



OFFICE OF THE CITY CLERK

Received:

CITY CLERK'S OFFICE

2020 JAN 10 P 2:17

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

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)

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Hotel/Restaurant (or Resort) | <input type="checkbox"/> Hotel/Restaurant w/Optional | <input type="checkbox"/> Tavern | <input type="checkbox"/> Brew Pub |
| <input type="checkbox"/> Distillery Pub | <input type="checkbox"/> Vintner's Restaurant Liquor | <input type="checkbox"/> Beer and Wine | <input type="checkbox"/> Optional Premises |
| <input type="checkbox"/> Retail Liquor Store* | <input type="checkbox"/> Licensed Drugstore* | <input type="checkbox"/> Racetrack | <input type="checkbox"/> Arts |
| <input type="checkbox"/> Lodging & Entertainment | <input type="checkbox"/> FMB (Beer) On Premises | <input type="checkbox"/> 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):**

COATI, LLC

2. Trade Name (DBA): COATI**3. Premises Address:**
City, State, Zip: 518 S Tejon, Ste. 110 Colo Spgs, CO 80903**Location Phone:** 918.497.9158**Property Tax Schedule No. :** 6418319022**Zoning:** FBZ-CEN**4. Mailing Address:**
City, State, Zip: 524 S Tejon Colorado Springs CO 80903**Alt Phone:** 719.527.0313**Primary Contact Name And Title:** Aaron C. Ewton, Operations Manager**Email:** atlasrg.cos@gmail.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
ARG, LLC	Manager & Member	100

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
Chase Bank - ARG LLC	Checking	80,000
TOTAL INVESTMENT IN BUSINESS:		80,000

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: James Garret Pounds

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

If leased, provide the terms: START DATE: 01/01/2020 END DATE: 12/31/2024

DIMENSIONS OF PREMISES: 43'x10' TOTAL SQUARE FOOTAGE: 10,000 SF

Is there a patio area? ☒ Yes ☐ No --- If yes, provide dimensions 39.3' X 8'

Anticipated number of employees: 6 Anticipated opening date: 03/17/2020

Will training be offered or required? ☒ Yes ☐ No --- If yes, through what agency? TIPS

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. See answer to No. 13

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
Piglatin Cocina LLC 2825 Dublin Blvd Colo Spgs CO 80918	Aaron C. Ewton (via 100% Owner/Manager of ARG, LLC)	Owner/Operator	08/2016 - Present
Fish Oil, LLC dba Loyal Coffee See #8 DR 8404-I for Mr. Pounds enclosed with this Application	See #8 DR 8404-I for Mr. Pounds	Minority Owner	08/2016-Present

Section D, Question 13:

Business Name/Address	Applicant's Name	Experience/Position	Dates
Loyal Coffee 408 S. Nevada Avenue Colorado Springs, CO 80903	James Garrett Pounds	Owner	08/26/2016 - Present
Loyal Coffee 11550 South Ridgeline Drive #102 and 104 Colorado Springs, CO 80921	James Garrett Pounds	Owner	09/11/2019 - Present



 = LICENSED PREMISES

 = SIDEWALK SERVICE AREA

Liquor Hearing Agenda - 05/15/2020 - Item No. 3D

**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 APR 23 A 9:01

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

COATI, LLC

d/b/a COATI

518 S. Tejon Street, #110
Colorado Springs, CO 80903

Mailing Address:

524 S. Tejon Street
Colorado Springs, CO 80903

Application No: N-36946

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, May 15, 2020 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon COATI, LLC d/b/a COATI ("Applicant") application for a new Hotel and Restaurant Liquor License at 518 S. Tejon Street, #110, Colorado Springs, CO 80903. **Additional information related to appearance, remote participation, and public comment for this public hearing will be provided as soon as possible, but not later than Tuesday, May 12, 2020.**

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. Please contact the City Clerk's Office as soon as possible to make arrangements for picking up the poster. 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, May 5, 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, May 12, 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 January 10, 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 evidenced 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 April 23, 2020.

FOR
THE CITY OF COLORADO SPRINGS
LOCAL LICENSING AUTHORITY



By: Sarah B. Johnson
City Clerk

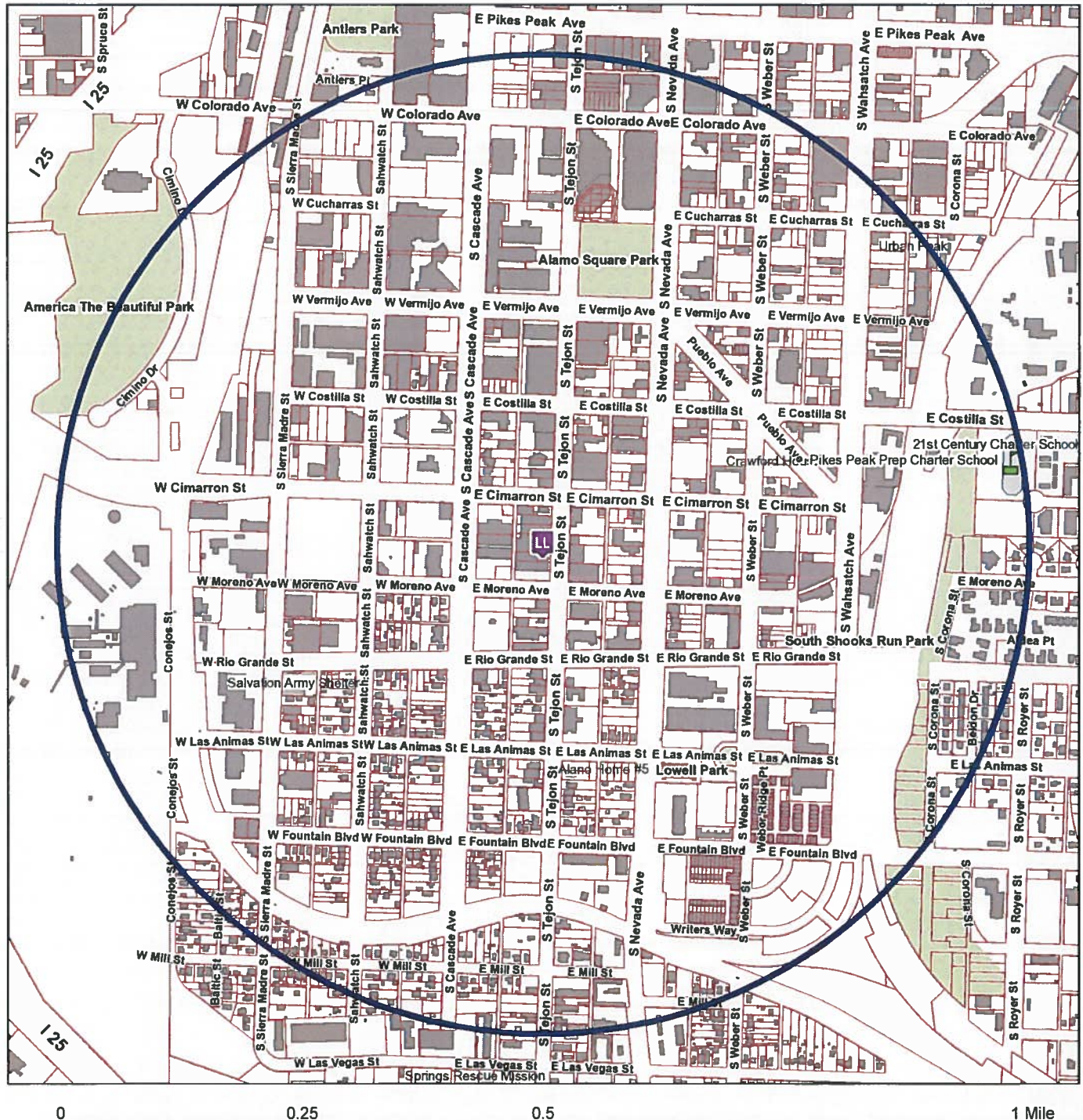
Direct questions regarding this notice and hearing to Colin M. Gordon at 719-385-5107.

Liquor Survey Boundaries

COATI, LLC
d/b/a COATI
518 S TEJON ST #110



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License ID: 36946



The survey boundary is 0.5 miles from the establishment

Map Prepared: 4/21/2020 3:25 PM

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HEARING LETTER ATTACHMENT

License ID: 36946

COATI, LLC

d/b/a COATI

518 S TEJON ST #110

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	43.40 ft
2) THE COFFEE EXCHANGE	526 S TEJON ST	Hotel & Restaurant	73.02 ft
3) DOS SANTOS	70 E MORENO AVE	Hotel & Restaurant	127.19 ft
4) ATOMIC COWBOY/DENVER BISCUIT CO. et al	528 S TEJON ST	Hotel & Restaurant	132.90 ft
5) CORK AND CASK DRINKS	60 E MORENO AVE	Tavern	166.21 ft
6) COQUETTE'S BISTRO & BAKERY	616 S TEJON ST	Hotel & Restaurant	477.06 ft
7) THE BENCH IN SODO	424 S NEVADA AVE	Hotel & Restaurant	666.05 ft
8) V F W CLUB 101	702 S TEJON ST	Club	699.51 ft
9) LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant	815.56 ft
10) IRON BIRD BREWING CO.	402 & 404 S NEVADA AVE	Brew Pub	839.21 ft
11) THE BLOCK BAR & GRILL	333 S TEJON ST	Hotel & Restaurant	848.39 ft
12) THE WAREHOUSE RESTAURANT	25 W CIMARRON ST	Hotel & Restaurant	870.32 ft
13) SHUGA'S	702 S CASCADE AVE	Hotel & Restaurant	877.45 ft
14) BAR-K	124 E COSTILLA ST	Tavern	927.97 ft
15) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant	1,020.30 ft
16) THE CARTER PAYNE	320 S WEBER ST	Brew Pub	1,447.08 ft
17) PIKES PEAK LODGE #473	329 E CIMARRON ST	Club	1,568.90 ft
18) ZODIAC	230 PUEBLO AVE	Tavern	1,633.52 ft
19) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern	1,799.01 ft
20) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant	1,872.77 ft
21) LUIGIS RESTAURANT	947 S TEJON ST	Hotel & Restaurant	2,226.40 ft
22) THE THIRSTY PARROT	32 S TEJON ST	Tavern	2,367.10 ft
23) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine	2,372.33 ft
24) URBAN EGG A DAYTIME EATERY	28 S TEJON ST	Hotel & Restaurant	2,421.42 ft
25) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant	2,456.40 ft
26) RED GRAVY	23 S TEJON ST	Hotel & Restaurant	2,464.52 ft
27) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant	2,482.98 ft
28) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant	2,491.98 ft



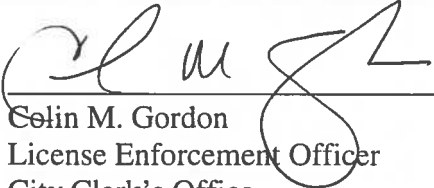
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29) CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant	2,536.31 ft
30) THIRTY THREE	18 S NEVADA AVE	Tavern	2,566.47 ft
31) MINING EXCHANGE HOTEL OR THE GOLD ROOM	18 S NEVADA AVE	Tavern	2,570.20 ft
32) THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant	2,593.68 ft
33) COLORADO CRAFT	15 S TEJON ST	Hotel & Restaurant	2,599.44 ft
34) JAX FISH HOUSE AND OYSTER BAR	11 S TEJON ST	Hotel & Restaurant	2,636.60 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 April 23, 2020 to the following address of record:

COATI, LLC
d/b/a COATI
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: paul@coloradolawgroup.com
atlas.cos@gmail.com