



OFFICE OF THE CITY CLERK

**LIQUOR LICENSE APPLICATION OR
3.2% FERMENTED MALT BEVERAGE
LICENSE APPLICATION (ALCOHOL BEVERAGE)**

Received
CITY CLERK'S OFFICE

2016 SEP 12 P 12:42

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): Prime Hospitality 1605, LLC	
2. Trade Name (DBA): Prime 25	
3. Premises Address: City, State, Zip: 1605 South Tejon Street	Location Phone: Not yet assigned
Property Tax Schedule No. : 6419314012	Zoning: C5
4. Mailing Address: City, State, Zip: 2775 Stratton Woods Vw., Colorado Springs, CO 80906	Alt Phone: None
Primary Contact Name And Title: Chuck Schafer - Registered Manager/Managing Member	Email: creid111i@yahoo.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
Sam Guadagnoli	Member	33
Charles Schafer	Managing Member	33
Kenneth Kurica	Member	20
Mark Morley	Member	7.5
Ali Digius	Member	6.5

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
Sam Guadagnoli 2775 Stratton Woods Vw., C. Springs, CO 80906	Personal Savings	\$ 4,000
Charles Schafer 12550 Bridle Bit Rd., Colorado Springs, CO 80908	Personal Savings	\$ 4,000
Ken Kurica 3090 North Electra Dr., Colorado Springs, CO 80906	Personal Savings	\$ 2,000
TOTAL INVESTMENT IN BUSINESS:		\$ 10,000

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Charles Schafer

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

If leased, provide the terms: START DATE: 11/01/2016 END DATE: 10/31/2035

DIMENSIONS OF PREMISES: 100' x 44' (1st); 100' x 44' (2nd) TOTAL SQUARE FOOTAGE: 8,800

Is there a patio area? ☒ Yes ☐ No --- If yes, provide dimensions 12.5' x 44.5' (deck); 13' x 50 (patio)

Anticipated number of employees: 60 Anticipated opening date: 11/1/2016

Will training be offered or required? ☒ Yes ☐ No --- If yes, through what agency? Liquor Licensing Professionals

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
*See Question #10 supplement			

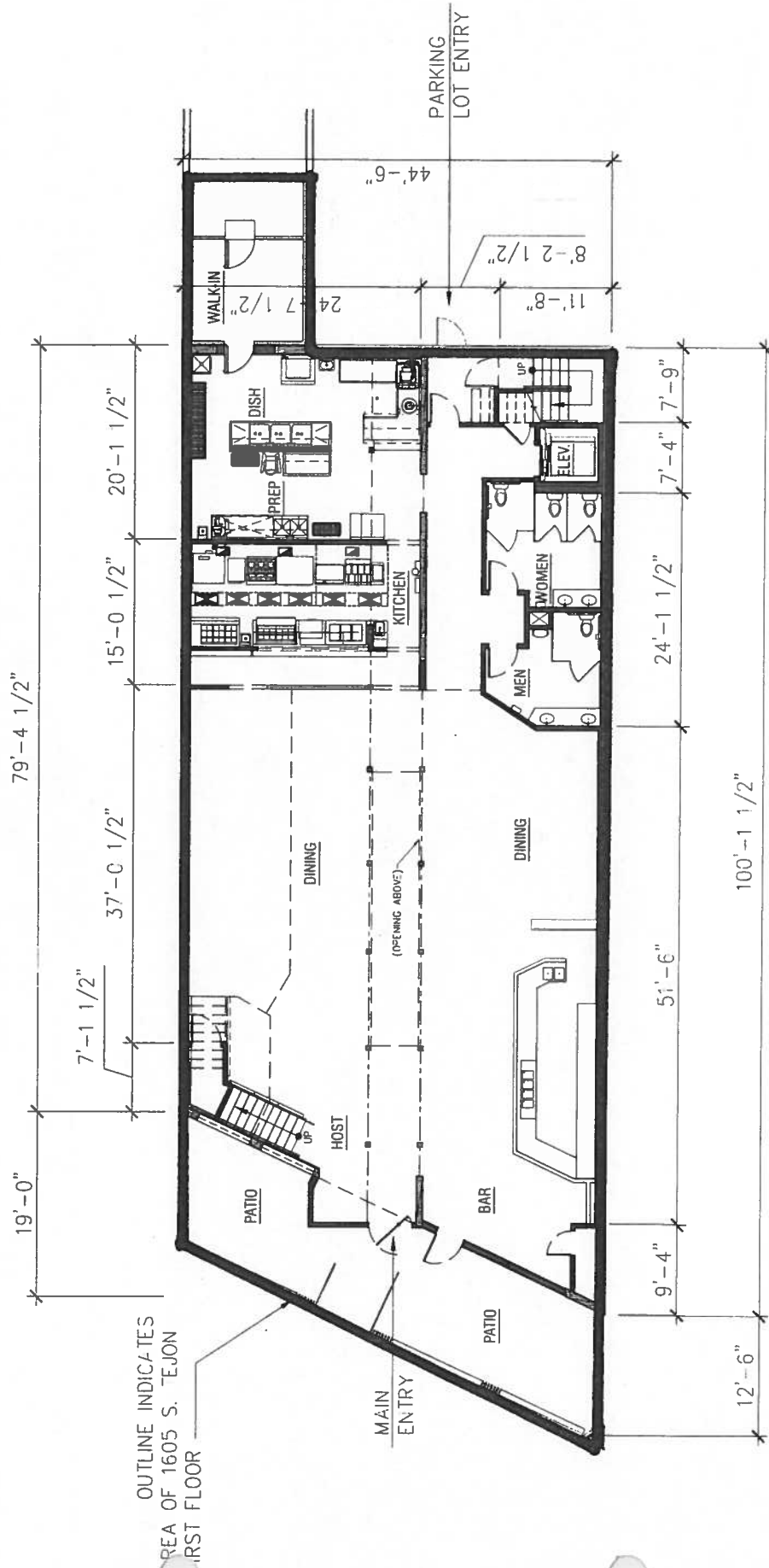
City Application - Previous Liquor Licensed Businesses Supplement

(Question #10)

<u>Name of Business</u>	<u>Address</u>	<u>Interest</u>
The Holy Cow Pub & Grill	5585 Stetson Blvd., #120 Colorado Springs, CO 80923	Charles Schafer/100% Current
Rum Bay/The Mansion	20 North Tejon Street Colorado Springs, CO 80903	Charles Schafer/Former
The Vue	25 North Tejon Street Colorado Springs, CO 80903	Charles Schafer/Former
Cowboys	25 North Tejon Street Colorado Springs, CO 80903	Charles Schafer/Former Sam Guadagnoli/Former
Blondie's	24 North Tejon Street Colorado Springs, CO 80903	Charles Schafer/Former Sam Guadagnoli/Former
Rodeo	3958 North Academy Boulevard Colorado Springs, CO 80917	Sam Guadagnoli/Former
Stumble East	Colorado Springs, CO	Sam Guadagnoli/Former
Stumble Inn	Colorado Springs, CO	Sam Guadagnoli/Former
Tremors	Colorado Springs, CO	Sam Guadagnoli/Former
Studabaker's	Colorado Springs, CO	Sam Guadagnoli/Former
Thirsty's	Colorado Springs, CO	Sam Guadagnoli/Former
Central Station	Colorado Springs, CO	Sam Guadagnoli/Former
Navajo Hogan	2817 N Nevada Avenue Colorado Springs, CO 80907	Sam Guadagnoli/Former

City Application Supplement – Question #12

Sam Guadagnoli, a Member of the applicant company, was convicted of a DWAI (misdemeanor) in 1994 in El Paso County Colorado.



1605 SOUTH TEJON: FRIST FLOOR DIAGRAM OF PREMISES

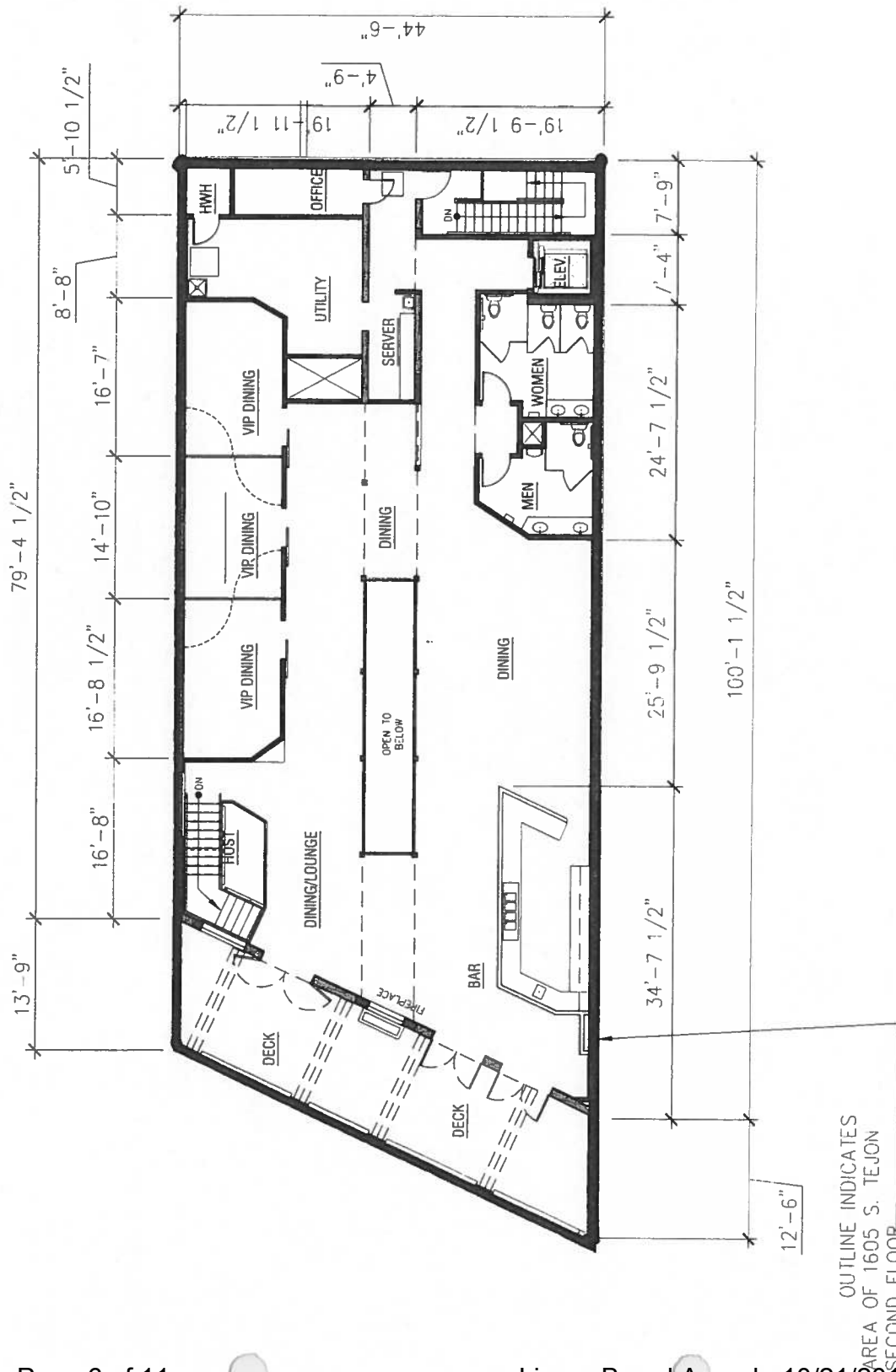
3,991 INTERIOR G.S.F. + 857 PATIO & WALK-IN S.F.

1/16" = 1'-0"

1605 SOUTH TEJON STREET

08.16.2016

ARCHITECTURE



1605 SOUTH TEJON: SECOND FLOOR DIAGRAM OF PREMISES

3.991 INTERIOR G.S.F. + 623 PATIO S.F.

1605 SOUTH TEJON STREET 08.16.2016

ARCHITECTURE
PAPER 1024
PAPER 1024

2 1/16" = 1'-0"

BEFORE THE COLORADO SPRINGS LIQUOR AND BEER LICENSING BOARD CITY OF COLORADO SPRINGS, STATE OF COLORADO Address: 107 North Nevada Avenue Council Chambers, City Hall Colorado Springs, CO 80903	CITY CLERK'S OFFICE 2016 SEP 29 P 2:52
<hr/> IN THE MATTER OF: Prime Hospitality 1605, LLC d/b/a Prime 25 1605 S. Tejon Street Colorado Springs, CO 80906 Mailing Address: 2775 Stratton Woods View Colorado Springs, CO 80906	<hr/> <p style="text-align: center;">▲ BOARD USE ONLY ▲</p>
<hr/>	<hr/> Application No: N-31296
NOTICE OF HEARING AND INITIAL FINDINGS OF FACT	

NOTICE OF HEARING

This matter comes before the Board for hearing on **Friday, October 21, 2016 at 9:00 A.M. in the City Council Chambers of City Hall at 107 N. Nevada Avenue** upon Prime Hospitality 1605, LLC d/b/a Prime 25 ("Applicant") application for a new Hotel and Restaurant Liquor License at 1605 S. Tejon Street, Colorado Springs, CO 80906.

At this meeting, the Board will consider the factors outlined in Rule No. 9.08 of the Local Rules of Procedure, and it is the Applicant's burden to provide the necessary evidence to satisfy the Board.

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, October 11, 2016.** 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, October 18, 2016.

Pursuant to C.R.S. §12-47-312 and Local 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 September 12, 2016, 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.
- 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 evidenced by the possession documents submitted by Applicant and contained in the administrative file.
- 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.
- 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.
- V. 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. §12-47-308.
- VII. Applicant is not a person prohibited as a licensee pursuant to C.R.S. §12-47-307.
- VIII. Pursuant to Local 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 September 29, 2016.

FOR THE CITY OF COLORADO
SPRINGS LIQUOR AND BEER
LICENSING BOARD


By: Sarah B. Johnson
City Clerk

Direct questions regarding this notice and hearing to Lee McRae at 719-385-5106.

Liquor Survey Boundaries



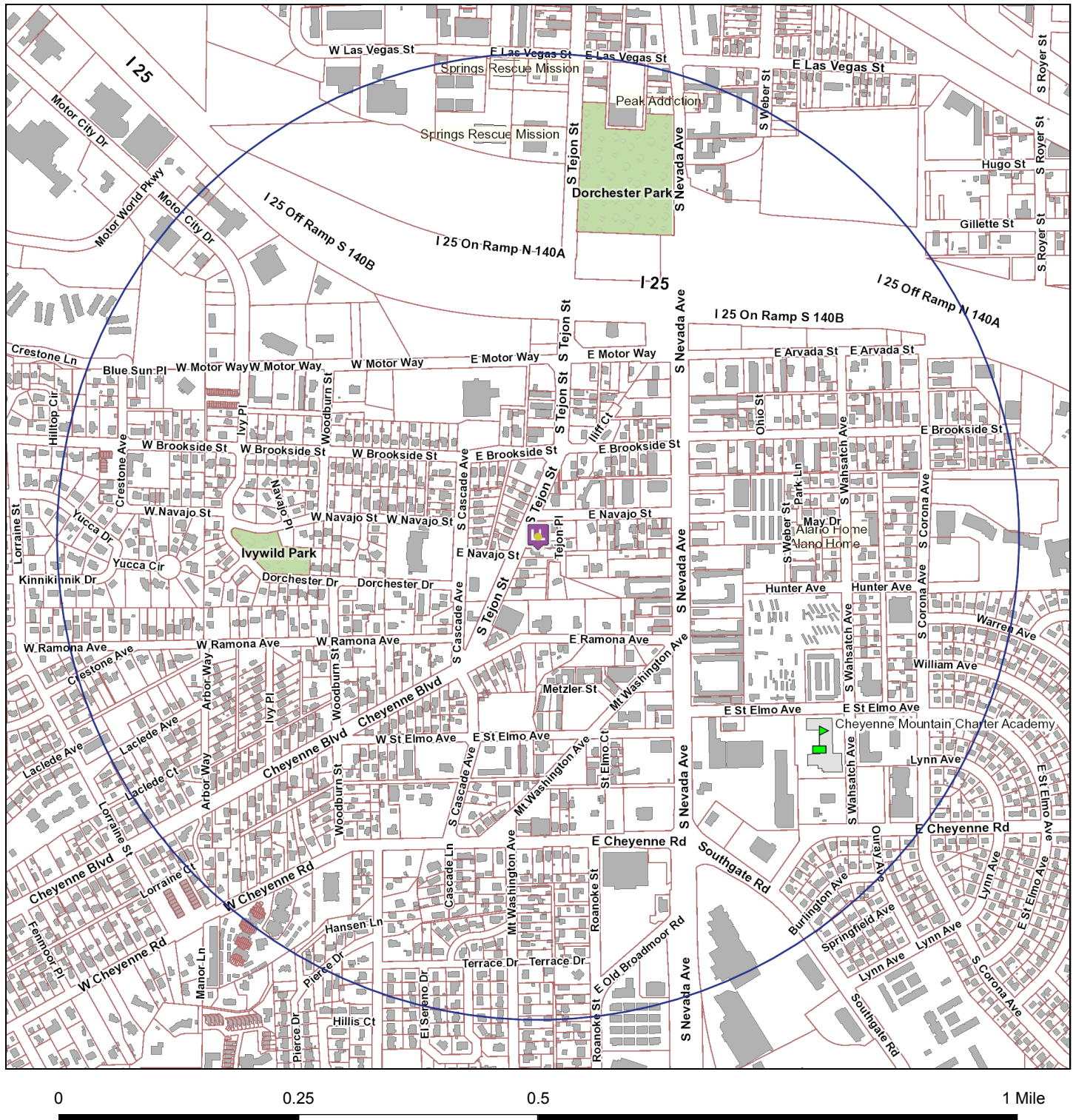
PRIME HOSPITALITY 1605, LLC

d/b/a PRIME 25

1605 S TEJON ST

OFFICE OF THE CITY CLERK

License ID: 31296



The survey boundary is 0.5 miles from the establishment

Map Prepared: 9/29/2016 12:03 PM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 31296

PRIME HOSPITALITY 1605, LLC

d/b/a PRIME 25

1605 S TEJON ST

COLORADO SPRINGS, CO 80906

EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

<u>Business d/b/a</u>	<u>Business Address</u>	<u>License Type</u>	
1) THE MILLIBO ART THEATRE	1626 S TEJON ST	Arts	433.18 ft
2) BLUE STAR, THE	1645 S TEJON ST	Hotel & Restaurant	470.61 ft
3) EDELWEISS RESTAURANT, INC.	34 E RAMONA ST	Hotel & Restaurant	484.39 ft
4) THE OLD SCHOOL BAKERY	1604 S CASCADE AVE	Hotel & Restaurant	685.59 ft
5) ARCEO'S	1605 S NEVADA AVE	Hotel & Restaurant	882.63 ft
6) IVYWILD TAVERN	1529 S NEVADA AVE	Tavern	1,135.28 ft
7) RANCHO ALEGRE	1899 S NEVADA AVE	Hotel & Restaurant	1,643.77 ft
8) SUSHI RING RESTAURANT	1861 S NEVADA AVE	Beer & Wine	1,825.16 ft
9) NOODLES & COMPANY	1812 SOUTHGATE RD	Hotel & Restaurant	2,314.52 ft

CERTIFICATE OF MAILING

I, Lee McRae, 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 September 30, 2016 to the following address of record:

Prime Hospitality 1605, LLC
dba Prime 25
2775 Stratton Woods View
Colorado Springs, CO 80906



Lee McRae
License Enforcement Officer
City Clerk's Office
30 S. Nevada Avenue, Suite 101
Colorado Springs, CO 80903

CC: Vince Linden (vince@lindenlawgroup.com)
creid111i@yahoo.com