DR 8442 (01/14/22)
COLORADO DEPARTMENT OF REVENUE

All Answers Must Be Printed in Black Ink or Typewritten

1. Applicant is a	License Number
☐ Corporation ☐ Individual ☐ Partnership ☑ Limited Liability Company	03-120164

2. Name of Licensee	3. Trade Name of Establishment (DBA)
	Blades and Brews

4. Address of Premises (specify exact location of premises)	5. Business Email Address
501 W. COLORADO AVE	bladesnbrews19@gmail.com

City	County	State	ZIP	Business Phone Number
COLO SPRGS	EL PASO	CO	80905	7196358383

SELECT THE APPROPRIATE SECTION BELOW AND PROCEED TO THE INSTRUCTIONS ON PAGE 2.

Section A – Manager Reg/Change

- ☐ Manager's Registration (Hotel & Restr.) $75.00
- ☐ Manager's Registration (Tavern) $75.00
- ☐ Manager's Registration (Lodging & Entertainment) $75.00
- ☐ Change of Manager (Other Licenses pursuant to section 44-3-301(8), C.R.S.) NO FEE

Section B – Duplicate License

- ☐ Duplicate License $50.00

Section C

- ☐ Retail Warehouse Storage Permit (ea) $100.00
- ☐ Wholesale Branch House Permit (ea) $100.00
- ☐ Change Corp. or Trade Name Permit (ea) $50.00
- ☒ Change Location Permit (ea) $150.00
- ☐ Winery/Limited Winery Noncontiguous or Primary Manufacturing Location Change $150.00
- ☒ Change, Alter or Modify Premises
  - $150.00 x 1 | Total Fee: 150.00
- ☐ Addition of Optional Premises to Existing H/R
  - $100.00 x | Total Fee:
- ☐ Addition of Related Facility to an Existing Resort or Campus Liquor Complex
  - $160.00 x | Total Fee:
- ☐ Campus Liquor Complex Designation ..... No Fee
- ☐ Sidewalk Service Area $75.00

Do Not Write in This Space – For Department of Revenue Use Only

Date License Issued	License Account Number	Period

The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your bank account electronically.

TOTAL AMOUNT DUE $ .00

For All Sections, Complete Questions 1-5 Located on Page 1

☐ **Section A**

To Register or Change Managers, check the appropriate box in section A and complete question 9 on page 4. Proceed to the Oath of Applicant for signature. Submit to State Licensing Authority for approval.

☐ **Section B**

For a Duplicate license, be sure to include the liquor license number in section B on page 1 and proceed to page 5 for Oath of Applicant signature.

☒ **Section C**

Check the appropriate box in section C and proceed below.

1) ***For a Retail Warehouse Storage Permit,*** go to page 3 complete question 5 (be sure to check the appropriate box). Submit the necessary information and proceed to page 5 for Oath of Applicant signature. Submit to State Licensing Authority for approval.

2) ***For a Wholesale Branch House Permit,*** go to page 3 and complete question 5 (be sure to check the appropriate box). Submit the necessary information and proceed to page 5 for Oath of Applicant signature. Submit to State Licensing Authority for approval.

3) ***To Change Trade Name or Corporation Name,*** go to page 3 and complete question 6 (be sure to check the appropriate box). Submit the necessary information and proceed to page 5 for Oath of Applicant signature. Retail Liquor License submit to Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to State Liquor Licensing Authority.

4) ***To modify Premise, or add Sidewalk Service Area,*** go to page 4 and complete question 10. Submit the necessary information and proceed to page 5 for Oath of Applicant signature. Retail Liquor License submit to Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to State Liquor Licensing Authority.

5) ***For Optional Premises*** go to page 4 and complete question 10. Submit the necessary information and proceed to page 5 for Oath of Applicant signature. Retail Liquor License submit to Local Liquor Licensing Authority (City or County).

6) ***To Change Location,*** go to page 3 and complete question 7. Submit the necessary information and proceed to page 5 for Oath of Applicant signature. Retail Liquor License submit to Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to State Liquor Licensing Authority.

7) ***Winery/Limited Winery Noncontiguous or Primary Manufacturing Location Change,*** go to page 4, and complete question 8. Use this section to make a current Noncontiguous Manufacturing Location into a Primary Manufacturing Location, or a Primary Manufacturing Location into a Noncontiguous Manufacturing Location. To be eligible for a Winery/Limited Winery Noncontiguous or Primary Manufacturing Location Change, you must be a Colorado state licensed manufacturer of vinous liquor pursuant to section 44-3-402 or 44-3-403, C.R.S.

8) ***Campus Liquor Complex Designation,*** go to page 5 and complete question 11. Submit the necessary information and proceed to page 5 for Oath of Applicant signature.

9) ***To add another Related Facility*** to an existing Resort or Campus Liquor Complex, go to page 5 and complete question 12.

Storage Permit:

5. Retail Warehouse Storage Permit or a Wholesalers Branch House Permit

☐ **Retail Warehouse Permit for:**

☐ On–Premises Licensee (Taverns, Restaurants etc.)

☐ Off–Premises Licensee (Liquor stores)

☐ **Wholesalers Branch House Permit**

Address of storage premise: _____

City _____, County _____ ZIP _____

Attach a deed/lease or rental agreement for the storage premises.

Attach a detailed diagram of the storage premises.

Change Trade Name or Corporate Name:

6. Change of Trade Name or Corporation Name

☐ Change of Trade name/DBA only

☐ Corporate Name Change (Attach the following supporting documents)

1. Certificate of Amendment filed with the Secretary of State, or
2. Statement of Change filed with the Secretary of State, and
3. Minutes of Corporate meeting, Limited Liability Members meeting, Partnership agreement.

Old Trade Name	New Trade Name
Old Corporate Name	New Corporate Name

Change of Location

7. Change of Location

NOTE TO RETAIL LICENSEES: An application to change location has a local application fee of $750 payable to your local licensing authority. You may only change location within the same jurisdiction as the original license that was issued. Pursuant to 44-3-311(1) C.R.S. Your application must be on file with the local authority thirty (30) days before a public hearing can be held.

Date filed with Local Authority 5/12/2022 **Date of Hearing** _____

(a) Address of current premises 501 W. COLORADO AVE

City COLORADOSPRINGS County EL PASO ZIP 80905

(b) Address of proposed New Premises (Attach copy of the deed or lease that establishes possession of the premises by the licensee)

Address 1119 W. COLORADO AVE

City COLORADOSPRINGS County ELPASO ZIP 80904

(c) New mailing address if applicable.

Address _____

City _____ County _____ State _____ ZIP _____

(d) Attach detailed diagram of the premises showing where the alcohol beverages will be stored, served, possessed or consumed. Include kitchen area(s) for hotel and restaurants.

Winery/Limited Winery/Noncontiguous or Primary Manufacturing Location Change

8. Winery/Limited Winery Noncontiguous or Primary Manufacturing Location Change

Select the option that applies to your situation:

☐ Make a current Primary Manufacturing Location (Location 1) into a Noncontiguous Location (Location 2); or

☐ Make a current Noncontiguous Manufacturing Location (Location 1) into a Primary Manufacturing Location (Location 2).

(a) Address of Location 1: _____

City _____ County _____ ZIP _____

(b) Address of Location 2: _____

City _____ County _____ ZIP _____

Change of Manager

9. Change of Manager or to **Register the Manager** of a Tavern, Hotel and Restaurant, Lodging & Entertainment liquor license or licenses pursuant to section 44-3-301(8), C.R.S.

(a) Change of Manager (attach Individual History DR 8404-I H/R, Tavern and Lodging & Entertainment only)

Former manager's name _____

New manager's name _____

(b) Date of Employment _____

Has manager ever managed a liquor licensed establishment? ..... ☐ Yes ☐ No

Does manager have a financial interest in any other liquor licensed establishment? ..... ☐ Yes ☐ No

If yes, give name and location of establishment _____

Modify Premises or Addition of Optional Premises, Related Facility, or Sidewalk Service Area

10. Modification of Premises, Addition of an Optional Premises, Addition of Related Facility, or Addition of a Sidewalk Service Area

NOTE: Licensees may not modify or add to their licensed premises until approved by state and local authorities.

(a) Describe change proposed _____

_____

_____

(b) **If the modification is temporary,** when will the proposed change:

Start _____ (mo/day/year) End _____ (mo/day/year)

NOTE: THE TOTAL STATE FEE FOR TEMPORARY MODIFICATION IS $300.00

(c) Will the proposed change result in the licensed premises now being located within 500 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?

(If yes, explain in detail and describe any exemptions that apply) ..... ☐ Yes ☐ No

(d) Is the proposed change in compliance with local building and zoning laws? ..... ☐ Yes ☐ No

(e) If this modification is for an additional Hotel and Restaurant Optional Premises has the local authority authorized by resolution or ordinance the issuance of optional premises? ..... ☐ Yes ☐ No

(f) Attach a diagram of the current licensed premises and a diagram of the proposed changes for the licensed premises.

(g) Attach any existing lease that is revised due to the modification.

(h) For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), 1 C.C.R. 203-2, include documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

Campus Liquor Complex Designation

11. Campus Liquor Complex Designation

An institution of higher education or a person who contracts with the institution to provide food services

(a) I wish to designate my existing _____ Liquor License # _____ to a Campus Liquor Complex ..... ☐ Yes ☐ No

Additional Related Facility

12. Additional Related Facility

To add a Related Facility to an existing Resort or Campus Liquor Complex, include the name of the Related Facility and include the address and an outlined drawing of the Related Facility Premises.

(a) Address of Related Facility _____

(b) Outlined diagram provided ..... ☐ Yes ☐ No

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge

Signature	Print name and Title	Date
Anne Franzi	ANNE ZOOK-FRAZI OWNER	05/09/2022

Report and Approval of LOCAL Licensing Authority (CITY / COUNTY)

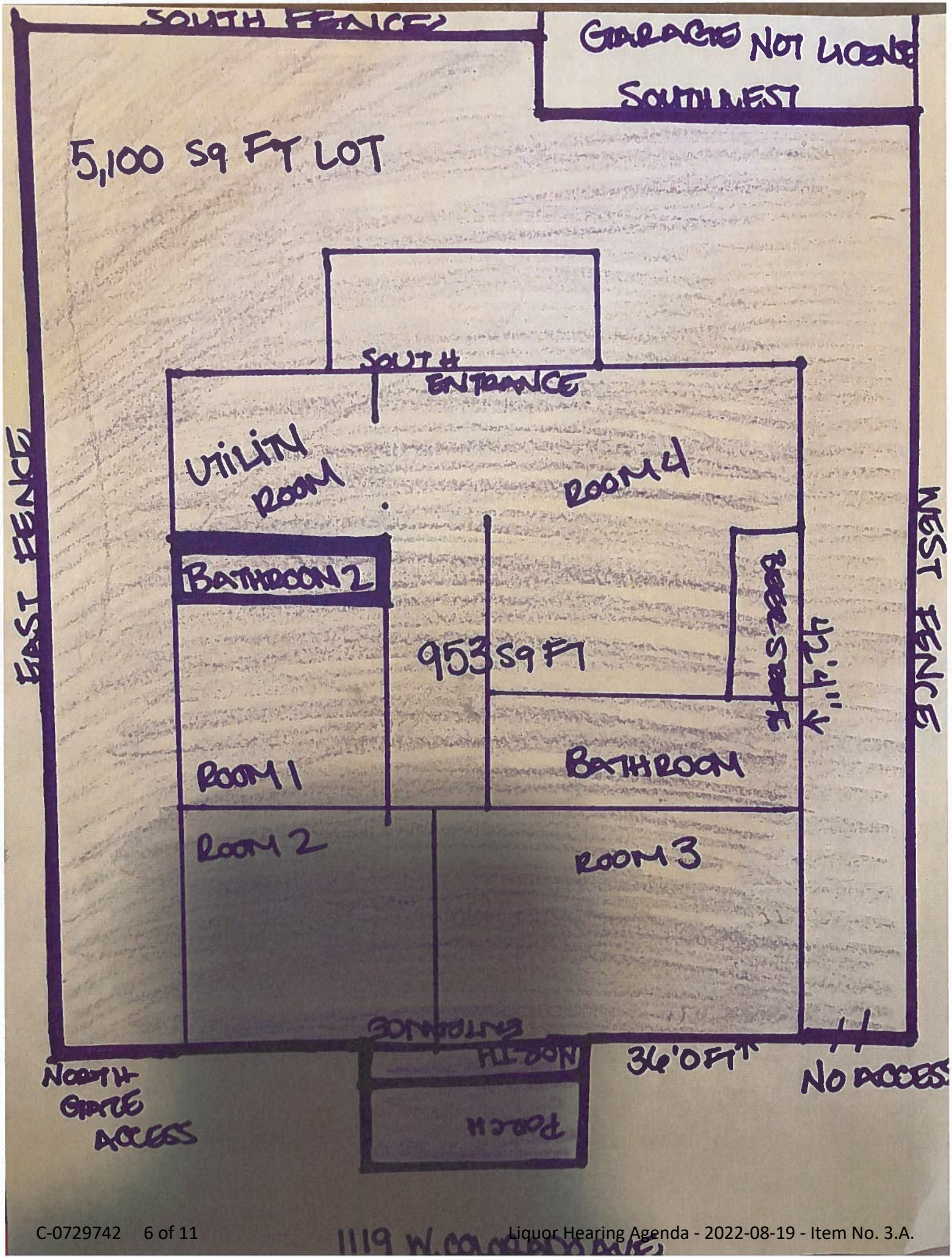
The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable provisions of Title 44, Articles 4 and 3, C.R.S., as amended. **Therefore, This Application is Approved.**

Local Licensing Authority (City or County)		Date filed with Local Authority 5/12/2022
Signature	Title	Date

Report of STATE Licensing Authority

The foregoing has been examined and complies with the filing requirements of Title 44, Article 3, C.R.S., as amended.

Signature	Title	Date


SOUTH FENCE
GARAGE NOT LICENSE
SOUTHWEST
5,100 SQ FT LOT
SOUTH ENTRANCE
UTILITY ROOM
ROOM 4
BATHROOM 2
953 SQ FT
BEER STORE
42'4"
BATHROOM
ROOM 1
ROOM 2
ROOM 3
EAST FENCE
WEST FENCE
NORTH GATE ACCESS
36'0 FT
NO ACCESS
PORCH

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 2022 JUL 29 A 10: 35 ▲ CLERK USE ONLY ▲
IN THE MATTER OF: **APPLICANT** Beior Shoppe Sociale, LLC d/b/a **Blades and Brews** 1119 W Colorado Avenue Colorado Springs, CO 80904 Mailing Address: 501 W Colorado Ave Colorado Springs, CO 80905	Application No: C-0729742
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, August 19, 2022 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Beior Shoppe Sociale, LLC d/b/a Blades and Brews ("Applicant") application for a Change of Location of its existing Beer and Wine License at 501 W Colorado Avenue to 1119 W Colorado Avenue, Colorado Springs, CO 80904.

At this meeting, the Hearing Officer will consider the factors outlined in Rule No. 9.08 and 15.00 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, August 9, 2022.** 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, August 16, 2022.

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 May 12, 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).

ON BEHALF OF THE LOCAL LICENSING AUTHORITY done July 29, 2022.

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 July 29, 2022 to the following address of record:

Beior Shoppe Sociale, LLC
d/b/a Blades and Brews
501 W Colorado Ave
Colorado Springs, CO 80905

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

CC: bladesnbrews19@gmail.com

Liquor Survey Boundaries

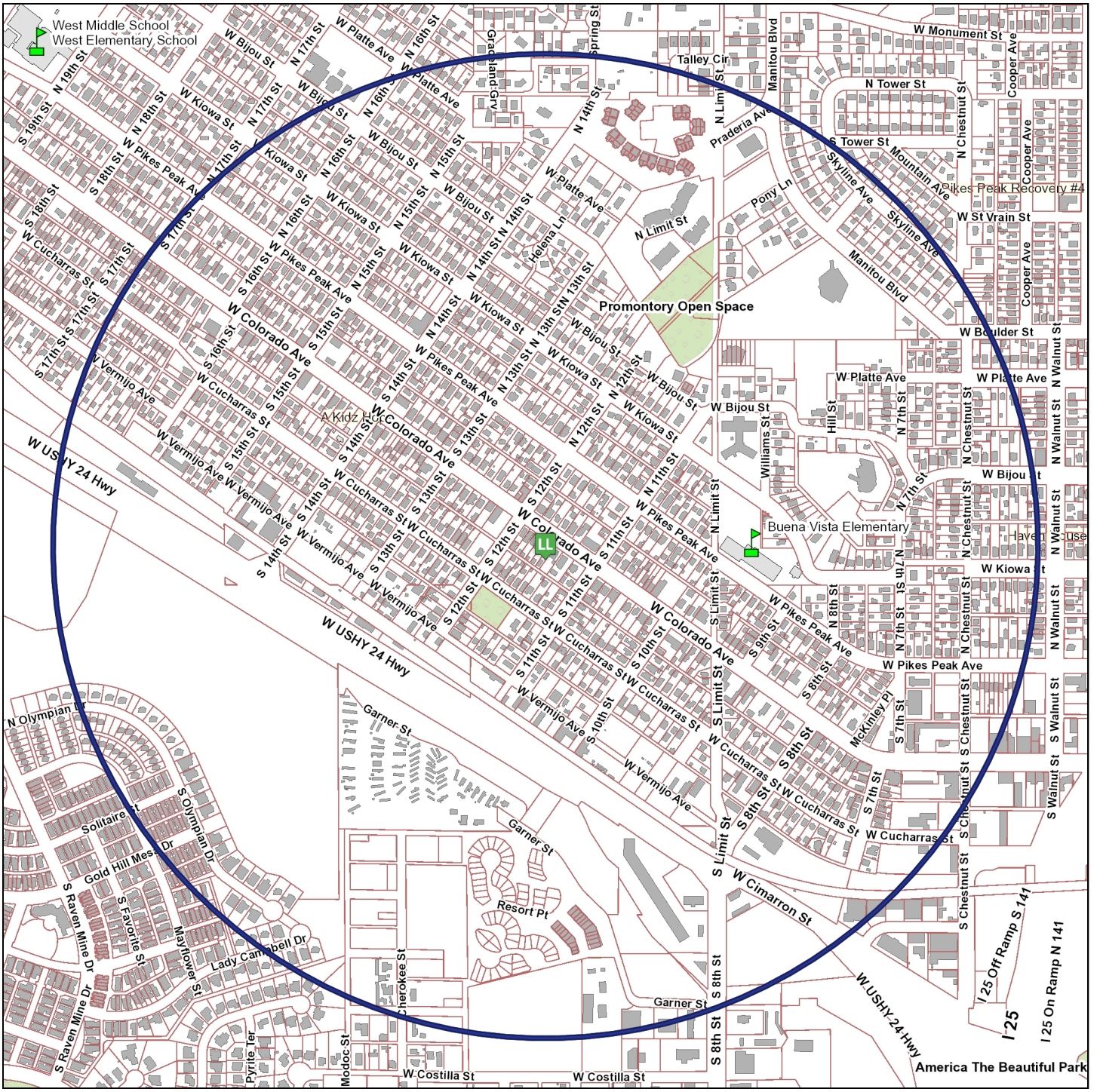
BEIOR SHOPPE SOCIALE LLC

d/b/a BLADES AND BREWS

1119 W COLORADO AVE

OFFICE OF THE CITY CLERK

License ID: 0729742



0 0.25 0.5 1 Mile

The survey boundary is 0.5 miles from the establishment

Map Prepared: 7/29/2022 9:21 AM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 0729742

BEIOR SHOPPE SOCIALE LLC

d/b/a BLADES AND BREWS

1119 W COLORADO AVE

COLORADO SPRINGS , CO 80905

EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

	Business d/b/a	Business Address	License Type	
1)	EUROPEAN CAFE & RESTAURANT	1015 W COLORADO AVE	Hotel & Restaurant Liquor License	546.85 ft
2)	SHERPA GARDEN	1005 W COLORADO AVE	Hotel & Restaurant Liquor License	642.89 ft
3)	N3 TAPHOUSE	817 W COLORADO AVE	Hotel & Restaurant Liquor License	1,466.37 ft
4)	THE SUSHI SPOT	308 S 8TH ST	Hotel & Restaurant Liquor License	1,755.56 ft
5)	THE PINERY AT THE HILL	775 W BIJOU ST	Hotel & Restaurant Liquor License	1,759.60 ft
6)	BILLY'S OLD WORLD PIZZA	308 S 8TH ST	Beer & Wine Liquor License	1,968.13 ft
7)	JOEY'S PIZZA	227 S 8TH ST	Hotel & Restaurant Liquor License	2,006.01 ft
8)	MIGUEL'S MEXICAN BAR & GRILL	229 S 8TH ST	Hotel & Restaurant Liquor License	2,028.53 ft
9)	LA CASITA MEXICAN GRILL	306 S 8TH ST	Hotel & Restaurant Liquor License	2,062.73 ft
10)	CERBERUS BREWING	702 W COLORADO AVE	Brew Pub Liquor License	2,139.78 ft
11)	WESTSIDE BILLIARDS	310 S 8TH ST	Tavern Liquor License	2,203.32 ft