboys, License No. 42-58573-0000, Tavern (City), Issued 04/21/2008.

Sam and/or Kathy Guadagnoli have had prior ownership interests in the following inactive (companies are no longer in business): Vue Nightclub, Rodeo, America's Beach Club, Central Station, Thirsty's, Studabaker's, Tremors, Steamers, Navajo Hogan, Stumble Inn, Stumble East. All licenses/businesses were in Colorado Springs, CO.

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?

IF YES, ATTACH statement or affidavit of explanation, including date(s) and location(s).

ANSWER: Yes. Sam Guadagnoli has a DWAI conviction, El Paso County, 1994.

13. List every individual applicant's prior experience in the sale of alcoholic beverages. Attach supplement as needed.

ANSWER:

Kathy Guadagnoli has interests in the following liquor licenses:

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Member: GLDT, LLC dba Gasoline Alley, License No. 42-64674-0000, Tavern (City), Issued 10/20/2008 28 N. Tejon., Colorado Springs, CO 80903.

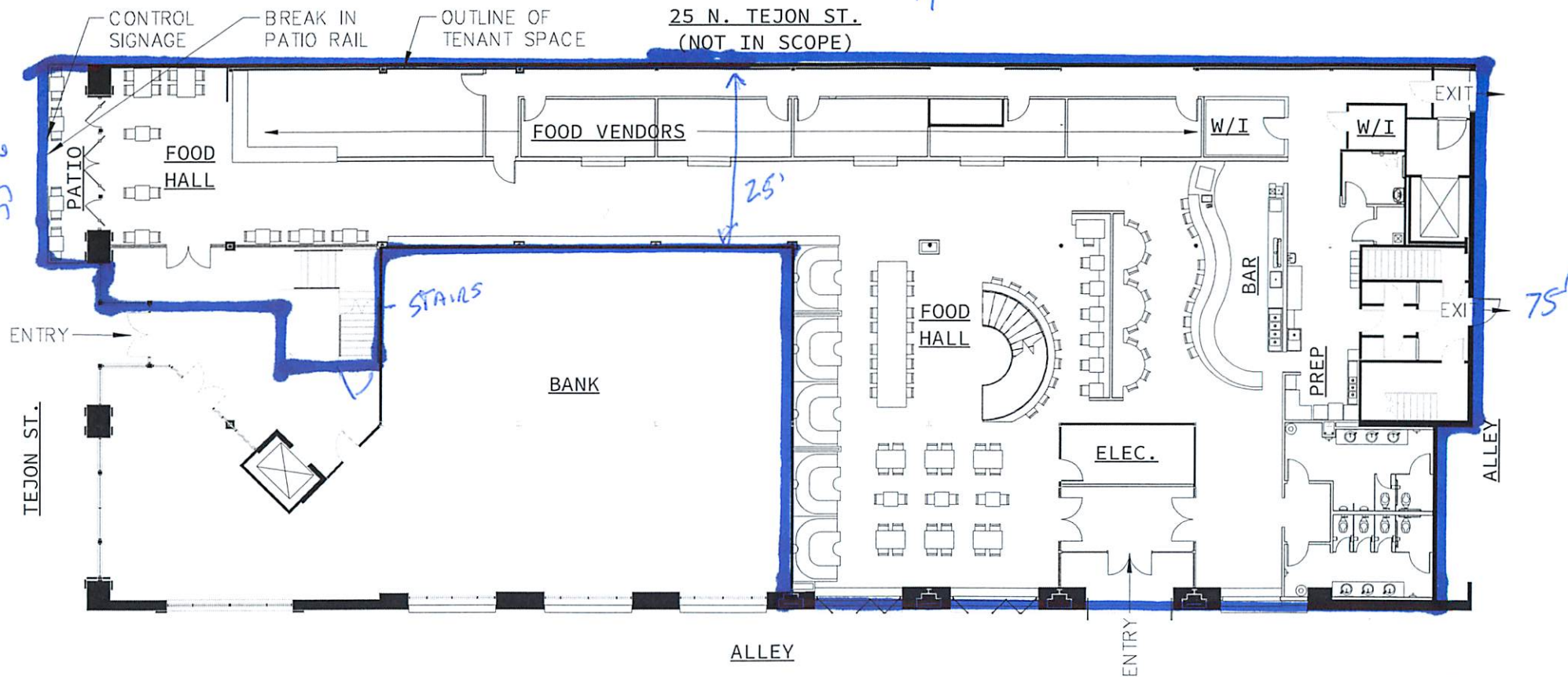
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Former Interests:

Sam and/or Kathy Guadagnoli have had prior ownership interests in the following inactive (companies are no longer in business): Vue Nightclub, Rodeo, America's Beach Club, Central Station, Thirsty's, Studabaker's, Tremors, Steamers, Navajo Hogan, Stumble Inn, Stumble East. All licenses/businesses were in Colorado Springs, CO.



1 FIRST FLOOR PLAN: DIAGRAM OF PREMISES
 1" = 20'-0"

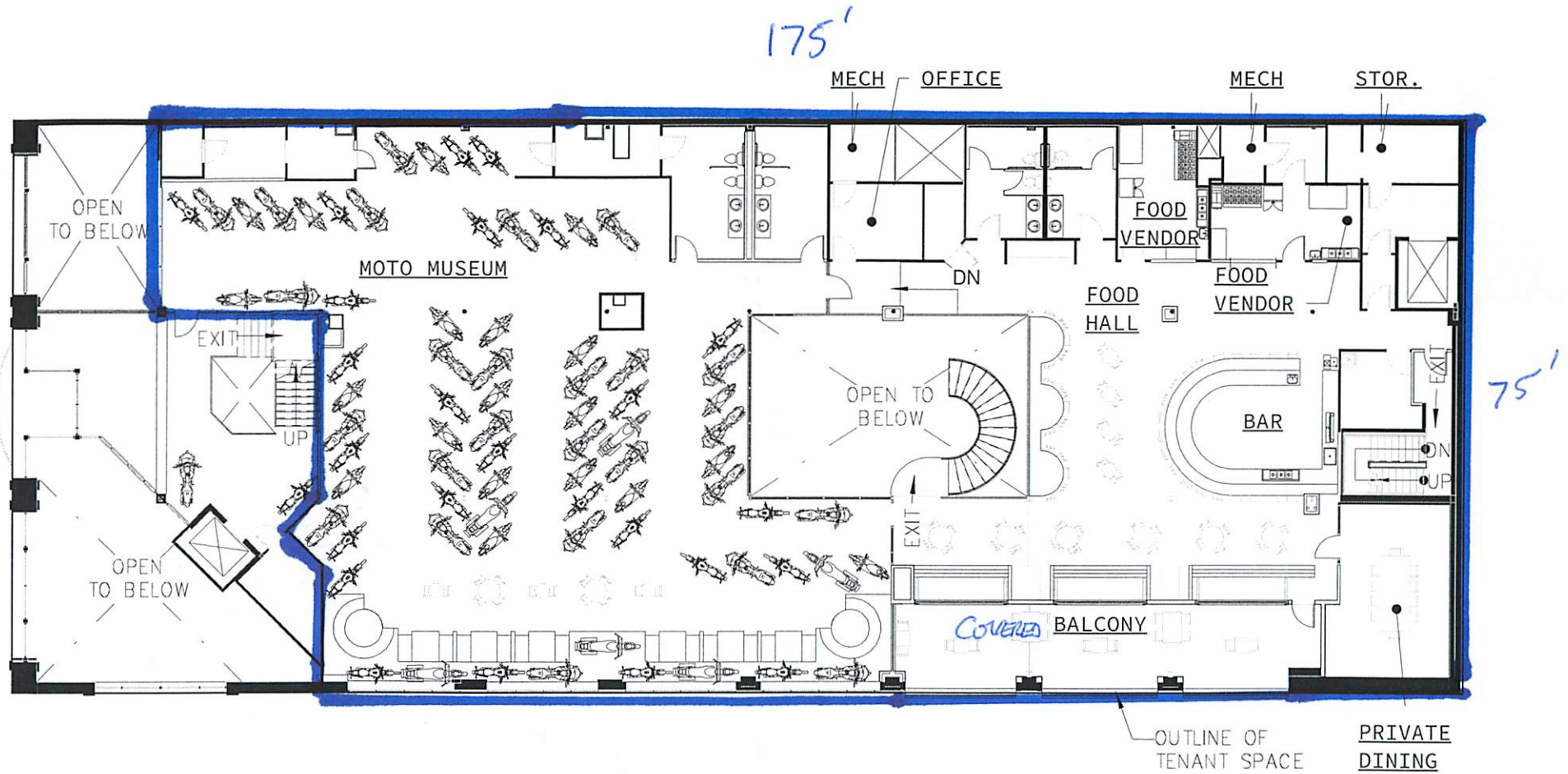
INTERIOR (GREEN BOUNDARY): 8,285 SF
 PATIO (GREEN BOUNDARY): 177 SF

N

PROJECT ADDRESS:
 19 N Tejon St.
 Colorado Springs, CO 80903

TOTAL SQUARE FOOTAGE WITHIN GREEN BOUNDARY (ALL FLOORS):
 26,697

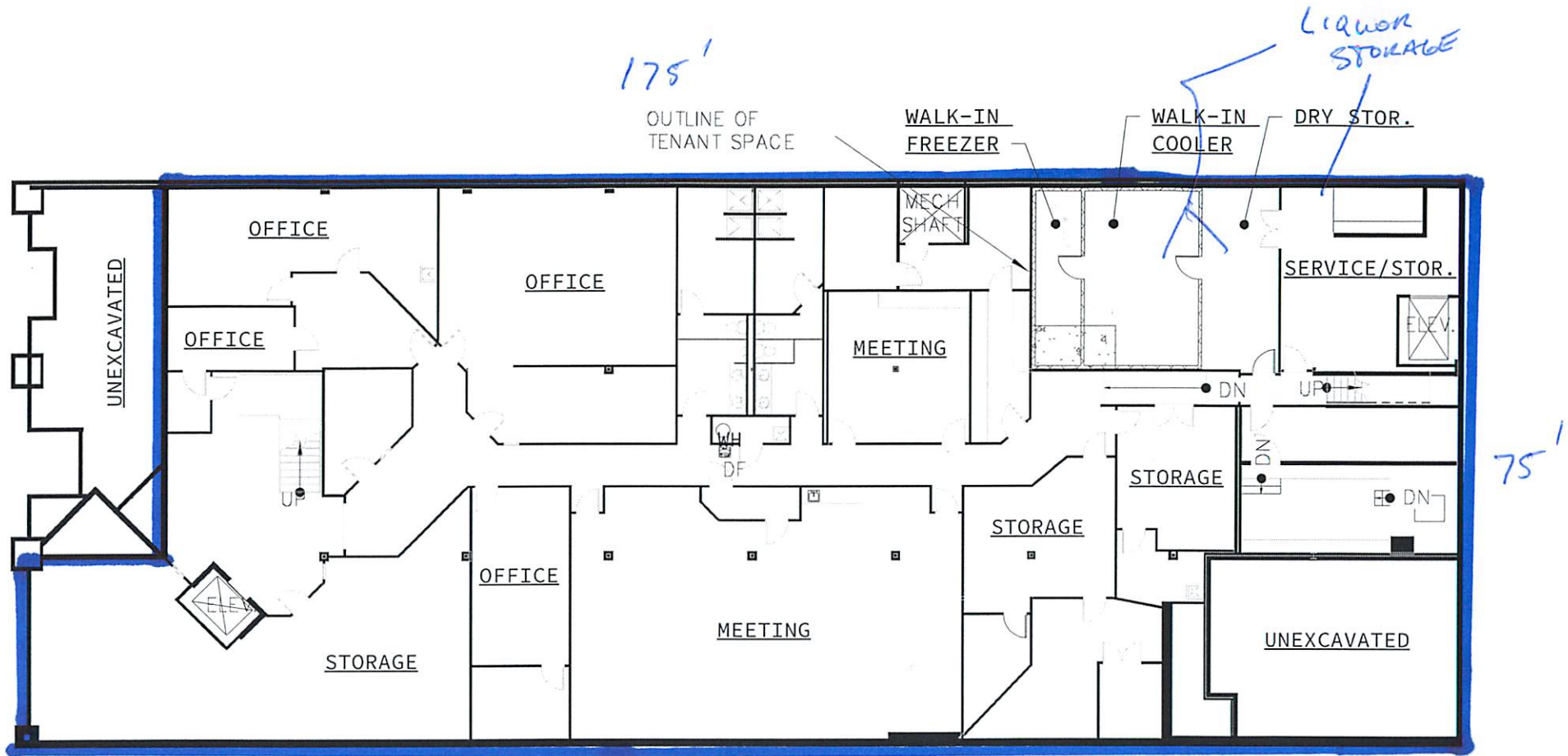
5/28/2020



1 SECOND FLOOR PLAN: DIAGRAM OF PREMISES

1" = 20'-0"

INTERIOR (BLUE BOUNDARY): 11,390 SF
BALCONY (BLUE BOUNDARY): 605 SF



1 BASEMENT FLOOR PLAN: DIAGRAM OF PREMISES INTERIOR (GREEN BOUNDARY): 11,175 SF

1" = 20'-0"

N

**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@springsgov.com

CITY CLERK'S OFFICE

2020 MAY 14 PM 12:01

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

Tejon Eats
d/b/a **Tejon Eats**
19 N. Tejon Street
Colorado Springs, CO 80903
Mailing Address:
2775 Stratton Woods View
Colorado Springs, CO 80906

Application No: N-37190

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, June 5, 2020 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Tejon Eats d/b/a Tejon Eats ("Applicant") application for a new Tavern Liquor License at 19 N. Tejon Street, Colorado Springs, CO 80903. **Additional information related to appearance, remote participation, and public comment for this public hearing will be provided as soon as possible, but not later than Tuesday, June 2, 2020.**

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. Please contact the City Clerk's Office as soon as possible to make arrangements for picking up the poster. 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, May 26, 2020**. 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, June 2, 2020.


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 April 17, 2020, 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 May 14, 2020.

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

TEJON EATS

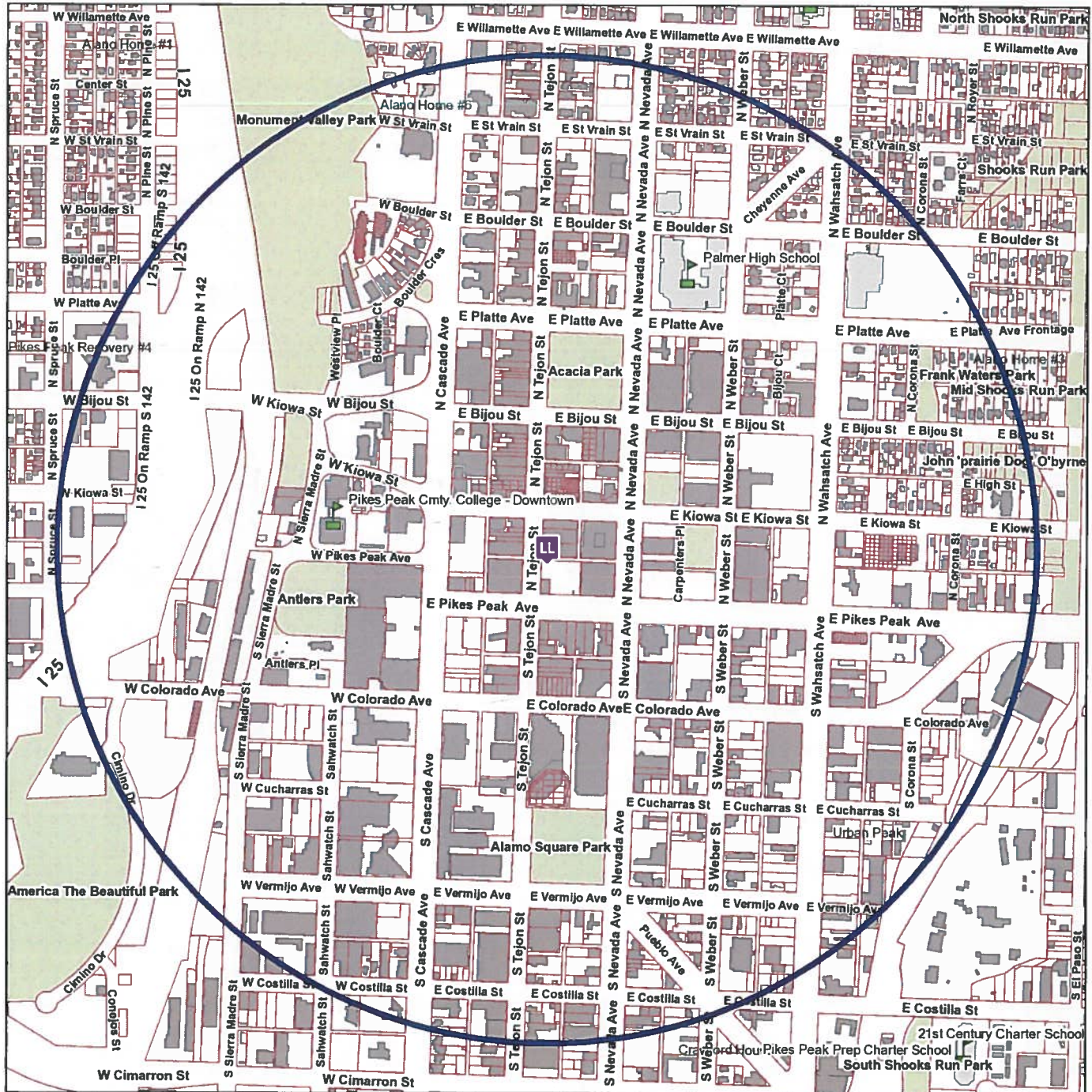
d/b/a TEJON EATS

19 N TEJON ST



OFFICE OF THE CITY CLERK

License ID: 37190



0 0.25 0.5 1 Mile

The survey boundary is 0.5 miles from the establishment

Map Prepared: 5/14/2020 10:24 AM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 37190

TEJON EATS

d/b/a TEJON EATS

19 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) COWBOYS	25 N TEJON ST	Tavern	67.37 ft
2) THE FAMOUS	31 N TEJON ST	Hotel & Restaurant	143.31 ft
3) RED MARTINI/BLONDIES	22 N TEJON ST	Tavern	155.05 ft
4) GASOLINE ALLEY	28 N TEJON ST	Tavern	168.95 ft
5) THE MANSION / THE MEZZANINE	20 N TEJON ST	Tavern	187.27 ft
6) BEAUTY BAR	26 N TEJON ST	Lodging & Entertainment	192.89 ft
7) THE RABBIT HOLE	101 N TEJON ST	Hotel & Restaurant	287.62 ft
8) BONNY & READ FINE SEAFOOD & STEAKS	101 N TEJON ST	Hotel & Restaurant	297.15 ft
9) YOO-MAE	21 & 21-1/2 E. KIOWA ST	Hotel & Restaurant	308.27 ft
10) CHIBA BAR	17-19 E KIOWA ST	Tavern	339.15 ft
11) MEDITERRANEAN CAFE	118 E KIOWA ST	Beer & Wine	339.64 ft
12) THE MELTING POT	30 E PIKES PEAK AVE	Hotel & Restaurant	346.52 ft
13) T BYRD'S TACOS AND TEQUILA	26 E KIOWA ST	Hotel & Restaurant	380.49 ft
14) HUNAN SPRINGS INC	24 E KIOWA ST	Hotel & Restaurant	410.90 ft
15) PAINTING WITH A TWIST	115 N TEJON ST	Beer & Wine	420.61 ft
16) KIMBALL'S CINEMAS	113 E PIKES PEAK AVE	Tavern	444.98 ft
17) OSKAR BLUES COLORADO SPRINGS	118 N TEJON ST	Hotel & Restaurant	472.45 ft
18) BREWER'S REPUBLIC TAP HOUSE & EVENTS @ ONE TEN BELOW	110 N NEVADA AVE	Hotel & Restaurant	483.14 ft
19) SPRINGS ORLEANS & MINING EXCHANGE HOTEL	123 E PIKES PEAK AVE	Hotel & Restaurant	491.27 ft
20) JAX FISH HOUSE AND OYSTER BAR	11 S TEJON ST	Hotel & Restaurant	494.49 ft
21) COLORADO CRAFT	15 S TEJON ST	Hotel & Restaurant	532.84 ft
22) PHANTOM CANYON BREWING COMPANY	2 E PIKES PEAK AVE	Brew Pub	534.54 ft
23) THE UTE AND YETI	21 N NEVADA AVE	Beer & Wine	541.29 ft
24) THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant	553.56 ft



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25) RENDEZVOUS	128 N TEJON ST	Tavern	572.14 ft
26) CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant	595.24 ft
27) BINGO BURGER	132 N TEJON ST	Hotel & Restaurant	621.80 ft
28) FRATELLI RISTORANTE ITALIANO	124 N NEVADA AVE	Hotel & Restaurant	637.61 ft
29) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant	639.25 ft
30) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant	658.32 ft
31) RED GRAVY	23 S TEJON ST	Hotel & Restaurant	667.13 ft
32) MINING EXCHANGE HOTEL OR THE GOLD ROOM	18 S NEVADA AVE	Tavern	687.68 ft
33) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant	689.52 ft
34) SHAME AND REGRET	15 E BIJOU ST	Tavern	697.18 ft
35) THIRTY THREE	18 S NEVADA AVE	Tavern	707.88 ft
36) URBAN EGG A DAYTIME EATERY	28 S TEJON ST	Hotel & Restaurant	720.26 ft
37) HILTON GARDEN INN	125 N CASCADE AVE	Hotel & Restaurant	766.57 ft
38) THE THIRSTY PARROT	32 S TEJON ST	Tavern	772.24 ft
39) BAMBINO'S, INC.	36 E BIJOU ST	Hotel & Restaurant	802.02 ft
40) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine	808.99 ft
41) COLORADO BEVERAGE SERVICE	221 E KIOWA ST	Tavern	825.68 ft
42) EVEREST NEPAL RESTAURANT	28 E BIJOU ST	Hotel & Restaurant	828.80 ft
43) MOOD TAPAS BAR, DISTRICT ELEVEN, BIRD TREE CAFE	218 N TEJON ST	Hotel & Restaurant	991.86 ft
44) THE ANTLERS & ANTLERS HOTEL	4 S CASCADE AVE	Hotel & Restaurant	1,044.26 ft
45) JOSE MULDOONS	222 N TEJON ST	Hotel & Restaurant	1,048.31 ft
46) AMERICAN LEGION POST NO. 5	15 E PLATTE AVE	Club	1,177.58 ft
47) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant	1,266.48 ft
48) SPICE ISLAND GRILL	10 N SIERRA MADRE ST	Hotel & Restaurant	1,375.78 ft
49) EL PASO CLUB	30 E PLATTE AVE	Club	1,383.47 ft
50) ODYSSEY GASTROPUB	311 N TEJON ST	Hotel & Restaurant	1,467.50 ft
51) LUCKY DUMPLING	26 S WAHSATCH AVE	Hotel & Restaurant	1,559.04 ft
52) THE RESTAURANT AT POOR RICHARD'S	324 N TEJON ST	Hotel & Restaurant	1,573.80 ft
53) FOUR BY BROTHER LUCK	321 N TEJON ST	Hotel & Restaurant	1,596.23 ft
54) TRIPLE NICKEL TAVERN LLC	334 E COLORADO AVE	Tavern	1,599.98 ft
55) ROOSTER'S HOUSE OF RAMEN	323 & 325 N TEJON ST	Hotel & Restaurant	1,634.37 ft
56) TONY'S	326 N TEJON ST	Hotel & Restaurant	1,641.18 ft
57) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern	1,679.12 ft
58) SUPERNOVA	111 E BOULDER ST	Hotel & Restaurant	1,686.41 ft
59) THE WILD GOOSE MEETING HOUSE	401 N TEJON ST	Hotel & Restaurant	1,819.23 ft
60) RASTA PASTA	405 N TEJON ST	Hotel & Restaurant	1,875.73 ft
61) V F W PIKES PEAK POST 4051	430 E PIKES PEAK AVE	Club	1,927.42 ft



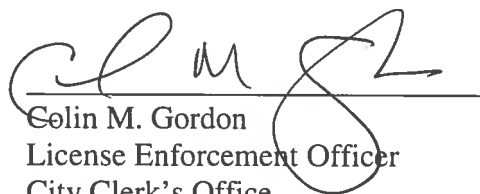
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62) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant	2,268.01 ft
63) THE BLOCK BAR & GRILL	333 S TEJON ST	Hotel & Restaurant	2,294.29 ft
64) BAR-K	124 E COSTILLA ST	Tavern	2,314.06 ft
65) THE CARTER PAYNE	320 S WEBER ST	Brew Pub	2,324.91 ft
66) IRON BIRD BREWING CO.	402 & 404 S NEVADA AVE	Brew Pub	2,476.86 ft
67) LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant	2,523.49 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 May 14, 2020 to the following address of record:

Tejon Eats
d/b/a Tejon Eats
2775 Stratton Woods View
Colorado Springs, CO 80906



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

CC: vince@lindenlawgroup.com
samguadagnoli@yahoo.com
liquorpros@msn.com