



OFFICE OF THE CITY CLERK

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

Received:

CITY CLERK'S OFFICE

2022 OCT -7 P 4:51

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 (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 ☐ Club ☐ 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

1. Name of Applicant/Licensee (list Corporation/LLC/Partnership/Association/Sole Proprietor):

Aroi Thai Food LLC

2. Trade Name (DBA): Aroi Thai Food

3. Premises Address: 1025 North Academy Blvd
City, State, Zip: Colorado Springs, CO 80909

Location
Phone: (719) 247-8471

Property Tax Schedule No.: 6411209060

Zoning: C6 APZ2 AO

4. Mailing Address: 1025 North Academy Blvd
City, State, Zip: Colorado Springs, CO 80909

Alt Phone: (719) 651-5504

Primary Contact
Name And Title:

Marasri Halter - Managing Member

Email: aroithaifood1@gmail.com

5. IF THIS IS A TRANSFER OF AN EXISTING LICENSE - THE FOLLOWING MUST BE ANSWERED:

N/A

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
Marasri Halter	Managing Member	51.00
John S Halter II	Member	49.00

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
ENT Federal Credit Union 3125 Jet Wing Drive Colo Spgs 80916	Checking & Savings	30,000
Marasri Halter - 51% 3935 Cooke Drive Colo Spgs 80911		
John S Halter II 49% 3935 Cooke Drive Colo Spgs 80911		
TOTAL INVESTMENT IN BUSINESS:		\$ 30,000

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: John S Halter II

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

If leased, provide the terms: START DATE: 02/01/2021 END DATE: 07/31/2027

DIMENSIONS OF PREMISES: 30' x 60' TOTAL SQUARE FOOTAGE: 1,800

Is there a patio area? ☐ Yes ☒ No --- If yes, provide dimensions

Anticipated number of employees: 6 Anticipated opening date: 05/01/2021

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?

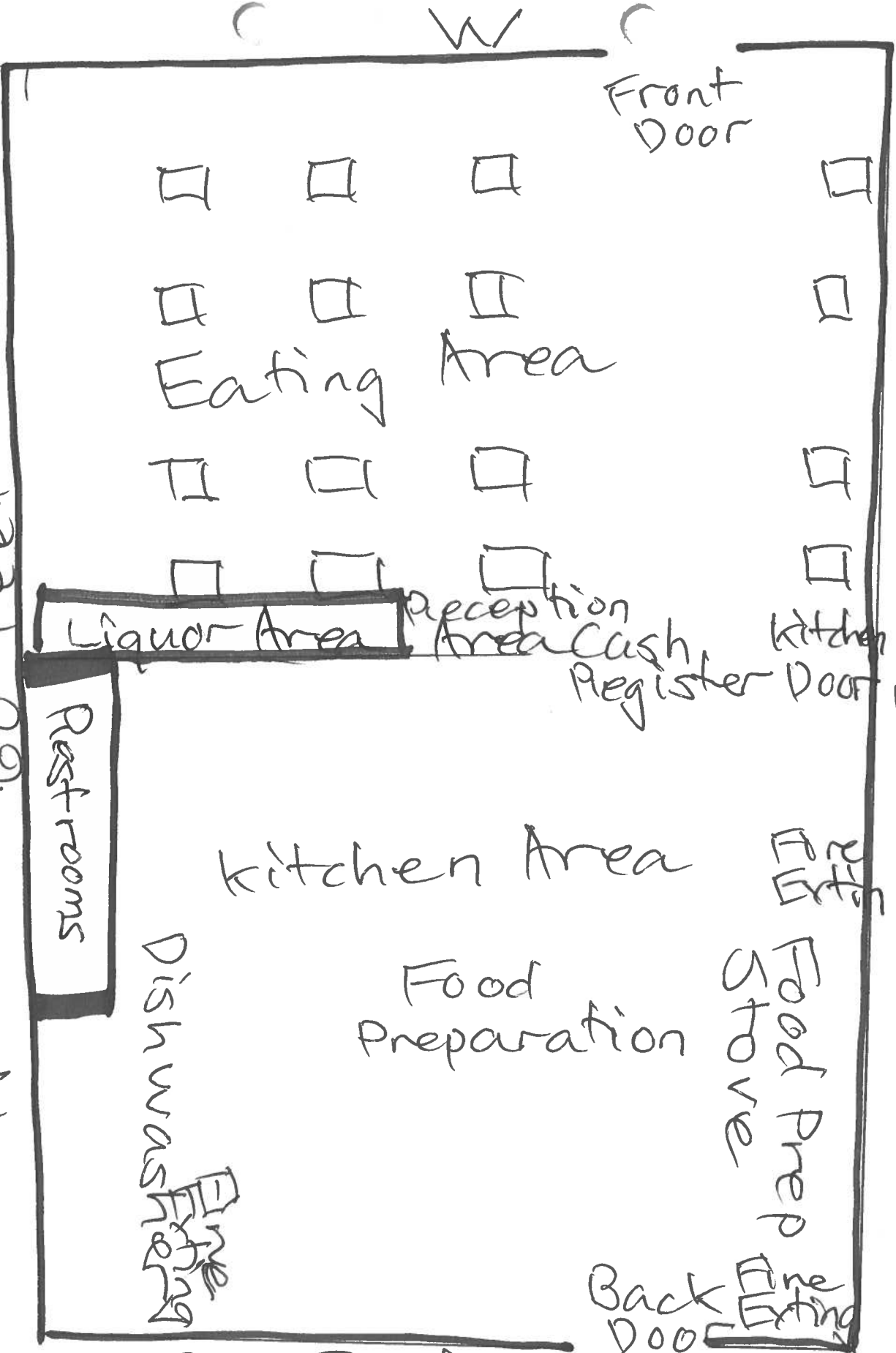
☐ Yes ☒ No IF YES, ATTACH statement or affidavit of explanation, including date(s) and location(s).

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
None			

Liquor License Map
40434472-0000

Arri Thai Food LLC
1025 N Academy Blvd
Colorado Springs CO 80909



3-22
0853730

**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

2023 JAN 27 A 7 22

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

Aroi Thai Food, LLC
d/b/a **Aroi Thai Food**
1025 N Academy Boulevard
Colorado Springs, CO 80909
Mailing Address:
1025 N Academy Boulevard
Colorado Springs, CO 80909

Application No: N-0853730

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, February 17, 2023 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Aroi Thai Food, LLC d/b/a Aroi Thai Food ("Applicant") application for a new Beer and Wine License at 1025 N Academy Boulevard, Colorado Springs, CO 80909.

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, February 7, 2023. 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, February 14, 2023.

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 October 7, 2022, 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 January 27, 2023.

FOR
THE CITY OF COLORADO SPRINGS
LOCAL LICENSING AUTHORITY



By: Sarah B. Johnson
City Clerk

Direct questions regarding this notice and hearing to Brittany Morris at 719-385-5115.

CERTIFICATE OF MAILING

I, Brittany Morris, 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 January 27, 2023 to the following address of record:

Aroi Thai Food, LLC
d/b/a Aroi Thai Food
1025 N Academy Boulevard
Colorado Springs, CO 80909



Brittany Morris
License Sepcialist II
City Clerk's Office
30 S. Nevada Avenue, Suite 101
Colorado Springs, CO 80903

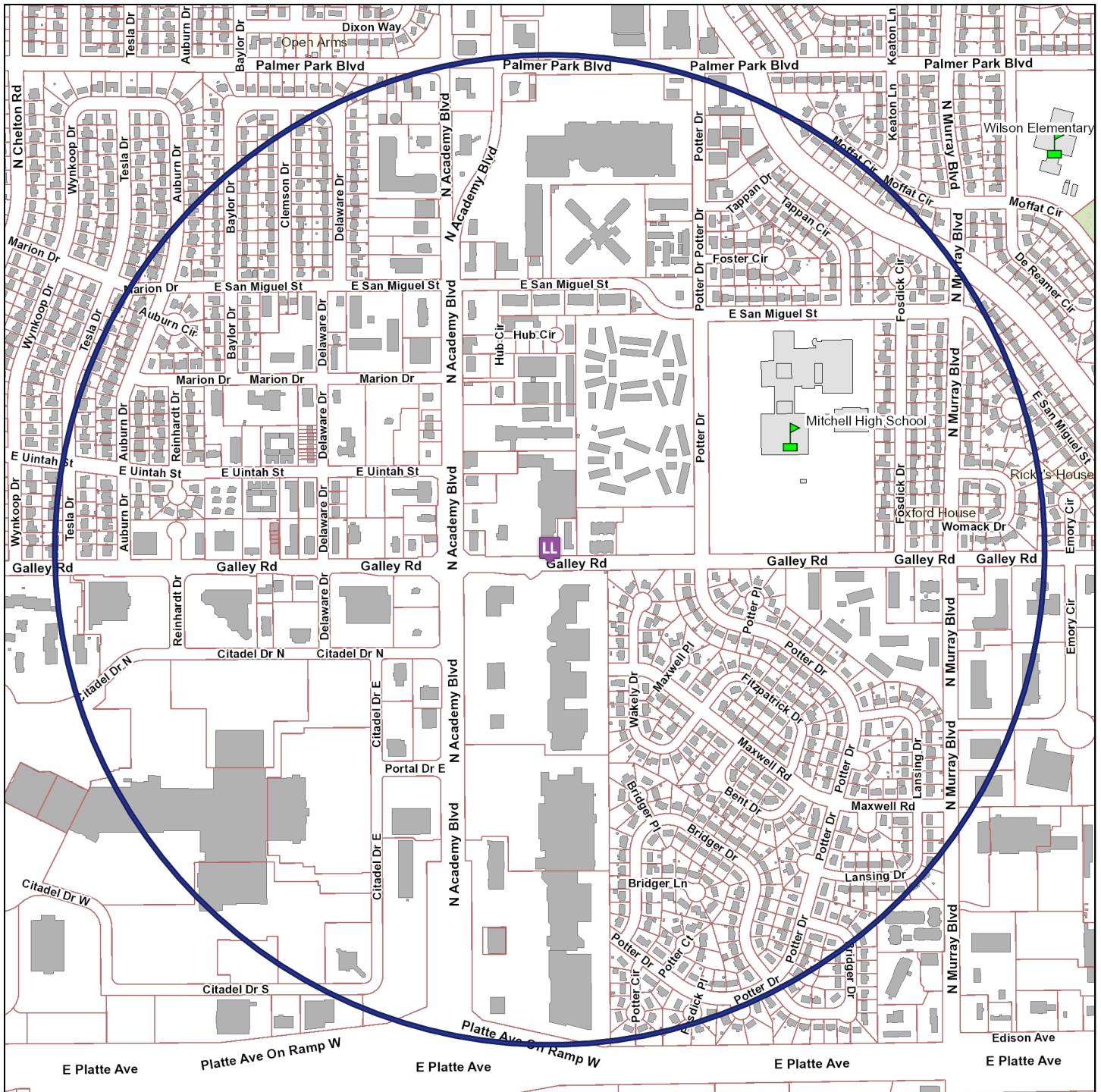
CC: aroithaifood1@gmail.com
jamestmurraycpa@outlook.com

Liquor Survey Boundaries



ARO I THAI FOOD LLC
d/b/a ARO I THAI FOOD
1025 N ACADEMY BLVD

OFFICE OF THE CITY CLERK
License ID: 0853730



The survey boundary is 0.5 miles from the establishment

Map Prepared: 1/26/2023 1:31 PM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 0853730

AROI THAI FOOD LLC
d/b/a AROI THAI FOOD
1025 N ACADEMY BLVD
COLORADO SPRINGS, CO 80909

EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

<u>Business d/b/a</u>	<u>Business Address</u>	<u>License Type</u>	
1) SOFIA'S ANTOJITOS	1035 N ACADEMY BLVD	Hotel and Restaurant	145.03 ft
2) TOMO SUSHI	975 N ACADEMY BLVD	Hotel & Restaurant Liquor License	373.82 ft
3) BLACK BEAR DINER	975 N ACADEMY BLVD	Beer & Wine Liquor License	442.97 ft
4) CHIPOTLE MEXICAN GRILL	895 N ACADEMY BLVD	Hotel & Restaurant Liquor License	734.07 ft
5) BLACK EYED PEA	887 N ACADEMY BLVD	Hotel & Restaurant Liquor License	954.08 ft
6) APPLEBEE'S NEIGHBORHOOD GRILL & BAR	3708 E GALLEY RD	Hotel & Restaurant Liquor License	1,053.98 ft
7) PIKES PEAK LODGE #473	3680 N CITADEL DR	Club Liquor License	1,420.32 ft
8) LOONEES COMEDY CORNER	1305 N ACADEMY BLVD	Tavern Liquor License	1,619.69 ft
9) ANTIQUE BILLIARD MUSEUM & PAVILLION	3628 CITADEL DR	Tavern Liquor License	1,731.41 ft
10) OLIVE GARDEN ITALIAN RESTAURANT N1247	513 N ACADEMY BLVD	Hotel & Restaurant Liquor License	2,092.03 ft
11) WHIRLY BALL	3971 PALMER PARK BLVD	Hotel and Restaurant	2,136.42 ft
12) CITADEL NAILS AND SPA	750 E CITADEL DR	Lodging and Entertainment Liquor License	2,439.72 ft