


Permit Application and Report of Changes

Current License Number <u>4702618</u>		
All Answers Must Be Printed in Black Ink or Typewritten		
Local License Fee \$ _____		
1. Applicant is a <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability Company		Present License Number <div style="text-align: center; border: 1px solid black; padding: 5px;">4702618</div>
2. Name of Licensee <div style="text-align: center;">Melena Gourmet Inc.</div>		3. Trade Name <div style="text-align: center;">The Coffee Exchange</div>
4. Location Address <div style="text-align: center;">526 S. Tejon Street</div>		
City <div style="text-align: center;">Colorado Springs</div>	County <div style="text-align: center;">El Paso</div>	ZIP <div style="text-align: center;">80903</div>
SELECT THE APPROPRIATE SECTION BELOW AND PROCEED TO THE INSTRUCTIONS ON PAGE 2.		
Section A – Manager reg/change		Section C
• License Account No. _____ <input type="checkbox"/> Manager's Registration (Hotel & Restr.) \$75.00 <input type="checkbox"/> Manager's Registration (Tavern) \$75.00 <input type="checkbox"/> Manager's Registration (Lodging & Entertainment) \$75.00 <input type="checkbox"/> Change of Manager (Other Licenses pursuant to section 44-3-301(8), C.R.S.) NO FEE		<input type="checkbox"/> Retail Warehouse Storage Permit (ea) \$100.00 <input type="checkbox"/> Wholesale Branch House Permit (ea) 100.00 <input type="checkbox"/> Change Corp. or Trade Name Permit (ea) 50.00 <input type="checkbox"/> Change Location Permit (ea) 150.00 <input checked="" type="checkbox"/> Change, Alter or Modify Premises \$150.00 x _____ Total Fee <u>\$150.00</u>
Section B – Duplicate License		
• Liquor License No. _____ <input type="checkbox"/> Duplicate License \$50.00		<input type="checkbox"/> Addition of Optional Premises to Existing H/R \$100.00 x _____ Total Fee _____ <input type="checkbox"/> Addition of Related Facility to an Existing Resort or Campus Liquor Complex \$160.00 x _____ Total Fee _____ <input type="checkbox"/> Campus Liquor Complex Designation No Fee
Do Not Write in This Space – For Department of Revenue Use Only		
Date License Issued	License Account Number	Period
<small>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.</small>		<div style="text-align: right;"> TOTAL AMOUNT DUE \$ _____ .00 </div>

Change of Manager	<p>8. Change of Manager or to Register the Manager of a Tavern, Hotel and Restaurant, Lodging & Entertainment liquor license or licenses pursuant to section 44-3-301(8).</p> <p>(a) Change of Manager (attach Individual History DR 8404-I H/R, Tavern and Lodging & Entertainment only)</p> <p>Former manager's name _____</p> <p>New manager's name _____</p> <p>(b) Date of Employment _____</p> <p>Has manager ever managed a liquor licensed establishment? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Does manager have a financial interest in any other liquor licensed establishment? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, give name and location of establishment _____</p> <p>_____</p>
Modify Premises or Addition of Optional Premises or Related Facility	<p>9. Modification of Premises, Addition of an Optional Premises, or Addition of Related Facility</p> <p>NOTE: Licensees may not modify or add to their licensed premises until approved by state and local authorities.</p> <p>(a) Describe change proposed <u>See attached letter dated 10/5/2018</u></p> <p>_____</p> <p>_____</p> <p>(b) If the modification is temporary, when will the proposed change:</p> <p>Start _____ (mo/day/year) End _____ (mo/day/year)</p> <p>NOTE: THE TOTAL STATE FEE FOR TEMPORARY MODIFICATION IS \$300.00</p> <p>(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?</p> <p>(If yes, explain in detail and describe any exemptions that apply) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>(d) Is the proposed change in compliance with local building and zoning laws? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>(e) If this modification is for an additional Hotel and Restaurant Optional Premises has the local authority authorized by resolution or ordinance the issuance of optional premises? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>(f) Attach a diagram of the current licensed premises and a diagram of the proposed changes for the licensed premises.</p> <p>(g) Attach any existing lease that is revised due to the modification.</p>
Campus Liquor Complex Designation	<p>10. Campus Liquor Complex Designation</p> <p>An institution of higher education or a person who contracts with the institution to provide food services</p> <p>(a) I wish to designate my existing _____ Liquor License # _____ to a Campus Liquor Complex Yes <input type="checkbox"/> No <input type="checkbox"/></p>
Additional Related Facility	<p>11. Additional Related Facility</p> <p>To add a Related Facility to an existing Resort or Campus Liquor Complex, include the name of the Related Facility and include the address and an outlined drawing of the Related Facility Premises.</p> <p>(a) Address of Related Facility _____</p> <p>(b) Outlined diagram provided Yes <input type="checkbox"/> No <input type="checkbox"/></p>

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 President	Date 10/5/2018
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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 44, Articles 4 and 3, C.R.S., as amended. **Therefore, This Application is Approved.**

Local Licensing Authority (City or County)		Date filed with Local Authority
Signature	Title	Date

Report of STATE Licensing Authority

The foregoing has been examined and complies with the filing requirements of Title 44, Article 3, C.R.S., as amended.

Signature	Title	Date
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STINAR ZENDEJAS & GAITHE, PLLC

Attorneys at Law
121 E. Vermijo Avenue, Suite 200
Colorado Springs, CO 80903
Telephone (719) 635-4200, Ext. 207
Facsimile (719) 635-2493
paul@coloradolawgroup.com

October 5, 2018

VIA HAND DELIVERY

City Clerk
30 South Nevada Avenue
Suite 101
Colorado Springs, CO 80903

Re: Liquor License # 4702618; DR 8442 – Permit Application and Report of Changes

To Whom It May Concern:

This letter is a supplement to Form DR 8442 prepared on behalf of Melena Gourmet, Inc., d/b/a/ The Coffee Exchange ("Licensee"). Licensee has completed and signed DR 8442 to apply for a modification to its existing liquor license, # 4702618. The content of this letter details Licensee's response to Questions 9(a), 9(f) and 9(g) of page 4 of Form DR 8442.

Attached hereto as Exhibit A, please find an outlined diagram of the current licensed premises. Pursuant to a Landlord remodel of 526 S. Tejon Street (the current premises location), Licensee's leased premises has been slightly increased on the first-floor level and a mezzanine level has been added. Attached as Exhibit B-1 and B-2 is an outlined diagram of the new leased premises, which licensee desires to become the new approved premises licensed to serve alcohol.

For a further depiction of licensee's requested modification please see Exhibit C-1, which offers an outline (in bold) of the dimensions of the current licensed premises on the diagram displaying the requested licensed premises. The requested licensed premises extend the northern wall (including the attached patio on the east side of the premises) by approximately 15'. Additionally, the new premises add a mezzanine level. Exhibit D-1 outlines an approximate area of the floor level over which the mezzanine level sits.

The Landlord's remodel of the premises will also move the kitchen and bar area. Exhibit B-1 identifies the kitchen and bar. Alcohol will be stored in the "Coffee/Café Bar" area, with additional storage in the southwest corner of the "Kitchen" area, as identified on Exhibit B-1.

A copy of the existing lease for the licensed premises, which sets forth the terms and conditions for Landlord's remodel, is attached hereto as Exhibit E.

COLORADO LAW GROUP™
www.coloradolawgroup.com

Any questions regarding this matter can be directed to m, Paul G. Kloster, as counsel for Melena Gourmet, Inc., at 719-635-4200 or by email at paul@coloradolawgroup.com.

Sincerely,

STINAR ZENDEJAS & GAITHE, PLLC

/s/ Paul G. Kloster

Paul G. Kloster


PGK/mlm
Enclosures

CERTIFICATION

The undersigned, Andres G. Schlesinger, as President of the Licensee, Melena Gourmet, Inc., hereby acknowledges and warrants that the statements made herein and exhibits attached hereto are true and correct to the best of my information, knowledge and belief.

MELENA GOURMENT, INC.,
a Colorado corporation

By:



Andres G. Schlesinger



VACANT

new corridor wall by landlord

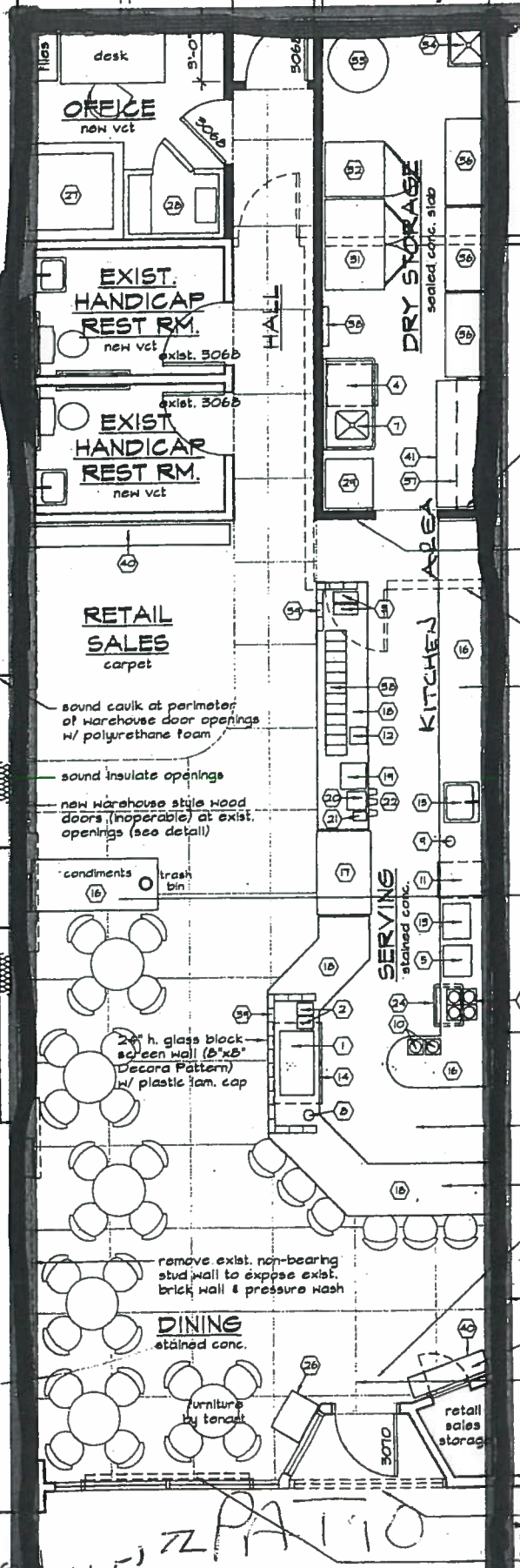
SERVICE CORRIDOR

4'-0" 5" 8'-2"
Field verify

EXHIBIT

A-1

tabbies



butt-up new wall to bottom of exist. ceiling

new non-bearing walls (indicated shaded) are 5/8" gyp. bd. each side of 3-5/8" mtl. studs @ 16" o.c. to 10'-0" AFF w/ 4" covered rubber base (texture & paint)

line up new wall w/ exist. rest room wall

remove exist. non-bearing walls & doors

new 36" h. plastic lam. base cabinets & countertop

VACANT

36" h. plastic lam. base cabinet & countertop w/ plastic grommit at trash bin

extend exist. 1 hr. 2x6 demising wall to bottom of floor structure above (5/8" Type 'X' gyp. bd. each side of 2x6 @ 16" o.c.) (field verify ht.)

stain, seal & wax exist. conc. floor slab (color selection by tenant) (no saw-cut joints behind serving counter)

new 42" h. plastic lam. countertop (see dimensions of mirror image soffit above on Reflected Ceiling Plan)

Install signage at front door "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"

fill exist. openings w/ 5/8" Type 'X' gyp. bd. each side of 2x6 @ 16" o.c.

retail sales shelves on casters

sawcut 5/8" wide x 5/8" deep joints in exist. conc. slab at 45" o.c. each way and stain, seal and wax conc. (grout joints for contrast) (2 stain colors)

remove exist. storefront window and install new entrance door

Add Alternate #1: Remove exist. storefront and install new glass

PROJECT NO: 0215
DATE: 5/7/02
DRAWN BY: MFM
CHECKED BY: MFM
SCALE: AS NOTED

MACDONALD
M & associates
architects/planners
315 South Wahsatch
Colorado Springs, Colorado 80903

TEJON COFFEE SHOP

526 S. TEJON ST.
AN ARABIAN COFFEE SHOP



1 FINISH PLAN: FIRST FLOOR
1/4" = 1'-0"

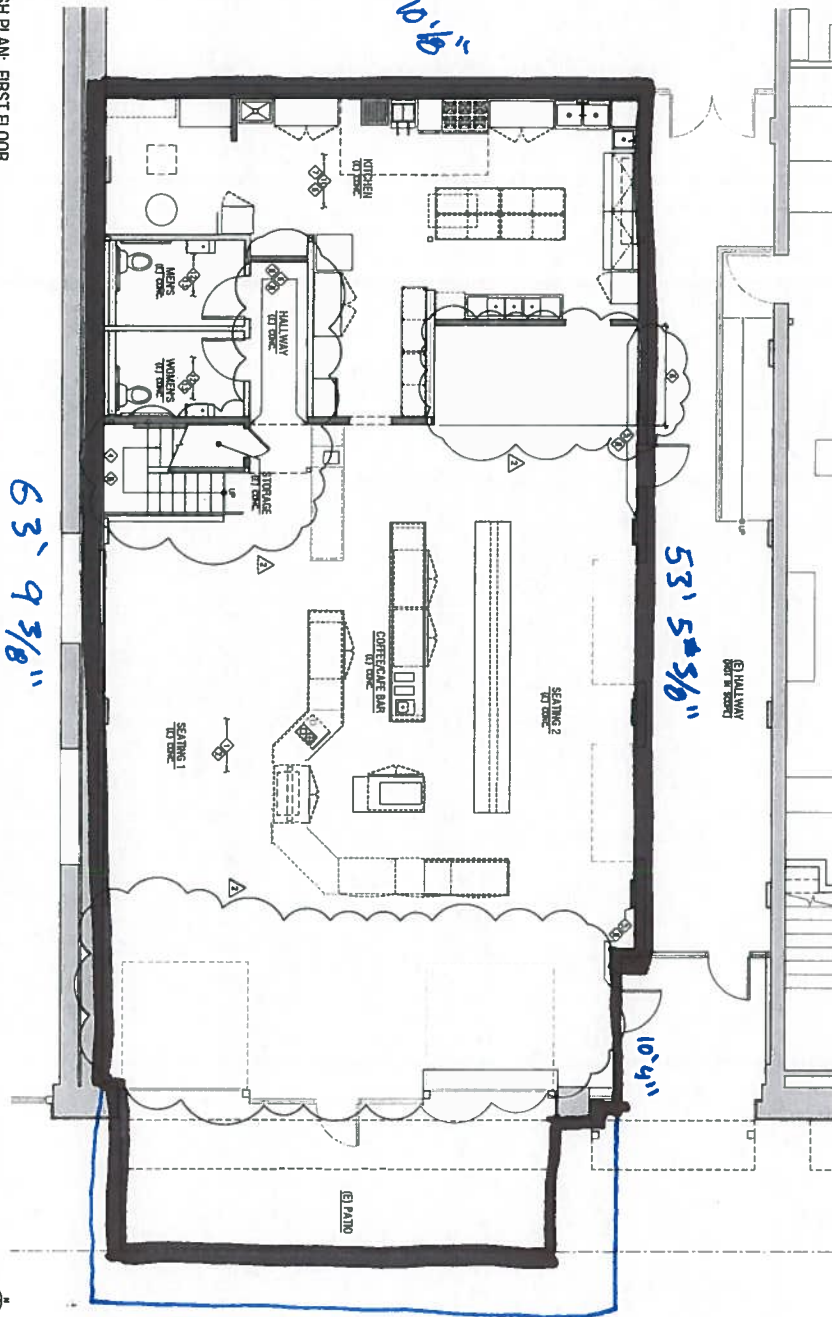
63' 9 3/8"

27' 10 1/8"

53' 5 5/8"

10' 4 1/2"

36' 2 3/8"



- KEYNOTES**
- △ PLASTER, JOISTS & BEAMS TO BE REPAIRED
 - ◇ (1) HALL TO BE PAINTED, P2
 - ◇ (2) CORRIDOR JOISTS & BEAMS TO BE REPAIRED, P2
 - ◇ (3) BRICK WALL TO BE PAINTED, P2
 - ◇ PAINTED WALL, P2
 - ◇ PAINTED CEILING, P1
 - ◇ REMOVED BASE TRAIL, TOP AT BACK OF HOUSE AND REPAIRING
 - ◇ WOOD BASE TRAIL, TOP AT PUBLIC ACCESS
 - ◇ PAINTED WALL, P1
 - ◇ WOOD BASE TRAIL
 - ◇ TRIP WALL, TRAIL, TOP AT REPAIR
 - ◇ PAINTED CEILING, P4
 - ◇ PAINTED WALL, P4

- LEGEND**
- ▣ EXISTING WALL TO REMAIN
 - NEW WALL

DATE: 2014.05.01
 VALUE: EXISTING
 PLAN: FIRST FLOOR
 REVISIONS

ARCHITECTURE

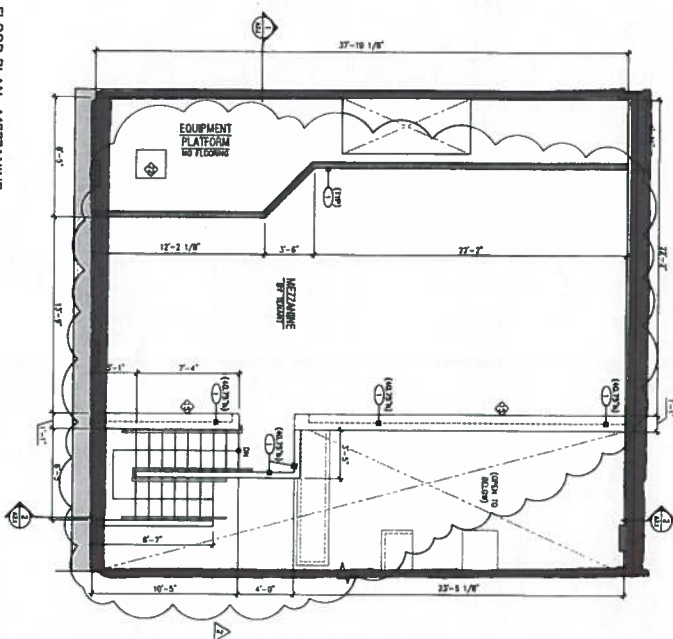
CORPUS DESIGN

505 S. BROWN ST.

DESIGN: 2014.05.01

1/16/2014

1
FLOOR
1/4" = 1'-0"



KEYNOTES

- [illegible]

LEGEND

- TESTING WALL TO REMAIN
NEW WALL
RECEIVED PORTLAND PORT
LITHOMORPH CEMENT

BUILDING PLAN NOTES

- [illegible]

2. DATE 2006
VALUE DISCREPANCY
03.11.2006

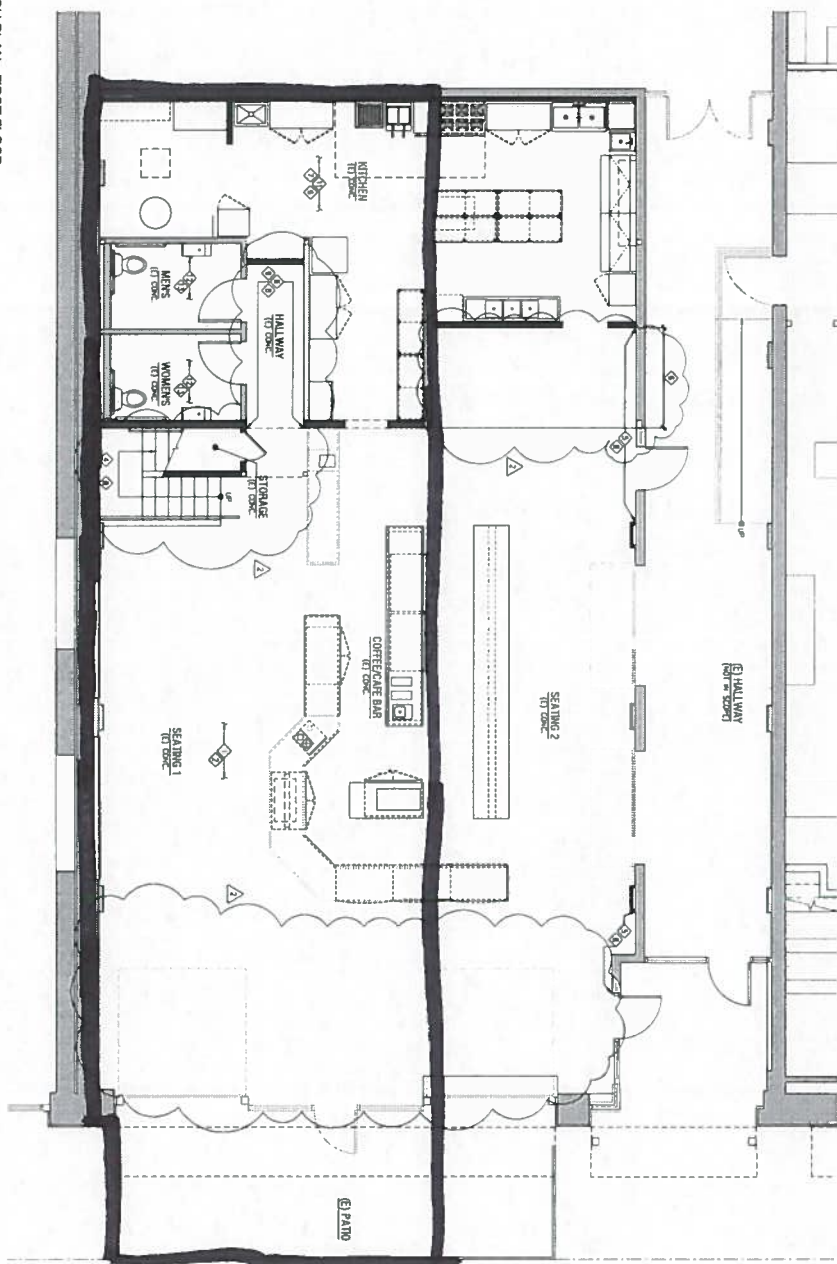
1. PLAN REVIEW COMMENTS
REVISIONS

FLOOR PLANS

ECHO ARCHITECTURE
64 Lombard St., #100
Berkeley, CA 94702
www.echoarch.com
(415)877-7356

A3.2

A circle with a horizontal radius extending from the center to the right edge, labeled with the letter 'x'.



2

(E) CLAIMING COSTS & DEBITING TO BE
PAID/RECD. P1

- ② PING TO BE PRINTED, P2
- ③ CLEAVE COSTS & DECIDE TO BE PRINTED, P2
- ④ BRICK BALL TO BE PRINTED, P2
- ⑤ PRINTED BALL, P2
- ⑥ PRINTED CLEAVE, P1
- ⑦ RUBBER BALL THIN, TP AT BACK OF HOLE, AND REZINGING
- ⑧ GOOD KICK, THIN, TP AT PLUMB AULS
- ⑨ PRINTED BALL, P1
- ⑩ GOOD DUE TOP
- ⑪ THE BALL TACK, TP AT ECHOEN
- ⑫ PRINTED CLEAVE, P4
- ⑬ PRINTED BALL, P4

EXISTING WALL TO REMAIN

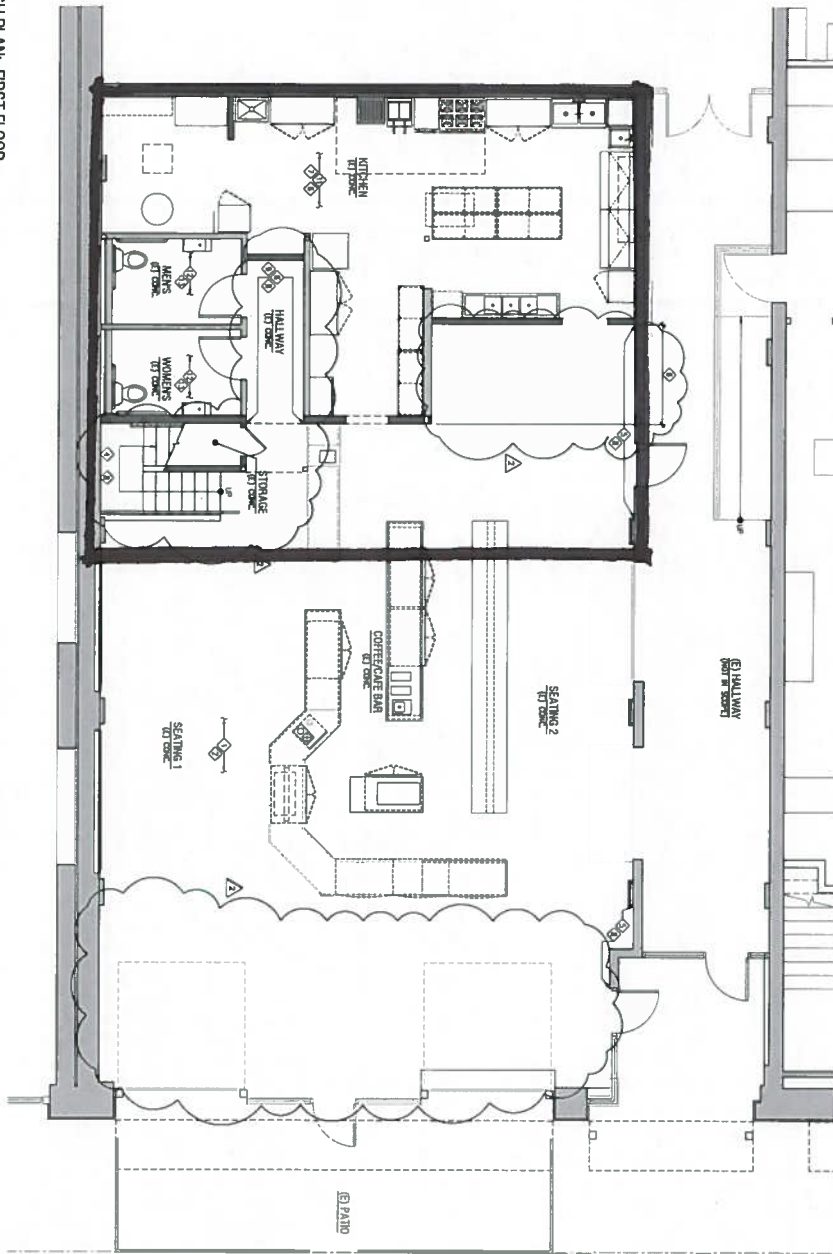
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2	07.06.2018	VALUE ENGINEERING
1	05.11.2018	PLAN REVIEW & CONSULTATIONS

ARCHITECTURE

Date: 05.09.2011
 Place: PERUIT
 @ last: CLW
 A6

1 FINISH PLAN: FIRST FLOOR



KEYNOTES

1. CLEARED COSTS & DELETED TO BE PAID, P1
 2. 1) HAVE TO BE PAID, P2
 3. 2) CLEARED COSTS & DELETED TO BE PAID, P2
 4. 3) BRICK BALL, P2
 5. 4) PAID, P2
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LEGEND

- ☐ CASTING WALL TO REMAIN

REVISIONS	DATE	BY	REASON
1	02.31.2018	PLAN REVIEW COMMENTS	
2	02.08.2018	VALUE ENGINEERING	

FRESH PLAYS

ARCHITECTURE

#2016-002
COFFEE DICHWAISE

COLORADO SPRINGS
COLO & TRAVEL
PERMIT

designed by
CIVIL

AS

AD
 1 718.267.7126
 www.adm-education.com

A6.

**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 OCT 25 A 11: 27

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

Melena Gourmet, Inc
d/b/a **The Coffee Exchange**
526 S. Tejon Street
Colorado Springs, CO 80903
Mailing Address:
526 S. Tejon Street
Colorado Springs, CO 80903

Application No: M-721248

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, November 16, 2018 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Melena Gourmet, Inc d/b/a The Coffee Exchange ("Applicant") application for a Modification of Premises of the existing Hotel and Restaurant Liquor License at 526 S. Tejon Street, Colorado Springs, CO 80903.

At this meeting, the Hearing Officer will consider the factors outlined in Rule No. 21.00 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, November 6, 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, November 13, 2018.

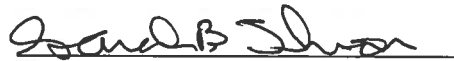
Pursuant to C.R.S. §44-3-312 and City Rule No. 7, the Local Licensing Authority, through the Office of the City Clerk, has conducted an investigation into Applicant's application. NOW THEREFORE these Initial Findings of Fact are presented.

INITIAL FINDINGS OF FACT

- I. Applicant's application was filed on October 5, 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. §44-3-313(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. §44-3-313(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. §44-3-313(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. §44-3-313(1)(d) and City Rule 7.00(A)(4).
- V. 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 October 25, 2018.

FOR
THE CITY OF COLORADO SPRINGS
LOCAL LICENSING AUTHORITY



By: Sarah B. Johnson
City Clerk

Direct questions regarding this notice and hearing to Colin M. Gordon at 719-385-5107.

Liquor Survey Boundaries

MELENA GOURMET INC

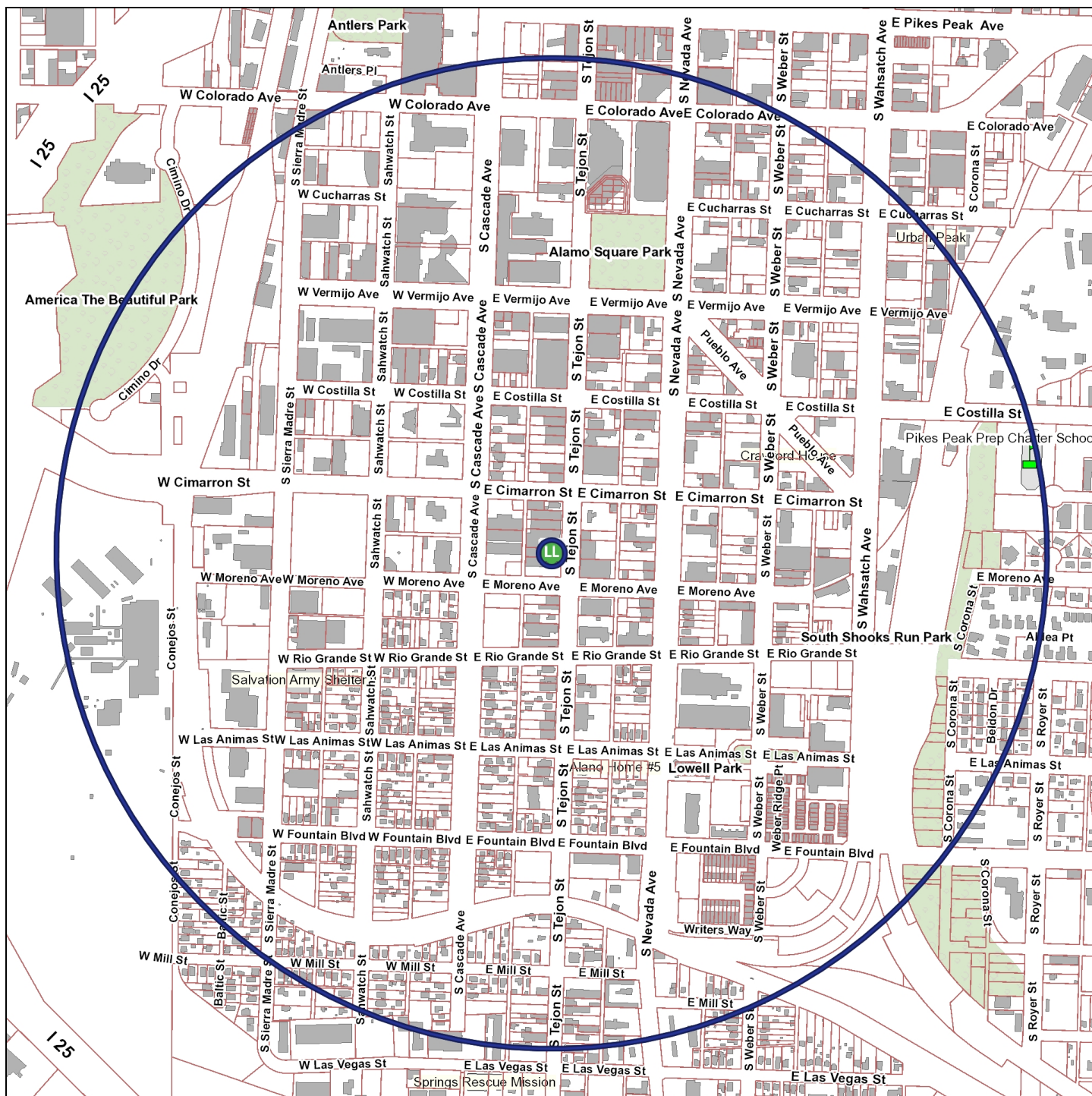
d/b/a THE COFFEE EXCHANGE

526 S TEJON ST



OFFICE OF THE CITY CLERK

License ID: 27489



The survey boundary is 0.5 miles from the establishment

Map Prepared: 10/24/2018 10:05 AM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 27489

MELENA GOURMET INC
d/b/a THE COFFEE EXCHANGE
526 S TEJON ST
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) STREETCAR520	520 S TEJON ST	Hotel & Restaurant	56.64 ft
2) ATOMIC COWBOY/DENVER BISCUIT CO. et al	528 S TEJON ST	Hotel & Restaurant	61.38 ft
3) DOS SANTOS	70 E MORENO AVE	Hotel & Restaurant	63.97 ft
4) COQUETTE'S BISTRO & BAKERY	616 S TEJON ST	Hotel & Restaurant	404.04 ft
5) V F W CLUB 101	702 S TEJON ST	Club	626.68 ft
6) THE BENCH IN SODO	424 S NEVADA AVE	Hotel & Restaurant	718.87 ft
7) SHUGA'S	702 S CASCADE AVE	Hotel & Restaurant	816.50 ft
8) THE WAREHOUSE RESTAURANT	25 W CIMARRON ST	Hotel & Restaurant	872.72 ft
9) LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant	876.04 ft
10) IRON BIRD BREWING CO.	402 & 404 S NEVADA AVE	Brew Pub	901.60 ft
11) OSCAR'S TEJON STREET	333 S TEJON ST	Hotel & Restaurant	923.33 ft
12) BAR-K	124 E COSTILLA ST	Tavern	995.65 ft
13) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant	1,086.54 ft
14) PIKES PEAK LODGE #473	329 E CIMARRON ST	Club	1,583.49 ft
15) ZODIAC	230 PUEBLO AVE	Tavern	1,660.35 ft
16) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern	1,864.90 ft
17) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant	1,945.55 ft
18) NOSH	121 S TEJON ST	Hotel & Restaurant	2,029.18 ft
19) LUIGIS RESTAURANT	947 S TEJON ST	Hotel & Restaurant	2,154.36 ft
20) THE THIRSTY PARROT	32 S TEJON ST	Tavern	2,439.99 ft
21) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine	2,444.81 ft
22) SONTERRA INNOVATIVE SOUTHWEST GRILL	28 S TEJON ST	Hotel & Restaurant	2,494.29 ft
23) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant	2,529.24 ft
24) RED GRAVY	23 S TEJON ST	Hotel & Restaurant	2,537.54 ft
25) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant	2,555.87 ft
26) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant	2,565.00 ft
27) CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant	2,609.33 ft
28) JOHNNY MARTIN'S CAR CENTRAL	1 S NEVADA AVE	Hotel & Restaurant	2,637.54 ft

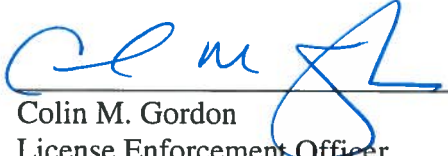
Date Prepared: 10/24/2018 10:06 AM

Page 1 of 1

CERTIFICATE OF MAILING

I, Colin M. Gordon, 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 October 25, 2018 to the following address of record:

Melena Gourmet, Inc
dba The Coffee Exchange
526 S. Tejon Street
Colorado Springs, CO 80903



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

CC: paul@coloradolawgroup.com
thecoffeeexchange@yahoo.com