

ITY CLERK'S OFFICE

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## Permit Application and Report of Changes

**Current License Number** 4702000  
**All Answers Must Be Printed in Black Ink or Typewritten**  
**Local License Fee \$** 150.00

1. Applicant is a		Present License Number
<input type="checkbox"/> Corporation ..... <input type="checkbox"/> Individual <input type="checkbox"/> Partnership ..... <input checked="" type="checkbox"/> Limited Liability Company		4702000
2. Name of Licensee	3. Trade Name	
Peak Place Coffeehouse LLC	Peak Place Coffeehouse	
4. Location Address		
2360 Montebello Square Drive, Suite H1		
City	County	ZIP
Colorado Springs	El Paso	80918

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

Section A – Manager reg/change	Section C
<p>• License Account No. _____</p> <p><input type="checkbox"/> Manager's Registration (Hotel &amp; Restr.) .....\$75.00</p> <p><input type="checkbox"/> Manager's Registration (Tavern).....\$75.00</p> <p><input type="checkbox"/> Manager's Registration (Lodging &amp; Entertainment).....\$75.00</p> <p><input type="checkbox"/> Change of Manager (Other Licenses pursuant to section 12-47-301(8), C.R.S.) NO FEE</p>	<p><input type="checkbox"/> Retail Warehouse Storage Permit (ea).....\$100.00</p> <p><input type="checkbox"/> Wholesale Branch House Permit (ea) ..... 100.00</p> <p><input type="checkbox"/> Change Corp. or Trade Name Permit (ea) ..... 50.00</p> <p><input type="checkbox"/> Change Location Permit (ea) ..... 150.00</p> <p><input checked="" type="checkbox"/> Change, Alter or Modify Premises \$150.00 x <u>1</u>                      Total Fee <u>\$150.00</u></p> <p><input type="checkbox"/> Addition of Optional Premises to Existing H/R \$100.00 x _____                      Total Fee _____</p> <p><input type="checkbox"/> Addition of Related Facility to Resort Complex \$75.00 x _____                      Total Fee _____</p> <p><input type="checkbox"/> Tavern Conversion ..... No Fee</p>
Section B – Duplicate License	
<p>• Liquor License No. _____</p> <p><input type="checkbox"/> Duplicate License ..... \$50.00</p>	

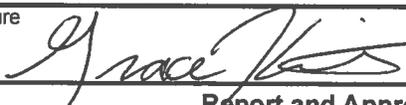
**Do Not Write in This Space – For Department of Revenue Use Only**

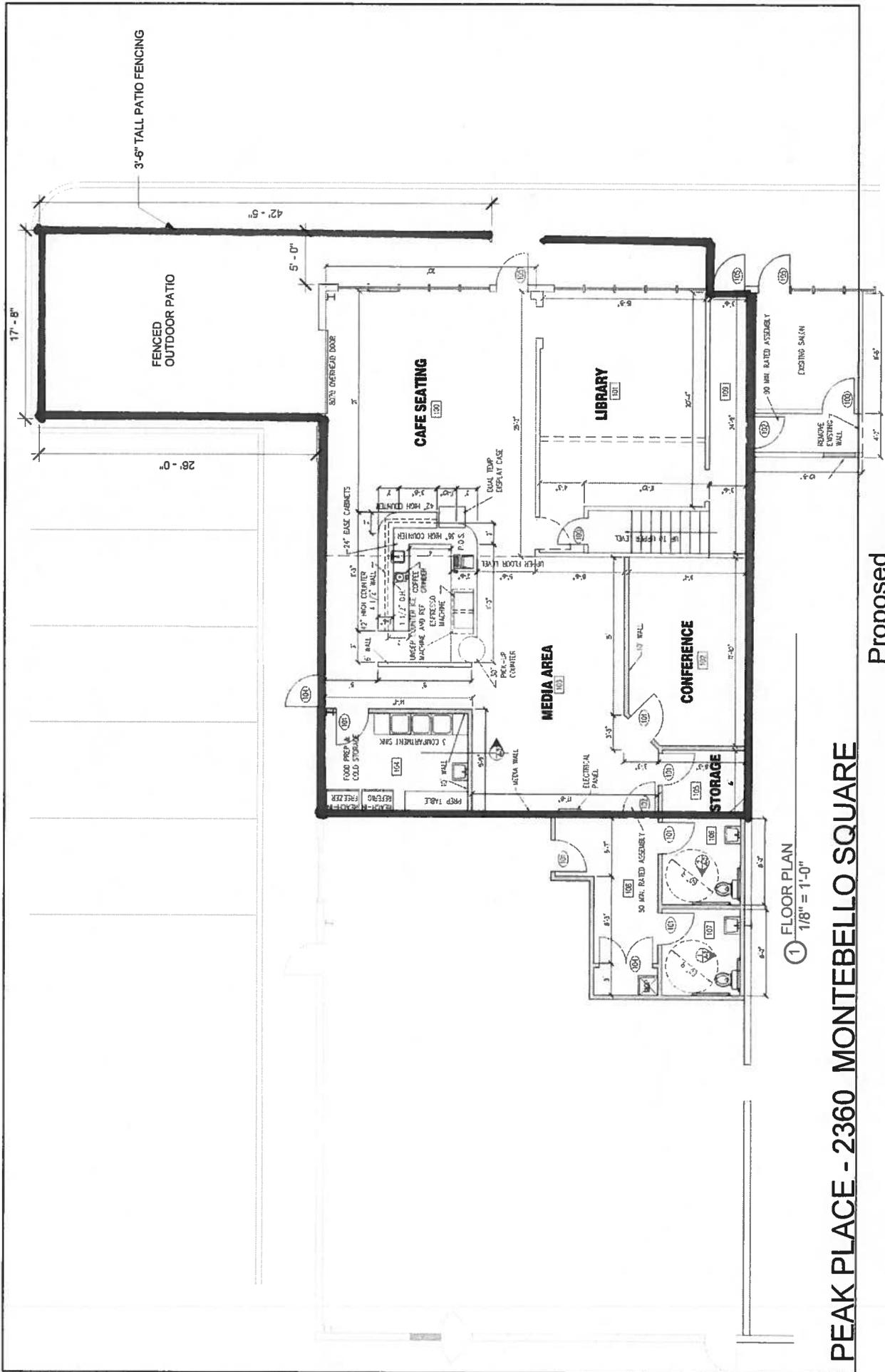
Date License Issued	License Account Number	Period

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.

TOTAL AMOUNT DUE	\$	.00
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<b>Change of Manager</b>	<p><b>8. Change of Manager or to Register the Manager of a Tavern, Hotel and Restaurant, Lodging &amp; Entertainment liquor license or licenses pursuant to section 12-47-301(8).</b></p> <p>(a) Change of Manager (attach Individual History DR 8404-I H/R, Tavern and Lodging &amp; Entertainment only)          Former manager's name _____          New manager's name _____</p> <p>(b) Date of Employment _____          Has manager ever managed a liquor licensed establishment?..... Yes <input type="checkbox"/> No <input type="checkbox"/>          Does manager have a financial interest in any other liquor licensed establishment?..... Yes <input type="checkbox"/> No <input type="checkbox"/>          If yes, give name and location of establishment _____</p>
<b>Modify Premises or Addition of Optional Premises or Related Facility</b>	<p><b>9. Modification of Premises, Addition of an Optional Premises, or Addition of Related Facility</b></p> <p>NOTE: Licensees may not modify or add to their licensed premises until approved by state and local authorities.</p> <p>(a) Describe change proposed <u>add patio adjacent to current licensed premises</u></p> <p>(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</p> <p>(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 <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>(d) Is the proposed change in compliance with local building and zoning laws? ..... Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>(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 <input type="checkbox"/> No <input type="checkbox"/></p> <p>(f) Attach a diagram of the current licensed premises and a diagram of the proposed changes for the licensed premises.</p> <p>(g) Attach any existing lease that is revised due to the modification.</p>
<b>Tavern Conversion</b>	<p><b>10. Tavern Conversion</b></p> <p>(Note* Must be completed by August 10, 2017 as the Tavern conversion will no longer be permitted. Only Tavern licenses issued before August 10, 2016, that do not fit the definition of a tavern as defined in section 12-47-103(38), C.R.S. may convert to a different license type.) Please pick one of the following choices:</p> <p>(a) I wish to convert my existing Tavern Liquor License # _____ to a Lodging and Entertainment Liquor License? ..... Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>(b) I wish to convert my existing Tavern Liquor License # _____ to a _____ Liquor License? ..... Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<b>Oath of Applicant</b>		
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 Manager	Date 3/13/17
<b>Report and Approval of LOCAL Licensing Authority (CITY / COUNTY)</b>		
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. <b>Therefore, This Application is Approved.</b>		
Local Licensing Authority (City or County)		Date filed with Local Authority
Signature	Title	Date
<b>Report of STATE Licensing Authority</b>		
The foregoing has been examined and complies with the filing requirements of Title 12, Article 47, C.R.S., as amended.		
Signature	Title	Date



Proposed

PEAK PLACE - 2360 MONTEBELLO SQUARE

1 FLOOR PLAN  
1/8" = 1'-0"



<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  2017 MAY -2 A 11: 55</p>
<p>IN THE MATTER OF:</p> <p>Peak Place Coffeeshouse, LLC d/b/a  <b>Peak Place Coffeeshouse</b>  2360 Montebello Square Drive, #H1  Colorado Springs, CO 80918  Mailing Address:  P.O. Box 3069  Colorado Springs, CO 80934</p>	<p>▲ BOARD USE ONLY ▲</p>
	<p>Application No: M-721173</p>
<p><b>NOTICE OF HEARING AND INITIAL FINDINGS OF FACT</b></p>	

**NOTICE OF HEARING**

This matter comes before the Board for hearing on **Friday, May 19, 2017 at 9:00 A.M. in the City Council Chambers of City Hall at 107 N. Nevada Avenue** upon Peak Place Coffeeshouse, LLC d/b/a Peak Place Coffeeshouse (“Applicant”) application for a Modification of Premises of the existing Beer and Wine License at 2360 Montebello Square Drive, #H1, Colorado Springs, CO 80918.

At this meeting, the Board will consider the factors outlined in Rule No. 21.00 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, May 9, 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, May 16, 2017.

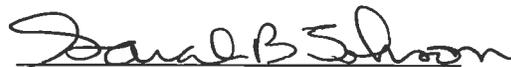
Pursuant to C.R.S. §12-47-312 and Local Rule No. 7 the Local Licensing Authority, through the Office of the City Clerk, has conducted an investigation into Applicant’s application. NOW THEREFORE these Initial Findings of Fact are presented.

## INITIAL FINDINGS OF FACT

- I. Applicant's application was filed on March 27, 2017, 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 May 2, 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.

# Liquor Survey Boundaries



PEAK PLACE COFFEEHOUSE, LLC  
 d/b/a PEAK PLACE COFFEEHOUSE  
 2360 MONTEBELLO SQUARE DR #H1

OFFICE OF THE CITY CLERK  
 License ID: 27139



The survey boundary is 0.5 miles from the establishment

Map Prepared: 5/1/2017 1:11 PM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 27139

PEAK PLACE COFFEEHOUSE, LLC  
d/b/a PEAK PLACE COFFEEHOUSE  
2360 MONTEBELLO SQUARE DR #H1  
COLORADO SPRINGS, CO 80918

EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

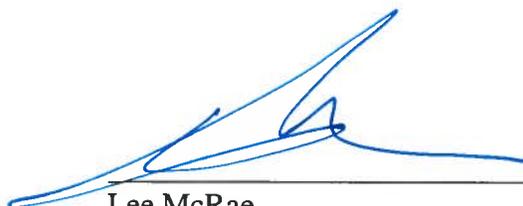
<u>Business d/b/a</u>	<u>Business Address</u>	<u>License Type</u>	
1) NOODLES & COMPANY	2455 MONTEBELLO SQUARE DR	Hotel & Restaurant	508.97 ft
2) TEXAS T BONE	5245 N ACADEMY BLVD	Hotel & Restaurant	1,430.02 ft
3) PUEBLO VIEJO FAMILY MEXICAN REST	5598 N ACADEMY BLVD	Hotel & Restaurant	1,871.12 ft
4) CHUCK E CHEESE'S	5156 N ACADEMY BLVD	Hotel & Restaurant	2,013.84 ft
5) THIRD SPACE COFFEE	5670 N ACADEMY BLVD	Beer & Wine	2,375.08 ft
6) INDIA PALACE RESTAURANT	5644 N ACADEMY BLVD	Hotel & Restaurant	2,392.64 ft
7) MAKINO ASIAN BISTRO	5760 N ACADEMY BLVD	Hotel & Restaurant	2,424.25 ft
8) CHILI'S - COLORADO SPRINGS	5807 N ACADEMY BLVD	Hotel & Restaurant	2,446.46 ft
9) RILEA'S PUB	5672 N UNION BLVD	Tavern	2,562.95 ft

## CERTIFICATE OF MAILING

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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 May 2, 2017 to the following address of record:

Peak Place Coffeehouse, LLC  
dba Peak Place Coffeehouse  
P.O. Box 3069  
Colorado Springs, CO 80934



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

CC: vinnie@peakplacecoffeehouse.com  
Vince Linden (vince@lindenlawgroup.com)