



Received:  
CITY CLERK'S OFFICE  
2021 APR 29 P 12: 54

**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.

<b>Section A: APPLICANT/LICENSEE INFORMATION</b>	
<b>1. Name of Applicant/Licensee (list Corporation/LLC/Partnership/Association/Sole Proprietor):</b> Bell Brothers Brewing, LLC.	
<b>2. Trade Name (DBA):</b> Bell Brothers Brewing	
<b>3. Premises Address:</b> City, State, Zip: 114 N. Tejon Street, Suite # 100, Colorado Springs, CO 80903	<b>Location Phone:</b>
<b>Property Tax Schedule No. :</b> 6418210011	<b>Zoning:</b> FBZ-T1
<b>4. Mailing Address:</b> City, State, Zip: 114 N. Tejon Street, Suite # 100, Colorado Springs, CO 80903	<b>Alt Phone:</b> 719-482-4015
<b>Primary Contact Name And Title:</b> Curtis Bell	<b>Email:</b> Curtis.Bell@BellBrothersBrewing.com

<b>5. IF THIS IS A TRANSFER OF AN EXISTING LICENSE – THE FOLLOWING MUST BE ANSWERED:</b>			
Present trade name of establishment (dba)	Present State License No.	Present Class of License	Present Expiration Date
Not Applicable	N/A	N/A	N/A

<b>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.</b>		
NAME	POSITION HELD	%OWNED
Curtis R. Bell	Member/Owner	100
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
Gift from Parents Colorado Springs, CO	Gift from Parents -- letter attached	\$103,000
N/A		
<b>TOTAL INVESTMENT IN BUSINESS:</b>		<b>\$ 103,000.00</b>

**Section C: PREMISES / LOCATION INFORMATION**

8. Registered Manager Name: Curtis R. Bell

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

If leased, provide the terms: START DATE: 04/12/2021 END DATE: 04/30/2028

DIMENSIONS OF PREMISES: 72x18 basement; 62 x 17 main TOTAL SQUARE FOOTAGE: 2753

Is there a patio area?  Yes  No --- If yes, provide dimensions N/A

Anticipated number of employees: 5 Anticipated opening date: Approx upon issuance of license

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
NONE			
N/A			
N/A			
N/A			



16'1"

72.5'

STAIRS  
DOWN

9 1/2"

FLOOR  
PANEL  
REMOVABLE

RESTROOMS

SEATING

BAR

LIQUOR  
STORAGE

MAIN LEVEL

STAIRS  
NOT LICENSED  
18'5"

ENTRANCE  
↑

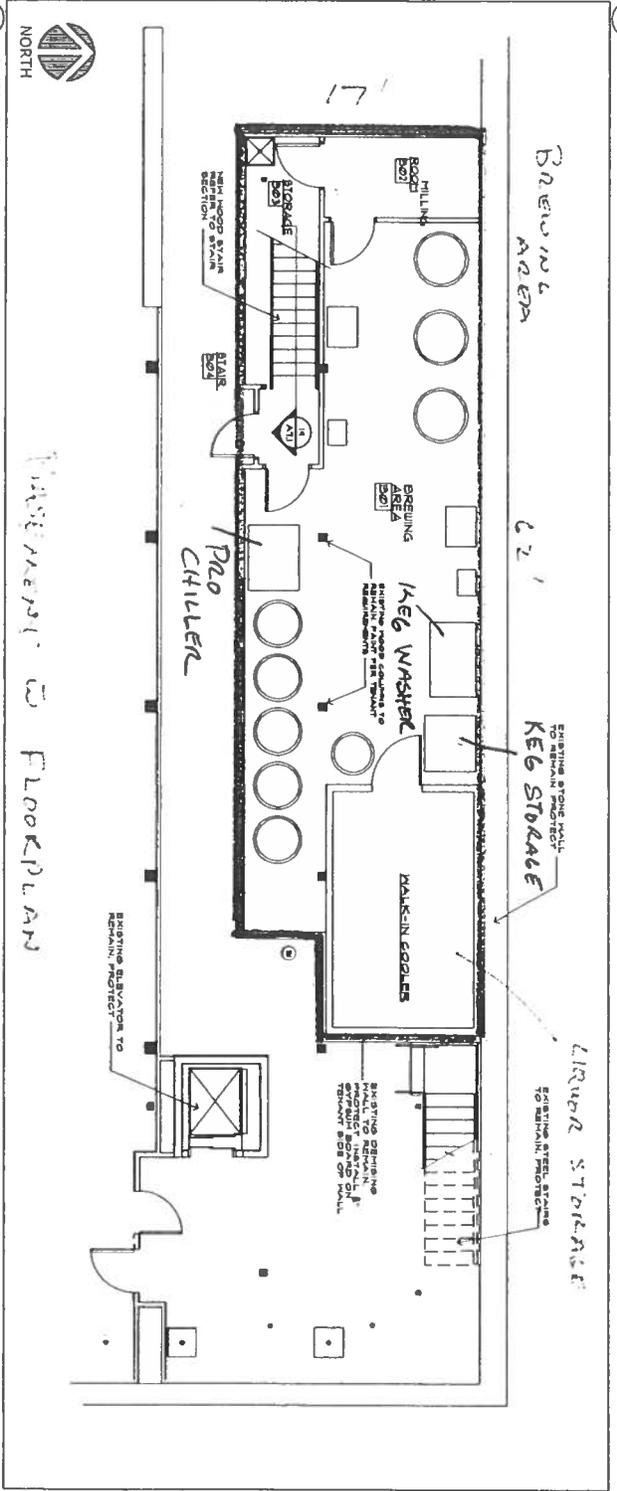
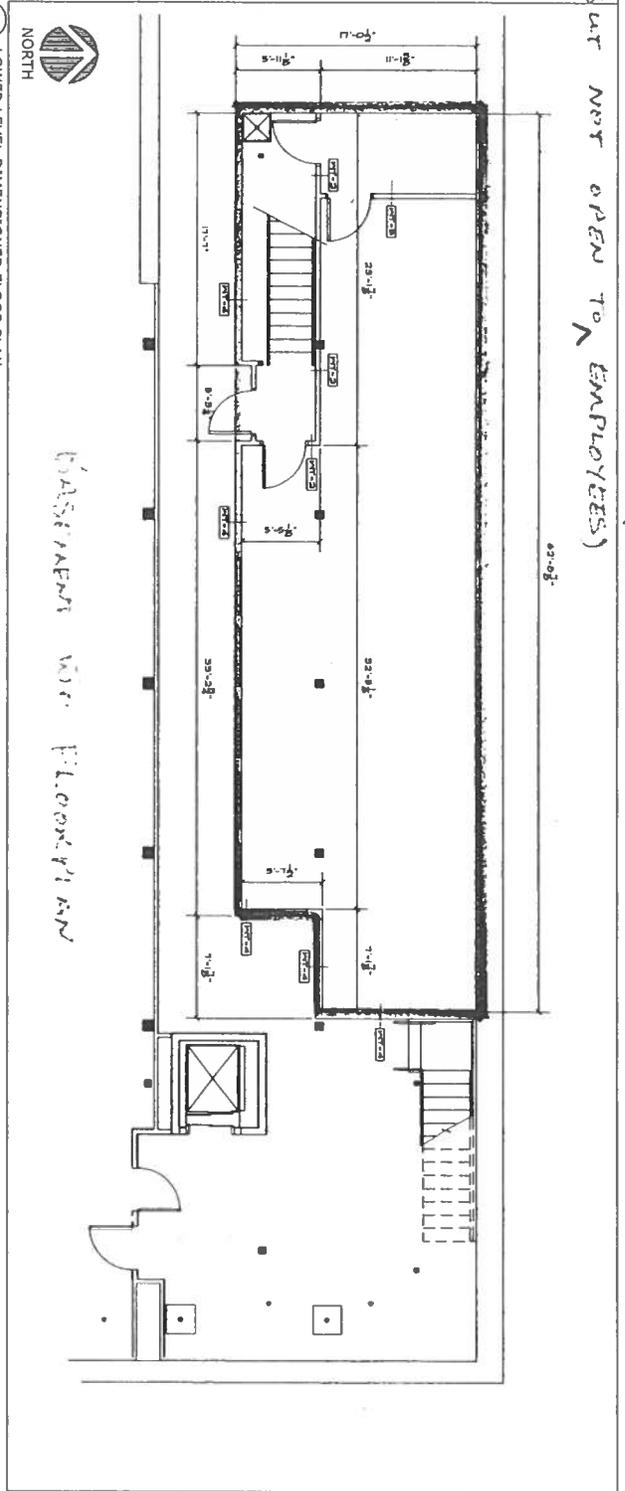
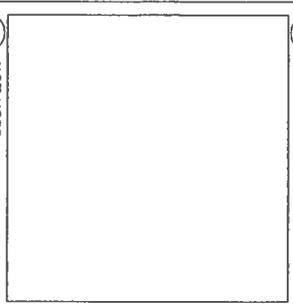
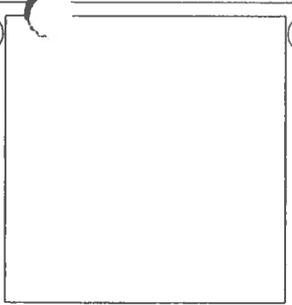
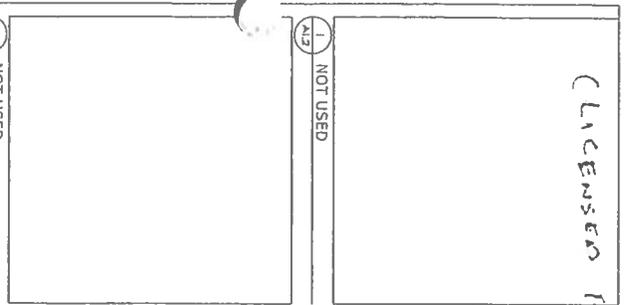
MAIN LEVEL

BELL BROTHERS BREWING

6/18/21

(BASEMENT IS AREWAY) Non- (21)  
 (LICENSED BUT NOT OPEN TO EMPLOYEES)

BASEMENT L2 TERMINALS



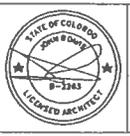
EMPLOYEES ONLY

6/18/21

BASEMENT L2 FLOORPLAN

LOWER LEVEL REMODELED FLOOR PLAN  
 INTERIOR REMODEL FOR:  
**BELL BROTHERS BREWERY**  
 114 NORTH TEJON STREET  
 COLORADO SPRINGS, COLORADO 80908

DO NOT SCALE  
 DRAWINGS FOR  
 CONSTRUCTION  
 PURPOSES



JOHN DAVIS  
 DESIGN GROUP  
 ARCHITECTS  
 INTERIORS  
 PLANNERS  
 176 PALMVIEW COURT  
 COLORADO SPRINGS  
 COLORADO 80907  
 P 719/438-1177  
 F 719/438-1178



PROJECT NO.	2020A
DATE	4/24/21
DRAWN BY	JMD
CHECKED	JMD
APPROVED	JMD
REVISED	

SHEET  
 A1.1

**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**

Bell Brothers Brewing, LLC  
d/b/a **Bell Brothers Brewing**  
114 N Tejon Street, #100  
Colorado Springs, CO 80903  
Mailing Address:  
114 N Tejon Street, #100  
Colorado Springs, CO 80903

Application No: N-0851061

**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 Bell Brothers Brewing, LLC d/b/a Bell Brothers Brewing ("Applicant") application for a new Brew Pub Liquor License at 114 N Tejon Street, #100, 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.

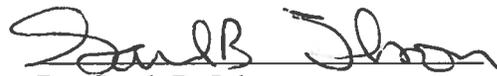
Pursuant to C.R.S. §44-3-312 and City Rule No. 7, the Local Licensing Authority, through the Office of the City Clerk, has conducted an investigation into Applicant's application. NOW THEREFORE these Initial Findings of Fact are presented.

## INITIAL FINDINGS OF FACT

- I. Applicant's application was filed on April 29, 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

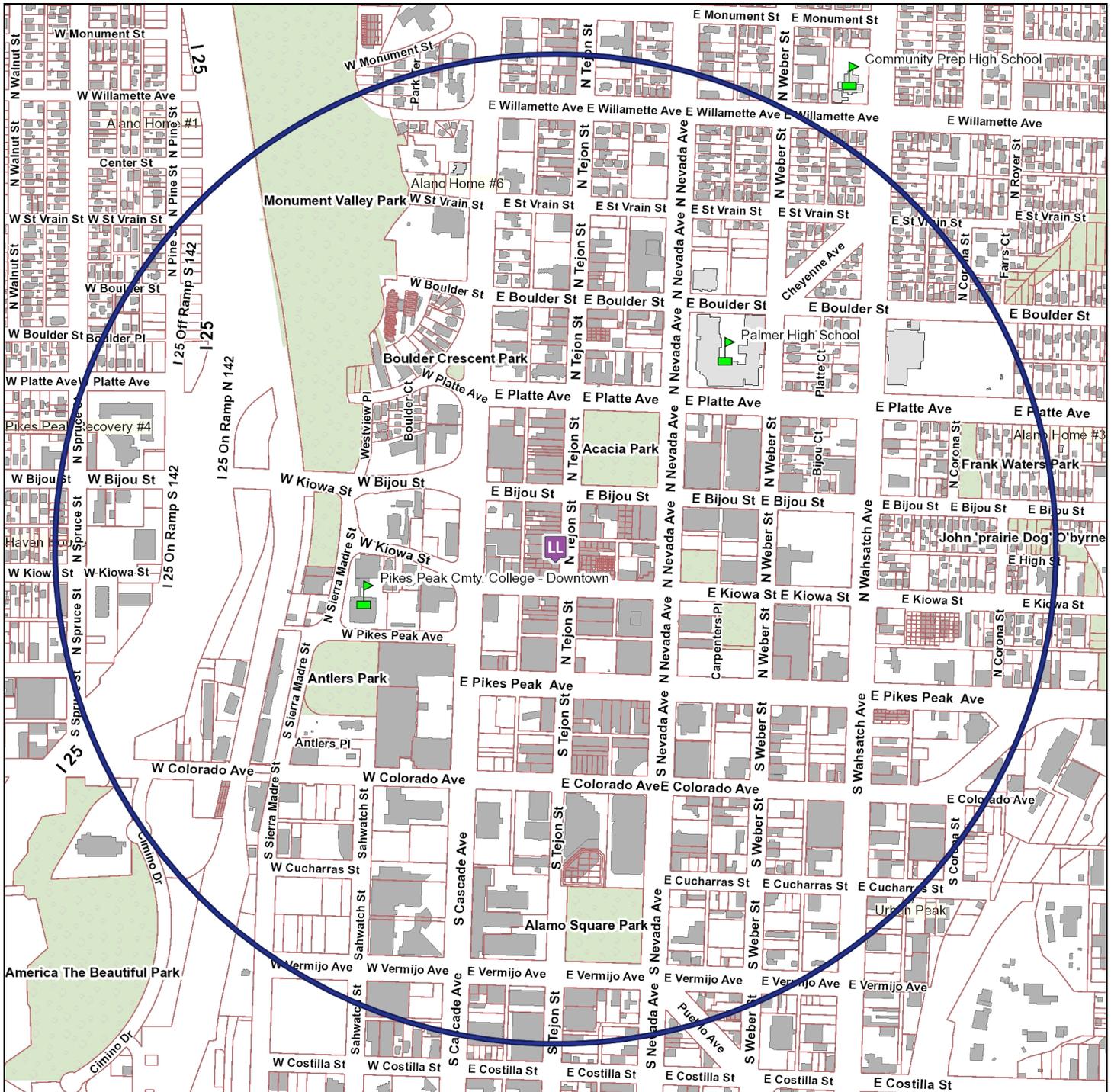
Direct questions regarding this notice and hearing to Colin M. Gordon at 719-385-5107.

# Liquor Survey Boundaries



BELL BROTHERS BREWING, LLC  
 d/b/a BELL BROTHERS BREWING  
 114 N TEJON ST, #100

OFFICE OF THE CITY CLERK  
 License ID: 0851061



The survey boundary is 0.5 miles from the establishment

Map Prepared: 7/28/2021 3:39 PM

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## OFFICE OF THE CITY CLERK

### HEARING LETTER ATTACHMENT

License ID: 0851061

BELL BROTHERS BREWING, LLC  
d/b/a BELL BROTHERS BREWING  
114 N 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) OSKAR BLUES COLORADO SPRINGS	118 N TEJON ST	Hotel & Restaurant Liquor License	34.22 ft
2) PAINTING WITH A TWIST	115 N TEJON ST	Beer & Wine Liquor License	133.92 ft
3) RENDEZVOUS	128 N TEJON ST	Tavern Liquor License	135.27 ft
4) T BYRD'S TACOS AND TEQUILA	26 E KIOWA ST	Hotel & Restaurant Liquor License	181.78 ft
5) BINGO BURGER	132 N TEJON ST	Hotel & Restaurant Liquor License	185.49 ft
6) BONNY & READ FINE SEAFOOD & STEAKS	101 N TEJON ST	Hotel & Restaurant Liquor License	255.84 ft
7) SHAME AND REGRET	15 E BIJOU ST	Tavern Liquor License	270.80 ft
8) THE RABBIT HOLE	101 N TEJON ST	Hotel & Restaurant Liquor License	275.80 ft
9) YOO-MAE	21 & 21-1/2 E. KIOWA ST	Hotel & Restaurant Liquor License	285.63 ft
10) CHIBA BAR	17-19 E KIOWA ST	Tavern Liquor License	305.12 ft
11) THE FAMOUS	31 N TEJON ST	Hotel & Restaurant Liquor License	310.13 ft
12) BEAUTY BAR	26 N TEJON ST	Lodging and Entertainment Liquor License	315.54 ft
13) ICONS	3 E BIJOU ST	Tavern Liquor License	345.59 ft
14) GASOLINE ALLEY	28 N TEJON ST	Tavern Liquor License	351.30 ft
15) BAMBINO'S URBAN PIZZERIA	36 E BIJOU ST	Hotel & Restaurant Liquor License	367.95 ft
16) HILTON GARDEN INN	125 N CASCADE AVE	Hotel & Restaurant Liquor License	375.81 ft
17) MEDITERRANEAN CAFE	118 E KIOWA ST	Beer & Wine Liquor License	375.89 ft
18) COWBOYS	25 N TEJON ST	Tavern Liquor License	380.40 ft
19) EVEREST NEPAL RESTAURANT	28 E BIJOU ST	Hotel & Restaurant Liquor License	385.82 ft



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20) RED MARTINI/BLONDIES	22 N TEJON ST	Tavern Liquor License	389.47 ft
21) THE MANSION / THE MEZZANINE	20 N TEJON ST	Tavern Liquor License	433.28 ft
22) TEJON EATERY	19 N TEJON ST	Tavern Liquor License	443.15 ft
23) FRATELLI RISTORANTE ITALIANO	124 N NEVADA AVE	Hotel & Restaurant Liquor License	514.33 ft
24) OSCAR'S PATIO BAR	110 N NEVADA AVE	Hotel & Restaurant Liquor License	521.36 ft
25) MOOD TAPAS BAR, DISTRICT ELEVEN, BIRD TREE CAFE	218 N TEJON ST	Hotel & Restaurant Liquor License	565.20 ft
26) JOSE MULDOONS	222 N TEJON ST	Hotel & Restaurant Liquor License	619.43 ft
27) THE MELTING POT	30 E PIKES PEAK AVE	Hotel & Restaurant Liquor License	643.55 ft
28) PHANTOM CANYON BREWING COMPANY	2 E PIKES PEAK AVE	Brew Pub Liquor License	708.24 ft
29) AMERICAN LEGION POST NO. 5	15 E PLATTE AVE	Club Liquor License	734.93 ft
30) THE UTE AND YETI	21 N NEVADA AVE	Beer & Wine Liquor License	784.61 ft
31) KIMBALL'S CINEMAS	113 E PIKES PEAK AVE	Tavern Liquor License	887.87 ft
32) JAX FISH HOUSE AND OYSTER BAR	11 S TEJON ST	Hotel & Restaurant Liquor License	922.30 ft
33) SPRINGS ORLEANS & MINING EXCHANGE HOTEL	123 E PIKES PEAK AVE	Hotel & Restaurant Liquor License	931.57 ft
34) THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant Liquor License	947.74 ft
35) EL PASO CLUB	30 E PLATTE AVE	Club Liquor License	953.42 ft
36) COLORADO CRAFT	15 S TEJON ST	Hotel & Restaurant Liquor License	962.54 ft
37) CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant Liquor License	1,022.44 ft
38) COLORADO BEVERAGE SERVICE	221 E KIOWA ST	Tavern Liquor License	1,032.84 ft
39) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant Liquor License	1,058.62 ft
40) ODYSSEY GASTROPUB	311 N TEJON ST	Hotel & Restaurant Liquor License	1,060.50 ft
41) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant Liquor License	1,064.98 ft
42) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant Liquor License	1,085.02 ft
43) RED GRAVY	23 S TEJON ST	Hotel & Restaurant Liquor License	1,093.42 ft
44) URBAN EGG A DAYTIME EATERY	28 S TEJON ST	Hotel & Restaurant Liquor License	1,120.03 ft
45) MINING EXCHANGE HOTEL OR THE GOLD ROOM	18 S NEVADA AVE	Tavern Liquor License	1,128.10 ft



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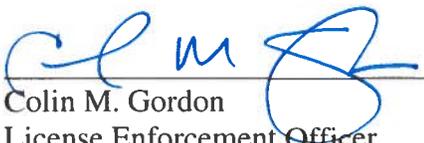
46) THIRTY THREE	18 S NEVADA AVE	Tavern Liquor License	1,147.20 ft
47) THE RESTAURANT AT POOR RICHARD'S	324½ N TEJON ST	Hotel & Restaurant Liquor License	1,150.40 ft
48) THE ANTLERS & ANTLERS HOTEL	4 S CASCADE AVE	Hotel & Restaurant Liquor License	1,171.89 ft
49) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine Liquor License	1,179.42 ft
50) FOUR BY BROTHER LUCK	321 N TEJON ST	Hotel & Restaurant Liquor License	1,198.07 ft
51) TONY'S	326 N TEJON ST	Hotel & Restaurant Liquor License	1,217.47 ft
52) ROOSTER'S HOUSE OF RAMEN	323 & 325 N TEJON ST	Hotel & Restaurant Liquor License	1,232.16 ft
53) SPICE ISLAND GRILL	10 N SIERRA MADRE ST	Hotel & Restaurant Liquor License	1,270.89 ft
54) SUPERNOVA	111 E BOULDER ST	Hotel & Restaurant Liquor License	1,290.18 ft
55) 3E's COMEDY CLUB	1 S NEVADA AVE	Tavern Liquor License	1,315.18 ft
56) THE WILD GOOSE MEETING HOUSE	401 N TEJON ST	Hotel & Restaurant Liquor License	1,409.69 ft
57) RASTA PASTA	405 N TEJON ST	Hotel & Restaurant Liquor License	1,465.88 ft
58) BRAKEMAN'S BURGERS, SANDWICH DEPOT AND TRACK 10	10 S SIERRA MADRE ST	Hotel & Restaurant Liquor License	1,620.63 ft
59) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant Liquor License	1,668.90 ft
60) LUCKY DUMPLING	26 S WAHSATCH AVE	Hotel & Restaurant Liquor License	1,906.71 ft
61) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern Liquor License	1,991.78 ft
62) TRIPLE NICKEL TAVERN LLC	103 S WAHSATCH AVE	Tavern Liquor License	2,225.63 ft
63) PANINO'S RESTAURANT	604 N TEJON ST	Hotel & Restaurant Liquor License	2,480.83 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:

Bell Brothers Brewing, LLC  
d/b/a Bell Brothers Brewing  
114 N Tejon Street, #100  
Colorado Springs, CO 80903



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

CC: vince@lindenlawgroup.com  
curtis.bell@BellBrothersBrewing.com  
liquorpros@msn.com