DR 8442 (09/24/09) Page 1
COLORADO DEPARTMENT OF REVENUE
LIQUOR ENFORCEMENT DIVISION
DENVER, COLORADO 80261
(303)-205-2300

FOR DEPARTMENT USE ONLY

PERMIT APPLICATION AND REPORT OF CHANGES

CURRENT LICENSE NUMBER _____
ALL ANSWERS MUST BE PRINTED IN BLACK INK OR TYPEWRITTEN
LOCAL LICENSE FEE $ _____
APPLICANT SHOULD OBTAIN A COLORADO LIQUOR & BEER CODE BOOK TO ORDER CALL (303) 370-2165

1. Applicant is a
☐ Corporation ..... ☐ Individual
☐ Partnership..... ☒ Limited Liability Company

PRESENT LICENSE NUMBER: 4701483

2. Name of Licensee: Red Cellar Door Wine & Spirits LLC
3. Trade Name: The Wine Gallery Wine & Spirits LLC
4. Location Address: 5903 Delmonico Dr

City: Colorado Springs
County: Co
ZIP: 80919

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

Section A – Manager reg/change

• License Account No. _____

1983-750 (999) ☐ Manager's Registration (Hotel & Restr.)..$75.00

2012-750 (999) ☐ Manager's Registration (Tavern).....$75.00

☐ Change of Manager (Other Licenses) NO FEE

Section B – Duplicate License

• Liquor License No. _____

2270-100 (999) ☐ Duplicate License $50.00

Section C

2210-100 (999) ☐ Retail Warehouse Storage Permit (ea) $100.00

2200-100 (999) ☐ Wholesale Branch House Permit (ea).... 100.00

2260-100 (999) ☐ Change Corp. or Trade Name Permit (ea) . 50.00

2230-100 (999) ☐ Change Location Permit (ea)..... 150.00

2280-100 (999) ☒ Change, Alter or Modify Premises
$150.00 x _____ Total Fee 150

2220-100 (999) ☐ Addition of Optional Premises to Existing H/R
$100.00 x _____ Total Fee _____

1988-100 (999) ☐ Addition of Related Facility to Resort Complex
$75.00 x _____ Total Fee _____

DO NOT WRITE IN THIS SPACE – FOR DEPARTMENT OF REVENUE USE ONLY

DATE LICENSE ISSUED	LICENSE ACCOUNT NUMBER	PERIOD

-750 (999)	-100 (999)	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

CHANGE OF MANAGER

8. Change of Manager or to **Register the Manager** of a Tavern or a Hotel and Restaurant liquor license.

(a) Change of Manager (attach Individual History DR 8404-I H/R and Tavern 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 OR RELATED FACILITY

9. Modification of Premises, Addition of an Optional Premises, or Addition of Related Facility

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

(a) Describe change proposed addition of 220 SF of Space for storage, larger tasting area

(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 or Resort Complex Related Facility, has the local authority authorized by resolution or ordinance the issuance of optional premises?

..... N/A ..... 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.

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	Title	Date
Cindy Bershinski-Lewis	owner / president	Aug 17, 2015

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 12, Articles 46 and 47, C.R.S., as amended. **THEREFORE, THIS APPLICATION IS APPROVED.**

Local Licensing Authority (City or County)	Date filed with Local Authority
	8/21/2015

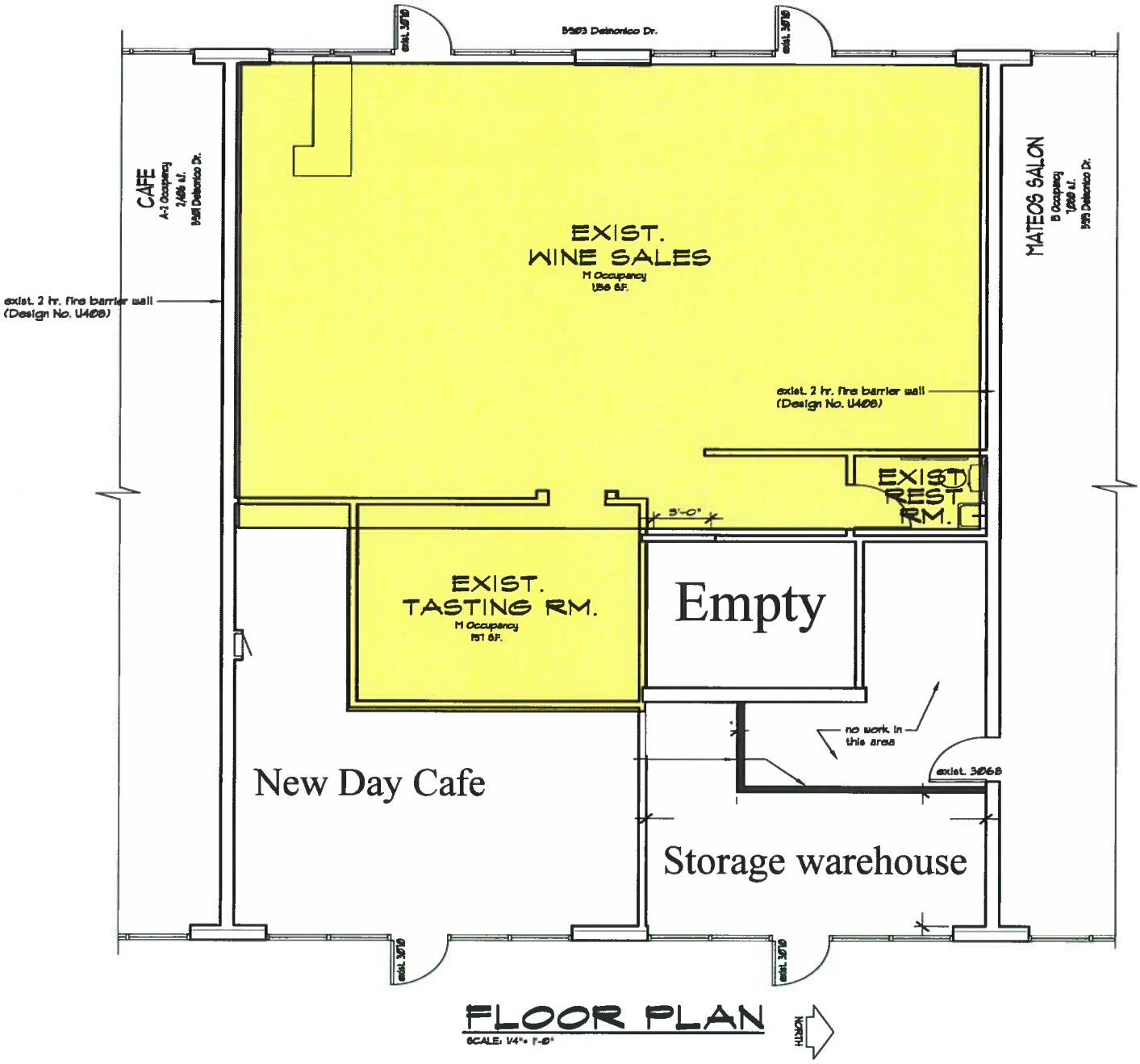
Signature	Title	Date

REPORT OF STATE LICENSING AUTHORITY

The foregoing has been examined and complies with the filing requirements of Title 12, Article 47, C.R.S., as amended.

Signature	Title	Date

Existing space for Red Cellar Door dba The Wine Gallery

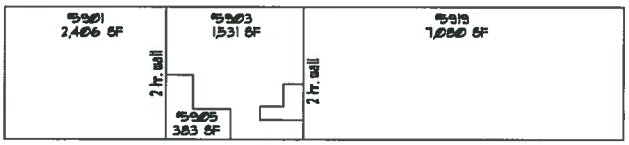


FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

OVERALL BUILDING CODE PLAN



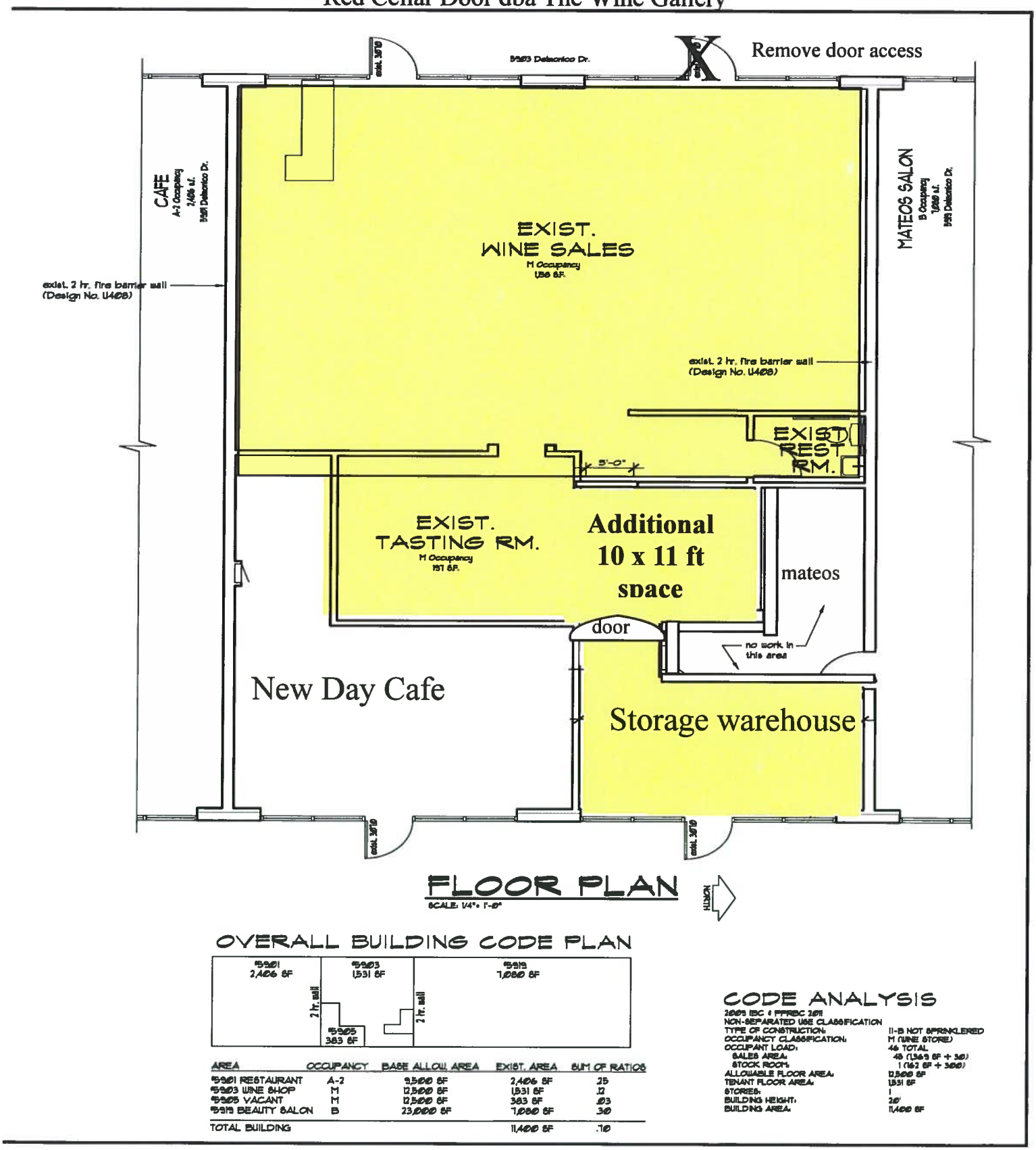
AREA	OCCUPANCY	BASE ALLOW. AREA	EXIST. AREA	SUM OF RATIOS
5301 RESTAURANT	A-2	9,500 S.F.	2,406 S.F.	.25
5303 WINE SHOP	M	12,500 S.F.	1,531 S.F.	.12
5305 VACANT	M	12,500 S.F.	383 S.F.	.03
5315 BEAUTY SALON	B	23,000 S.F.	7,080 S.F.	.30
TOTAL BUILDING			11,400 S.F.	.70

CODE ANALYSIS

2003 IBC & FFPRC 2011

NON-SEPARATED USE CLASSIFICATION	
TYPE OF CONSTRUCTION:	II-B NOT SPRINKLERED
OCCUPANCY CLASSIFICATION:	M (WINE STORE)
OCCUPANT LOAD:	46 TOTAL
SALES AREA:	45 (1,349 S.F. ÷ 30)
STOCK ROOM:	1 (162 S.F. ÷ 300)
ALLOWABLE FLOOR AREA:	12,500 S.F.
TENANT FLOOR AREA:	1,531 S.F.
STORIES:	1
BUILDING HEIGHT:	20'
BUILDING AREA:	11,400 S.F.

Requested additional space and removal of noted door access
Red Cellar Door dba The Wine Gallery



AREA	OCCUPANCY	BASE ALLOW. AREA	EXIST. AREA	SUM OF RATIOS
5901 RESTAURANT	A-2	9,500 SF	2,406 SF	.25
5903 WINE SHOP	M	12,500 SF	1,531 SF	.12
5905 VACANT	M	12,500 SF	383 SF	.03
5913 BEAUTY SALON	B	23,000 SF	7,080 SF	.30
TOTAL BUILDING			11,400 SF	.70

LEASE AMENDMENT 5903 Delmonico Dr

IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN, the following parties, Benjamin Property LLC(hereinafter referred to as Landlord) and Red CEllar Door Wine & Spirits LLC dba The Wine Gallery Wine and Spirits LLC(hereinafter referred to as Tenant) to the Lease Agreement made for premises known at 5903 Delmonico Dr and dated on August 20, 2015 hereby agree to modify and amend said Lease in the following particulars:

230 additional square feet to be paid for reainder of the lease at the rate of $9 per square foot, increasing 3% annually to begin September 1, 2015.

All other terms and covenants of the original Lease Agreement shall remain as contained.

Signed under seal on 20th day of August, 2015

Cindy Reiman

Landlord

Benjamin Propery LLC

Cindy Reiman

Tenant

Red Cellar Door Wine & Spirits, LLC

COLORADO DEPARTMENT OF REVENUE
LIQUOR ENFORCEMENT DIVISION
1881 PIERCE STREET, SUITE 108
LAKEWOOD, CO 80214

State of Colorado
Department of Revenue

ALCOHOL BEVERAGE LICENSE

RETAIL WAREHOUSE STORAGE PERMIT

Vinous & Spirituous

MODIFICATION WILL ELIMINATE/REPLACE THIS STORAGE PERMIT

Licensee Name WINE GALLERY WINE & SPIRITS THE	
Liquor License Number 4701483	License Type LIQUOR STORE (CITY)
Location of Retail Storage Warehouse Permit 5919 DELMONICO DRIVE -B COLORADO SPRINGS, CO 80919	
Approval Date JULY 23, 2015	

This permit is issued subject to the laws of the State of Colorado and especially under the provisions of Title 12, Articles 46 or 47, CRS 1973, as amended. This permit is nontransferable and shall be conspicuously posted with the Alcohol Beverage License issued to the licensee above, until a new or renewal license is issued. Any questions concerning this permit should be addressed to: Colorado Liquor Enforcement Division, 1881 Pierce Street, Suite 108, Lakewood, CO 80214.

In testimony whereof, I have hereunto set my hand. 7/23/15 gm

Patrick Maroney — Division Director

Barbara J Brohl — Executive Director

CITY OF COLORADO SPRINGS

OFFICE OF THE CITY CLERK

September 10, 2015

Certified Mail # 7014 3490 0001 5234 0360

Red Cellar Door Wine & Spirits, LLC
d/b/a The Wine Gallery Wine & Spirits
5919 Delmonico Drive
Colorado Springs, CO 80919

Dear Applicant:

Pursuant to Regulation 47-302 of the Colorado Revised Statutes and Rule No. 21.00 of the Local Rules of Procedure, I have the following report to make concerning the results of my investigation of the application you have filed for a Modification of Premises for the Retail Liquor Store License at Red Cellar Door Wine & Spirits, LLC d/b/a The Wine Gallery Wine & Spirits, 5903 Delmonico Drive, Colorado Springs, Colorado. Your application was filed on August 21, 2015.

It appears that you will be entitled to possession of the premises for which the application is made.

At this time, the premises you desire to license does not appear to be in violation of any Zoning Ordinances of the City of Colorado Springs, Colorado.

Pursuant to Rule 6.01 neighborhood boundaries have been established and a map has been enclosed for your convenience.

A public hearing will be held on your application at the meeting of the Liquor and Beer Licensing Board, commencing at **9:00 a.m., October 2, 2015** in the Council Chambers, City Hall, 107 North Nevada Avenue and you must be present at that meeting. At this meeting the Board will consider the factors outlined in Rule No 21.00 of the Local Rules of Procedure and it is your burden to provide the necessary evidence to satisfy the Board. A public notice poster has been prepared for you to pick up from the City Clerk's Office. This notice poster must be posted by you at the proposed premises in a manner that is visible and conspicuous to the public no later than Tuesday, September 22, 2015.

If you have any questions please contact Lee McRae at (719) 385-5106.

Sincerely,

Sarah B. Johnson
City Clerk

30 S. Nevada Ave., Suite 101 • TEL: 719-385-5901 • FAX: 719-385-5114 • EMAIL: cityclerk@springsgov.com
Mailing Address: Post Office Box 1575, Mail Code 110 • Colorado Springs, Colorado 80901-1575

Liquor Survey Boundaries

CITY OF COLORADO SPRINGS

OFFICE OF THE CITY CLERK

RED CELLAR DOOR WINE & SPIRITS, LLC

d/b/a THE WINE GALLERY WINE & SPIRITS

5903 DELMONICO DR

License ID: 26659

The survey boundary is 0.5 miles from the establishment

Map Prepared: 9/2/2015 3:42 PM

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