



OFFICE OF THE CITY CLERK

Received

CITY CLERK'S OFFICE

2022 APR -1 P 4:36

**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)

- ☐ Hotel/Restaurant (or Resort) ☐ 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 ☐ 3.2% Beer On Premises ☐ 3.2% Beer Off Premises ☐ 3.2% Beer On & 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):

I & S Integrated, LLC

2. Trade Name (DBA): Suki's Cantina

3. Premises Address: 106 Pueblo Ave.
City, State, Zip:

Location
Phone: Not Assigned Yet

Property Tax Schedule No.: 6418409003

Zoning: FBZ-COR

4. Mailing Address: 11520 Calle Corvo, Colorado Springs, CO 80926
City, State, Zip:

Alt Phone: 909-583-4906

Primary Contact
Name And Title: Ian C. Perez

Email: sukiscantina@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	N/A	N/A	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. ****NOTE: ATTACH ONE AFFIRMATION AND CONSENT (page 3), and ONE APPLICANT INTERVIEW (page 4), FOR EACH NAME LISTED.**

NAME	POSITION HELD	%OWNED
Ian Cipriano Perez	Member	50
Sharon Brenda Perez	Member	50
N/A		
N/A		
N/A		
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
Security Service FCU, Colorado Springs, CO Sharon Perez	Checking	150,000
Security Service FCU, Colorado Springs, CO Ian Perez	Checking	150,000
TOTAL INVESTMENT IN BUSINESS:		\$ \$300,000

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Ian C. Perez

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

If leased, provide the terms: START DATE: January 17, 2022 END DATE: _____

DIMENSIONS OF PREMISES: 56x14x24x31x74 TOTAL SQUARE FOOTAGE: 2,542

Is there a patio area? ☒ Yes ☐ No --- If yes, provide dimensions 102x101x35x109x11x14 (Surrounds Premises)

Anticipated number of employees: 10 Anticipated opening date: At license approval

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?

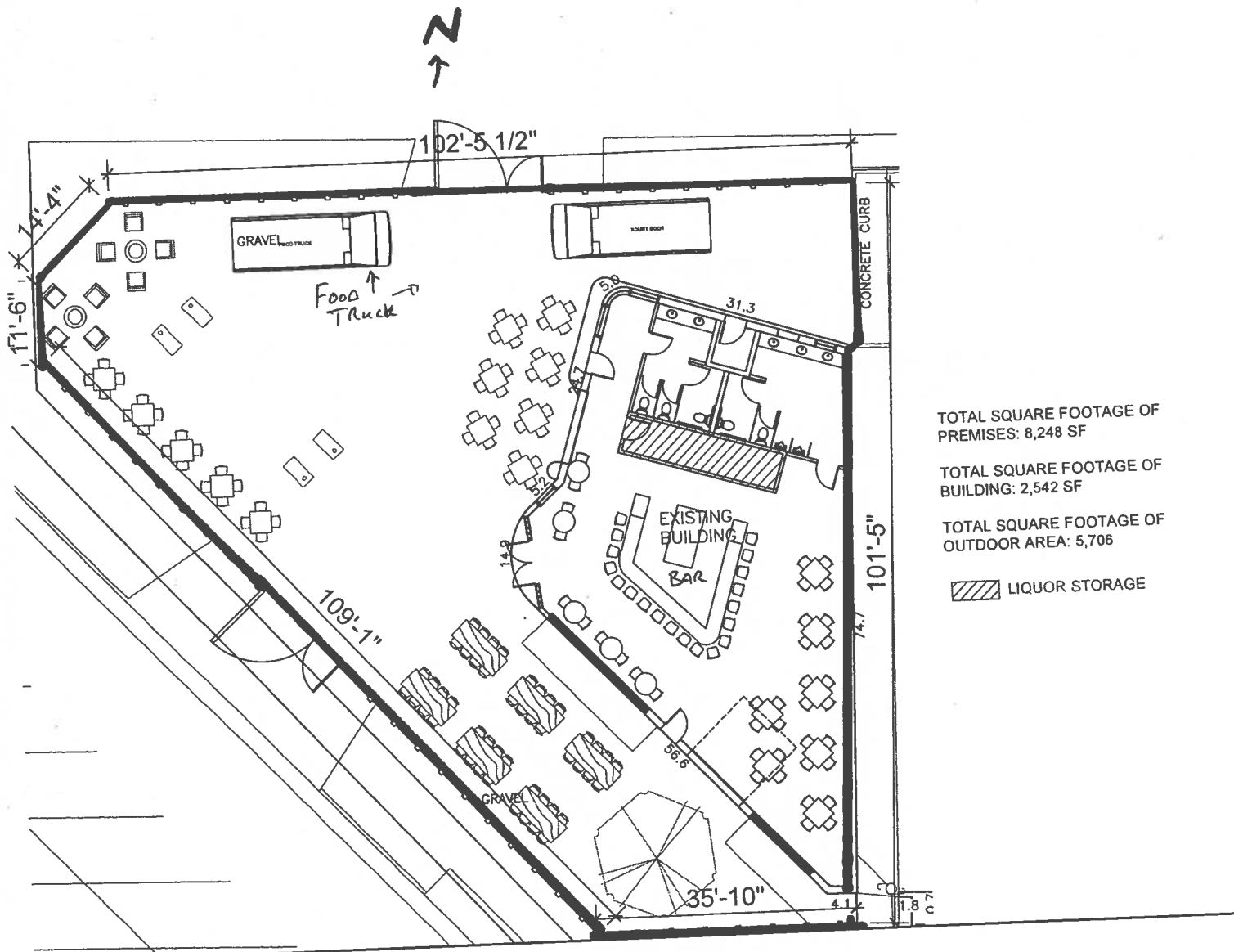
☐ Yes ☒ No IF YES, ATTACH a statement or affidavit of explanation, including date(s) and location(s).

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			



TOTAL SQUARE FOOTAGE OF
PREMISES: 8,248 SF

TOTAL SQUARE FOOTAGE OF
BUILDING: 2,542 SF

TOTAL SQUARE FOOTAGE OF
OUTDOOR AREA: 5,706

LIQUOR STORAGE

bobby hill
DESIGNS

219 WEST COLORADO AVE.
SUITE 308
COLORADO SPRINGS, CO.
719-634-3600 719-634-2239

LIQUOR LICENSE PLAN

03/31/22

106 PUEBLO AVE.
COLORADO SPRINGS,
CO 80903

I & S INTEGRATED, LLC
DBA SUKI'S CANTINA

**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

I & S Integrated, LLC
d/b/a **Suki's Cantina**
106 Pueblo Avenue
Colorado Springs, CO 80903
Mailing Address:
11520 Calle Corvo
Colorado Springs, CO 80926

Application No: N-0852383

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 I & S Integrated, LLC d/b/a Suki's Cantina ("Applicant") application for a new Tavern License at 106 Pueblo Avenue, 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, 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 April 1, 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:

I & S Integrated, LLC
d/b/a Suki's Cantina
11520 Calle Corvo
Colorado Springs, CO 80926



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

CC: vince@lindenlawgroup.com
sukiscantina@gmail.com
liquorpros@msn.com

Liquor Survey Boundaries



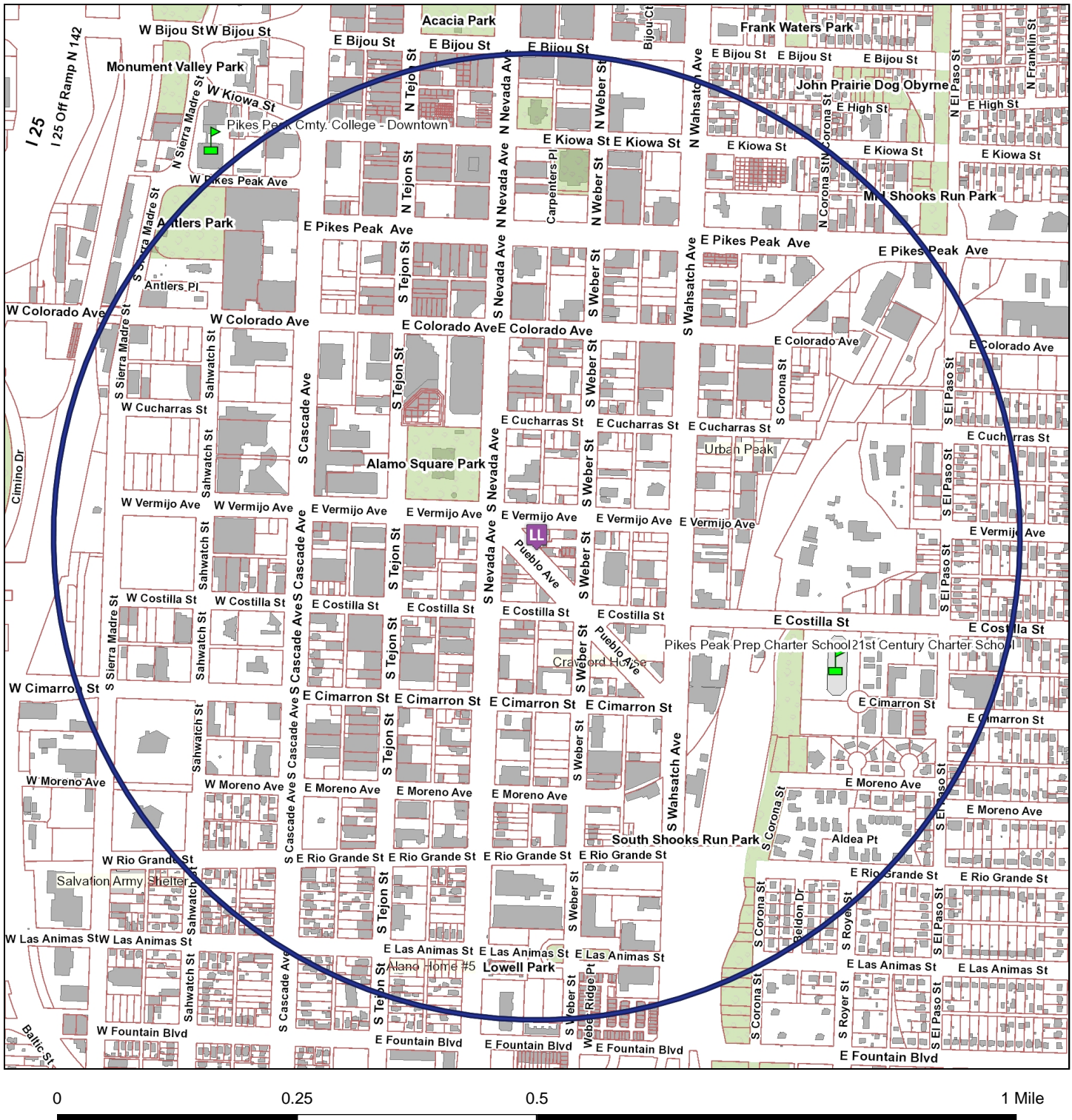
I & S INTEGRATED LLC

d/b/a SUKI'S CANTINA

106 PUEBLO AVE

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License ID: 0852383



The survey boundary is 0.5 miles from the establishment

Map Prepared: 1/26/2023 1:29 PM

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HEARING LETTER ATTACHMENT

License ID: 0852383

I & S INTEGRATED LLC
d/b/a SUKI'S CANTINA
106 PUEBLO AVE
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) THE CARTER PAYNE	320 S WEBER ST	Brew Pub Liquor License	269.86 ft
2) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant Liquor License	454.85 ft
3) THE GARDEN	401 S NEVADA AVE	Tavern Liquor License	499.83 ft
4) WHITE PIE PIZZERIA	330 S NEVADA AVE	Hotel & Restaurant Liquor License	526.65 ft
5) BAR-K	124 E COSTILLA ST	Tavern Liquor License	558.89 ft
6) STEEL PAN P & P	402 S NEVADA AVE	Hotel and Restaurant	613.81 ft
7) LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant Liquor License	639.53 ft
8) KINSHIP LANDING	415 S NEVADA AVE	Hotel & Restaurant Liquor License	694.04 ft
9) THE BLOCK BAR & GRILL	333 S TEJON ST	Hotel & Restaurant Liquor License	774.90 ft
10) SPRINGHILL SUITES/ELEMENT COLORADO SPRINGS	402 S TEJON ST	Hotel and Restaurant	1,036.59 ft
11) ZOCALO	418 S TEJON ST	Hotel and Restaurant	1,106.07 ft
12) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant Liquor License	1,130.58 ft
13) 3E's COMEDY CLUB	1 S NEVADA AVE	Tavern Liquor License	1,301.15 ft
14) TRIPLE NICKEL TAVERN LLC	103 S WAHSATCH AVE	Tavern Liquor License	1,319.36 ft
15) THIRTY THREE	18 S NEVADA AVE	Tavern Liquor License	1,391.22 ft
16) LUCKY DUMPLING	26 S WAHSATCH AVE	Hotel & Restaurant Liquor License	1,444.01 ft
17) PIKES PEAK BREWING CO. COATI	514 S TEJON ST	Brew Pub Liquor License	1,447.67 ft
18) RED GRAVY	23 S TEJON ST	Hotel & Restaurant Liquor License	1,470.72 ft
19) ILLEGAL PETE'S	32 S TEJON ST	Hotel and Restaurant	1,487.40 ft
20) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant Liquor License	1,498.04 ft
21) STREETCAR520	520 S TEJON ST	Hotel & Restaurant Liquor License	1,505.85 ft



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22) THE COFFEE EXCHANGE	526 S TEJON ST	Hotel & Restaurant Liquor License	1,514.58 ft
23) URBAN EGG A DAYTIME EATERY	28 S TEJON ST	Hotel & Restaurant Liquor License	1,515.91 ft
24) CHIPOTLE MEXICAN GRILL	17 S TEJON ST	Hotel & Restaurant Liquor License	1,533.92 ft
25) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant Liquor License	1,553.59 ft
26) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine Liquor License	1,556.15 ft
27) ATOMIC COWBOY/DENVER BISCUIT CO. et al	528 S TEJON ST	Hotel & Restaurant Liquor License	1,556.18 ft
28) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant Liquor License	1,562.56 ft
29) DOS SANTOS	70 E MORENO AVE	Hotel & Restaurant Liquor License	1,577.03 ft
30) THE WELL	315 E PIKES PEAK AVE	Hotel and Restaurant	1,585.50 ft
31) COLORADO CRAFT	15 S TEJON ST	Hotel and Restaurant	1,590.24 ft
32) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern Liquor License	1,616.73 ft
33) CORK AND CASK DRINKS	60 E MORENO AVE	Tavern Liquor License	1,618.54 ft
34) JAX FISH HOUSE AND OYSTER BAR	11 S TEJON ST	Hotel & Restaurant Liquor License	1,626.00 ft
35) THE MINING EXCHANGE HOTEL / SPRINGS ORLEANS RESTAURANT	123 E PIKES PEAK AVE	Hotel and Restaurant	1,635.84 ft
36) KIMBALL'S CINEMAS	113 E PIKES PEAK AVE	Tavern Liquor License	1,637.09 ft
37) THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant Liquor License	1,662.77 ft
38) GARDEN OF THE GODS GOURMET MARKET & CAFE BLIND LARK TILL VINE & WHEEL	616 S TEJON ST	Hotel & Restaurant Liquor License	1,869.29 ft
39) THE MELTING POT	30 E PIKES PEAK AVE	Hotel & Restaurant Liquor License	1,994.17 ft
40) THE UTE AND YETI	21 N NEVADA AVE	Beer & Wine Liquor License	2,015.48 ft
41) V F W CLUB 101	702 S TEJON ST	Club Liquor License	2,057.97 ft
42) THE WAREHOUSE RESTAURANT	25 W CIMARRON ST	Hotel & Restaurant Liquor License	2,059.65 ft
43) TEJON EATERY	19 N TEJON ST	Tavern Liquor License	2,081.70 ft
44) HYATT PLACE	201 E KIOWA ST	Hotel and Restaurant	2,089.51 ft
45) PHANTOM CANYON BREWING COMPANY	2 E PIKES PEAK AVE	Brew Pub Liquor License	2,120.96 ft
46) THE MANSION / THE MEZZANINE	20 N TEJON ST	Tavern Liquor License	2,136.36 ft
47) COWBOYS	25 N TEJON ST	Tavern Liquor License	2,145.54 ft
48) RED MARTINI/BLONDIES	22 N TEJON ST	Tavern Liquor License	2,161.72 ft



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49) GASOLINE ALLEY	28 N TEJON ST	Tavern Liquor License	2,198.20 ft
50) MISS BEHAVE BEAUTY BAR	128 E LAS ANIMAS ST	Lodging and Entertainment	2,216.37 ft
51) THE FAMOUS	31 N TEJON ST	Hotel & Restaurant Liquor License	2,218.92 ft
52) THE ANTLERS & ANTLERS HOTEL	4 S CASCADE AVE	Hotel & Restaurant Liquor License	2,227.32 ft
53) BEAUTY BAR	26 N TEJON ST	Lodging and Entertainment Liquor License	2,234.65 ft
54) LA BURLA BEE	110 N NEVADA AVE	Tavern Liquor	2,272.58 ft
55) MEDITERRANEAN CAFE	118 E KIOWA ST	Beer and Wine	2,308.54 ft
56) BURNT TOAST	110 N NEVADA AVE	Hotel & Restaurant Liquor License	2,309.46 ft
57) THE RABBIT HOLE	101 N TEJON ST	Hotel & Restaurant Liquor License	2,315.31 ft
58) YOO-MAE	21 & 21-1/2 E. KIOWA ST	Hotel & Restaurant Liquor License	2,324.50 ft
59) SHUGA'S	702 S CASCADE AVE	Hotel & Restaurant Liquor License	2,326.51 ft
60) CHIBA BAR	17-19 E KIOWA ST	Tavern Liquor License	2,336.91 ft
61) BONNY & READ FINE SEAFOOD & STEAKS STIR COFFEE & COCKTAILS	101 N TEJON ST	Hotel & Restaurant Liquor License	2,342.88 ft
62) T BYRD'S TACOS AND TEQUILA	26 E KIOWA ST	Hotel & Restaurant Liquor License	2,432.50 ft
63) UNITED STATES OLYMPIC & PARALYMPIC MUSEUM	200 S SIERRA MADRE ST	Hotel & Restaurant Liquor License	2,435.37 ft
64) THE DIRTY BYRD	24 E KIOWA ST	Hotel and Restaurant	2,453.62 ft
65) PAINTING WITH A TWIST	115 N TEJON ST	Beer & Wine Liquor License	2,487.27 ft
66) SUSANNA'S COMFORT CUISINE	124 N NEVADA AVE	Hotel and Restaurant	2,509.81 ft
67) DOWNTOWN STADIUM	111 W CIMARRON ST	Optional Premises	2,520.27 ft
68) BELL BROTHERS BREWING	114 N TEJON ST	Brew Pub	2,524.82 ft
69) TATTERED COVER	112 N TEJON ST	Lodging and Entertainment	2,545.75 ft
70) OSKAR BLUES COLORADO SPRINGS	118 N TEJON ST	Hotel & Restaurant Liquor License	2,554.02 ft
71) SHRUNKEN HEAD TIKI	112-114 N TEJON ST	Tavern Liquor	2,561.91 ft