



Received:  
**CITY CLERK'S OFFICE**  
 2021 JUN 21 A 9:24

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

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**

<b>1. Name of Applicant/Licensee (list Corporation/LLC/Partnership/Association/Sole Proprietor):</b> A & A Enterprise of Colorado Springs, Inc.	
<b>2. Trade Name (DBA):</b> Hyatt Place	
<b>3. Premises Address:</b> City, State, Zip: 201 E Kiowa St, Colorado Springs, CO 80903	<b>Location Phone:</b> 719-543-4856
<b>Property Tax Schedule No. :</b> 64181-12-028	<b>Zoning:</b> FBZ-CEN CU
<b>4. Mailing Address:</b> City, State, Zip: 4308 St Andrews Dr, Pueblo CO 81001	<b>Alt Phone:</b>
<b>Primary Contact Name And Title:</b> Avik Amin, President	<b>Email:</b> aaa@aaahoteldevelopers.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
Avik Amin	President	50
Kena Amin	Secretary/Treasurer	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
A&A Enterprise of Colorado Springs, Inc.	Operating Account	10,000
<b>TOTAL INVESTMENT IN BUSINESS:</b>		<b>\$ 10,000</b>

**Section C: PREMISES / LOCATION INFORMATION**

8. Registered Manager Name: Hersida Amin

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

If leased, provide the terms: START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_

DIMENSIONS OF PREMISES: \_\_\_\_\_ TOTAL SQUARE FOOTAGE: 87,000

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

Anticipated number of employees: 30 Anticipated opening date: 09/2021

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?

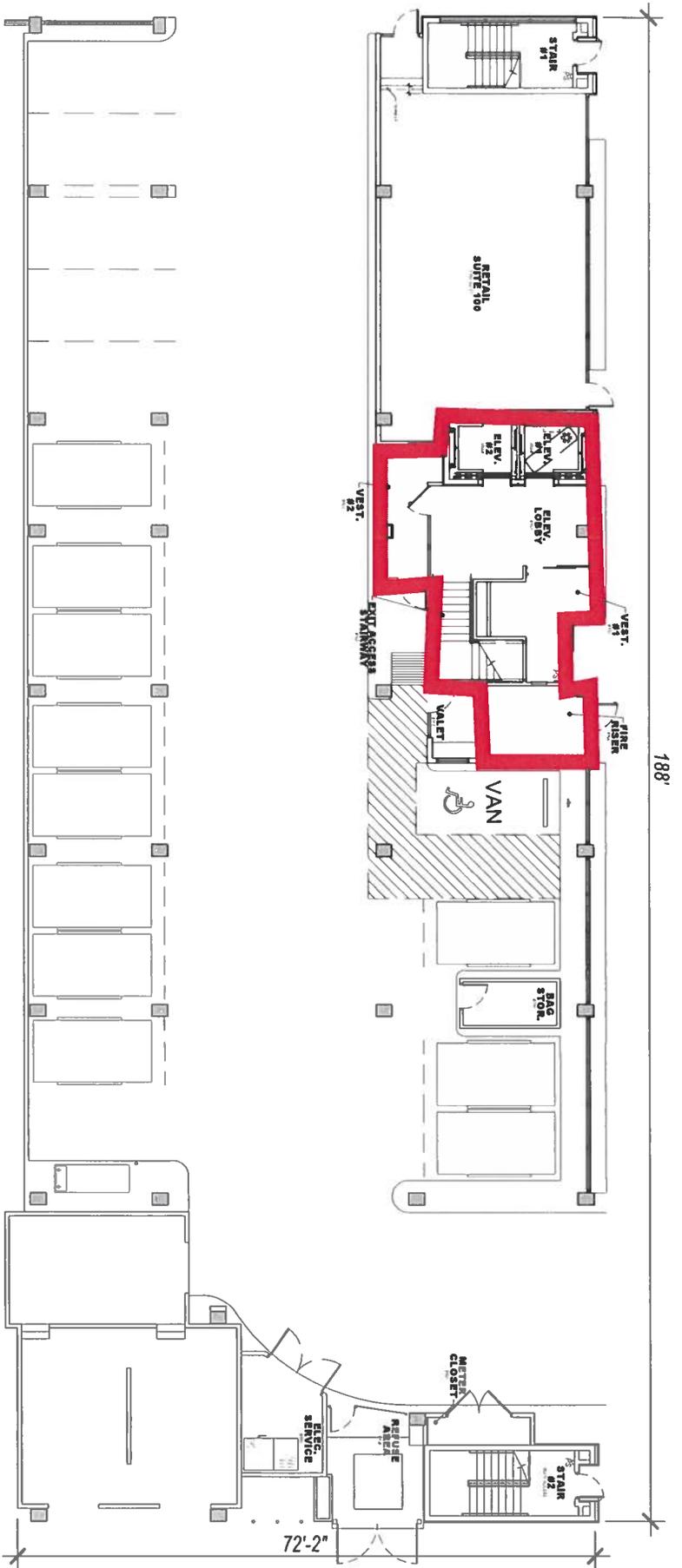
Yes  No IF YES, ATTACH a statement or affidavit of explanation, including date(s) and location(s).

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
A & A Enterprises of Denver 333 W Colfax Ave, Denver CO 80204	Avik Amin & Kena Amin	Owners	2018-Present
AVKE, Inc 150 S Santa Fe Ave, Pueblo, CO 81003	Avik Amin & Kena Amin	Owners	2008-Present



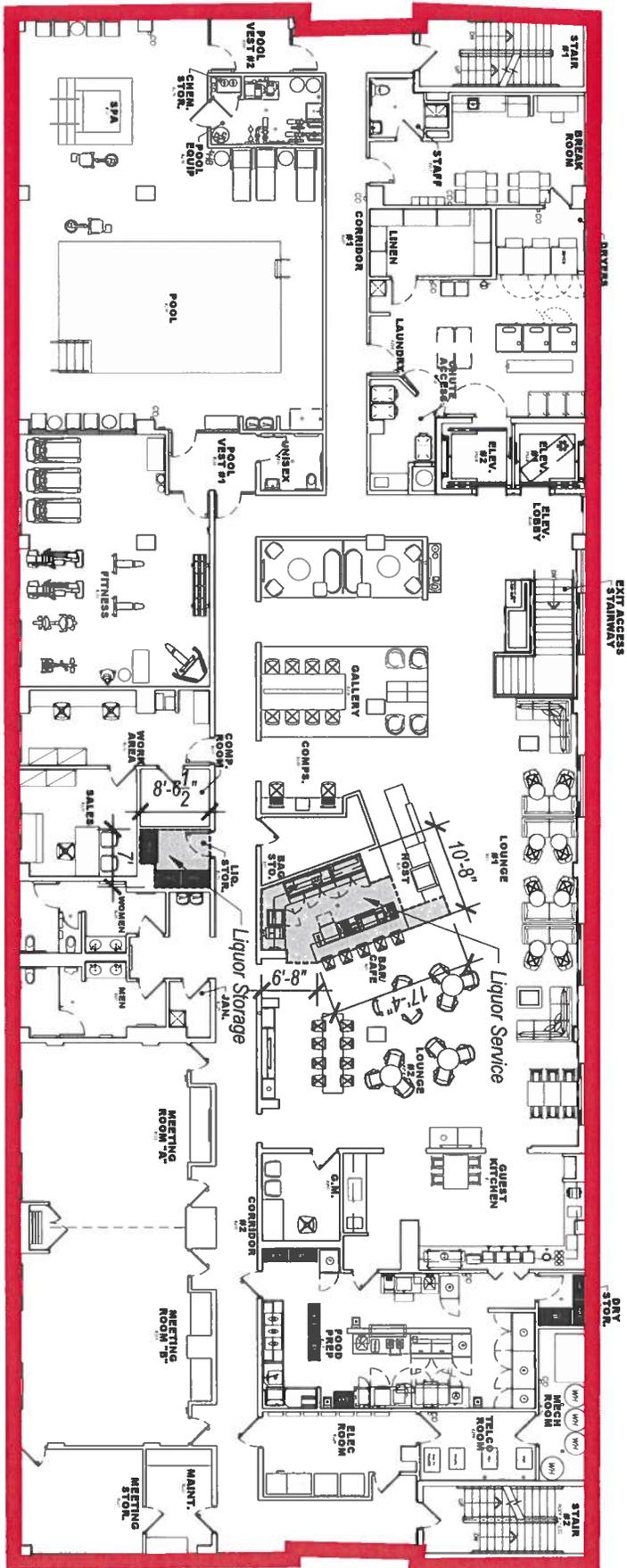
# FIRST FLOOR PLAN

SCALE: 1"=20'-0"

**Building Areas:**

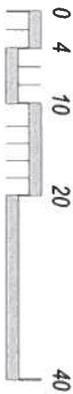
6TH & 7TH FLOOR AREAS =	24,142 S.F. (12,071 S.F. EACH)
3RD, 4TH & 5TH FLOOR AREAS =	36,528 S.F. (12,176 S.F. EACH)
2ND FLOOR AREA =	13,249 S.F.
1ST FLOOR FUTURE RETAIL AREA =	1,087 S.F. (HEATED)
1ST FLOOR HOTEL AREA =	1,615 S.F. (HEATED)
GROUND FLOOR AREA =	13,249 S.F. (FOOTPRINT)
TOTAL AREA =	87,168 S.F. GROSS AREA

## Hyatt Place - 201 E. Kiowa St.



# SECOND FLOOR PLAN

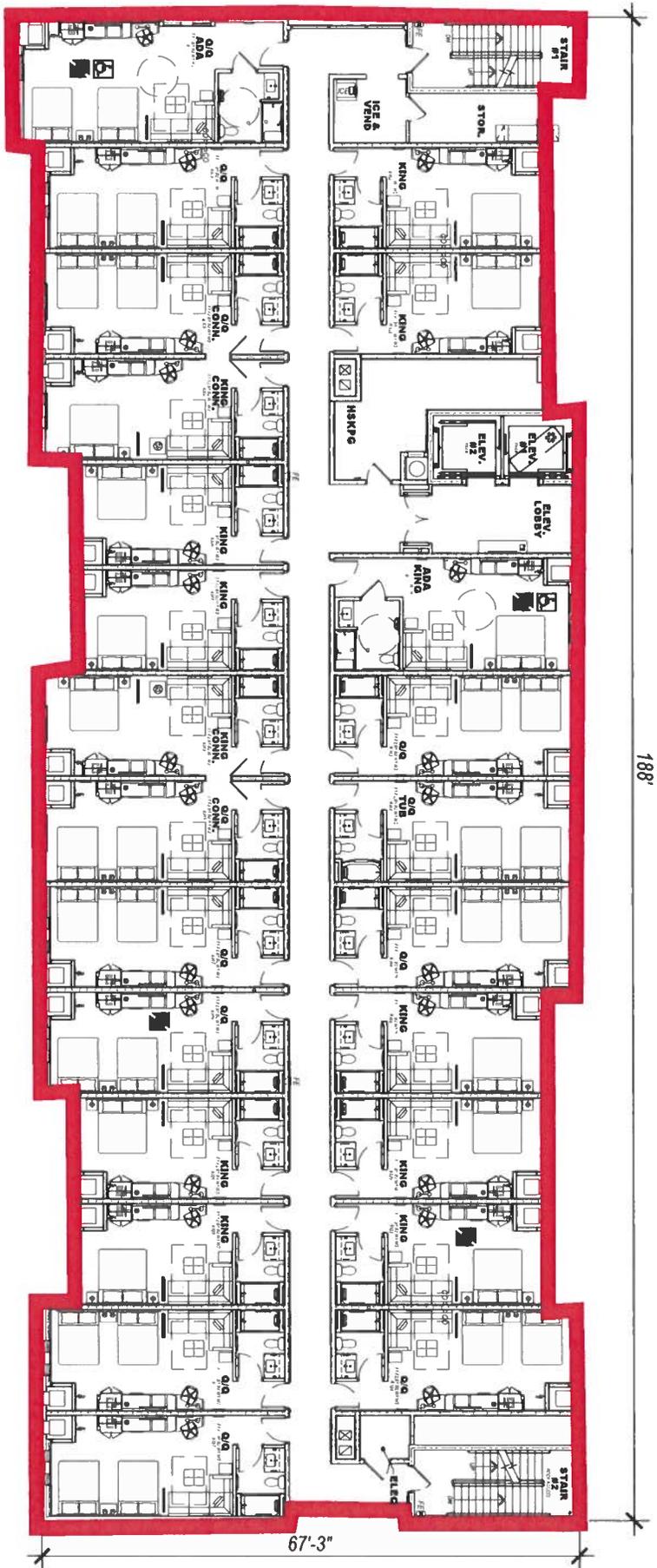
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**Building Areas:**

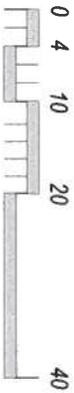
6TH & 7TH FLOOR AREAS =	24,142 S.F. (12,071 S.F. EACH)
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**Hyatt Place - 201 E. Kiowa St.**



**THIRD FLOOR PLAN**

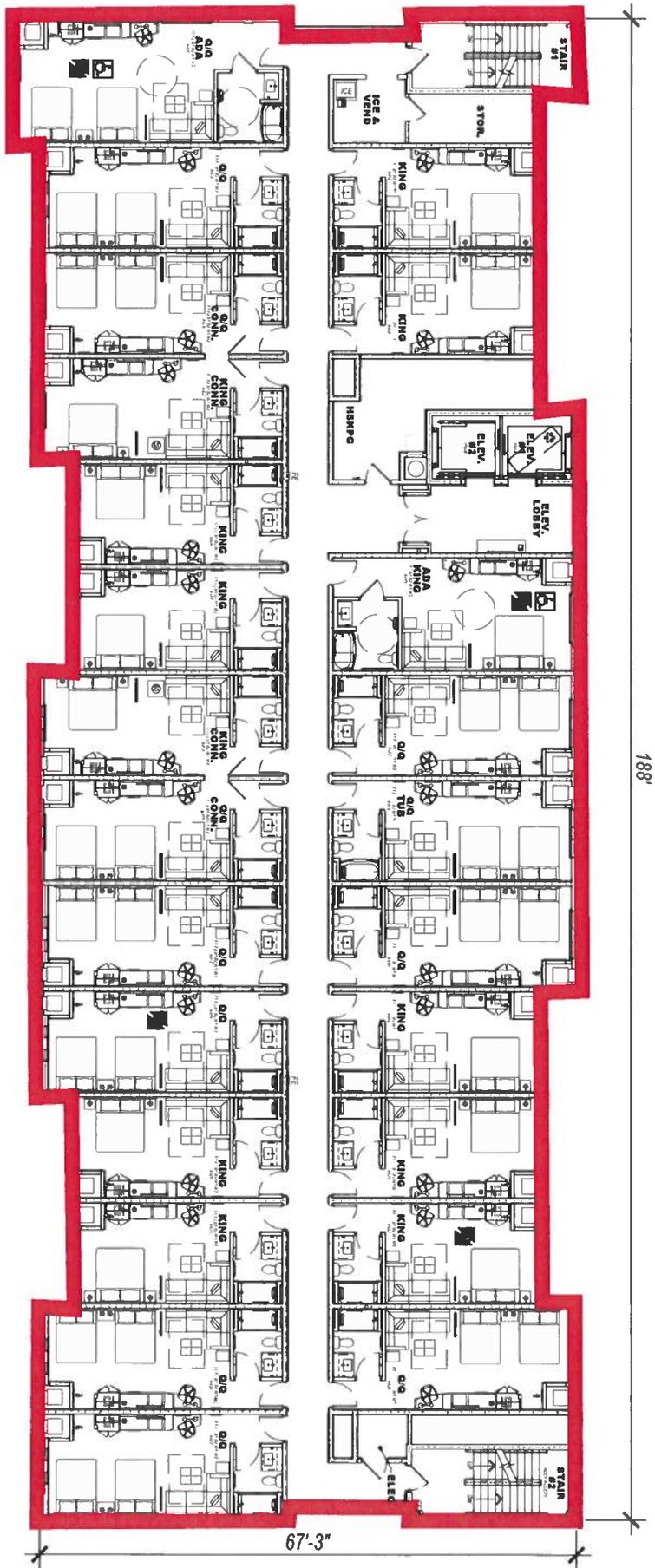
SCALE: 1"=20'-0"



**Building Areas:**

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**Hyatt Place - 201 E. Kiowa St.**



# FOURTH FLOOR PLAN

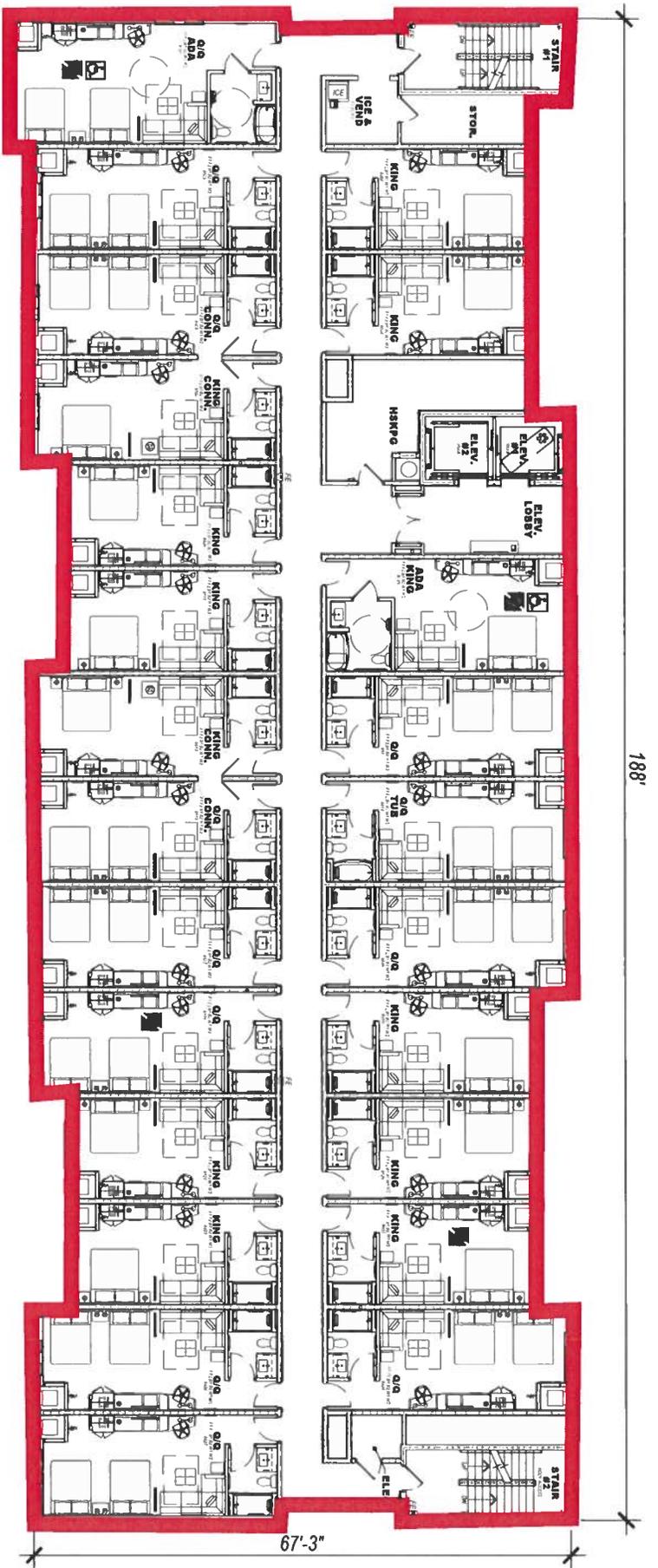
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0 4 10 20 40

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TOTAL AREA =	87,168 S.F. GROSS AREA

**Hyatt Place - 201 E. Kiowa St.**



# FIFTH FLOOR PLAN

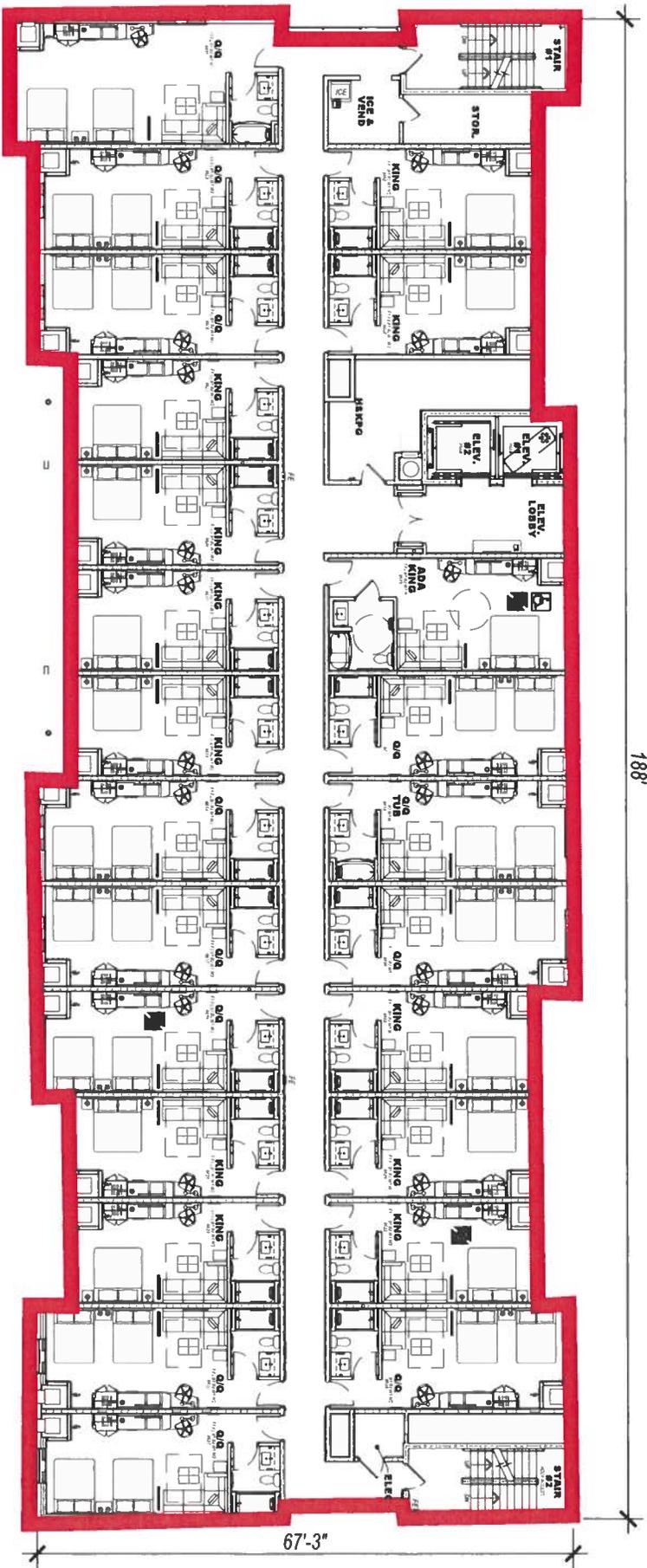
SCALE: 1"=20'-0"

0 4 10 20 40

**Building Areas:**

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TOTAL AREA =	87,168 S.F. GROSS AREA

**Hyatt Place - 201 E. Kiowa St.**



**SIXTH FLOOR PLAN**

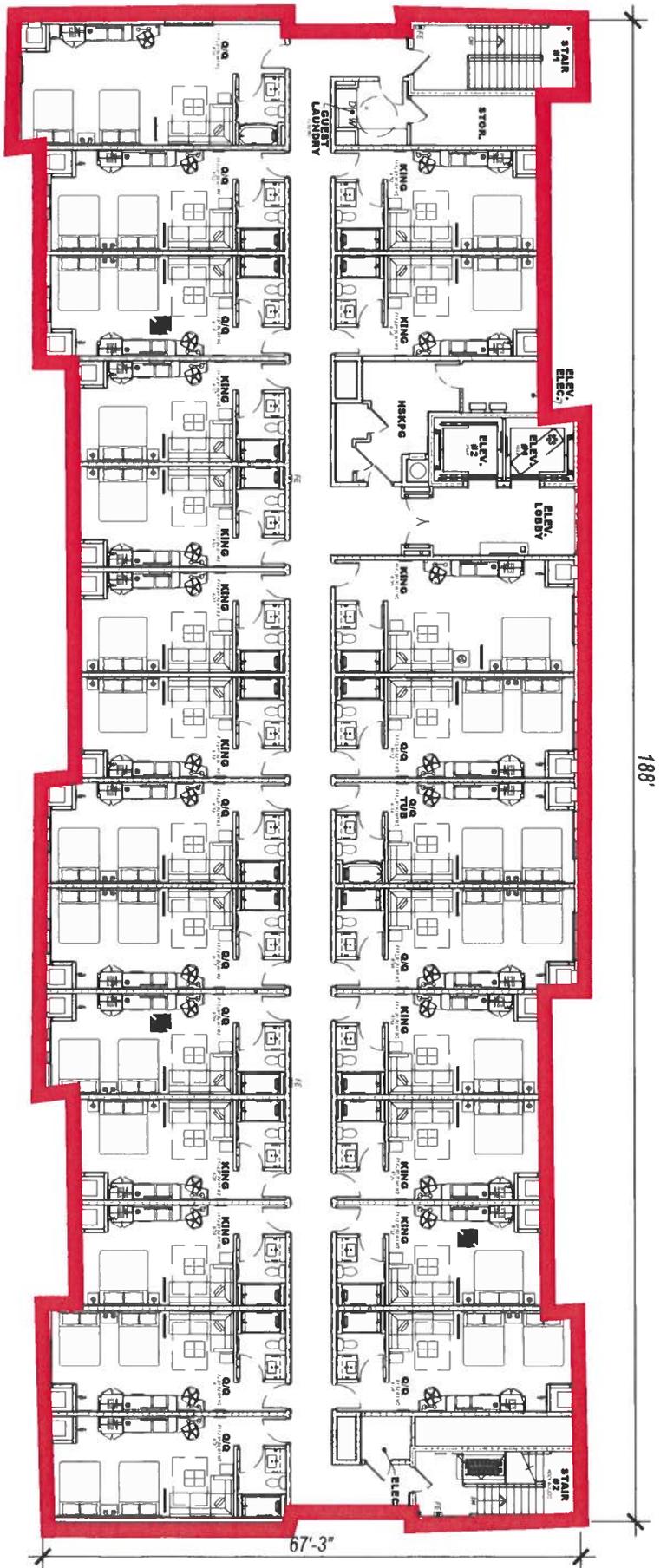
SCALE: 1"=20'-0"



**Building Areas:**

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**Hyatt Place - 201 E. Kiowa St.**



**SEVENTH FLOOR PLAN**

SCALE: 1"=20'-0"

0 4 10 20 40

**Building Areas:**

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3RD, 4TH & 5TH FLOOR AREAS =	36,528 S.F. (12,176 S.F. EACH)
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TOTAL AREA =	87,168 S.F. GROSS AREA

**Hyatt Place - 201 E. Kiowa St.**

**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  
2021 JUL 29 A 8:46

▲ CLERK USE ONLY ▲

**IN THE MATTER OF:**

**APPLICANT**

A&A Enterprise of Colorado Springs, Inc.  
d/b/a **Hyatt Place**  
201 E Kiowa Street  
Colorado Springs, CO 80903  
Mailing Address:  
4308 St. Andrews Drive  
Pueblo, CO 81001

Application No: N-0851181

**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, August 20, 2021 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon A&A Enterprise of Colorado Springs, Inc. d/b/a Hyatt Place ("Applicant") application for a new Hotel and Restaurant Liquor License at 201 E Kiowa 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, August 10, 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, August 17, 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 June 21, 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 July 29, 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



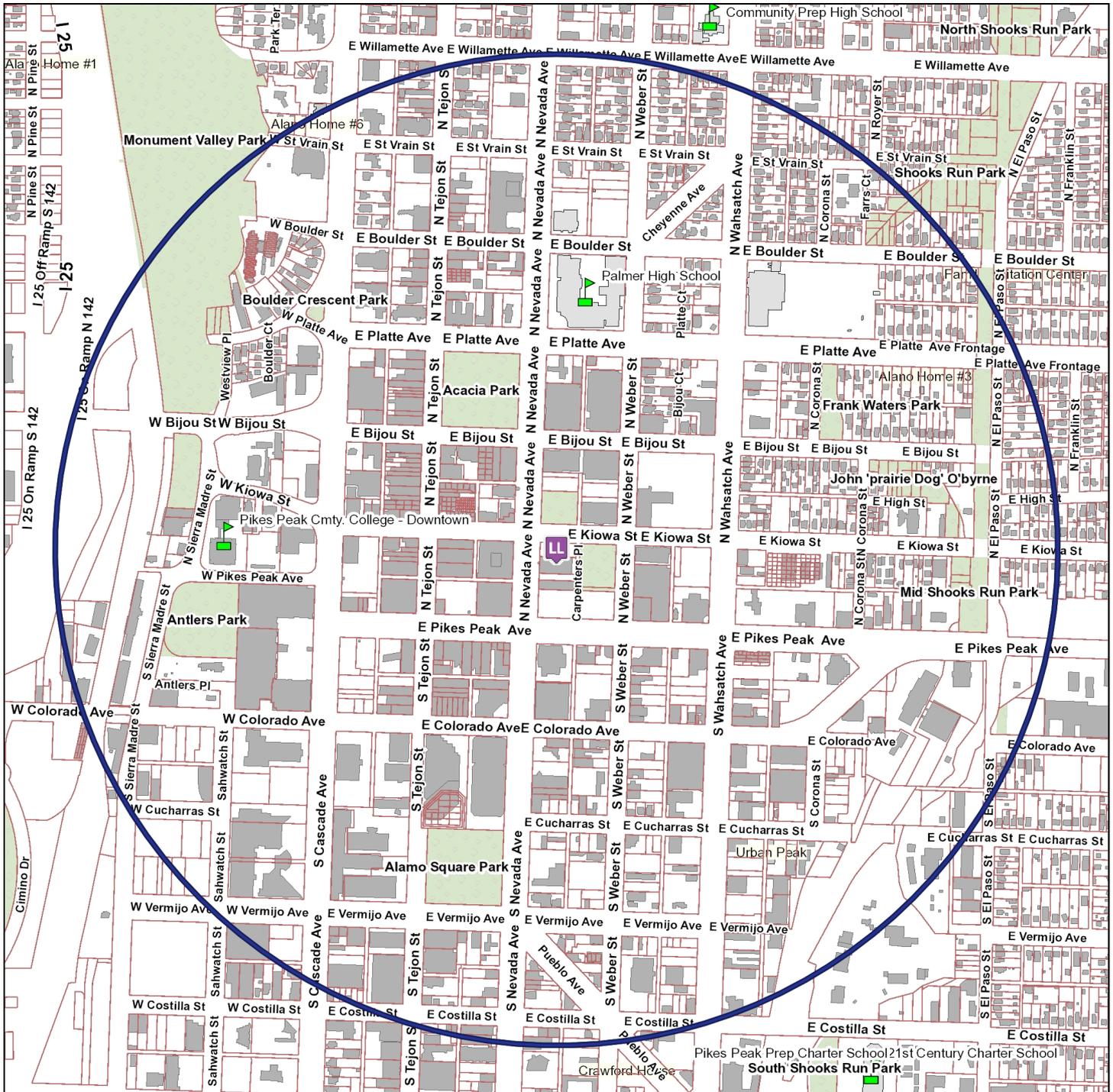
A & A ENTERPRISE OF COLORADO SPRINGS, INC.

d/b/a HYATT PLACE

201 E KIOWA ST

OFFICE OF THE CITY CLERK

License ID: 0851181



The survey boundary is 0.5 miles from the establishment

Map Prepared: 7/28/2021 3:19 PM

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## OFFICE OF THE CITY CLERK

### HEARING LETTER ATTACHMENT

License ID: 0851181

A & A ENTERPRISE OF COLORADO SPRINGS, INC.  
d/b/a HYATT PLACE  
201 E KIOWA 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) THE UTE AND YETI	21 N NEVADA AVE	Beer & Wine Liquor License	97.59 ft
2) COLORADO BEVERAGE SERVICE	221 E KIOWA ST	Tavern Liquor License	229.18 ft
3) OSCAR'S PATIO BAR	110 N NEVADA AVE	Hotel & Restaurant Liquor License	309.84 ft
4) MEDITERRANEAN CAFE	118 E KIOWA ST	Beer & Wine Liquor License	429.97 ft
5) FRATELLI RISTORANTE ITALIANO	124 N NEVADA AVE	Hotel & Restaurant Liquor License	467.67 ft
6) THE RABBIT HOLE	101 N TEJON ST	Hotel & Restaurant Liquor License	535.76 ft
7) BONNY & READ FINE SEAFOOD & STEAKS	101 N TEJON ST	Hotel & Restaurant Liquor License	554.13 ft
8) COWBOYS	25 N TEJON ST	Tavern Liquor License	601.56 ft
9) THE FAMOUS	31 N TEJON ST	Hotel & Restaurant Liquor License	603.83 ft
10) TEJON EATERY	19 N TEJON ST	Tavern Liquor License	611.04 ft
11) SPRINGS ORLEANS & MINING EXCHANGE HOTEL	123 E PIKES PEAK AVE	Hotel & Restaurant Liquor License	659.50 ft
12) PAINTING WITH A TWIST	115 N TEJON ST	Beer & Wine Liquor License	684.60 ft
13) KIMBALL'S CINEMAS	113 E PIKES PEAK AVE	Tavern Liquor License	719.68 ft
14) GASOLINE ALLEY	28 N TEJON ST	Tavern Liquor License	756.71 ft
15) RED MARTINI/BLONDIES	22 N TEJON ST	Tavern Liquor License	757.39 ft
16) BEAUTY BAR	26 N TEJON ST	Lodging and Entertainment Liquor License	763.22 ft
17) MINING EXCHANGE HOTEL OR THE GOLD ROOM	18 S NEVADA AVE	Tavern Liquor License	778.52 ft
18) THIRTY THREE	18 S NEVADA AVE	Tavern Liquor License	778.59 ft
19) 3E's COMEDY CLUB	1 S NEVADA AVE	Tavern Liquor License	789.86 ft
20) THE MANSION / THE MEZZANINE	20 N TEJON ST	Tavern Liquor License	797.30 ft



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21) OSKAR BLUES COLORADO SPRINGS	118 N TEJON ST	Hotel & Restaurant Liquor License	811.99 ft
22) JAX FISH HOUSE AND OYSTER BAR	11 S TEJON ST	Hotel & Restaurant Liquor License	864.32 ft
23) RENDEZVOUS	128 N TEJON ST	Tavern Liquor License	864.42 ft
24) YOO-MAE	21 & 21-1/2 E. KIOWA ST	Hotel & Restaurant Liquor License	865.79 ft
25) T BYRD'S TACOS AND TEQUILA	26 E KIOWA ST	Hotel & Restaurant Liquor License	876.11 ft
26) COLORADO CRAFT	15 S TEJON ST	Hotel & Restaurant Liquor License	882.00 ft
27) BINGO BURGER	132 N TEJON ST	Hotel & Restaurant Liquor License	894.31 ft
28) CHIBA BAR	17-19 E KIOWA ST	Tavern Liquor License	902.47 ft
29) THE MELTING POT	30 E PIKES PEAK AVE	Hotel & Restaurant Liquor License	933.15 ft
30) CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant Liquor License	936.73 ft
31) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant Liquor License	975.16 ft
32) RED GRAVY	23 S TEJON ST	Hotel & Restaurant Liquor License	993.72 ft
33) THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant Liquor License	997.93 ft
34) BAMBINO'S URBAN PIZZERIA	36 E BIJOU ST	Hotel & Restaurant Liquor License	1,013.65 ft
35) SHAME AND REGRET	15 E BIJOU ST	Tavern Liquor License	1,060.49 ft
36) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant Liquor License	1,066.49 ft
37) EVEREST NEPAL RESTAURANT	28 E BIJOU ST	Hotel & Restaurant Liquor License	1,090.70 ft
38) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant Liquor License	1,102.23 ft
39) URBAN EGG A DAYTIME EATERY	28 S TEJON ST	Hotel & Restaurant Liquor License	1,117.44 ft
40) MOOD TAPAS BAR, DISTRICT ELEVEN, BIRD TREE CAFE	218 N TEJON ST	Hotel & Restaurant Liquor License	1,134.82 ft
41) PHANTOM CANYON BREWING COMPANY	2 E PIKES PEAK AVE	Brew Pub Liquor License	1,140.51 ft
42) ICONS	3 E BIJOU ST	Tavern Liquor License	1,140.97 ft
43) LUCKY DUMPLING	26 S WAHSATCH AVE	Hotel & Restaurant Liquor License	1,145.14 ft
44) HILTON GARDEN INN	125 N CASCADE AVE	Hotel & Restaurant Liquor License	1,179.60 ft
45) JOSE MULDOONS	222 N TEJON ST	Hotel & Restaurant Liquor License	1,188.48 ft



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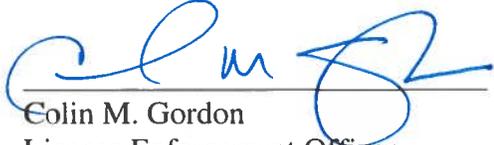
46) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine Liquor License	1,249.58 ft
47) AMERICAN LEGION POST NO. 5	15 E PLATTE AVE	Club Liquor License	1,384.86 ft
48) ODYSSEY GASTROPUB	311 N TEJON ST	Hotel & Restaurant Liquor License	1,476.54 ft
49) TRIPLE NICKEL TAVERN LLC	103 S WAHSATCH AVE	Tavern Liquor License	1,478.79 ft
50) EL PASO CLUB	30 E PLATTE AVE	Club Liquor License	1,481.91 ft
51) FOUR BY BROTHER LUCK	321 N TEJON ST	Hotel & Restaurant Liquor License	1,566.70 ft
52) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant Liquor License	1,585.00 ft
53) ROOSTER'S HOUSE OF RAMEN	323 & 325 N TEJON ST	Hotel & Restaurant Liquor License	1,612.27 ft
54) THE RESTAURANT AT POOR RICHARD'S	324½ N TEJON ST	Hotel & Restaurant Liquor License	1,626.08 ft
55) SUPERNOVA	111 E BOULDER ST	Hotel & Restaurant Liquor License	1,643.00 ft
56) THE ANTLERS & ANTLERS HOTEL	4 S CASCADE AVE	Hotel & Restaurant Liquor License	1,644.12 ft
57) TONY'S	326 N TEJON ST	Hotel & Restaurant Liquor License	1,688.83 ft
58) THE WILD GOOSE MEETING HOUSE	401 N TEJON ST	Hotel & Restaurant Liquor License	1,803.40 ft
59) RASTA PASTA	405 N TEJON ST	Hotel & Restaurant Liquor License	1,856.79 ft
60) SPICE ISLAND GRILL	10 N SIERRA MADRE ST	Hotel & Restaurant Liquor License	1,973.45 ft
61) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern Liquor License	2,135.63 ft
62) BRAKEMAN'S BURGERS, SANDWICH DEPOT AND TRACK 10	10 S SIERRA MADRE ST	Hotel & Restaurant Liquor License	2,249.25 ft
63) THE CARTER PAYNE	320 S WEBER ST	Brew Pub Liquor License	2,291.04 ft
64) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant Liquor License	2,382.19 ft
65) WHITE PIE PIZZERIA	330 S NEVADA AVE	Hotel & Restaurant Liquor License	2,441.32 ft
66) BAR-K	124 E COSTILLA ST	Tavern Liquor License	2,450.35 ft
67) THE BLOCK BAR & GRILL	333 S TEJON ST	Hotel & Restaurant Liquor License	2,493.37 ft
68) THE GARDEN	401 S NEVADA AVE	Tavern Liquor License	2,564.22 ft
69) STEEL PAN P & P	402 S NEVADA AVE	Hotel and Restaurant	2,585.13 ft
70) LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant Liquor License	2,636.30 ft

## CERTIFICATE OF MAILING

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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 July 29, 2021 to the following address of record:

A&A Enterprise of Colorado Springs, Inc.  
d/b/a Hyatt Place  
4308 St. Andrews Drive  
Pueblo, CO 81001



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

CC: [astapen@dillanddill.com](mailto:astapen@dillanddill.com)  
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