



OFFICE OF THE CITY CLERK

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

Received CITY CLERK'S OFFICE

2018 JUN 20 A 11:58

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):
Gruco Inc.

2. Trade Name (DBA): Colorado Springs Food Hall

3. Premises Address: 524 S. Cascade Ave. C/S Co. 80903
City, State, Zip:

Location
Phone:

Property Tax Schedule No. : 6418320019

Zoning: FBZ-CEN

4. Mailing Address: 6 S. Tejon St. C/S Co. 80903
City, State, Zip:

Alt Phone: (719) 649-1665

Primary Contact
Name And Title: Joseph Edward Coleman Jr.

Email: joe@thebluestar.net

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
Joseph Edward Coleman Jr,	President	50%
Leslie Walter Gruen	Vice-President	50%

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
Existing Funds ANB Bank	Checking	\$ 2,000,000 .00
15 W. Cimarron St. C/S Co. 80903		
TOTAL INVESTMENT IN BUSINESS:		\$ 2,000,000 .00

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Leslie Walter Gruen

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

If leased, provide the terms: START DATE: 06/05/2018 END DATE: 06/07/2020

DIMENSIONS OF PREMISES: 91' X 174' TOTAL SQUARE FOOTAGE: 19,272

Is there a patio area? ☒ Yes ☐ No --- If yes, provide dimensions 26' X 82'

Anticipated number of employees: 75 Anticipated opening date: 09/15/2018

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

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
Nosh 121 S. Tejon St. C/S Co. 80903	Joseph Edward Coleman Jr.	Owner	11/01/07 to Present
The Blue Star 1645 S. Tejon St. C/S Co. 80906	Joseph Edward Coleman Jr.	Owner	06/30/07 to Present
The Old School Bakery 1604 S. Cascade Ave. C/S Co. 80905	Joseph Edward Coleman Jr.	Owner	05/03/13 to Present

ATTACHMENT TO CITY APPLICATION #10

1. Nosh 121 S. Tejon St. C/S Co. 80903 Joseph Edward Coleman Jr. Owner.
2. The Blue Star 1645 S. Tejon St. C/S Co. 80906 Joseph Edward Coleman Jr. Owner.
3. The Old School Bakery 1604 S. Cascade Ave. C/S Co. 80905 Joseph Edward Coleman Jr. Owner.
4. LA'AU'S Taco Shop 830 S. Tejon St. C/S CO. 80903 Joseph Edward Coleman Jr. Owner.

ATTACHMENT TO CITY APPLICATION

#13

LA'AU'S Taco Shop

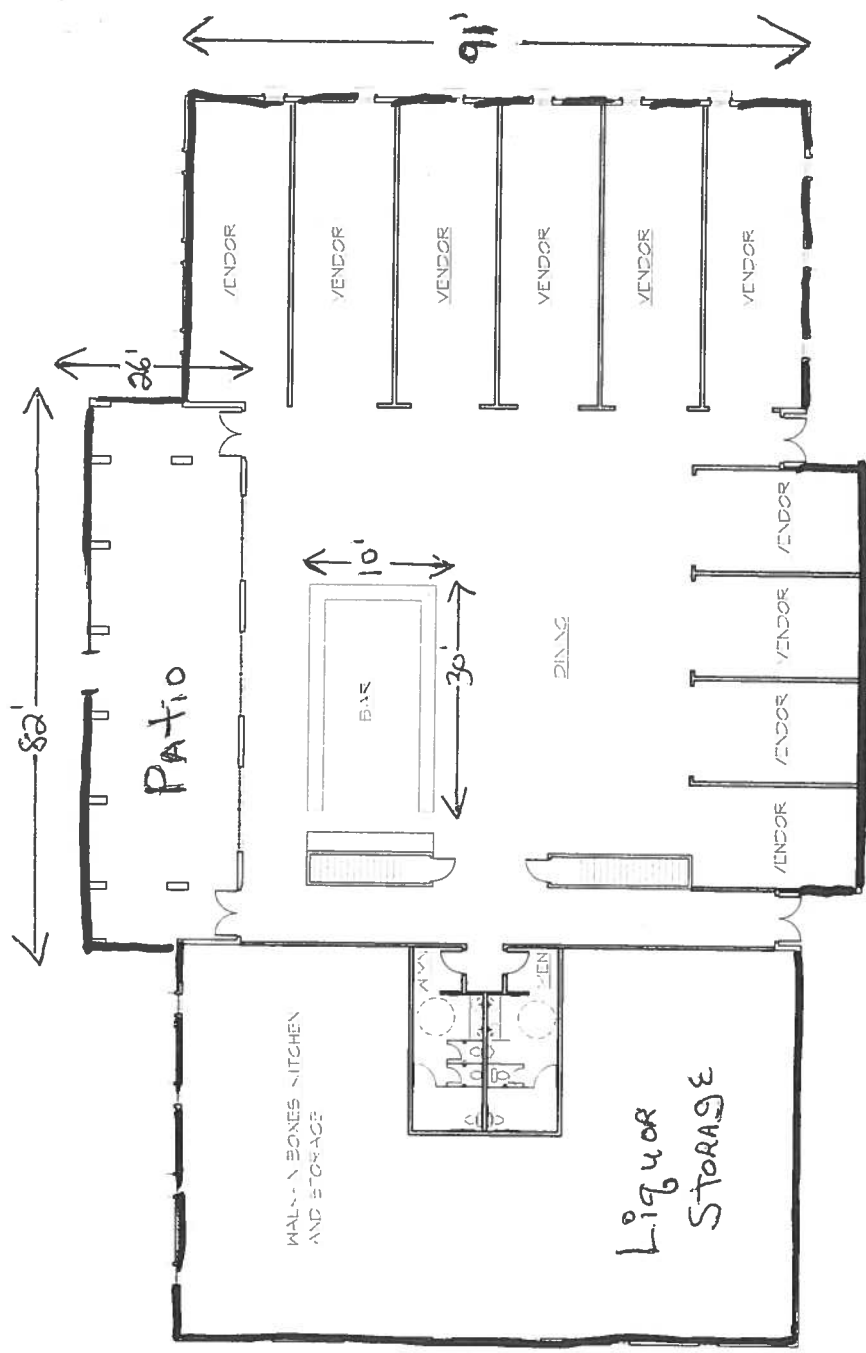
Applicant's Name: Joseph Edward Coleman Jr.

Experience/Position: Owner

Dates: 11/06/07 to Present

Gruco Inc.
Trade Name (DBA) Colorado Springs Food Hall
Address: 524 South Cascade Avenue
Colorado Springs, Colorado 80901

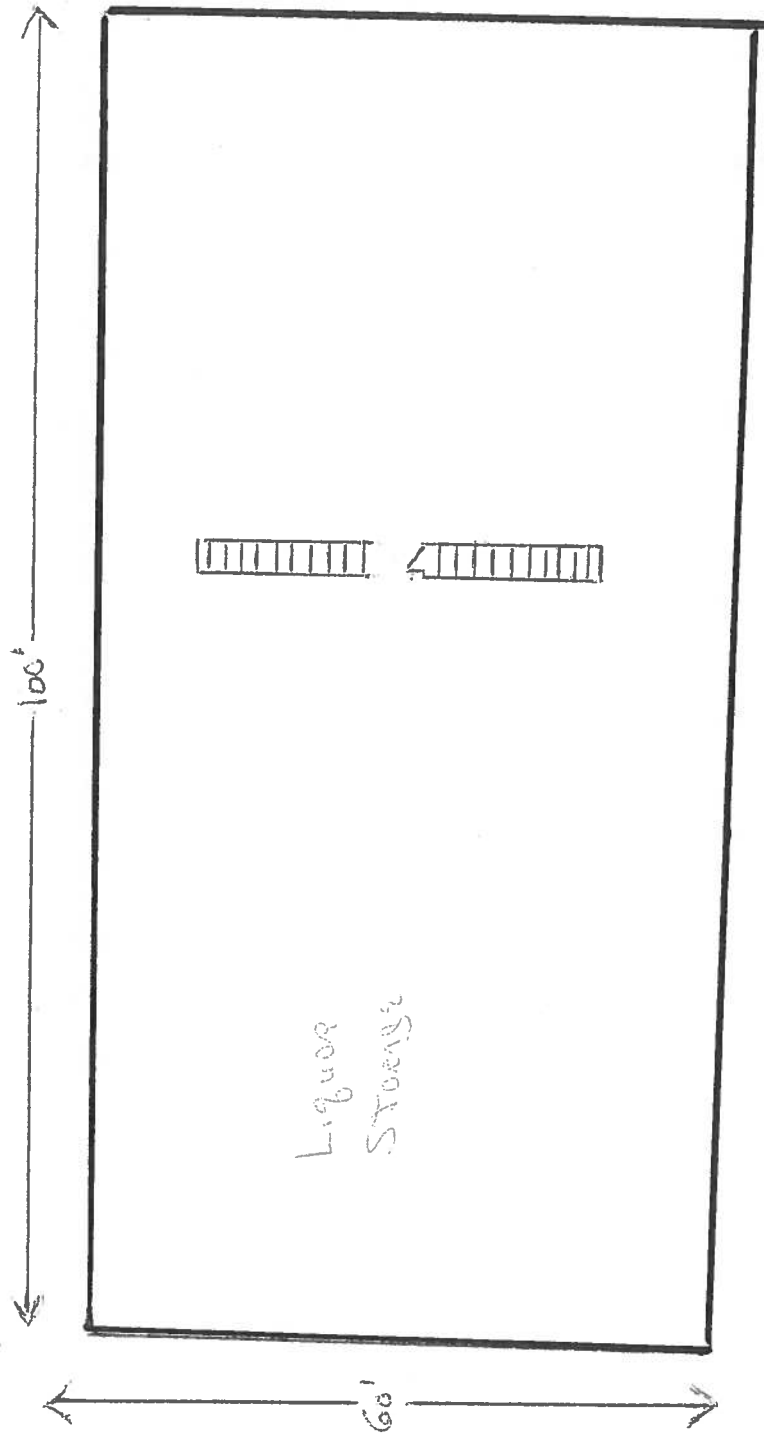
UPPER LEVEL



CONCEPTUAL FLOOR PLAN - 0229



LOWER LEVEL



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 Gruco, Inc. d/b/a Colorado Springs Food Hall 524 S. Cascade Avenue Colorado Springs, CO 80903 Mailing Address: 6 S. Tejon Street Colorado Springs, CO 80903	Application No: N-34227
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 Gruco, Inc. d/b/a Colorado Springs Food Hall ("Applicant") application for a new Tavern Liquor License at 524 S. Cascade 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, 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 June 20, 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



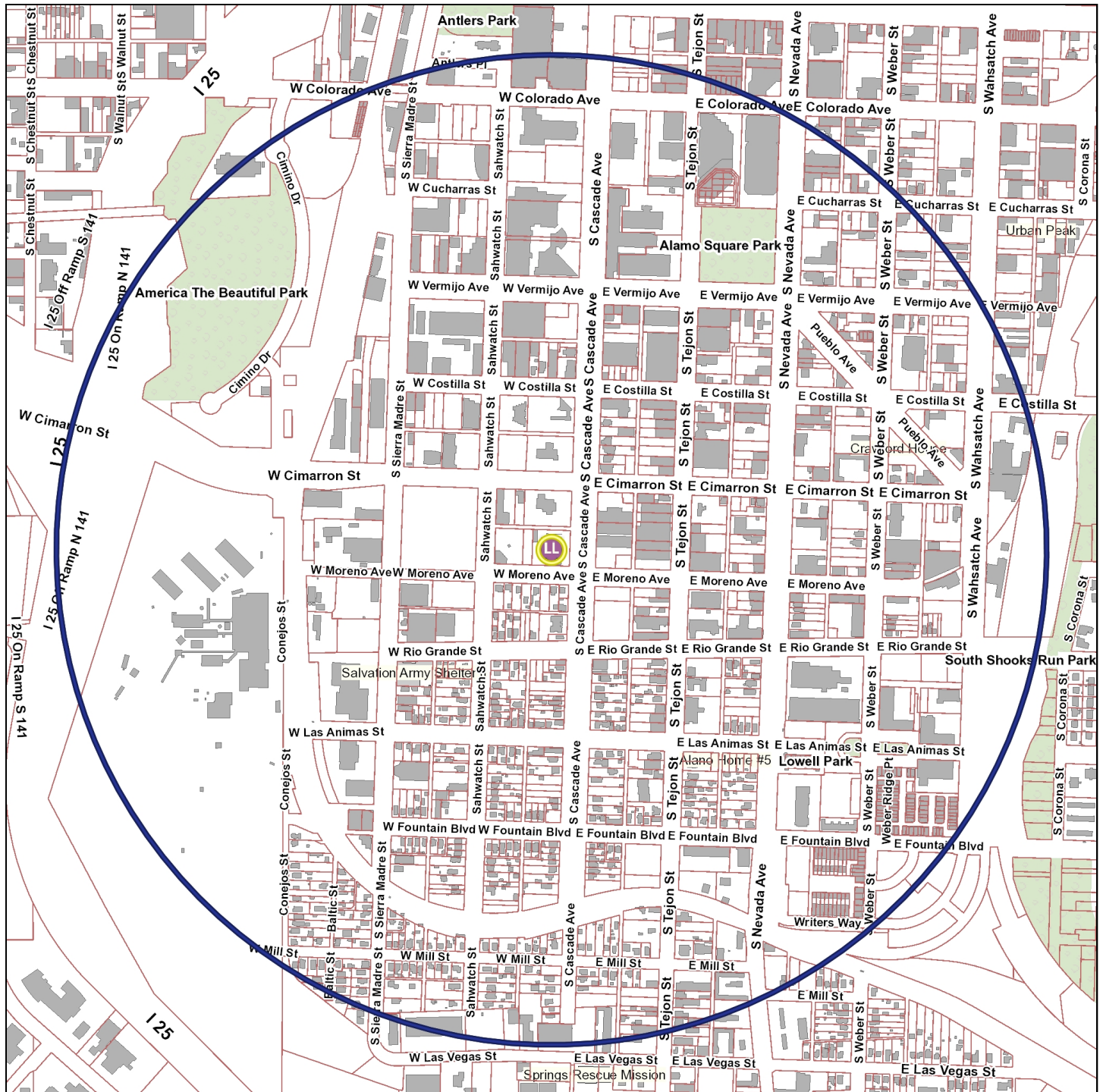
GRUCO INC

d/b/a COLORADO SPRINGS FOOD HALL

524 S CASCADE AVE

OFFICE OF THE CITY CLERK

License ID: 34227



The survey boundary is 0.5 miles from the establishment

Map Prepared: 8/28/2018 11:43 AM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 34227

GRUCO INC

d/b/a COLORADO SPRINGS FOOD HALL

524 S CASCADE 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) THE WAREHOUSE RESTAURANT	25 W CIMARRON ST	Hotel & Restaurant	323.72 ft
2) THE COFFEE EXCHANGE	526 S TEJON ST	Hotel & Restaurant	587.97 ft
3) SHUGA'S	702 S CASCADE AVE	Hotel & Restaurant	599.35 ft
4) STREETCAR520	520 S TEJON ST	Hotel & Restaurant	599.82 ft
5) ATOMIC COWBOY/DENVER BISCUIT CO. et al	528 S TEJON ST	Hotel & Restaurant	600.81 ft
6) COQUETTE'S BISTRO & BAKERY	616 S TEJON ST	Hotel & Restaurant	660.67 ft
7) V F W CLUB 101	702 S TEJON ST	Club	831.39 ft
8) OSCAR'S TEJON STREET	333 S TEJON ST	Hotel & Restaurant	1,214.68 ft
9) THE BENCH IN SODO	424 S NEVADA AVE	Hotel & Restaurant	1,227.64 ft
10) LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant	1,336.44 ft
11) IRON BIRD BREWING CO.	402 & 404 S NEVADA AVE	Brew Pub	1,346.68 ft
12) BAR-K	124 E COSTILLA ST	Tavern	1,382.14 ft
13) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant	1,485.24 ft
14) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern	1,783.92 ft
15) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant	2,067.13 ft
16) PIKES PEAK LODGE #473	329 E CIMARRON ST	Club	2,169.98 ft
17) NOSH	121 S TEJON ST	Hotel & Restaurant	2,188.81 ft
18) ZODIAC	230 PUEBLO AVE	Tavern	2,234.13 ft
19) LUIGIS RESTAURANT	947 S TEJON ST	Hotel & Restaurant	2,247.89 ft
20) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine	2,526.30 ft
21) THE THIRSTY PARROT	32 S TEJON ST	Tavern	2,554.87 ft
22) SONTERRA INNOVATIVE SOUTHWEST GRILL	28 S TEJON ST	Hotel & Restaurant	2,606.06 ft
23) URBAN STEAM COFFEE BAR	1025 S SIERRA MADRE ST	Tavern	2,636.39 ft
24) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant	2,636.63 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 August 30, 2018 to the following address of record:

Gruco, Inc.
dba Colorado Springs Food Hall
6 S. Tejon Street
Colorado Springs, CO 80903



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

CC: joe@thebluestar.net
Lawrence.Lucero@D11.org
liquorpros@msn.com