



OFFICE OF THE CITY CLERK

Received:

CITY CLERK'S OFFICE

2019 DEC 18 P 4:54

**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.

Section A: APPLICANT/LICENSEE INFORMATION

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

Peregrine Brewing LLC

2. Trade Name (DBA):

OCC Brewing

3. Premises Address: 2314 2316, 2318 W Colorado Ave
City, State, Zip: Colorado Springs, CO 80904

Location
Phone: 509-338-5035

Property Tax Schedule No.: 7411301022

Zoning: C5 (Intermediate Business)

4. Mailing Address: 702 W Pikes Peak Ave
City, State, Zip: Colorado Springs, CO 80905

Alt Phone: 509-338-5035

Primary Contact
Name And Title: Daniel Ramos /Managing Member

Email: peregrinebrewing@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
Daniel Stewart Ramos	Managing Member	56.7
Claire Willow Varian Ramos	Member	34.3

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
See attached supplemental page.		
TOTAL INVESTMENT IN BUSINESS:		\$ 1547124

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Daniel Ramos

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

If leased, provide the terms: START DATE: 10/12/19 END DATE: 10/12/26

DIMENSIONS OF PREMISES: NE-87° SE-112° SW-81° NW-89° SW-20° W-7° NW-22° TOTAL SQUARE FOOTAGE: 7463

Is there a patio area? ☒ Yes ☐ No --- If yes, provide dimensions 8.75' x 38.1'

Anticipated number of employees: 50 Anticipated opening date: 6/15/20

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

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?

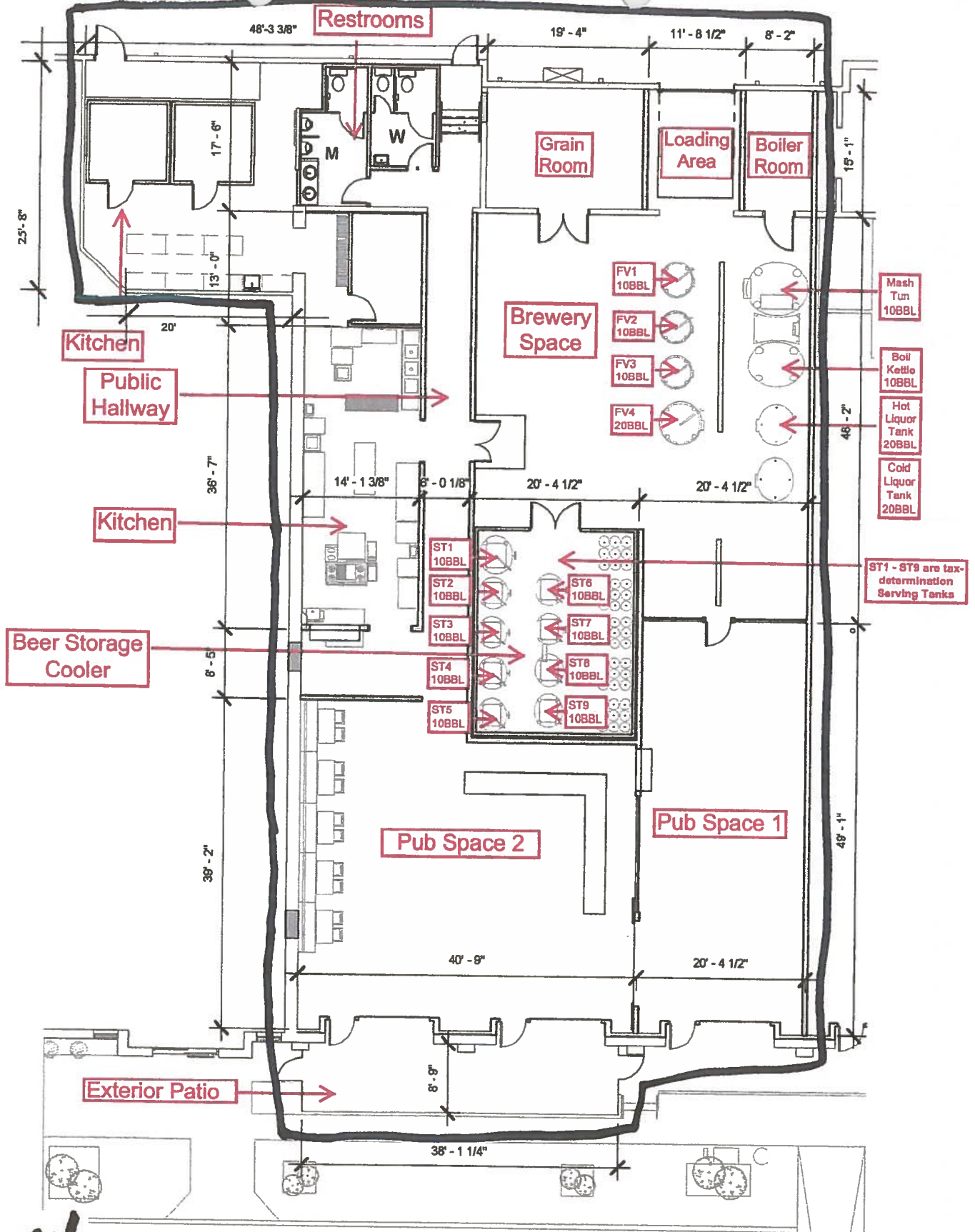
☐ Yes ☒ No IF YES, ATTACH a statement or affidavit of explanation, including date(s) and location(s).

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			



1

Floor Plan Exhibit

1/16" = 1'-0"

2316 WEST COLORADO AVE
COLORADO SPRINGS, CO 80904



**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 MAR 20 P 3: 26

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

Peregrine Brewing, LLC
d/b/a **OCC Brewing**
2314, 2316, 2318 W. Colorado Avenue
Colorado Springs, CO 80904
Mailing Address:
702 W. Pikes Peak Avenue
Colorado Springs, CO 80905

Application No: N-36727

NOTICE OF POSTPONED HEARING

WHEREAS, this matter was to come before the Local Licensing Authority Hearing Officer for hearing on Friday, March 20, 2020 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903 regarding an application by Peregrine Brewing, LLC d/b/a OCC Brewing ("Applicant") for a new Brew Pub Liquor License at 2314, 2316, 2318 W. Colorado Avenue, Colorado Springs, CO 80904, as outlined in the Notice of Hearing and Initial Findings of Fact dated February 27, 2020, and incorporated herein by reference; and

WHEREAS, in support of the Mayor's emergency declaration and City efforts to ensure consistency with guidelines from State public health officials and the Centers for Disease Control regarding "social distancing" to protect community members from COVID-19; and

WHEREAS, on March 18, 2020 the Mayor of the City of Colorado Springs ordered the Municipal Court Building be closed to the public; and

WHEREAS, the meeting was therefore cancelled with all scheduled items to be postponed for at least 30 days to the next available meeting date of the Liquor and Beer Licensing Authority; and

WHEREAS, the next available meeting date of the Liquor and Beer Licensing Authority is scheduled for May 1, 2020; and

WHEREAS, the City Clerk has therefore reset the application hearing to the **tentative** postponed date of **May 1, 2020, pending confirmation of resumption of public access to the City Municipal Court Building.**

NOTICE OF POSTPONED HEARING

NOW THEREFORE, pursuant to the Local Licensing Authority'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 have a **TENTATIVE** hearing date before the Local Licensing Authority Hearing Officer on **Friday, May 1, 2020 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** regarding the Peregrine Brewing, LLC d/b/a OCC Brewing ("Applicant") application for a new Brew Pub Liquor License at 2314, 2316, 2318 W. Colorado Avenue, Colorado Springs, CO 80904.

This currently tentative hearing date will be confirmed with the applicant by the Office of the City Clerk via email and/or phone as soon as possible, but not later than Tuesday, April 28, 2020.

At this hearing 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. 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, April 28, 2020.

ON BEHALF OF THE LOCAL LICENSING AUTHORITY done March 20, 2020.

FOR
THE CITY OF COLORADO SPRINGS
LOCAL LICENSING AUTHORITY



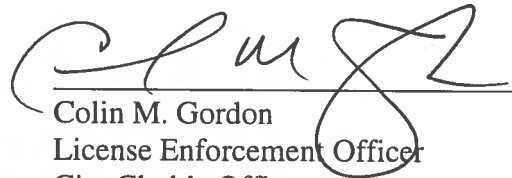
By: Sarah B. Johnson
City Clerk

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

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 March 20, 2020 to the following address of record:

Peregrine Brewing, LLC
dba OCC Brewing
702 W. Pikes Peak Avenue
Colorado Springs, CO 80905



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

CC: runco@runprolaw.com
peregrinebrewing@gmail.com
liquorpros@msn.com

**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 FEB 28 A 8:43

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

Peregrine Brewing, LLC
d/b/a **OCC Brewing**
2314, 2316, 2318 W. Colorado Avenue
Colorado Springs, CO 80904
Mailing Address:
702 W. Pikes Peak Avenue
Colorado Springs, CO 80905

Application No:

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 20, 2020 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Peregrine Brewing, LLC d/b/a OCC Brewing ("Applicant") application for a new Brew Pub Liquor License at 2314, 2316, 2318 W. Colorado Avenue, Colorado Springs, CO 80904.

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, March 10, 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, March 17, 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 December 18, 2019, 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 27, 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

PEREGRINE BREWING LLC

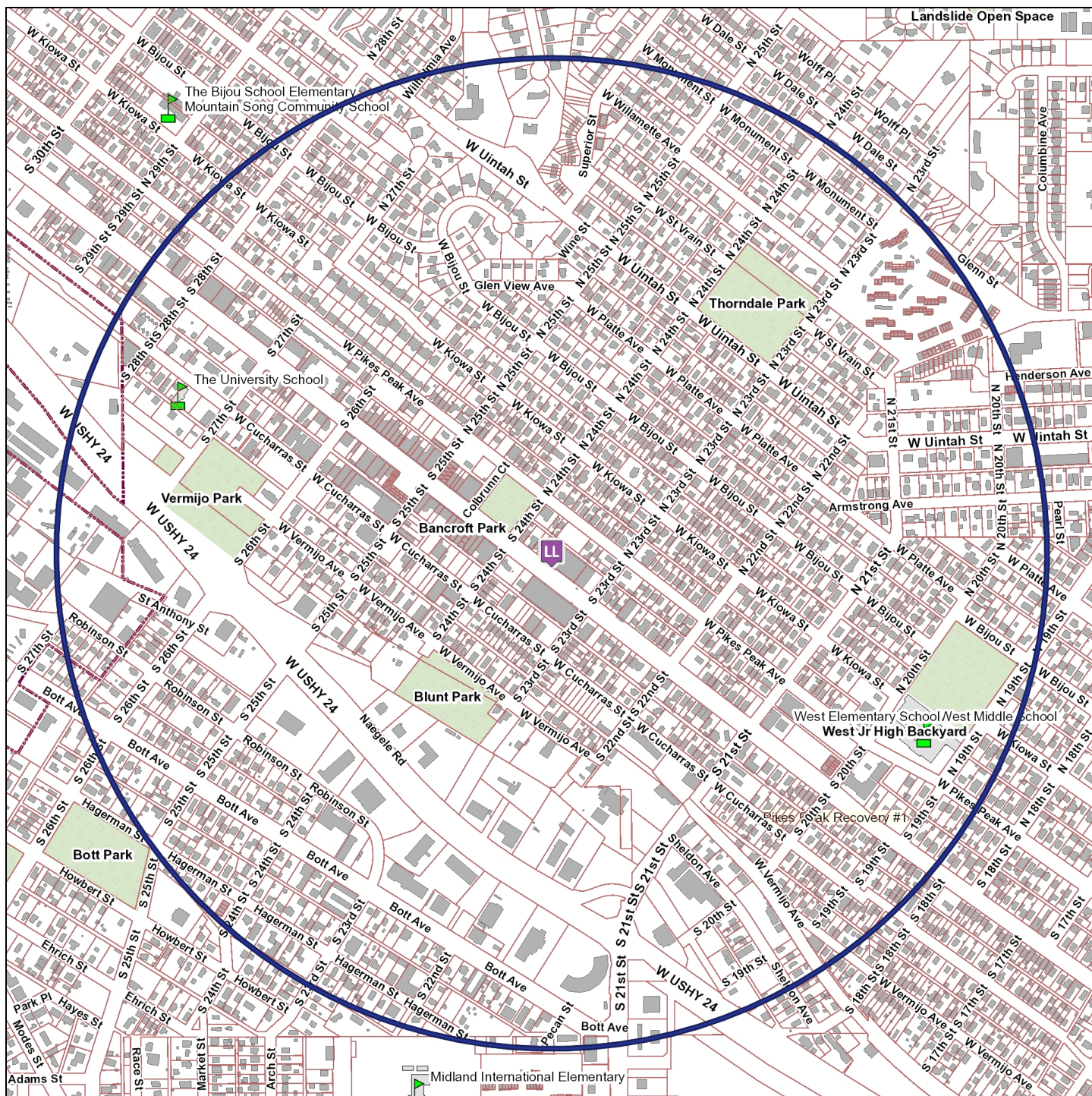
d/b/a OCC BREWING

2314, 2316, 2318 W COLORADO AVE



OFFICE OF THE CITY CLERK

License ID: 36727



The survey boundary is 0.5 miles from the establishment

Map Prepared: 2/28/2020 9:18 AM

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N-36727

Liquor Hearing Agenda - 03/20/2020 - Item No. 3A

05/01/2020 - Item No. 3A



OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 36727

PEREGRINE BREWING LLC

d/b/a OCC BREWING

2314, 2316, 2318 W COLORADO AVE

COLORADO SPRINGS, CO 80904

EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

<u>Business d/b/a</u>	<u>Business Address</u>	<u>License Type</u>	
1) FRONT RANGE BARBEQUE INC	2330 W COLORADO AVE	Hotel & Restaurant	112.35 ft
2) CUCURU	2332 W COLORADO AVE	Tavern	171.22 ft
3) THUNDER & BUTTONS II	2415 W COLORADO AVE	Hotel & Restaurant	502.90 ft
4) MOUNTAIN SHADOWS RESTAURANT	2223 W COLORADO AVE	Hotel & Restaurant	534.40 ft
5) LA BAGUETTE	2417 W COLORADO AVE	Hotel & Restaurant	541.91 ft
6) JORGE'S	2427 W COLORADO AVE	Hotel & Restaurant	599.59 ft
7) MOTHER MUFF'S	2432 W COLORADO AVE	Hotel & Restaurant	710.36 ft
8) MONSE'S TASTE OF EL SALVADOR	115 S 25TH ST	Tavern	799.83 ft
9) SLICE420	2501 W COLORADO AVE	Hotel & Restaurant	884.10 ft
10) DAT'S ITALIAN	2514 W COLORADO AVE	Hotel & Restaurant	970.28 ft
11) SHAE'S	2521 W COLORADO AVE	Hotel & Restaurant	1,188.87 ft
12) PIZZERIA RUSTICA	2527 W COLORADO AVE	Hotel & Restaurant	1,248.72 ft
13) BON TON'S CAFE	2601 W COLORADO AVE	Hotel & Restaurant	1,370.88 ft
14) TAPATERIA	2607 W COLORADO AVE	Hotel & Restaurant	1,415.68 ft
15) WESTSIDE TATTOO	2031 W COLORADO AVE	Beer & Wine	1,461.83 ft
16) THE WOBBLY OLIVE	2611 W COLORADO AVE	Hotel & Restaurant	1,510.81 ft
17) JAKE & TELLY'S GREEK TAVERNA	2616 W COLORADO AVE	Hotel & Restaurant	1,535.80 ft
18) WILD GINGER THAI RESTAURANT	2628 W COLORADO AVE	Hotel & Restaurant	1,695.94 ft
19) ALCHEMY	2625 W COLORADO AVE	Hotel & Restaurant	1,735.55 ft
20) GARDEN OF THE GODS GOURMET MARKET & CAFE	410 S 26TH ST	Hotel & Restaurant	1,978.90 ft
21) PUB DOG COLORADO	2207 BOTT AVE	Hotel & Restaurant	2,188.66 ft
22) COLORADO MOUNTAIN BREWERY	600 S 21ST ST	Brew Pub	2,283.37 ft
23) SECRET GARDEN NURSERY	420 S 19TH ST	Tavern	2,326.49 ft
24) PARAVICINI ITALIAN BISTRO	2802 W COLORADO AVE	Hotel & Restaurant	2,428.35 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 February 28, 2020 to the following address of record:

Peregrine Brewing, LLC
d/b/a OCC Brewing
702 W. Pikes Peak Avenue
Colorado Springs, CO 80905



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

CC: runco@runprolaw.com
peregrinebrewing@gmail.com
liquorpros@msn.com