

CITY OF COLORADO SPRINGS LIQUOR OR 3.2% FERMENTED MALT BEVERAGE APPLICATION

☒ **NEW LICENSE** ☐ **TRANSFER OF OWNERSHIP**

Type of License applying for (Check One)

- | | | | | |
|--|---|---|--|-----------------------------------|
| <input type="checkbox"/> Hotel/Restaurant | <input type="checkbox"/> Hotel/Restaurant w/Optional Premises | <input type="checkbox"/> Tavern | <input checked="" type="checkbox"/> Beer & Wine | <input type="checkbox"/> Brew Pub |
| <input type="checkbox"/> Retail Liquor Store | <input type="checkbox"/> 3.2% Beer On Premises | <input type="checkbox"/> 3.2% Beer Off Premises | <input type="checkbox"/> 3.2% Beer On and Off Premises | |
| <input type="checkbox"/> Drugstore | <input type="checkbox"/> Racetrack | <input type="checkbox"/> Optional Premises | <input type="checkbox"/> Club | <input type="checkbox"/> Vinters |

APPLICANT INFORMATION

Name of Applicant: <div style="text-align: center;">KJR Enterprises, Inc.</div>	Property Tax Schedule No. : <div style="text-align: center;">6319101059</div>
Trade Name (DBA): <div style="text-align: center;">Fab'Rik Colorado Springs</div>	Business Telephone: <div style="text-align: center;">803-873-0596</div>
Address of Premises: <div style="text-align: center;">5278 N. Nevada, Ste 130, C.S., CO 80918</div>	Alternate Telephone: <div style="text-align: center;"> </div>

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

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.

NAME	POSITION HELD	%OWNED
Kari J. Reyner	President	100%

FINANCIAL INFORMATION

TOTAL INVESTMENT IN BUSINESS (include purchase, start up, inventory)	\$ 150,000
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Source(s) of funds invested (provide names, banks, and indicate checking, savings, loan, promissory note, gift or other).

THE FOLLOWING INFORMATION MUST REFLECT THE SOLE SOURCE OF FUNDS INVESTED. NO OTHER PERSON OR PARTIES MAY HAVE A FINANCIAL INTEREST IN THE BUSINESS FOR WHICH THIS AFFIDAVIT IS SUBMITTED.

NAME/ADDRESS OF FUNDING SOURCE (bank(s), individual(s), et al.)	FUNDING SOURCE (checking/savings/ loan/ note/ gift)	AMOUNT
Kari J. Reyner	Checking/Savings	\$150,000

List applicant(s) prior experience in the sale of alcoholic beverages. Include dates and locations.

Business Name & Address	Applicant's Name	Experience/Position	Dates
N/A			

Has the applicant previously been issued a liquor or beer license (include any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation)? ☐ yes ☒ no

If yes, identify the business and any current or former financial interest in said business including any loans to or from a licensee.

Name of Business	Address	Type/amt. of Interest

PREMISES/ESTABLISHMENT

Terms of legal possession of the premises for which the application is made? ☐ own ☒ lease

If leased provide terms: Start date 11/01/2015 End date 11/01/2020

Dimensions of premises 30ft x 68ft Square footage 1792 Seating Capacity _____

Is there a patio area? ☐ yes ☒ no --- If yes, provide dimensions _____

Anticipated number of employees? 5-6

Will training be offered or required? ☒ yes ☐ no --- If yes, through what agency? In house training.

Has the applicant or manager in Colorado, or any other State (include any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation), ever:	YES	NO
Been denied an alcohol beverage license?		X
Had an alcohol beverage license suspended or revoked?		X
Had interest in another entity where an alcohol beverage license was suspended or revoked?		X
Ever been charged or convicted of a crime, received a suspended sentence, a deferred sentence, or have charges pending?		X
If yes, provide explanation, date(s) and location(s).		

Has the applicant ever received a violation notice, suspension, or revocation for any liquor law violation, have charges pending; or has the applicant applied for and been denied a liquor or beer license anywhere in the United States?

Yes ☐ No ☒

If yes, provide explanation, date(s) and location(s):

I declare under the penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I understand that any falsehood or omission will jeopardize the application as such falsehood or omission constitutes evidence regarding the character of the applicant.

Rene J. Ayer 9/11/15
Signature
Title: President

State of Colorado
County of El Paso

Subscribed and sworn to before me this 11 day of September, 20 15.

My Commission Expires: April 30, 2019

Alisa D Jackson
Notary Public

ALISA D JACKSON
Notary Public
State of Colorado

DO NOT ALTER THESE FORMS IN ANY MANNER

Liquor Board Agenda 11/06/2015 - Item No. 5C

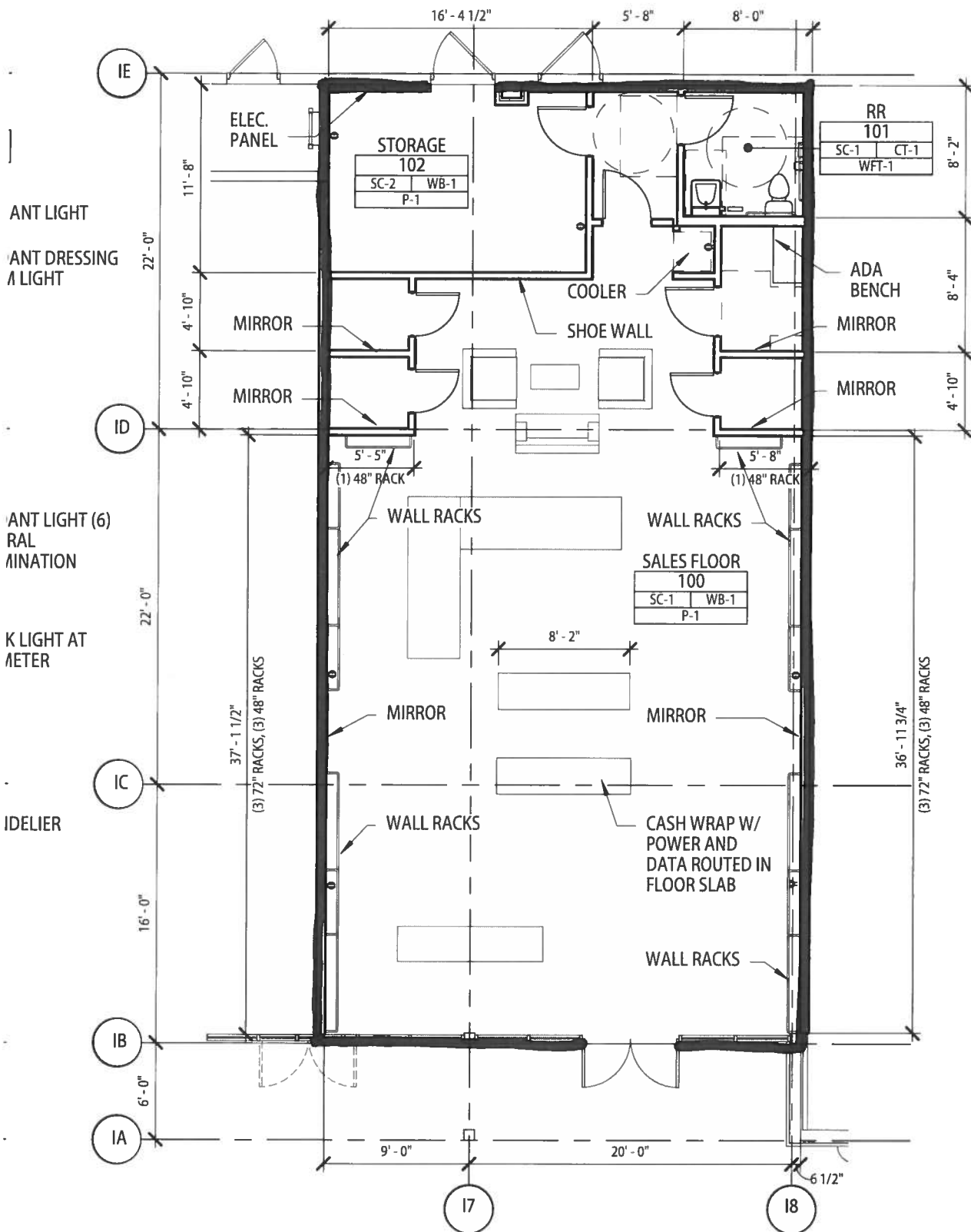
UNIVERSITY VILLAGE COLORADO
UNIVERSITY VILLAGE DEVELOPERS, LLC.
BUILDING I
5278 N. NEVADA AVE., SUITE 130 COLORADO SPRINGS, COLORADO

TENANT FLOOR PLAN
AND CEILING PLAN

DATE: 08/21/15
BY: MTR

CONSTRUCTION DOCUMENTS

EXI-100B

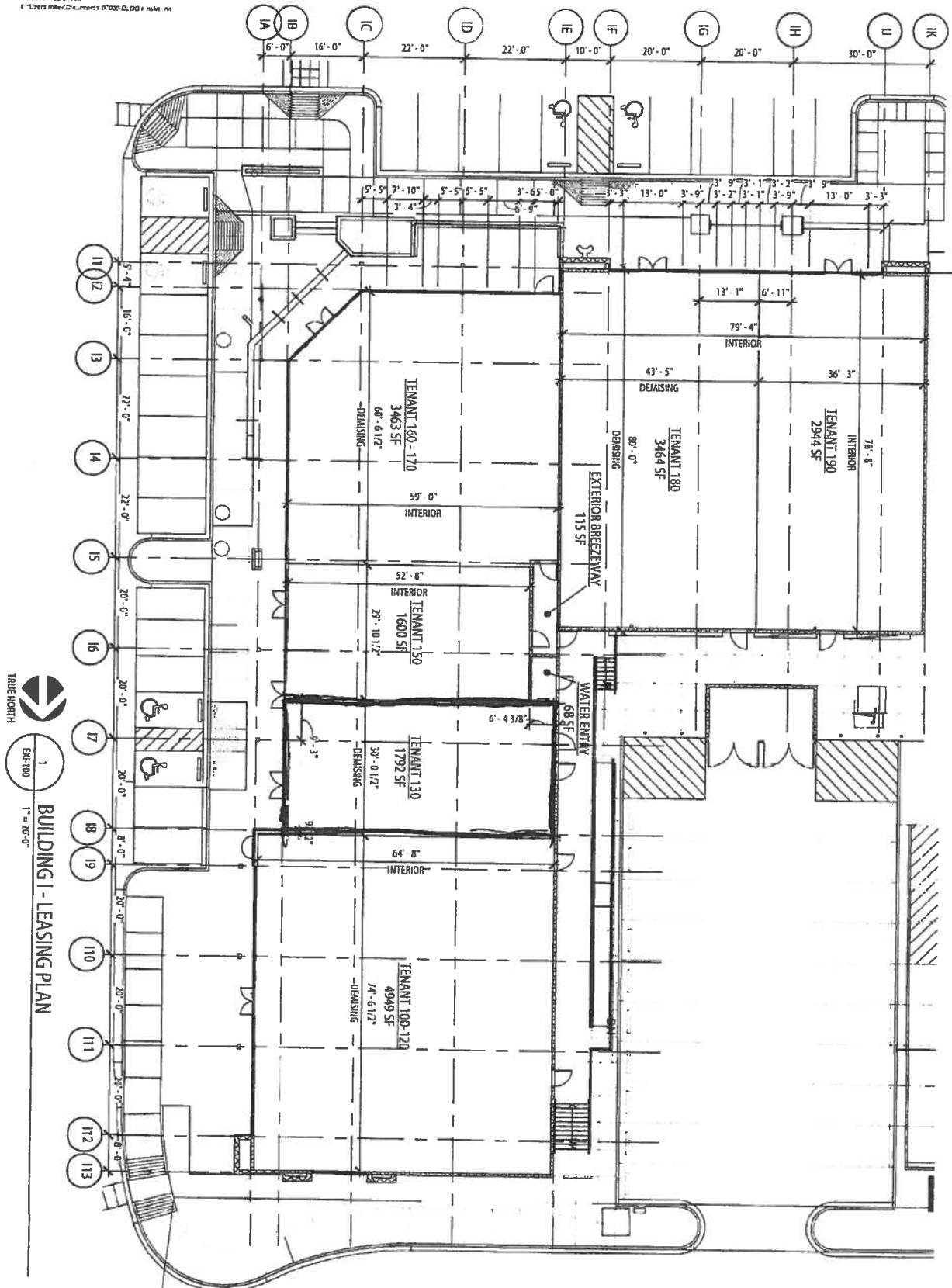


1
EXI-100B

FLOOR PLAN - FAB'RIK

1/8" = 1'-0"

8.7.2015 7:22:01 AM
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UNIVERSITY VILLAGE COLORADO
 UNIVERSITY VILLAGE DEVELOPERS, LLC.
 BUILDING I
 5278 N NEVADA AVE COLORADO SPRINGS, COLORADO





October 15, 2015

NOTICE OF HEARING

KJR Enterprises, Inc.
dba Fab'Rik Colorado Springs
5329 Gem Lake Court
Colorado Springs, CO 80924

Dear Applicant:

Pursuant to 12-47-312 of the Colorado Revised Statutes and Rule No. 7 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 new Beer and Wine License at KJR Enterprises, Inc. dba Fab'Rik Colorado Springs, 5278 N. Nevada Avenue, #130, Colorado Springs, Colorado. Your application was filed on September 11, 2015, and within a two (2) year period prior to this date, the Local Licensing Authority was not denied an application at said location for the reason that the reasonable requirements of the neighborhood were satisfied by existing outlets.

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

To date, the Police Department has not reported any objections to this application, and here are no schools within the limits as prohibited by law.

Pursuant to 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 is attached. A boundary map has also 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., on November 6, 2015** in the Council Chamber of City Hall at 107 N. Nevada Avenue, and you must be present at that meeting. At this meeting, the Board will consider the factors outlined in Rule No. 9.08 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, October 27, 2015.

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

Sincerely,

Sarah B. Johnson
City Clerk

Liquor Survey Boundaries



CITY OF COLORADO SPRINGS

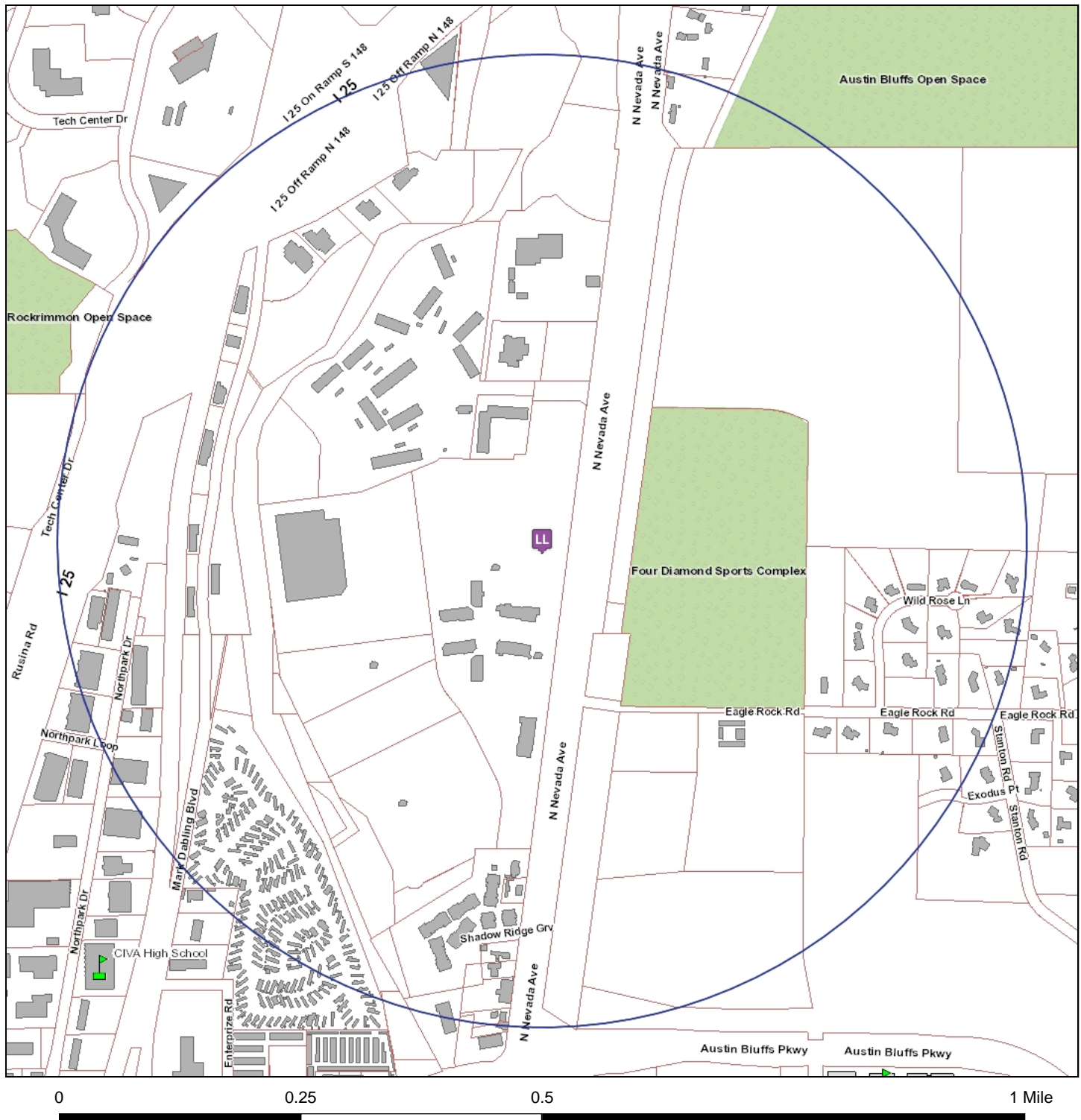
OFFICE OF THE CITY CLERK

KJR ENTERPRISES, INC

d/b/a FAB'RIK COLORADO SPRINGS

5278 N NEVADA AVE #130

License ID: 29783



The survey boundary is 0.5 miles from the establishment

Map Prepared: 9/22/2015 12:37 PM

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OFFICE OF THE CITY CLERK

CERTIFIED LETTER ATTACHMENT

License ID: 29783

KJR ENTERPRISES, INC.

d/b/a FAB'RIK COLORADO SPRINGS

5278 N NEVADA AVE #130

COLORADO SPRINGS, CO 80918

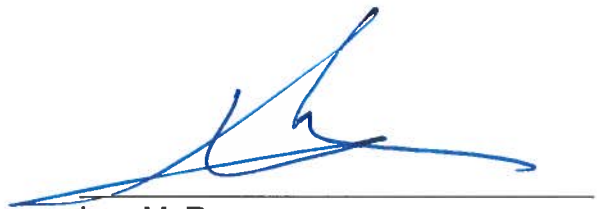
EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

<u>Business d/b/a</u>	<u>Business Address</u>	<u>License Type</u>	
1) IL VICINO UNIVERSITY VILLAGE	5214 N NEVADA AVE	Beer & Wine	138.02 ft
2) NOODLES & COMPANY	5166 N NEVADA AVE	Hotel & Restaurant	138.69 ft
3) LOCALS BARBERSHOP	5230 N NEVADA AVE	Beer & Wine	183.29 ft
4) COWBOY STAR RESTAURANT & BUTCHER SHOP	5198 N NEVADA AVE	Hotel & Restaurant	205.67 ft
5) SMASHBURGER	5230 N NEVADA	Hotel & Restaurant	216.19 ft
6) HACIENDA COLORADO	5246 N NEVADA AVE	Hotel & Restaurant	220.77 ft
7) OVER EASY A DAYTIME EATERY	5262 N NEVADA AVE	Hotel & Restaurant	336.73 ft
8) CHIPOTLE MEXICAN GRILL	5102 N NEVADA	Hotel & Restaurant	341.95 ft
9) TOKYO JOE'S	5086 N NEVADA AVE	Hotel & Restaurant	487.18 ft
10) BJ'S RESTAURANT & BREWHOUSE	5150 N NEVADA AVE	Hotel & Restaurant	620.34 ft
11) BONEFISH GRILL #6605	5102 N NEVADA AVE	Hotel & Restaurant	1,130.57 ft
12) SENOR MANUEL, INC.	4660 N NEVADA AVE	Hotel & Restaurant	2,437.53 ft

CERTIFICATE OF MAILING

I, Lee McRae, hereby certify that I have mailed a true copy of the foregoing **NOTICE OF HEARING** by United States mail, first class postage paid, this 15th day of October, 2015 to the following address of record:

KJR Enterprises, Inc.
dba Fab'Rik Colorado Springs
5329 Gem Lake Court
Colorado Springs, CO 80924



Lee McRae
License Enforcement Officer
City Clerk's Office
30 S. Nevada Avenue
Colorado Springs, CO 80903