



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

Received:  
**CITY CLERK'S OFFICE**  
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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.

**Section A: APPLICANT/LICENSEE INFORMATION**

<b>1. Name of Applicant/Licensee (list Corporation/LLC/Partnership/Association/Sole Proprietor):</b>	
PANDAZ BOBA TEA INC	
<b>2. Trade Name (DBA):</b> Pandaz Boba Tea	
<b>3. Premises Address:</b> 1835 Briargate Blvd. City, State, Zip: Colorado Springs, CO 80920	<b>Location Phone:</b> (719) 287-8038
<b>Property Tax Schedule No. :</b> 6304307043	<b>Zoning:</b> PBC
<b>4. Mailing Address:</b> 4135 Oro Blanco Dr. City, State, Zip: Colorado Springs, CO 80917	<b>Alt Phone:</b> (719) 375-0625
<b>Primary Contact Name And Title:</b> Vuthy Vy, President/Manager	<b>Email:</b> pandazboba@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
N/A			

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. <b>**NOTE: ATTACH ONE AFFIRMATION AND CONSENT (page 3), and ONE APPLICANT INTERVIEW (page 4), FOR EACH NAME LISTED.</b>		
NAME	POSITION HELD	%OWNED
Vuthy Vy	Pres/Sec/Treas/Director	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, Colorado Springs, CO	Savings	\$70,000
<b>TOTAL INVESTMENT IN BUSINESS:</b>		<b>\$70,000.00</b>

**Section C: PREMISES / LOCATION INFORMATION**

8. Registered Manager Name: Vuthy Vy

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

If leased, provide the terms:    START DATE: 05/25/2017    END DATE: 02/28/2026

DIMENSIONS OF PREMISES: 40.5' x 58' irregular    TOTAL SQUARE FOOTAGE: 3,000

Is there a patio area?     Yes     No    --- If yes, provide dimensions \_\_\_\_\_

Anticipated number of employees: 3    Anticipated opening date: already open

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

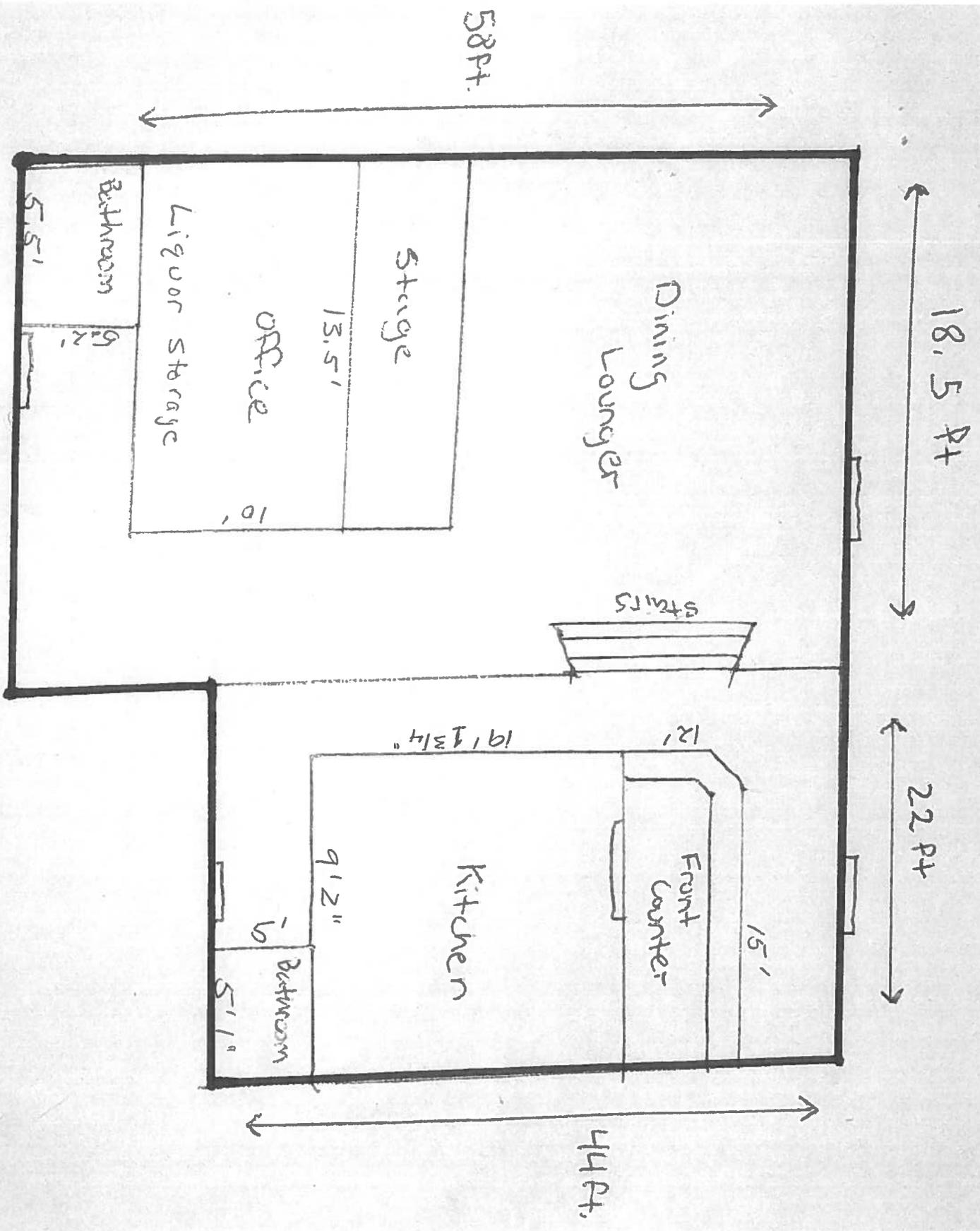
Yes     No    IF YES, ATTACH a statement or affidavit of explanation, including date(s) and location(s).

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
N/A			



**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

2021 FEB 26 A 10:59

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**IN THE MATTER OF:**

**APPLICANT**

Pandaz Boba Tea, Inc.  
d/b/a **Pandaz Boba Tea**  
1835 Briargate Boulevard  
Colorado Springs, CO 80920  
Mailing Address:  
4135 Oro Blanco Drive  
Colorado Springs, CO 80917

Application No: N-0850495

**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, March 19, 2021 at 9:00 A.M. by virtual hearing with remote participation** upon Pandaz Boba Tea, Inc. d/b/a Pandaz Boba Tea ("Applicant") application for a new Hotel and Restaurant Liquor License at 1835 Briargate Boulevard, Colorado Springs, CO 80920. **Additional information related to appearance, remote participation, and public comment for this public hearing will be provided via email communication as soon as possible, but not later than Tuesday, March 16, 2021.**

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, March 9, 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, March 16, 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 January 22, 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 February 25, 2021.**

FOR  
THE CITY OF COLORADO SPRINGS  
LOCAL LICENSING AUTHORITY

  
By: Sarah B. Johnson  
City Clerk

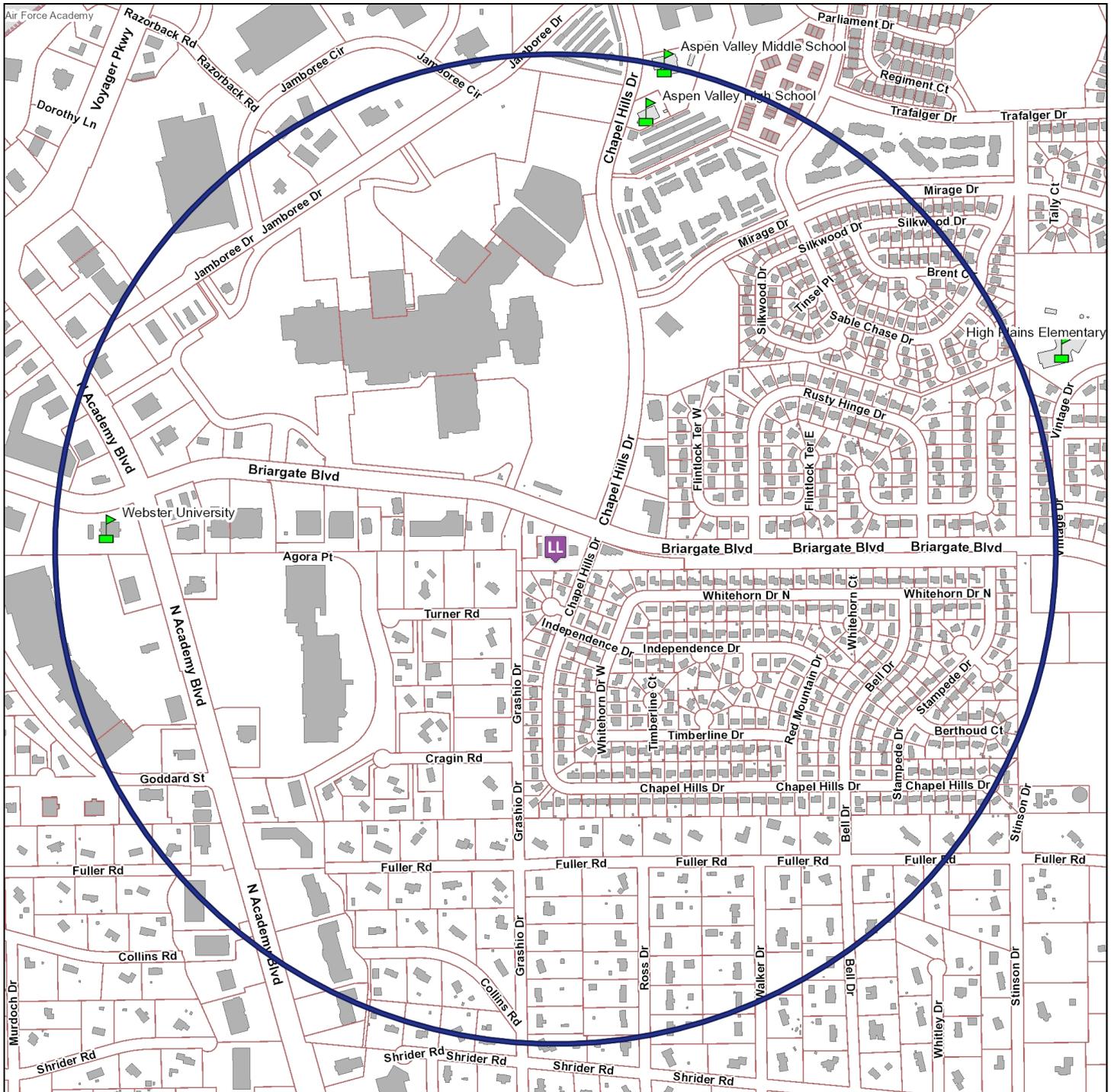
Direct questions regarding this notice and hearing to Colin M. Gordon at 719-385-5107.

# Liquor Survey Boundaries



PANDAZ BOBA TEA INC  
d/b/a PANDAZ BOBA TEA  
1835 BRIARGATE BLVD

OFFICE OF THE CITY CLERK  
License ID: 0850495



The survey boundary is 0.5 miles from the establishment

Map Prepared: 2/26/2021 11:23 AM

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## OFFICE OF THE CITY CLERK

### HEARING LETTER ATTACHMENT

License ID: 0850495

PANDAZ BOBA TEA INC  
d/b/a PANDAZ BOBA TEA  
1835 BRIARGATE BLVD  
COLORADO SPRINGS, CO 80920

### EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

<u>Business d/b/a</u>	<u>Business Address</u>	<u>License Type</u>	
1) JOEYS PIZZA	1843 BRIARGATE BLVD	Hotel & Restaurant Liquor License	92.30 ft
2) AMC CHAPEL HILLS 13	1770 BRIARGATE BLVD	Beer & Wine Liquor License	1,192.93 ft
3) WHOLE FOODS MARKET TAP ROOM	7635 N ACADEMY BLVD	Fermented Malt Beverage License On Premises	1,547.97 ft
4) ON THE BORDER MEXICAN GRILL & CANTINA	7695 N ACADEMY BLVD	Hotel & Restaurant Liquor License	1,901.82 ft
5) LAZY DOG RESTAURANT & BAR	7605 N ACADEMY BLVD	Hotel & Restaurant Liquor License	1,906.04 ft
6) BISHOPS CUTS AND COLOR	7587 N ACADEMY BLVD	Beer & Wine Liquor License	1,988.13 ft
7) SNOOZE AN AM EATERY	7587 N ACADEMY BLVD	Hotel & Restaurant Liquor License	2,011.30 ft
8) CHAANG THAI	7525 N ACADEMY BLVD	Hotel & Restaurant Liquor License	2,099.20 ft
9) APPLEBEE'S NEIGHBORHOOD GRILL & BAR	7625 GODDARD RD	Hotel & Restaurant Liquor License	2,208.74 ft
10) TOKYO JOE'S	7495 N ACADEMY BLVD	Hotel & Restaurant Liquor License	2,235.99 ft
11) OLIVE GARDEN ITALIAN RESTAURANT NO1263	7815 N ACADEMY BLVD	Hotel & Restaurant Liquor License	2,285.35 ft
12) HUHOT MONGOLIAN GRILL	7790 N ACADEMY BLVD	Hotel & Restaurant Liquor License	2,288.23 ft
13) CRAVE REAL BURGERS	7465 N ACADEMY BLVD	Hotel & Restaurant Liquor License	2,305.95 ft
14) MOD PIZZA	7447 N ACADEMY BLVD	Beer & Wine Liquor License	2,399.56 ft
15) VEDA SALON & SPA	7439/7443 N. ACADEMY BLVD	Lodging and Entertainment Liquor License	2,448.99 ft
16) BUFFALO WILD WINGS #114	7425 N ACADEMY BLVD	Hotel & Restaurant Liquor License	2,545.81 ft



OFFICE OF THE CITY CLERK

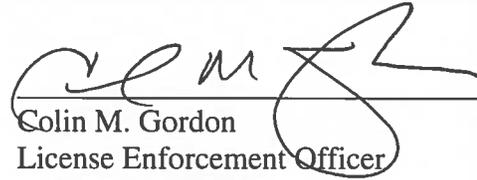
17) SALTGRASS STEAKHOUSE	1405 JAMBOREE DR	Hotel & Restaurant Liquor License	2,578.57 ft
18) GUTHRIES BAR AND GRILL	1410 KELLY JOHNSON BLVD	Hotel & Restaurant Liquor License	2,633.27 ft

**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 February 25, 2021 to the following address of record:

Pandaz Boba Tea, Inc.  
d/b/a Pandaz Boba Tea  
4135 Oro Blanco Drive  
Colorado Springs, CO 80917



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

CC: Erika Kaiser <erikakaiser1@msn.com>  
pandazboba@gmail.com