



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

Received
CITY CLERK'S OFFICE
2019 AUG 21 P 1:51

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.

Section A: APPLICANT/LICENSEE INFORMATION

1. Name of Applicant/Licensee (list Corporation/LLC/Partnership/Association/Sole Proprietor):
Mangosteen Thai Street Food, Inc.

2. Trade Name (DBA): Mangosteen Thai Street Food

3. Premises Address:
City, State, Zip: 383 Spectrum Loop, Colorado Springs, CO 80921 Location Phone: 719-287-4648

Property Tax Schedule No.: 6207111003 Zoning: PLD HR

4. Mailing Address:
City, State, Zip: 2445 Kittridge Ave, Colorado Springs, CO 80919 Alt Phone: 719-648-6358

Primary Contact
Name And Title: Nuchanart Andrew President Email: nuch0897@comcast.net

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 |
|------------------|-------------------------|--------|
| Nuchanart Andrew | President | 50 |
| Harvey Andrew | Chief operating officer | 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 |
|--|--|---------------------|
| Harvey and Nuchanart Andrew US Bank Account | Savings | \$192,076 |
| Harvey and Nuchanart Andrew US Bank Account | Checking | \$73,924 |
| Central Bank & Trust | Loan | \$2,394,000 |
| TOTAL INVESTMENT IN BUSINESS: | | \$ 2,660,000 |

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Caroline Schlater

9. Terms of legal possession for which application is made: ~~H/A~~ OWN LEASE OTHER

If leased, provide the terms: START DATE: 6/21/2019 END DATE: 6/21/2024

DIMENSIONS OF PREMISES: 35.3' x 114.5' TOTAL SQUARE FOOTAGE: 4,042 sq ft

Is there a patio area? Yes No --- If yes, provide dimensions 1110 ~~4110~~ 31.5' x 30'

Anticipated number of employees: 15 Anticipated opening date: 15 Sep 2019

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

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.

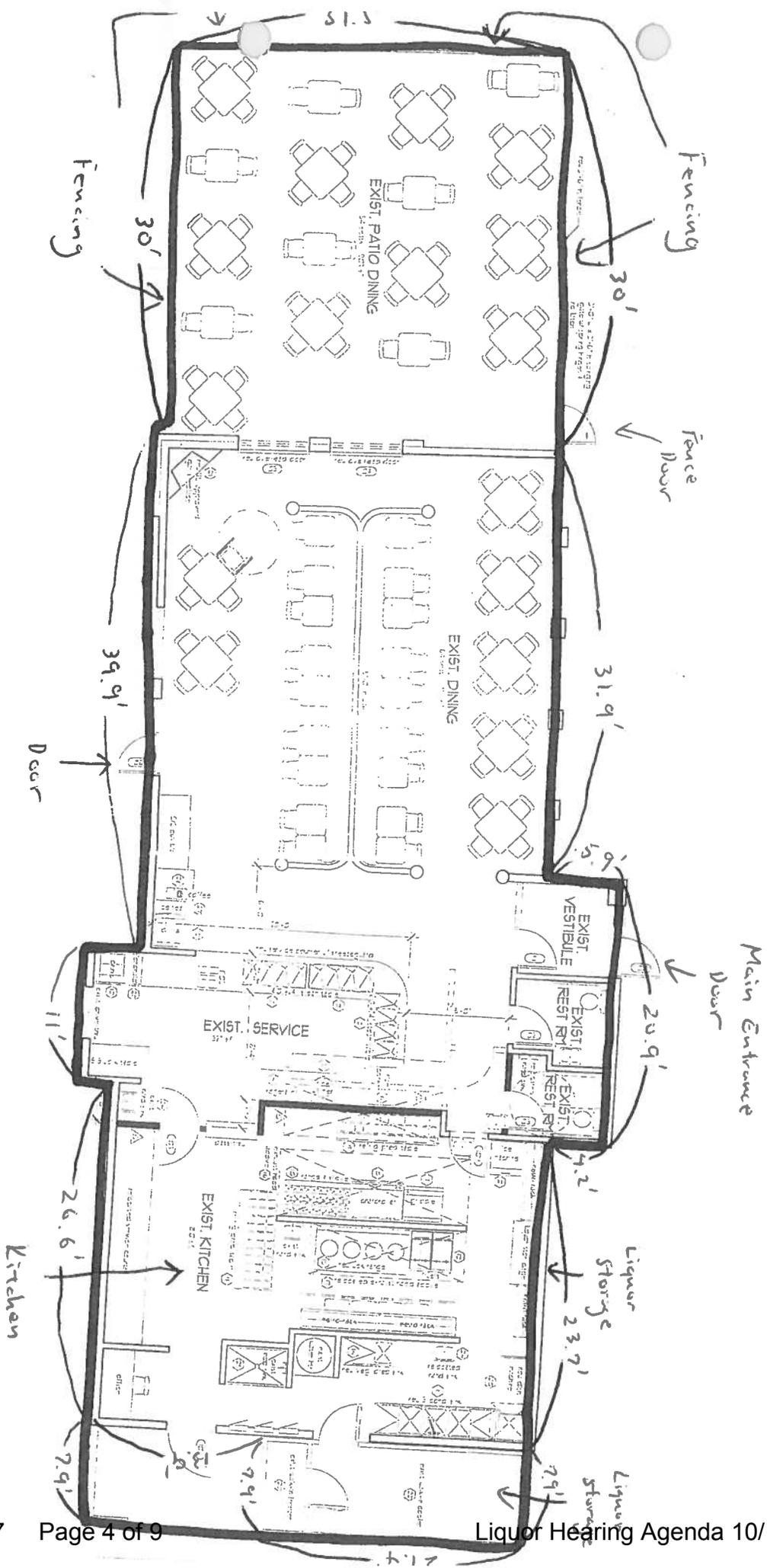
| Business Name & Address | Applicant's Name | Experience/Position | Dates |
|--|-------------------|------------------------|--------------------|
| Norvai Thai Restaurant 805 Village Center Dr. CO 80919 | Nuchanart Andrew | 11 years + / President | Aug 2008 - Present |
| Norvai Thai Restaurant 805 Village Center Dr., CO 80919 | Harvey Andrew | 5 years + / Manager | Mar 2014 - Present |
| Norvai Thai Restaurant 805 Village Center Dr. CO 80919 | Caroline Schlater | 1yr 4 mos. / Server | Apr 2018 - Present |

Sec. D 10.

Nuchanart Andrew is the owner of Narai Thai Restaurant and Narai Siam Cuisine, both of which currently have hotel + Restaurant liquor licenses. Neither of these businesses have any loans.

Mangsteen Thai Street Food
Premises Diagram

P A R K I N G L O T



**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
2019 SEP 26 P 1:01

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

Mangosteen Thai Street Food, Inc.
d/b/a **Mangosteen Thai Street Food**
383 Spectrum Loop
Colorado Springs, CO 80921
Mailing Address:
2445 Kittridge Avenue
Colorado Springs, CO 80919

Application No: N-36237

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, October 18, 2019 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Mangosteen Thai Street Food, Inc. d/b/a Mangosteen Thai Street Food ("Applicant") application for a new Beer and Wine License at 383 Spectrum Loop, Colorado Springs, CO 80921.

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, October 8, 2019. 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, October 15, 2019.

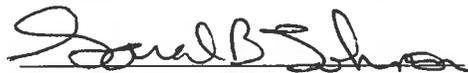
Pursuant to C.R.S. §44-3-312 and City Rule No. 7, the Local Licensing Authority, through the Office of the City Clerk, has conducted an investigation into Applicant's application. NOW THEREFORE these Initial Findings of Fact are presented.

INITIAL FINDINGS OF FACT

- I. Applicant's application was filed on August 21, 2019, 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 September 26, 2019.

FOR
THE CITY OF COLORADO SPRINGS
LOCAL LICENSING AUTHORITY



By: Sarah B. Johnson
City Clerk

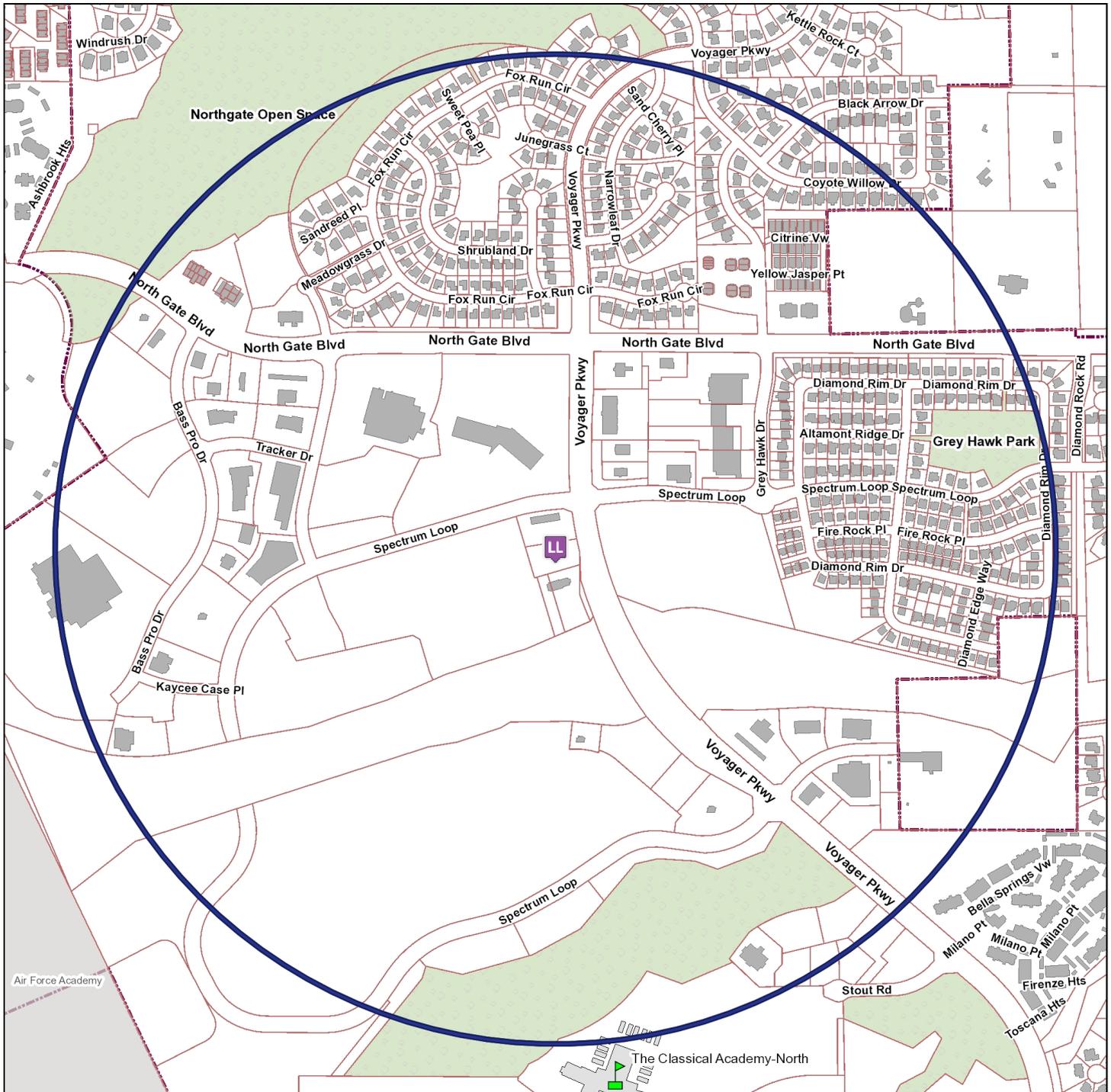
Direct questions regarding this notice and hearing to Colin M. Gordon at 719-385-5107.

Liquor Survey Boundaries



MANGOSTEEN THAI STREET FOOD, INC
d/b/a MANGOSTEEN THAI STREET FOOD
383 SPECTRUM LOOP

OFFICE OF THE CITY CLERK
License ID: 36237



The survey boundary is 0.5 miles from the establishment

Map Prepared: 9/26/2019 9:44 AM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 36237

MANGOSTEEN THAI STREET FOOD, INC
d/b/a MANGOSTEEN THAI STREET FOOD
383 SPECTRUM LOOP
COLORADO SPRINGS, CO 80921

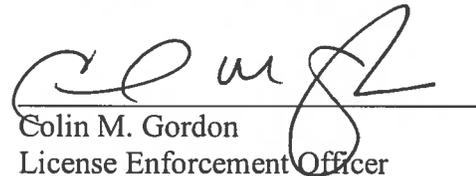
EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

| <u>Business d/b/a</u> | <u>Business Address</u> | <u>License Type</u> | |
|--|-------------------------|---------------------|-------------|
| 1) EL PADRINO MEXICANO | 13425 VOYAGER PKWY | Hotel & Restaurant | 735.75 ft |
| 2) 719 GASTROPUB | 162 TRACKER DR | Hotel & Restaurant | 1,514.26 ft |
| 3) OVERDRIVE RACEWAY | 196 SPECTRUM LOOP | Tavern | 1,538.82 ft |
| 4) DOG HAUS | 162 TRACKER DR | Hotel & Restaurant | 1,561.90 ft |
| 5) BEASTS AND BREWS | 7 SPECTRUM LOOP | Hotel & Restaurant | 1,584.71 ft |
| 6) THE BRASS TAP | 13271 BASS PRO DR | Tavern | 1,748.15 ft |
| 7) D-STATION | 13141 BASS PRO DR | Hotel & Restaurant | 1,767.94 ft |
| 8) MOD PIZZA | 13461 BASS PRO DR | Beer & Wine | 2,057.02 ft |
| 9) BOURBON BROTHERS SMOKEHOUSE AND TAVERN | 13021 BASS PRO DR | Hotel & Restaurant | 2,171.21 ft |
| 10) CB & POTTS RESTAURANT & TAPROOM | 261 KAYCEE CASE PL | Hotel & Restaurant | 2,491.53 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 September 26, 2019 to the following address of record:

Mangosteen Thai Street Food, Inc.
d/b/a Mangosteen Thai Street Food
2445 Kittridge Avenue
Colorado Springs, CO 80919



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

CC: nuch0897@comcast.net