



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

OFFICE OF THE CITY CLERK

Received:

Nov 14, 2022

2:15 pm

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 ☐ Club ☐ 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):

Amos 913 LLC

2. Trade Name (DBA): Lemon Lodge

3. Premises Address:
City, State, Zip: 111 E. Pikes Peak Ave., Colorado Springs, CO 80903

Location Phone: 719-398-2941

Property Tax Schedule No. : 6418216026

Zoning: FBZ-CEN

4. Mailing Address:
City, State, Zip: 2817 Westwood Blvd., Colorado Springs, CO 80918

Alt Phone:

Primary Contact Name And Title: Melanie Hexter, Owner

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

NAME	POSITION HELD	%OWNED
Melanie Hexter	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
Ent Credit Union, 123 S. Weber St., Colorado Springs CO 80903	Personal Savings	\$125,000.00
TOTAL INVESTMENT IN BUSINESS:		\$ 125,000.00

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name:

Melanie Hexter

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

If leased, provide the terms: START DATE: 1/1/23 END DATE: 12/31/27

DIMENSIONS OF PREMISES: 33'x74' TOTAL SQUARE FOOTAGE: 2400

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

Anticipated number of employees: 10 Anticipated opening date: 2/1/23

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.

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?

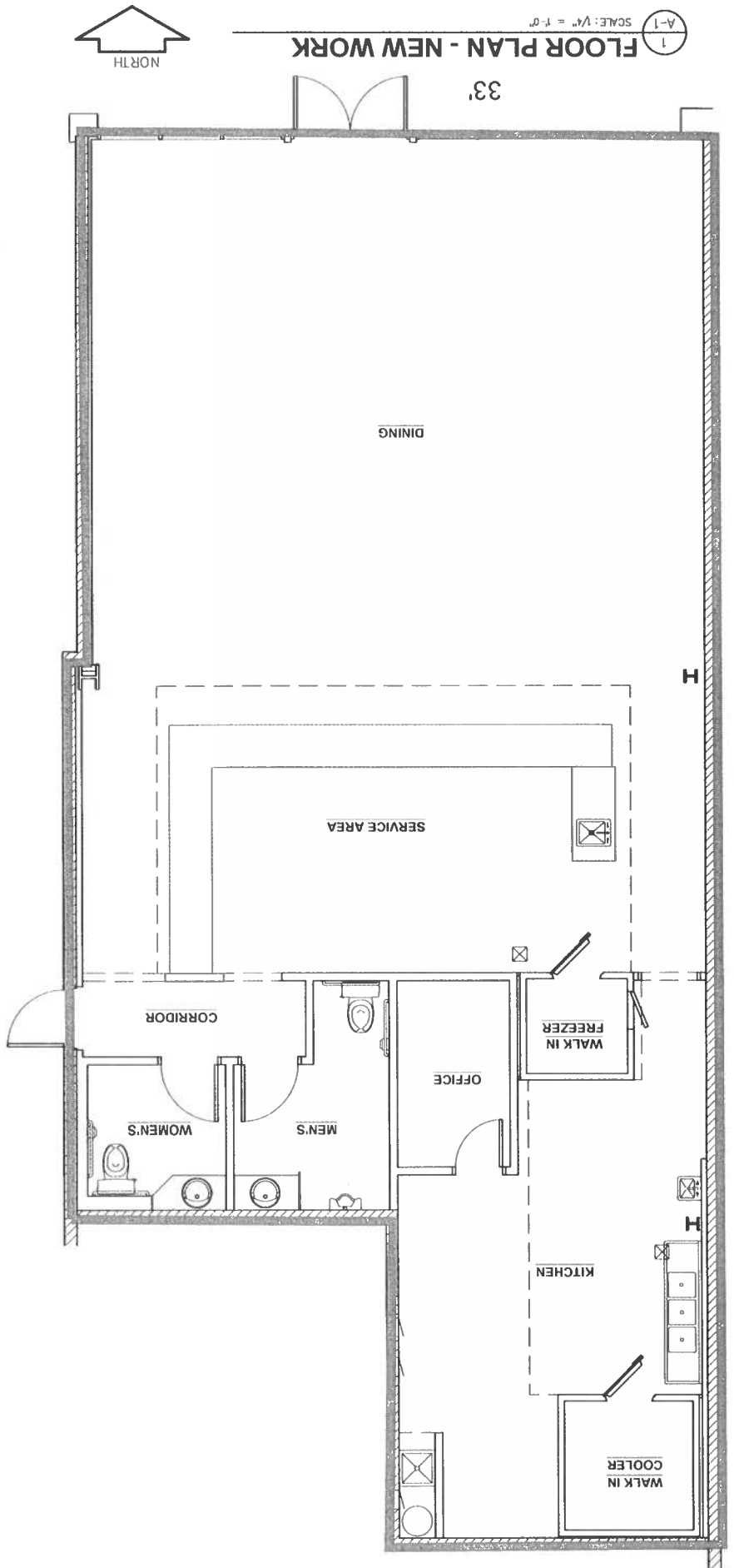
☐ Yes ☒ No IF YES, ATTACH a statement or affidavit of explanation, including date(s) and location(s).

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			



74'

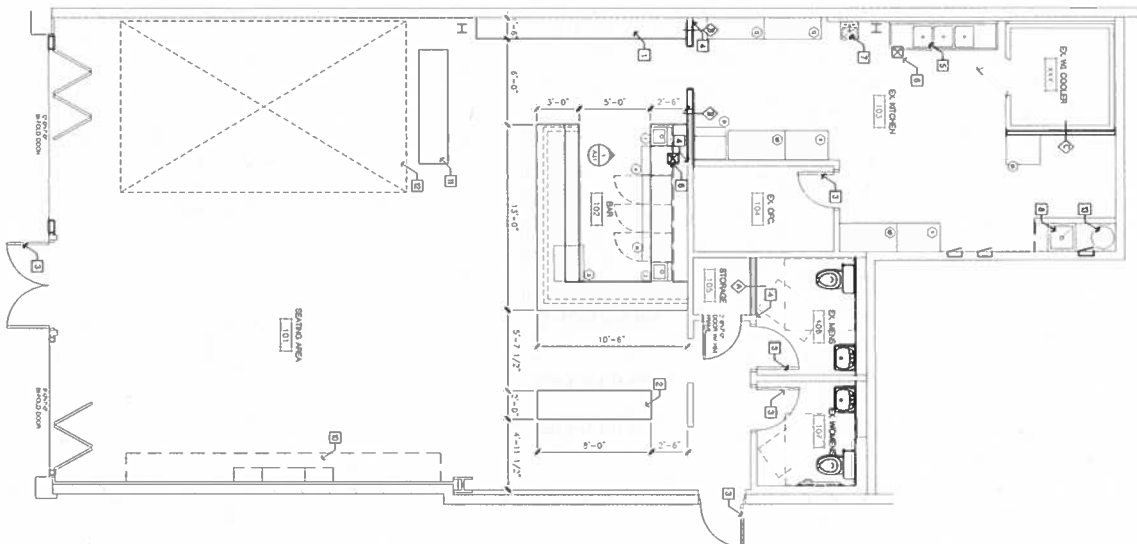
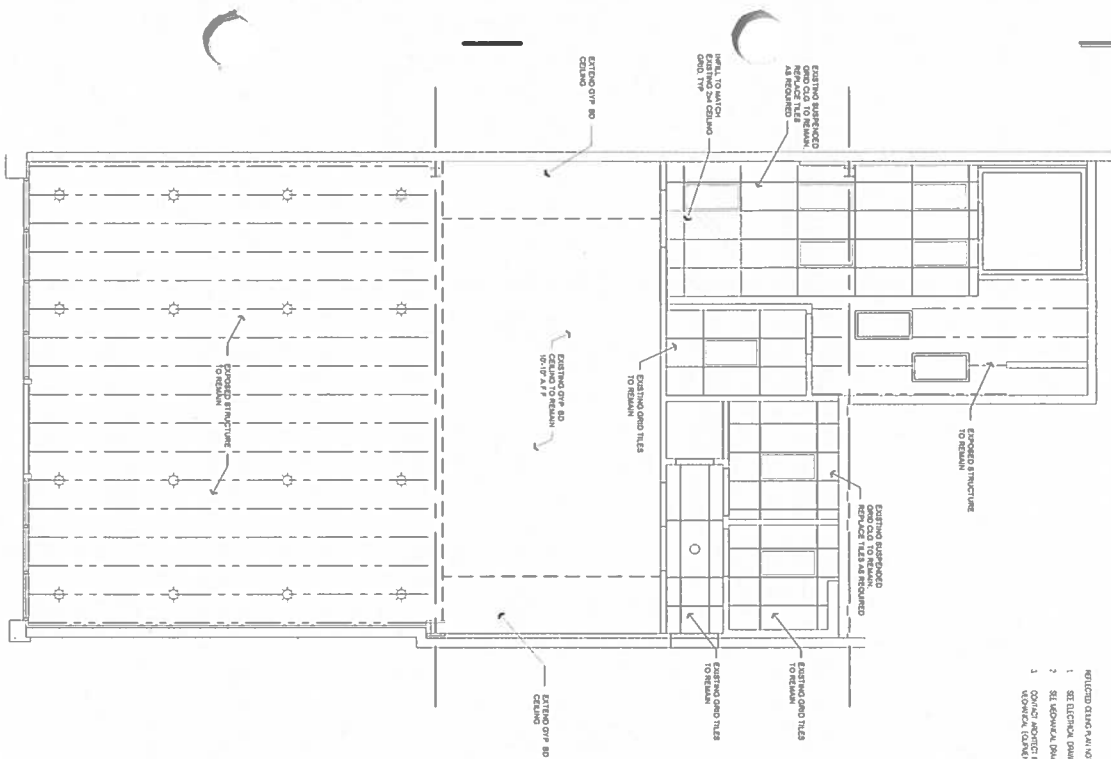
OF 2
A-1
SHEET NUMBER
JOB NUMBER:
111 E. PIKES PEAK
SCALE: AS NOTED
DATE: 8/13/2022
CHECKED BY: JBP
DRAWN BY: RRH

PAULSON
architects, PC
666 ADAMS CIRCE
COLORADO SPRINGS, COLORADO 80903
(719) 584-5200 CELL
jockey@paulsonarchitects.com



INTERIOR REMODEL
TENANT UNKNOWN
111 EAST PIKES PEAK AVENUE
COLORADO SPRINGS, CO

REVISIONS: DATE:



Item	QTY	DESCRIPTION
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NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date
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Drawing Status:
CD SET

IN EAST PIONEER PLAZA, AVE.
COLORADO SPRINGS, CO

**LEMON
LODGE
SKI BAR**

A TENANT
REMODEL
FOR

(719) 594-0400
Bryan K. Bucher, AIA
Architect
CO license no. C-4550

BUCHER
PRESSES LIMITED
2002-2022
architectural - planning
12225 Oracle Blvd Suite 101
Colorado Springs, CO 80921

Copyright © 2022

Scale: AS NOTED
Job No.: .

Date: 11/1/22

Drawn by:

Checked by:

[illegible]

NOT FOR CONSTRUCTION	
Revisions:	
No.	Description By Date

FLOOR PLAN

Drawing Status:
CD SET

IN EAST PEBBLE PLAZA AVE.
COLORADO SPRINGS, CO
Sheet Title:
PROPOSED

LEMON
LODGE
SKI BAR

A TENANT
REMODEL

十

12325 Oracle Blvd Suite 101
Colorado Springs, CO 80921
(719) 484-0480

Bryan K. Bucher, AIA
Architect
CO license no. C-45505

ANN
2002-2022
BUCHER
INSTRUMENTE
2002-2022

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**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 DEC 29 A 10:48

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

Amos 913, LLC
d/b/a **Lemon Lodge**
111 E Pikes Peak Avenue
Colorado Springs, CO 80903
Mailing Address:
2817 Westwood Boulevard
Colorado Springs, CO 80903

Application No: N-0853812

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, January 20, 2023 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Amos 913, LLC d/b/a Lemon Lodge ("Applicant") application for a new Tavern License at 111 E Pikes Peak 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, January 10, 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, January 17, 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 November 14, 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 December 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 December 29, 2022 to the following address of record:

Amos 913, LLC
d/b/a Lemon Lodge
2817 Westwood Boulevard
Colorado Springs, CO 80903



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

CC: melanie@lemonlodge.com

Liquor Survey Boundaries



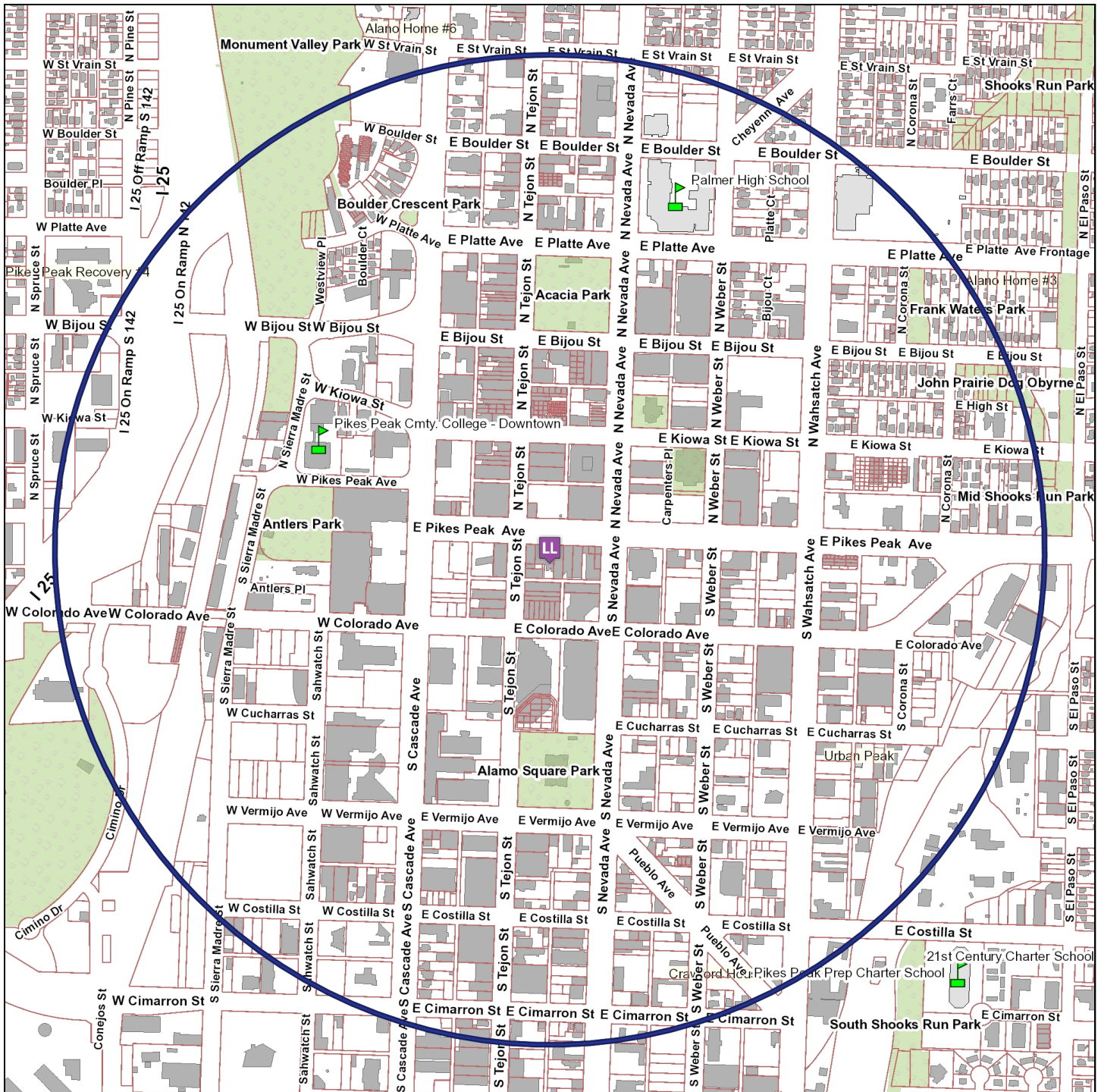
AMOS 913 LLC

d/b/a LEMON LODGE

111 E PIKES PEAK AVE

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License ID: 0853812



0 0.25 0.5 1 Mile

The survey boundary is 0.5 miles from the establishment

Map Prepared: 12/28/2022 1:16 PM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 0853812

AMOS 913 LLC
d/b/a LEMON LODGE
111 E PIKES PEAK 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) KIMBALL'S CINEMAS	113 E PIKES PEAK AVE	Tavern Liquor License	41.09 ft
2) JAX FISH HOUSE AND OYSTER BAR	11 S TEJON ST	Hotel & Restaurant Liquor License	135.41 ft
3) THE MINING EXCHANGE HOTEL / SPRINGS ORLEANS RESTAURANT	123 E PIKES PEAK AVE	Hotel and Restaurant	153.28 ft
4) COLORADO CRAFT	15 S TEJON ST	Hotel and Restaurant	160.16 ft
5) CHIPOTLE MEXICAN GRILL	17 S TEJON ST	Hotel & Restaurant Liquor License	213.84 ft
6) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant Liquor License	256.43 ft
7) RED GRAVY	23 S TEJON ST	Hotel & Restaurant Liquor License	280.06 ft
8) THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant Liquor License	280.49 ft
9) THIRTY THREE	18 S NEVADA AVE	Tavern Liquor License	329.80 ft
10) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant Liquor License	337.19 ft
11) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant Liquor License	372.91 ft
12) URBAN EGG A DAYTIME EATERY	28 S TEJON ST	Hotel & Restaurant Liquor License	388.57 ft
13) THE MELTING POT	30 E PIKES PEAK AVE	Hotel & Restaurant Liquor License	412.53 ft
14) TEJON EATERY	19 N TEJON ST	Tavern Liquor License	416.65 ft
15) ILLEGAL PETE'S	32 S TEJON ST	Hotel and Restaurant	420.86 ft
16) THE MANSION / THE MEZZANINE	20 N TEJON ST	Tavern Liquor License	481.39 ft
17) COWBOYS	25 N TEJON ST	Tavern Liquor License	482.55 ft
18) RED MARTINI/BLONDIES	22 N TEJON ST	Tavern Liquor License	498.61 ft
19) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine Liquor License	521.03 ft
20) GASOLINE ALLEY	28 N TEJON ST	Tavern Liquor License	533.59 ft



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21) THE FAMOUS	31 N TEJON ST	Hotel & Restaurant Liquor License	557.88 ft
22) 3E's COMEDY CLUB	1 S NEVADA AVE	Tavern Liquor License	562.60 ft
23) BEAUTY BAR	26 N TEJON ST	Lodging and Entertainment Liquor License	569.35 ft
24) PHANTOM CANYON BREWING COMPANY	2 E PIKES PEAK AVE	Brew Pub Liquor License	623.42 ft
25) THE UTE AND YETI	21 N NEVADA AVE	Beer & Wine Liquor License	632.50 ft
26) YOO-MAE	21 & 21-1/2 E. KIOWA ST	Hotel & Restaurant Liquor License	667.18 ft
27) THE RABBIT HOLE	101 N TEJON ST	Hotel & Restaurant Liquor License	682.47 ft
28) CHIBA BAR	17-19 E KIOWA ST	Tavern Liquor License	685.22 ft
29) BONNY & READ FINE SEAFOOD & STEAKS STIR COFFEE & COCKTAILS	101 N TEJON ST	Hotel & Restaurant Liquor License	690.67 ft
30) MEDITERRANEAN CAFE	118 E KIOWA ST	Beer and Wine	701.61 ft
31) HYATT PLACE	201 E KIOWA ST	Hotel and Restaurant	729.41 ft
32) LA BURLA BEE	110 N NEVADA AVE	Tavern Liquor	741.78 ft
33) T BYRD'S TACOS AND TEQUILA	26 E KIOWA ST	Hotel & Restaurant Liquor License	768.66 ft
34) BURNT TOAST	110 N NEVADA AVE	Hotel & Restaurant Liquor License	773.73 ft
35) THE DIRTY BYRD	24 E KIOWA ST	Hotel and Restaurant	792.15 ft
36) PAINTING WITH A TWIST	115 N TEJON ST	Beer & Wine Liquor License	833.53 ft
37) BELL BROTHERS BREWING	114 N TEJON ST	Brew Pub	858.30 ft
38) TATTERED COVER	112 N TEJON ST	Lodging and Entertainment	877.85 ft
39) OSKAR BLUES COLORADO SPRINGS	118 N TEJON ST	Hotel & Restaurant Liquor License	888.39 ft
40) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant Liquor License	893.51 ft
41) SHRUNKEN HEAD TIKI	112-114 N TEJON ST	Tavern Liquor	894.53 ft
42) SUSANNA'S COMFORT CUISINE	124 N NEVADA AVE	Hotel and Restaurant	962.93 ft
43) MICHELLE HAS MUNCHIES	122 N TEJON ST	Hotel and Restaurant	976.73 ft
44) RENDEZVOUS	128 N TEJON ST	Tavern Liquor License	988.62 ft
45) THE WELL	315 E PIKES PEAK AVE	Hotel and Restaurant	1,016.14 ft
46) BINGO BURGER	132 N TEJON ST	Hotel & Restaurant Liquor License	1,038.38 ft
47) THE ANTLERS & ANTLERS HOTEL	4 S CASCADE AVE	Hotel & Restaurant Liquor License	1,039.80 ft
48) DOS DOS	131 N TEJON ST	Hotel and Restaurant	1,064.23 ft



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49) SHAME AND REGRET	15 E BIJOU ST	Tavern Liquor License	1,103.09 ft
50) HILTON GARDEN INN	125 N CASCADE AVE	Hotel & Restaurant Liquor License	1,156.26 ft
51) ICONS	3 E BIJOU ST	Tavern Liquor License	1,158.46 ft
52) BAMBINO'S URBAN PIZZERIA	36 E BIJOU ST	Hotel & Restaurant Liquor License	1,218.62 ft
53) EVEREST NEPAL RESTAURANT	28 E BIJOU ST	Hotel & Restaurant Liquor License	1,244.09 ft
54) SALAD OR BUST	8 E BIJOU ST	Beer and Wine	1,297.40 ft
55) LUCKY DUMPLING	26 S WAHSATCH AVE	Hotel & Restaurant Liquor License	1,329.40 ft
56) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern Liquor License	1,406.41 ft
57) MOOD TAPAS BAR DISTRICT ELEVEN BIRD TREE CAFE	218 N TEJON ST	Hotel & Restaurant Liquor License	1,407.41 ft
58) JOSE MULDOONS	222 N TEJON ST	Hotel & Restaurant Liquor License	1,464.09 ft
59) SPICE ISLAND GRILL	10 N SIERRA MADRE ST	Hotel & Restaurant Liquor License	1,544.13 ft
60) TRIPLE NICKEL TAVERN LLC	103 S WAHSATCH AVE	Tavern Liquor License	1,589.64 ft
61) AMERICAN LEGION POST NO. 5	15 E PLATTE AVE	Club Liquor License	1,593.23 ft
62) BRAKEMAN'S BURGERS SANDWICH DEPOT AND TRACK 10	10 S SIERRA MADRE ST	Hotel & Restaurant Liquor License	1,713.71 ft
63) EL PASO CLUB	30 E PLATTE AVE	Club Liquor License	1,799.00 ft
64) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant Liquor License	1,853.26 ft
65) ODYSSEY GASTROPUB	311 N TEJON ST	Hotel & Restaurant Liquor License	1,876.03 ft
66) THE BLOCK BAR & GRILL	333 S TEJON ST	Hotel & Restaurant Liquor License	1,891.89 ft
67) WHITE PIE PIZZERIA	330 S NEVADA AVE	Hotel & Restaurant Liquor License	1,900.99 ft
68) BAR-K	124 E COSTILLA ST	Tavern Liquor License	1,901.51 ft
69) THE CARTER PAYNE	320 S WEBER ST	Brew Pub Liquor License	1,914.59 ft
70) THE RESTAURANT AT POOR RICHARD'S	324½ N TEJON ST	Hotel & Restaurant Liquor License	1,987.37 ft
71) FOUR BY BROTHER LUCK	321 N TEJON ST	Hotel & Restaurant Liquor License	2,000.79 ft
72) ROOSTER'S HOUSE OF RAMEN	323 & 325 N TEJON ST	Hotel & Restaurant Liquor License	2,040.33 ft
73) STEEL PAN P & P	402 S NEVADA AVE	Hotel and Restaurant	2,051.10 ft
74) TONY'S	326 N TEJON ST	Hotel & Restaurant Liquor License	2,054.73 ft
75) SPRINGHILL SUITES/ELEMENT COLORADO SPRINGS	402 S TEJON ST	Hotel and Restaurant	2,077.64 ft



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76) THE GARDEN	401 S NEVADA AVE	Tavern Liquor License	2,081.93 ft
77) SUPERNOVA	111 E BOULDER ST	Hotel & Restaurant Liquor License	2,089.69 ft
78) LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant Liquor License	2,109.20 ft
79) THE WILD GOOSE MEETING HOUSE	401 N TEJON ST	Hotel & Restaurant Liquor License	2,227.36 ft
80) ZOCALO	418 S TEJON ST	Hotel and Restaurant	2,258.64 ft
81) RASTA PASTA	405 N TEJON ST	Hotel & Restaurant Liquor License	2,283.82 ft
82) KINSHIP LANDING	415 S NEVADA AVE	Hotel & Restaurant Liquor License	2,292.88 ft
83) UNITED STATES OLYMPIC & PARALYMPIC MUSEUM	200 S SIERRA MADRE ST	Hotel & Restaurant Liquor License	2,348.06 ft