

## CITY CLERK'S OFFICE

des JUN 26 P 3: 21

# Instruction Sheet

For All Sections, Complete Questions 1-4 Located on Page 1

## ☐ Section A

**To Register or Change Managers**, check the appropriate box in section A and complete question 8 on page 5. Proceed to the Oath of Applicant for signature. Submit to State Licensing Authority for approval.

## ☐ Section B

**For a Duplicate license**, be sure to include the liquor license number in section B on page 1 and proceed to page 5 for Oath of Applicant signature.

## ☒ Section C

Check the appropriate box in section C and proceed below.


- 1) **For a Retail Warehouse Storage Permit**, go to page 3 complete question 5 (be sure to check the appropriate box). Submit the necessary information and proceed to page 5 for Oath of Applicant signature. Submit to State Licensing Authority for approval.
- 2) **For a Wholesale Branch House Permit**, go to page 3 and complete question 5 (be sure to check the appropriate box). Submit the necessary information and proceed to page 5 for Oath of Applicant signature. Submit to State Licensing Authority for approval.
- 3) **To Change Trade Name or Corporation Name**, go to page 3 and complete question 6 (be sure to check the appropriate box). Submit the necessary information and proceed to page 5 for Oath of Applicant signature. Retail Liquor License submit to Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to State Liquor Licensing Authority.
- 4) **To modify Premise, or add Sidewalk Service Area**, go to page 4 and complete question 9. Submit the necessary information and proceed to page 5 for Oath of Applicant signature. Retail Liquor License submit to Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to State Liquor Licensing Authority.
- 5) **For Optional Premises** go to page 4 and complete question 9. Submit the necessary information and proceed to page 5 for Oath of Applicant signature. Retail Liquor License submit to Local Liquor Licensing Authority (City or County).
- 6) **To Change Location**, go to page 3 and complete question 7. Submit the necessary information and proceed to page 5 for Oath of Applicant signature. Retail Liquor License submit to Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to State Liquor Licensing Authority.
- 7) **Campus Liquor Complex Designation**, go to page 4 and complete question 10. Submit the necessary information and proceed to page 5 for Oath of Applicant signature.
- 8) **To add another Related Facility** to an existing Resort or Campus Liquor Complex, go to page 4 and complete question 11.

<b>Storage Permit</b>	<p><b>5. Retail Warehouse Storage Permit or a Wholesalers Branch House Permit</b></p> <p><input type="checkbox"/> <b>Retail Warehouse Permit for:</b></p> <p style="margin-left: 20px;"><input type="checkbox"/> On-Premises Licensee (Taverns, Restaurants etc.)</p> <p style="margin-left: 20px;"><input type="checkbox"/> Off-Premises Licensee (Liquor stores)</p> <p><input type="checkbox"/> <b>Wholesalers Branch House Permit</b></p> <p>Address of storage premise: _____</p> <p>City _____, County _____, Zip _____</p> <p>Attach a deed/ lease or rental agreement for the storage premises. Attach a detailed diagram of the storage premises.</p>				
<b>Change Trade Name or Corporate Name</b>	<p><b>6. Change of Trade Name or Corporation Name</b></p> <p><input type="checkbox"/> Change of Trade name / DBA only</p> <p><input type="checkbox"/> Corporate Name Change (Attach the following supporting documents)</p> <p style="margin-left: 20px;">1. Certificate of Amendment filed with the Secretary of State, or</p> <p style="margin-left: 20px;">2. Statement of Change filed with the Secretary of State, <u>and</u></p> <p style="margin-left: 20px;">3. Minutes of Corporate meeting, Limited Liability Members meeting, Partnership agreement.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 50%; padding: 2px;">Old Trade Name</td><td style="width: 50%; padding: 2px;">New Trade Name</td></tr> <tr> <td style="padding: 2px;">Old Corporate Name</td><td style="padding: 2px;">New Corporate Name</td></tr> </table>	Old Trade Name	New Trade Name	Old Corporate Name	New Corporate Name
Old Trade Name	New Trade Name				
Old Corporate Name	New Corporate Name				
<b>Change of Location</b>	<p><b>7. Change of Location</b></p> <p><b>NOTE TO RETAIL LICENSEES: An application to change location has a local application fee of \$750 payable to your local licensing authority. You may only change location within the same jurisdiction as the original license that was issued. Pursuant to 44-3-311(1) C.R.S. Your application must be on file with the local authority thirty (30) days before a public hearing can be held.</b></p> <p><b>Date filed with Local Authority</b> _____ <b>Date of Hearing</b> _____</p> <p>(a) Address of current premises _____</p> <p style="margin-left: 20px;">City _____ County _____ Zip _____</p> <p>(b) Address of proposed New Premises (Attach copy of the deed or lease that establishes possession of the premises by the licensee)</p> <p style="margin-left: 20px;">Address _____</p> <p style="margin-left: 20px;">City _____ County _____ Zip _____</p> <p>(c) New mailing address if applicable.</p> <p style="margin-left: 20px;">Address _____</p> <p style="margin-left: 20px;">City _____ County _____ State _____ Zip _____</p> <p>(d) Attach detailed diagram of the premises showing where the alcohol beverages will be stored, served, possessed or consumed. Include kitchen area(s) for hotel and restaurants.</p>				

Change of Manager	<p><b>8. Change of Manager or to Register the Manager</b> of a Tavern, Hotel and Restaurant, Lodging &amp; Entertainment liquor license or licenses pursuant to section 44-3-301(8).</p> <p>(a) Change of Manager (attach Individual History DR 8404-I H/R, Tavern and Lodging &amp; Entertainment only)</p> <p>Former manager's name _____</p> <p>New manager's name _____</p> <p>(b) Date of Employment _____</p> <p>Has manager ever managed a liquor licensed establishment? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Does manager have a financial interest in any other liquor licensed establishment? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, give name and location of establishment _____</p>
Modify Premises or Addition of Optional Premises, Related Facility, or Sidewalk Service Area	<p><b>9. Modification of Premises, Addition of an Optional Premises, Addition of Related Facility, or Addition of a Sidewalk Service Area</b></p> <p><b>NOTE:</b> Licensees may not modify or add to their licensed premises until approved by state and local authorities.</p> <p>(a) Describe change proposed <u>Increase liquor license boundary to encompass the entire building at</u>  <u>514 S. Tejon. , Sts. 100, 105, 110, 120, 140, 150 + 200</u></p> <p>(b) If the modification is temporary, when will the proposed change:  Start _____ (mo/day/year) End _____ (mo/day/year)</p> <p><b>NOTE: THE TOTAL STATE FEE FOR TEMPORARY MODIFICATION IS \$300.00</b></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 has the local authority authorized by resolution or ordinance the issuance of optional premises? Yes <input type="checkbox"/> No <input checked="" 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> <p>(h) For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.</p>
Campus Liquor Complex Designation	<p><b>10. Campus Liquor Complex Designation</b></p> <p>An institution of higher education or a person who contracts with the institution to provide food services</p> <p>(a) I wish to designate my existing _____ Liquor License # _____ to a Campus Liquor Complex Yes <input type="checkbox"/> No <input type="checkbox"/></p>
Additional Related Facility	<p><b>11. Additional Related Facility</b></p> <p>To add a Related Facility to an existing Resort or Campus Liquor Complex, include the name of the Related Facility and include the address and an outlined drawing of the Related Facility Premises.</p> <p>(a) Address of Related Facility _____</p> <p>(b) Outlined diagram provided Yes <input type="checkbox"/> No <input type="checkbox"/></p>

**Oath of Applicant**

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 6/18/2020
--	------------------	-------------------

**Report and Approval of LOCAL Licensing Authority (CITY / COUNTY)**

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 44, Articles 4 and 3, C.R.S., as amended. **Therefore, This Application is Approved.**

Local Licensing Authority (City or County)		Date filed with Local Authority
Signature	Title	Date

**Report of STATE Licensing Authority**

The foregoing has been examined and complies with the filing requirements of Title 44, Article 3, C.R.S., as amended.

Signature	Title	Date
-----------	-------	------

*Original Boundary*

**Diagram of Brewery Premises**  
**Applicant: Colorado Brewers Group, LLC**

**Licensed Premise Boundary**

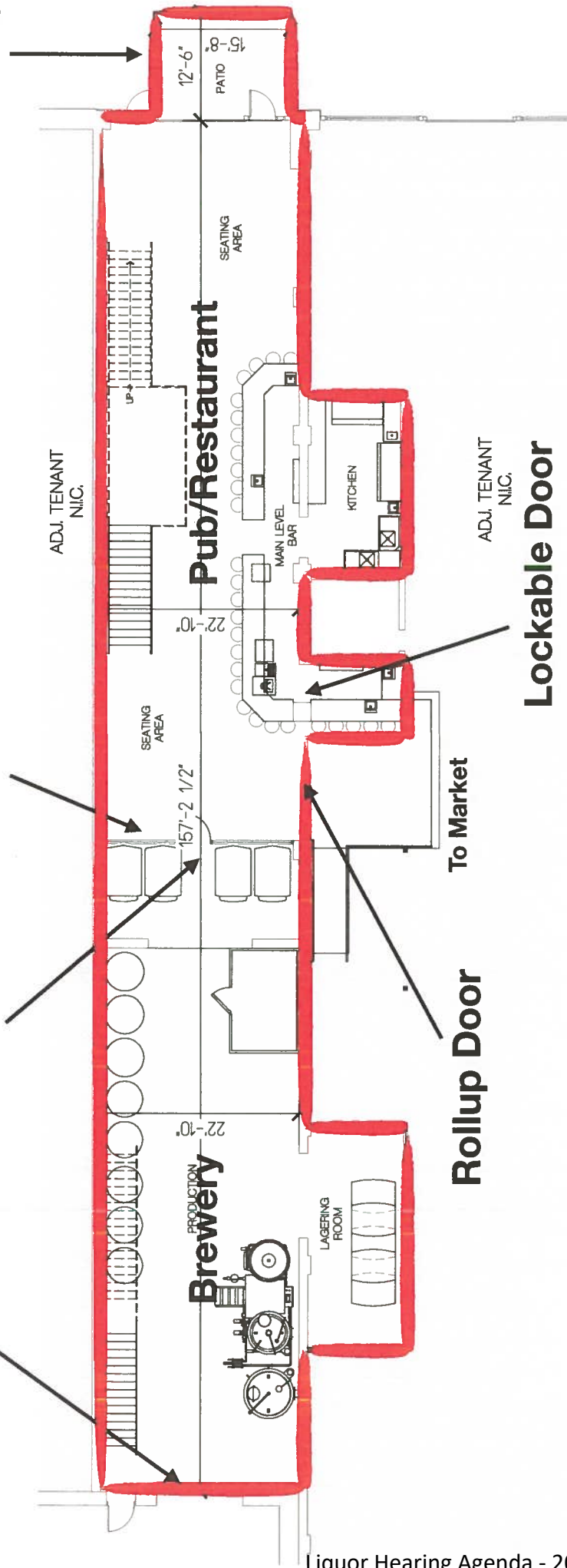
**Floor 1**

**Garage Door**

**Lockable Door**

**Full Wall**

**Railing**



**PROPOSED MAIN LEVEL PLAN**  
SCALE 1/8"=1'-0"

# Diagram of Brewery Premises Applicant: Colorado Brewers Group, LLC

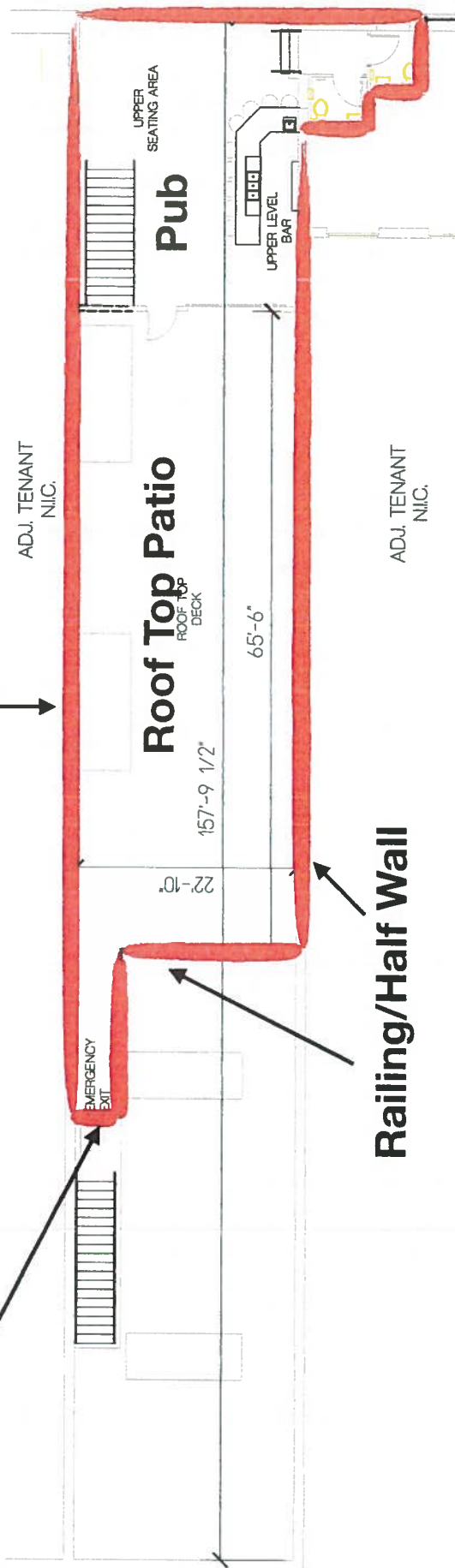
*Original*

Floor 2

**Licensed Premise Boundary**

Half Wall

Alarmed Door



Railing/Half Wall



**PROPOSED UPPER LEVEL PLAN**

SCALE 1/8"=1'-0"



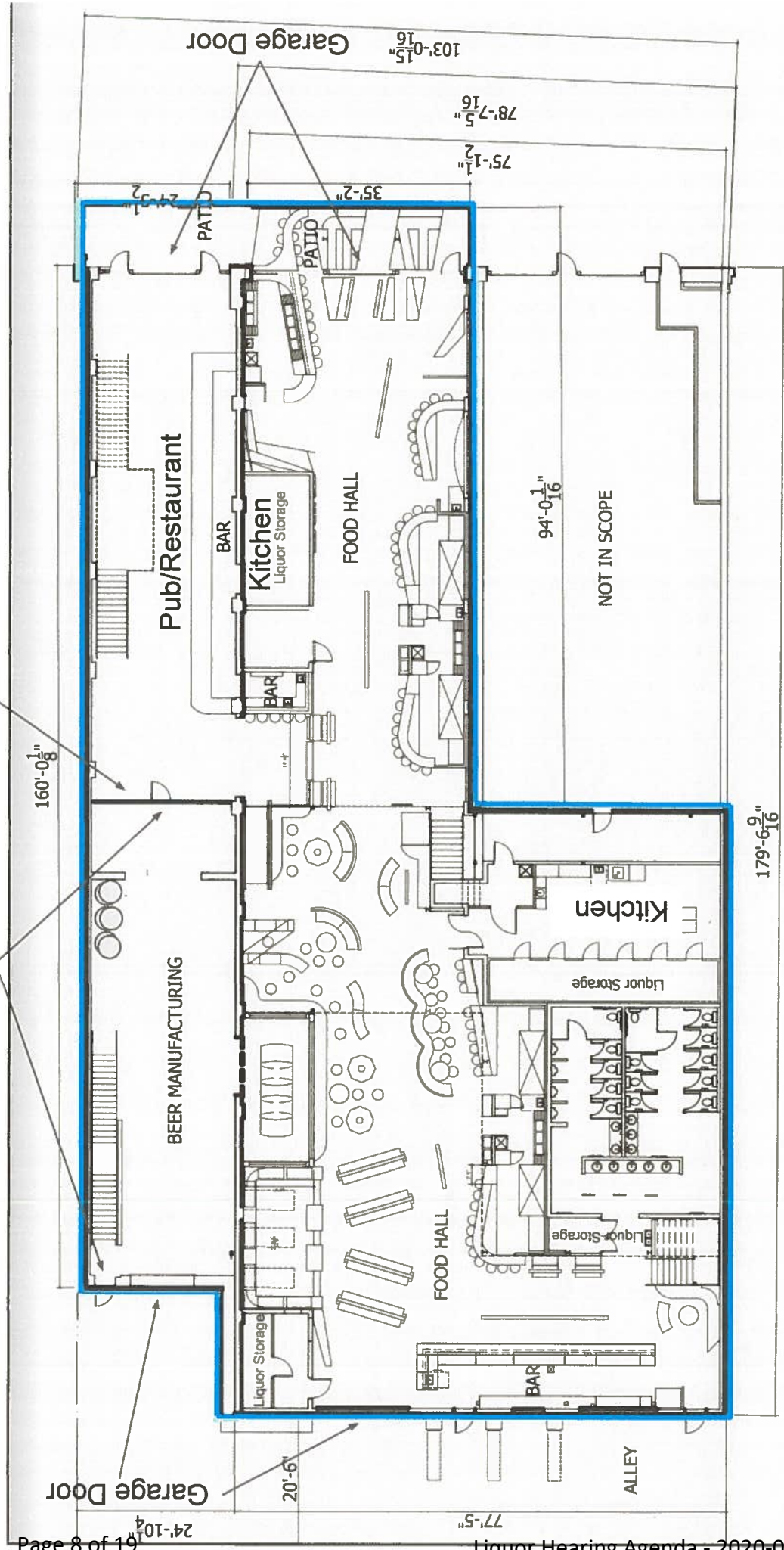
■ Licensed Premise Boundary

NEW

Diagram of Brewery Premises  
Applicant: Trolley Holding, LLC  
1st Floor

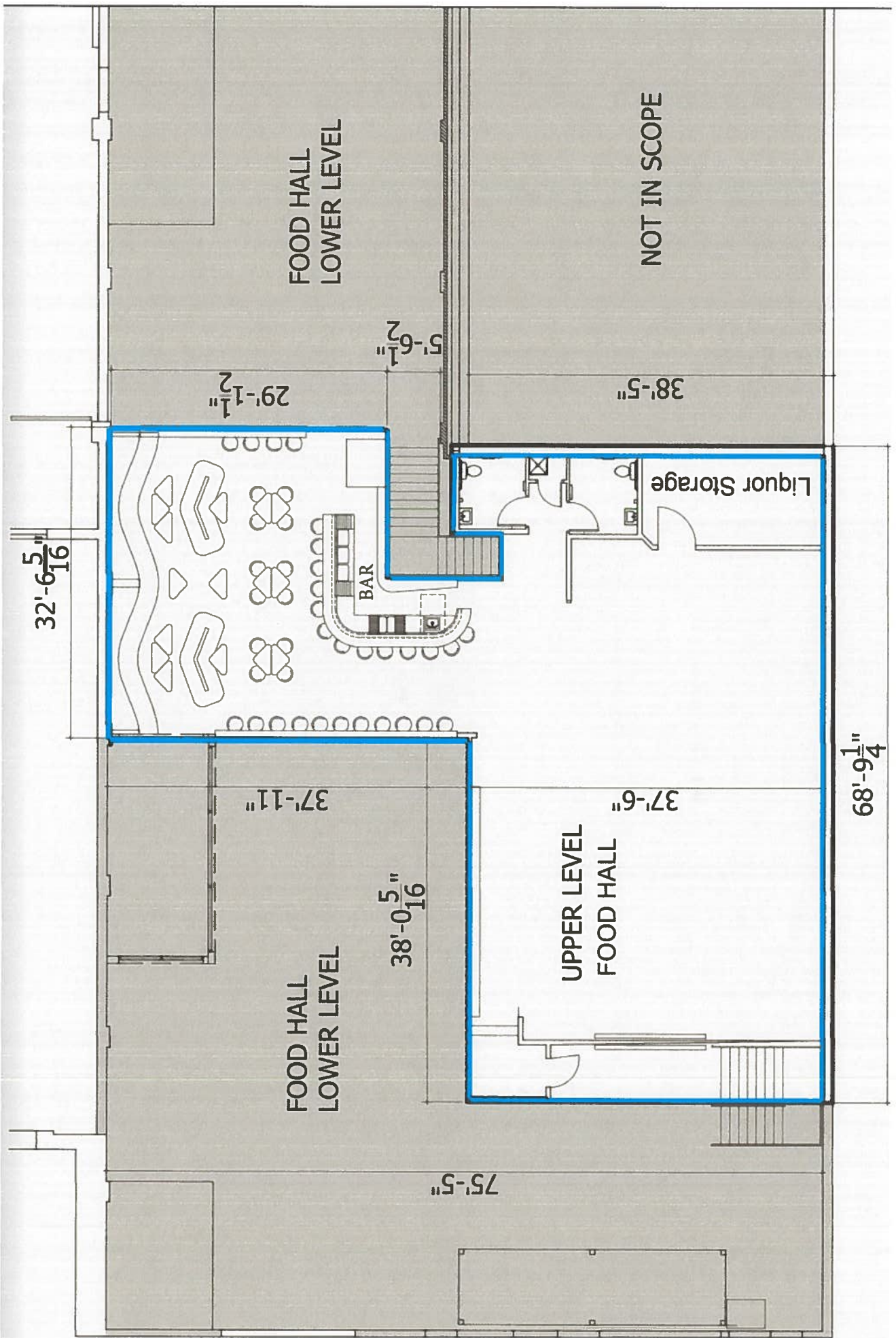
Full Wall

Lockable Door





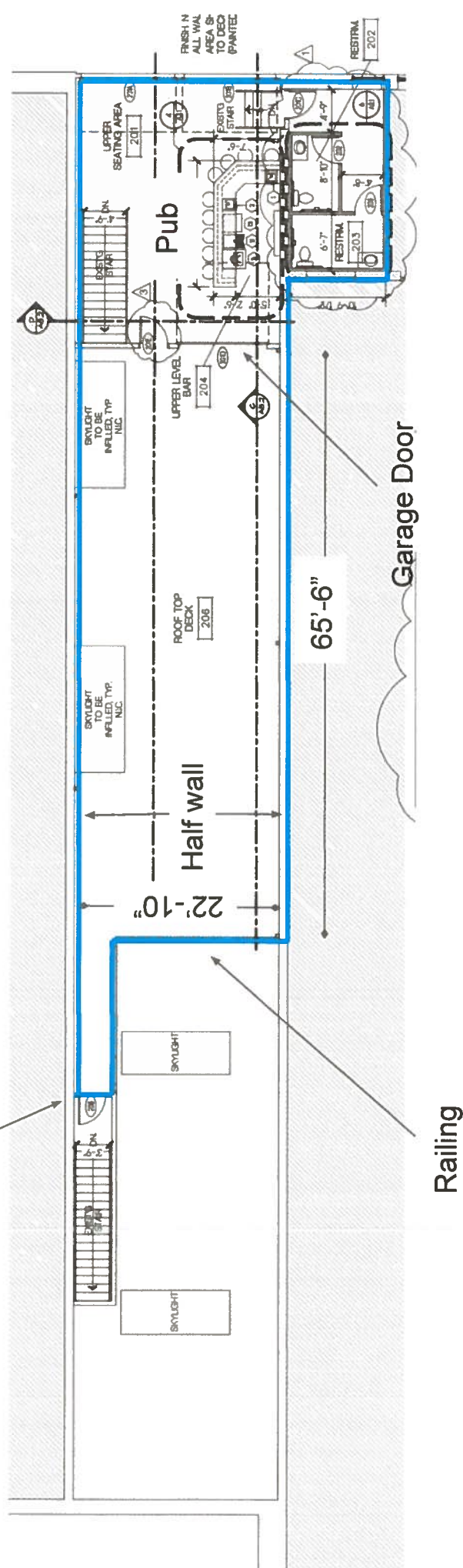
*NEW*



*NEW*

Alarmed Door

157' - 9 1/2"



**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 AUG 10 P 1:58

▲ CLERK USE ONLY ▲

**IN THE MATTER OF:**

**APPLICANT**

Colorado Brewers Group, LLC  
d/b/a **Pikes Peak Brewing Co.**  
514 S. Tejon Street, #100  
Colorado Springs, CO 80903  
Mailing Address:  
524 S. Tejon Street  
Colorado Springs, CO 80903

Application No: M-730984

**NOTICE OF POSTPONED HEARING**

**WHEREAS**, this matter came before the Local Licensing Authority Hearing Officer for hearing on Friday, August 7, 2020 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903 regarding an application by Colorado Brewers Group, LLC d/b/a Pikes Peak Brewing Co. ("Applicant") for a Modification of Premises of the existing Brew Pub Liquor License at 514 S. Tejon Street, #100, Colorado Springs, CO 80903, as outlined in the Notice of Hearing and Initial Findings of Fact dated July 16, 2020, and incorporated herein by reference; and

**WHEREAS**, at this meeting, the Applicant requested a postponement of the new application hearing; and

**WHEREAS**, the Hearing Officer granted the Applicant's request for postponement, and ordered that the City Clerk reset the application hearing to the postponed date of August 21, 2020.

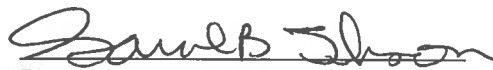
**NOTICE OF POSTPONED HEARING**

**NOW THEREFORE**, pursuant to the Hearing Officer's order and Rule Nos. 4.03 and 6.03 of the Liquor and Beer Rules and Regulations for the City of Colorado Springs ("City Rules"), **YOU ARE HEREBY NOTIFIED** that the new Application Hearing will be held by the Local Licensing Authority Hearing Officer on **Friday, August 21, 2020 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** regarding the Colorado Brewers Group, LLC d/b/a Pikes Peak Brewing Co. ("Applicant") application for a Modification of Premises of the existing Brew Pub Liquor License at 514 S. Tejon Street, #100, Colorado Springs, CO 80903.

At this hearing, the Hearing Officer will consider the factors outlined in Rule No. 21.00 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. 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 18, 2020.

**ON BEHALF OF THE LOCAL LICENSING AUTHORITY done August 7, 2020.**

FOR  
THE CITY OF COLORADO SPRINGS  
LOCAL LICENSING AUTHORITY

A handwritten signature in black ink, appearing to read "Sarah B. Johnson", written over a horizontal line.

By: Sarah B. Johnson  
City Clerk

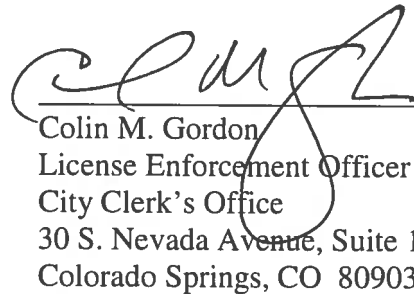
Direct questions regarding this notice and hearing to Colin M. Gordon at 719-385-5107.

## CERTIFICATE OF MAILING

---

I, Colin M. Gordon, hereby certify that I have mailed a true copy of the foregoing **NOTICE OF POSTPONED HEARING** by United States mail, first class postage paid, on August 10, 2020 to the following address of record:

Colorado Brewers Group, LLC  
dba Pikes Peak Brewing Co.  
524 S. Tejon Street  
Colorado Springs, CO 80903



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

CC: chris@pikespeakbrewing.com

<b>BEFORE THE LOCAL LIQUOR AND BEER LICENSING AUTHORITY, CITY OF COLORADO SPRINGS, STATE OF COLORADO</b> 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 JUL 16 P 1:20  ▲ CLERK USE ONLY ▲
<b>IN THE MATTER OF:</b>  <b>APPLICANT</b> Colorado Brewers Group, LLC d/b/a <b>Pikes Peak Brewing Co.</b> 514 S. Tejon Street, #100 Colorado Springs, CO 80903 <u>Mailing Address:</u> 524 S. Tejon Street Colorado Springs, CO 80903	Application No: M-730985
<b>NOTICE OF HEARING AND INITIAL FINDINGS OF FACT</b>	

### NOTICE OF HEARING

This matter comes before the Local Licensing Authority Hearing Officer for hearing on **Friday, August 7, 2020 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Colorado Brewers Group, LLC d/b/a Pikes Peak Brewing Co. ("Applicant") application for a Modification of Premises of the existing Brew Pub Liquor License at 514 S. Tejon Street, #100, Colorado Springs, CO 80903.

At this meeting, the Hearing Officer will consider the factors outlined in Rule No. 21.00 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, July 28, 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, August 4, 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 June 26, 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).

**ON BEHALF OF THE LOCAL LICENSING AUTHORITY done July 16, 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.

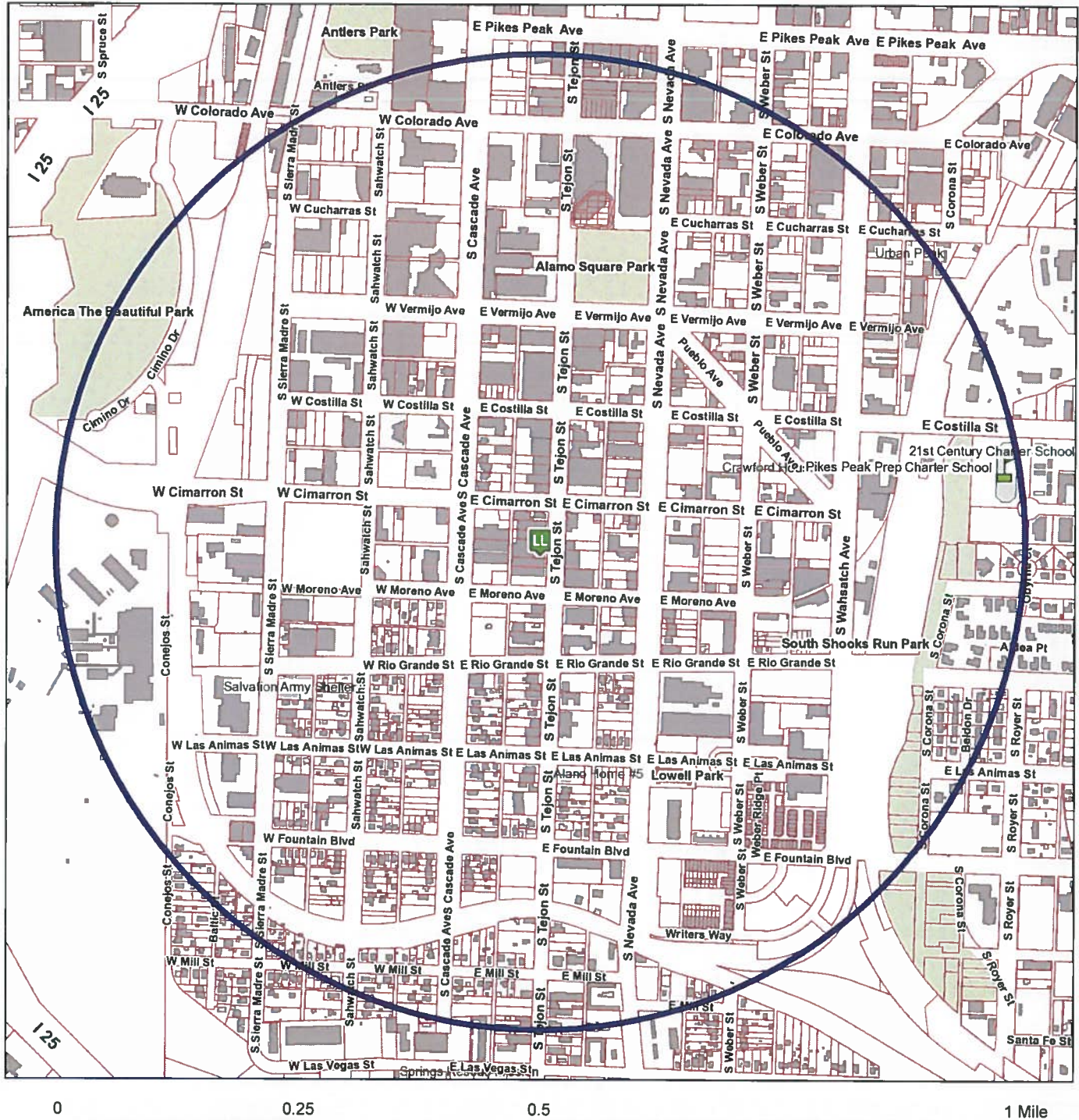


# Liquor Survey Boundaries

COLORADO BREWERS GROUP, LLC  
d/b/a PIKES PEAK BREWING CO.  
514 S TEJON ST #100



OFFICE OF THE CITY CLERK  
License ID: 36483



The survey boundary is 0.5 miles from the establishment

Map Prepared: 7/16/2020 1:59 PM

Copyright © 2020 City of Colorado Springs on behalf of the Colorado Springs Utilities. All rights reserved. This work, and/or the data contained herein, may not be modified, republished, used to prepare derivative works or commercially exploited in any manner without the prior express written consent of the City of Colorado Springs. This work was prepared utilizing the best data available at the time of creation. Neither the City of Colorado Springs, the Colorado Springs Utilities, nor any of their employees makes any warranty, express or implied, or assumes any legal liability or responsibility for accuracy, completeness, or usefulness of any data contained herein. The City of Colorado Springs, Colorado Springs Utilities, and their employees explicitly disclaim any responsibility for the data contained herein.



## OFFICE OF THE CITY CLERK

### HEARING LETTER ATTACHMENT

License ID: 36483

COLORADO BREWERS GROUP, LLC

d/b/a PIKES PEAK BREWING CO.

514 S TEJON ST #100

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) STREETCAR520	520 S TEJON ST	Hotel & Restaurant	83.06 ft
2) THE COFFEE EXCHANGE	526 S TEJON ST	Hotel & Restaurant	112.64 ft
3) DOS SANTOS	70 E MORENO AVE	Hotel & Restaurant	165.89 ft
4) ATOMIC COWBOY/DENVER BISCUIT CO. et al	528 S TEJON ST	Hotel & Restaurant	171.82 ft
5) CORK AND CASK DRINKS	60 E MORENO AVE	Tavern	201.82 ft
6) COQUETTE'S BISTRO & BAKERY	616 S TEJON ST	Hotel & Restaurant	516.66 ft
7) THE BENCH IN SODO	424 S NEVADA AVE	Hotel & Restaurant	636.34 ft
8) V F W CLUB 101	702 S TEJON ST	Club	738.75 ft
9) LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant	781.45 ft
10) IRON BIRD BREWING CO.	402 & 404 S NEVADA AVE	Brew Pub	804.09 ft
11) THE BLOCK BAR & GRILL	333 S TEJON ST	Hotel & Restaurant	808.68 ft
12) THE WAREHOUSE RESTAURANT	25 W CIMARRON ST	Hotel & Restaurant	875.28 ft
13) BAR-K	124 E COSTILLA ST	Tavern	890.17 ft
14) SHUGA'S	702 S CASCADE AVE	Hotel & Restaurant	913.11 ft
15) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant	983.16 ft
16) THE CARTER PAYNE	320 S WEBER ST	Brew Pub	1,415.88 ft
17) PIKES PEAK LODGE #473	329 E CIMARRON ST	Club	1,558.70 ft
18) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern	1,765.22 ft
19) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant	1,833.65 ft
20) LUIGIS RESTAURANT	947 S TEJON ST	Hotel & Restaurant	2,264.87 ft
21) THE THIRSTY PARROT	32 S TEJON ST	Tavern	2,327.86 ft
22) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine	2,333.55 ft
23) URBAN EGG A DAYTIME EATERY	28 S TEJON ST	Hotel & Restaurant	2,382.20 ft
24) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant	2,417.22 ft
25) RED GRAVY	23 S TEJON ST	Hotel & Restaurant	2,424.98 ft
26) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant	2,443.74 ft
27) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant	2,452.46 ft
28) CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant	2,496.78 ft



## OFFICE OF THE CITY CLERK

29) THIRTY THREE	18 S NEVADA AVE	Tavern	2,526.76 ft
30) MINING EXCHANGE HOTEL OR THE GOLD ROOM	18 S NEVADA AVE	Tavern	2,530.48 ft
31) THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant	2,554.47 ft
32) COLORADO CRAFT	15 S TEJON ST	Hotel & Restaurant	2,559.91 ft
33) JAX FISH HOUSE AND OYSTER BAR	11 S TEJON ST	Hotel & Restaurant	2,597.09 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 July 16, 2020 to the following address of record:

Colorado Brewers Group, LLC  
d/b/a Pikes Peak Brewing Co.  
524 S. Tejon Street  
Colorado Springs, CO 80903



---

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

CC: chris@pikespeakbrewing.com