



## OFFICE OF THE CITY CLERK

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

Received

CITY CLERK'S OFFICE

2018 AUG -1 A 11:15

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):

JT Ltd.

2. Trade Name (DBA): Thirty Three

3. Premises Address:

City, State, Zip: 18 S. Nevada Avenue, Suite 33

CSC 88903

Location

Phone:

Not Assigned Yet

Property Tax Schedule No.: ~~6418347016~~ 6418216030

Zoning:

FBZ - CEN

4. Mailing Address:

City, State, Zip: 18 S. Nevada Avenue, Suite 33

Alt Phone:

719-505-6274

Primary Contact

Name And Title: Joel McVay and/or TJ Scarlett

Email: joelmcvay@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
Joel R. McVay	Member	50
Tra Jay (TJ) Scarlett	Member	50
N/A		
N/A		
N/A		
N/A		

**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
Joel R. McVay	Checking Acct.	25,000
Chase Bank		
Tra Jay (TJ) Scarlett	Checking Acct.	25,000
Chase Bank		
TOTAL INVESTMENT IN BUSINESS:		\$ 50,000

**Section C: PREMISES / LOCATION INFORMATION**

8. Registered Manager Name: Joel R. McVay

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

If leased, provide the terms: START DATE: 7/3/2018 END DATE: 7/2/2023

DIMENSIONS OF PREMISES: 42x46 and 18x21 TOTAL SQUARE FOOTAGE: 2314

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

Anticipated number of employees: 5 Anticipated opening date: 10-2018

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

**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?

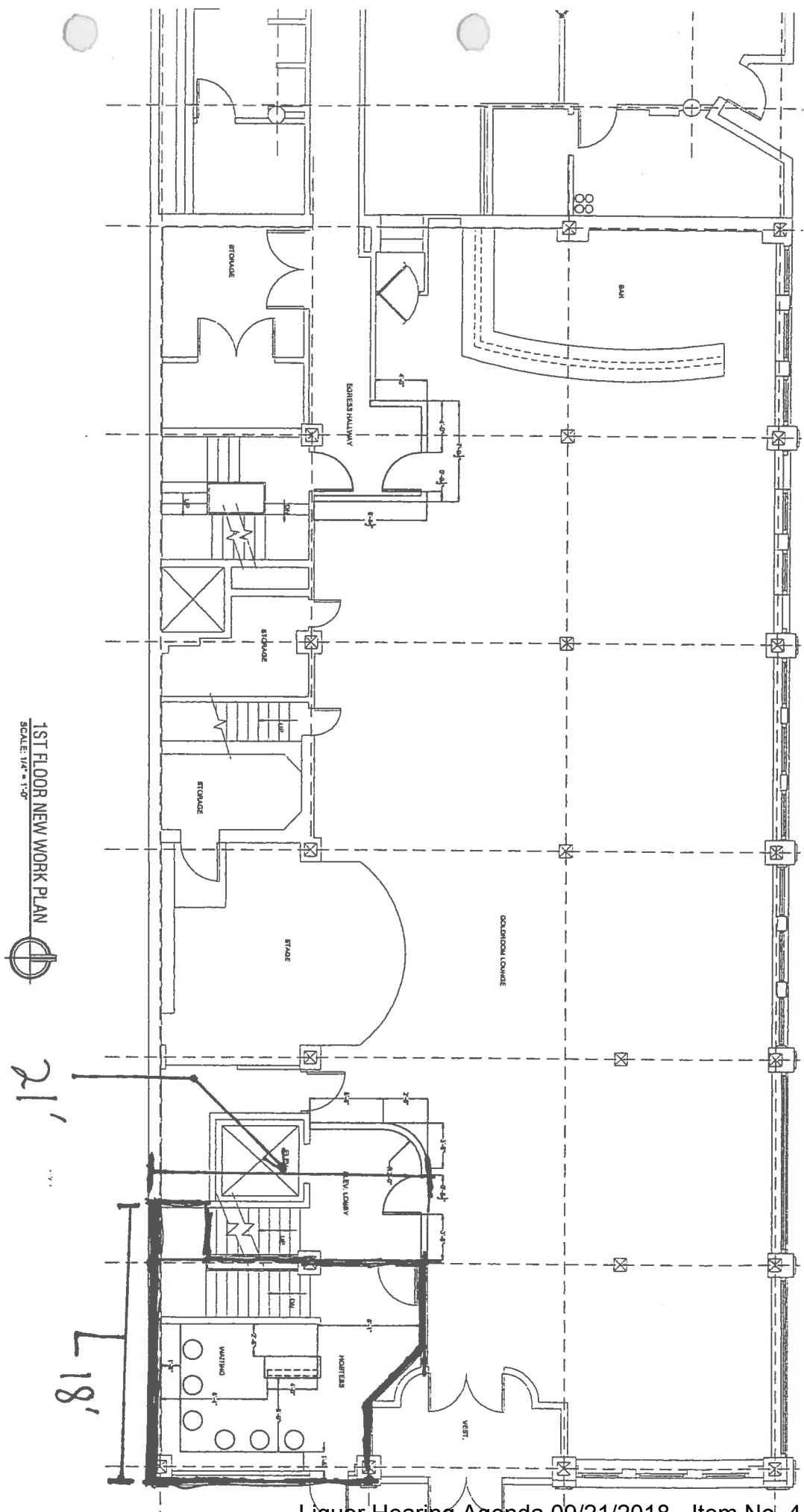
☐ Yes ☒ No IF YES, ATTACH a statement or affidavit of explanation, including date(s) and location(s).

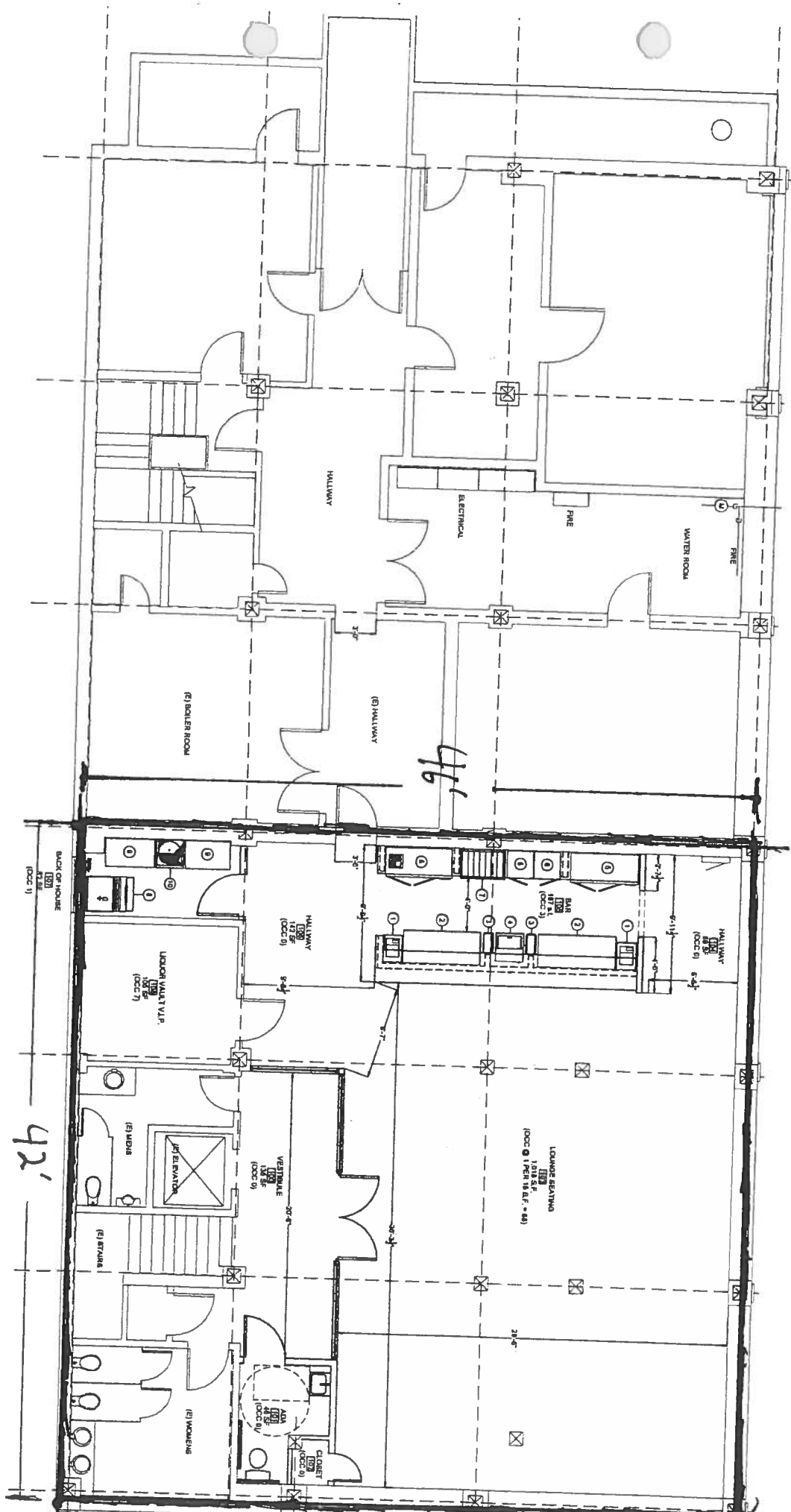
12. Has the applicant/licensee, any partners, any officers, any stockholders or directors, or any manager of said applicant ever been convicted of any crime, received a suspended sentence, a deferred sentence, or have charges pending?

☐ 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
WSB LLC (Blondies)	Joel R. McVay	Lead Bartendar	2011-2014
24 N. Tejon, Colo Spgs, CO 80903			
N/A			
N/A			





**BASEMENT NEW WORK PLAN**  
 SCALE: 1/4" = 1'-0"

**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@springsgov.com

**CITY CLERK'S OFFICE**

**2018 AUG 30 A 9 25**

**▲ CLERK USE ONLY ▲**

**IN THE MATTER OF:**

**APPLICANT**

JT Ltd.  
d/b/a **Thirty Three**  
18 S. Nevada Avenue, Suite 33  
Colorado Springs, CO 80903  
Mailing Address:  
18 S. Nevada Avenue, Suite 33  
Colorado Springs, CO 80903

Application No: N-34366

**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, September 21, 2018 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon JT Ltd. d/b/a Thirty Three ("Applicant") application for a new Tavern Liquor License at 18 S. Nevada Avenue, Suite 33, 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, September 11, 2018.** 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, September 18, 2018.

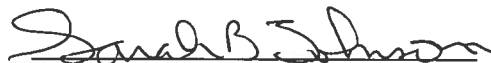
Pursuant to C.R.S. §12-47-312 and City Rule No. 7, the Local Licensing Authority, through the Office of the City Clerk, has conducted an investigation into Applicant's application. NOW THEREFORE these Initial Findings of Fact are presented.

## INITIAL FINDINGS OF FACT

- I. Applicant's application was filed on August 1, 2018, 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. §12-47-313(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. §12-47-313(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. §12-47-313(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. §12-47-313(1)(d) and City Rule 7.00(A)(4).
- V. Pursuant to C.R.S. §12-47-307(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. §12-47-308.
- VII. Applicant is not a person prohibited as a licensee pursuant to C.R.S. §12-47-307.
- 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 August 30, 2018.**

FOR  
THE CITY OF COLORADO SPRINGS  
LOCAL LICENSING AUTHORITY



By: Sarah B. Johnson  
City Clerk

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



# Liquor Survey Boundaries



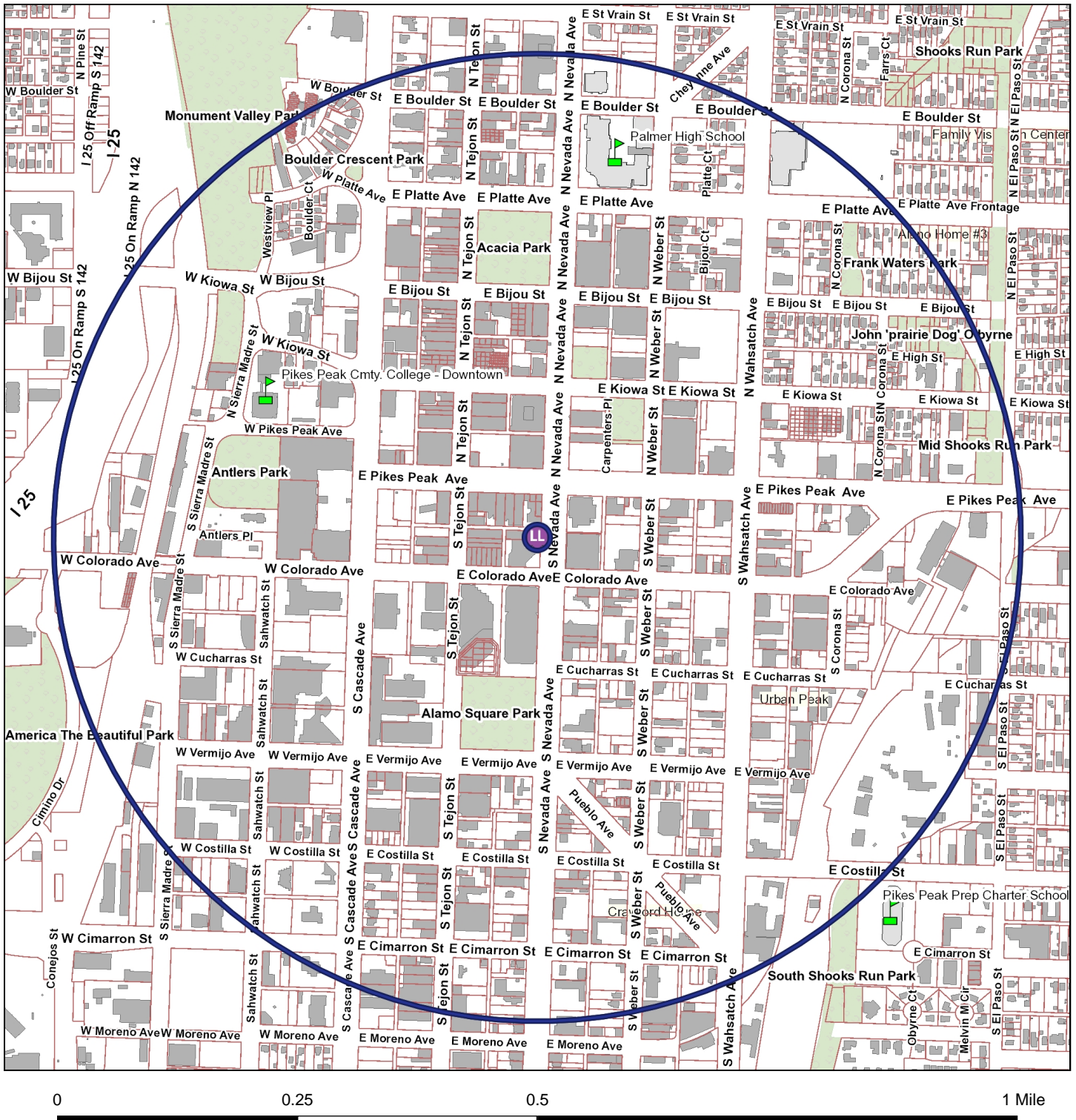
JT LTD.

d/b/a THIRTY THREE

18 S NEVADA AVE #33

OFFICE OF THE CITY CLERK

License ID: 34366



The survey boundary is 0.5 miles from the establishment

Map Prepared: 8/28/2018 1:26 PM

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### HEARING LETTER ATTACHMENT

License ID: 34366

JT LTD.

d/b/a THIRTY THREE

18 S NEVADA AVE #33

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) MINING EXCHANGE HOTEL OR THE GOLD ROOM	18 S NEVADA AVE	Tavern	26.90 ft
2) JOHNNY MARTIN'S CAR CENTRAL	1 S NEVADA AVE	Hotel & Restaurant	192.96 ft
3) SPRINGS ORLEANS & MINING EXCHANGE HOTEL	123 E PIKES PEAK AVE	Hotel & Restaurant	216.71 ft
4) KIMBALL'S CINEMAS	113 E PIKES PEAK AVE	Tavern	289.60 ft
5) COLORADO CRAFT	15 S TEJON ST	Hotel & Restaurant	351.54 ft
6) CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant	353.84 ft
7) RED GRAVY	23 S TEJON ST	Hotel & Restaurant	358.41 ft
8) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant	361.05 ft
9) IL VICINO WOOD OVEN PIZZA	11 S TEJON ST	Hotel & Restaurant	390.38 ft
10) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant	495.45 ft
11) SONTERRA INNOVATIVE SOUTHWEST GRILL	28 S TEJON ST	Hotel & Restaurant	511.46 ft
12) THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant	512.14 ft
13) THE THIRSTY PARROT	32 S TEJON ST	Tavern	517.37 ft
14) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant	521.67 ft
15) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine	656.20 ft
16) NOSH	121 S TEJON ST	Hotel & Restaurant	680.14 ft
17) THE UTE AND YETI	21 N NEVADA AVE	Beer & Wine	686.89 ft
18) THE MELTING POT	30 E PIKES PEAK AVE	Hotel & Restaurant	738.22 ft
19) COWBOYS	25 N TEJON ST	Tavern	767.34 ft
20) THE MANSION / THE MEZZANINE	20 N TEJON ST	Tavern	804.82 ft
21) CITY AUDITORIUM CONCESSIONS	221 E KIOWA	Tavern	813.74 ft
22) RED MARTINI/BLONDIES	22 N TEJON ST	Tavern	815.55 ft
23) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant	835.23 ft
24) THE FAMOUS	31 N TEJON ST	Hotel & Restaurant	837.42 ft
25) GASOLINE ALLEY	28 N TEJON ST	Tavern	847.87 ft
26) BEAUTY BAR	26 N TEJON ST	Lodging & Entertainment	881.87 ft





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27) MEDITERRANEAN CAFE	118 E KIOWA ST	Beer & Wine	904.83 ft
28) THE RABBIT HOLE	101 N TEJON ST	Hotel & Restaurant	928.70 ft
29) BREWER'S REPUBLIC TAP HOUSE	110 N NEVADA AVE	Hotel & Restaurant	936.58 ft
30) PHANTOM CANYON BREWING COMPANY	2 E PIKES PEAK AVE	Brew Pub	939.37 ft
31) BONNY & READ FINE SEAFOOD & STEAKS	101 N TEJON ST	Hotel & Restaurant	946.43 ft
32) YOO-MAE	21 & 21-1/2 E. KIOWA ST	Hotel & Restaurant	986.54 ft
33) CHIBA BAR	17-19 E KIOWA ST	Tavern	1,007.50 ft
34) TRIPLE NICKEL TAVERN LLC	26 S WAHSATCH AVE	Tavern	1,039.68 ft
35) T BYRD'S TACOS AND TEQUILA	26 E KIOWA ST	Hotel & Restaurant	1,080.60 ft
36) PAINTING WITH A TWIST	115 N TEJON ST	Beer & Wine	1,098.92 ft
37) HUNAN SPRINGS INC	24 E KIOWA ST	Hotel & Restaurant	1,105.41 ft
38) FRATELLI RISTORANTE ITALIANO	124 N NEVADA AVE	Hotel & Restaurant	1,146.95 ft
39) OSKAR BLUES COLORADO SPRINGS	118 N TEJON ST	Hotel & Restaurant	1,174.29 ft
40) RENDEZVOUS	128 N TEJON ST	Tavern	1,270.24 ft
41) THE ANTLERS & ANTLERS HOTEL	4 S CASCADE AVE	Hotel & Restaurant	1,304.30 ft
42) BINGO BURGER	132 N TEJON ST	Hotel & Restaurant	1,318.25 ft
43) 15c CLUB INC	15 E BIJOU ST	Tavern	1,382.06 ft
44) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern	1,458.61 ft
45) BAMBINO'S, INC.	36 E BIJOU ST	Hotel & Restaurant	1,492.53 ft
46) EVEREST NEPAL RESTAURANT	28 E BIJOU ST	Hotel & Restaurant	1,529.98 ft
47) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant	1,629.07 ft
48) V F W PIKES PEAK POST 4051	430 E PIKES PEAK AVE	Club	1,629.29 ft
49) BAR-K	124 E COSTILLA ST	Tavern	1,689.78 ft
50) OSCAR'S TEJON STREET	333 S TEJON ST	Hotel & Restaurant	1,715.62 ft
51) JOSE MULDOONS	222 N TEJON ST	Hotel & Restaurant	1,728.58 ft
52) IRON BIRD BREWING CO.	402 & 404 S NEVADA AVE	Brew Pub	1,841.12 ft
53) SPICE ISLAND GRILL	10 N SIERRA MADRE ST	Hotel & Restaurant	1,854.74 ft
54) AMERICAN LEGION POST NO. 5	15 E PLATTE AVE	Club	1,876.13 ft
55) LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant	1,885.56 ft
56) EL PASO CLUB	30 E PLATTE AVE	Club	2,059.53 ft
57) THE BENCH IN SODO	424 S NEVADA AVE	Hotel & Restaurant	2,085.04 ft
58) ODYSSEY GASTROPUB	311 N TEJON ST	Hotel & Restaurant	2,113.76 ft
59) FOUR BY BROTHER LUCK	321 N TEJON ST	Hotel & Restaurant	2,228.77 ft
60) THE RESTAURANT AT POOR RICHARD'S	324 N TEJON ST	Hotel & Restaurant	2,238.30 ft
61) ROOSTER'S HOUSE OF RAMEN	323 & 325 N TEJON ST	Hotel & Restaurant	2,270.87 ft
62) TONY'S	326 N TEJON ST	Hotel & Restaurant	2,305.15 ft
63) ZODIAC	230 PUEBLO AVE	Tavern	2,309.90 ft



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64) SUPERNOVA	111 E BOULDER ST	Hotel & Restaurant	2,314.31 ft
65) THE WILD GOOSE MEETING HOUSE	401 N TEJON ST	Hotel & Restaurant	2,461.33 ft
66) RASTA PASTA	405 N TEJON ST	Hotel & Restaurant	2,517.29 ft
67) PIKES PEAK LODGE #473	329 E CIMARRON ST	Club	2,568.33 ft
68) STREETCAR520	520 S TEJON ST	Hotel & Restaurant	2,582.55 ft
69) THE COFFEE EXCHANGE	526 S TEJON ST	Hotel & Restaurant	2,638.88 ft

## CERTIFICATE OF MAILING

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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 August 30, 2018 to the following address of record:

JT Ltd.  
dba Thirty Three  
18 S. Nevada Avenue, Suite 33  
Colorado Springs, CO 80903



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

CC: vince@lindenlawgroup.com  
joelmcvay@yahoo.com  
liquorpros@msn.com