



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

OFFICE OF THE CITY CLERK

Received

CITY CLERK'S OFFICE

2018 OCT 18 A 9:15

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)

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Hotel/Restaurant (or Resort) | <input type="checkbox"/> Hotel/Restaurant w/Optional | <input type="checkbox"/> Tavern | <input type="checkbox"/> Brew Pub |
| <input type="checkbox"/> Distillery Pub | <input type="checkbox"/> Vintner's Restaurant | <input type="checkbox"/> Beer and Wine | <input type="checkbox"/> Optional Premises |
| <input type="checkbox"/> Retail Liquor Store* | <input type="checkbox"/> Liquor Licensed Drugstore* | <input type="checkbox"/> Racetrack | <input type="checkbox"/> Arts |
| <input checked="" type="checkbox"/> Lodging & Entertainment | <input type="checkbox"/> 3.2% Beer On Premises | <input type="checkbox"/> 3.2% Beer Off Premises | <input type="checkbox"/> 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): Intermountain Management, LLC and Freeman & Kallaher Colorado Properties, LLC	
2. Trade Name (DBA): Fairfield Inn & Suites	
3. Premises Address: City, State, Zip:	4107 Tutt Boulevard CSC 80922 Location Phone: TBD
Property Tax Schedule No. :	5330201006 Zoning: C5/CR CU AO
4. Mailing Address: City, State, Zip:	Attn: Steve Kemp, 2390 Tower Dr., Monroe, LA 71201 Alt Phone: (318) 812-7122
Primary Contact Name And Title:	Steve Kemp, Business/Tax Specialist Email: SteveK@intermountainhotels.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	

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
See Attached		

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
CrossFirst Bank	Loan	\$ 9,100,000
Freeman & Kallaher Colorado Properties, LLC		\$ 1,980,000
	Checking	
TOTAL INVESTMENT IN BUSINESS:		\$ 11,080,000 <i>12</i>

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Dewey Weaver, Jr.

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

If leased, provide the terms: START DATE: N/A END DATE: N/A

DIMENSIONS OF PREMISES: 244'x83' 2 1/4" TOTAL SQUARE FOOTAGE: 45,021

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

Anticipated number of employees: 28 Anticipated opening date: 02/14/2019

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

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 Attached.			

Supplemental Response to Question #6 (Freeman & Kallaher Colorado Properties, LLC):

Name	Address	DOB	Position	%Owned
Walter Kallaher	9468 Rocky Glen Cove Cordova, TN 38018	3/9/1941	Member	25%
Stephen Kallaher	1209 Sugar Lane Collierville, TN 38017	6/20/1967	Member	25%
Jeffrey Freeman	6021 Silver King Blvd., #903 Cape Coral, FL 33914	10/8/1966	Member	25%
Scott Freeman	6021 Silver King Blvd., #1202 Cape Coral, FL 33914	3/9/1973	Member	25%

Supplemental Response to Question #6 (Intermountain Management, LLC):

Name	Address	DOB	Position	% Owned
Dewey F. Weaver, Jr.	1706 Island Dr. Monroe, LA 71201	2/16/22	Managing Member	100%

Supplemental Response to Questions ##10 & 13:

Dewey Weaver, Jr. has interest in two Colorado liquor licensees:

Harmony Hotels, LLC d/b/a Homewood Suites
1521 Oakridge Dr.
Fort Collins, CO 80525

Highlands Ranch Hospitality, LLC d/b/a Home2 Suites
1405 Plaza Dr.
Highlands Ranch, CO 80129

Jeffrey Freeman and Scott Freeman have interest in one Colorado liquor licensee:

RGC Properties, LLC d/b/a Rio Grande Club and Resort
0285 Rio Grande Club Trail
South Fork, CO 81154

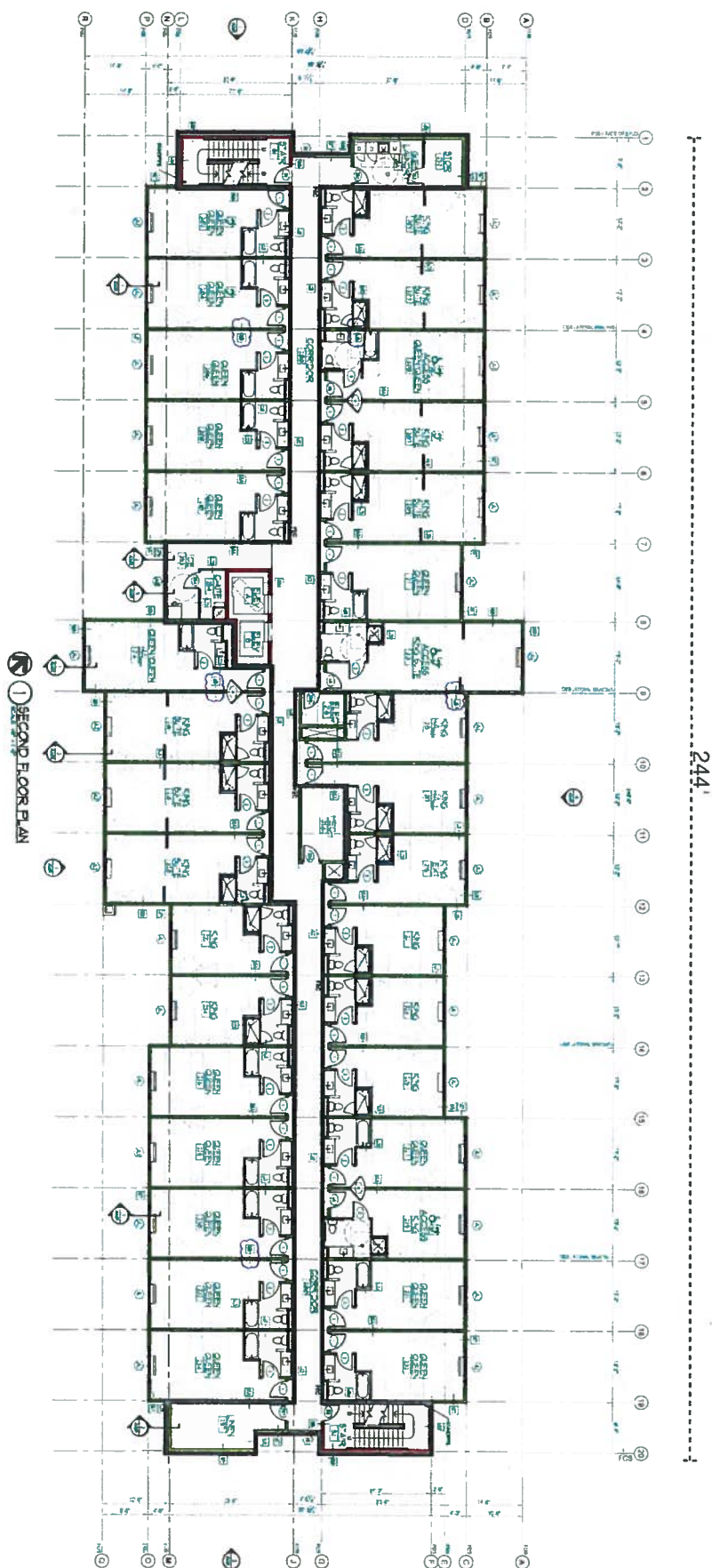
① GROUND FLOOR PLAN

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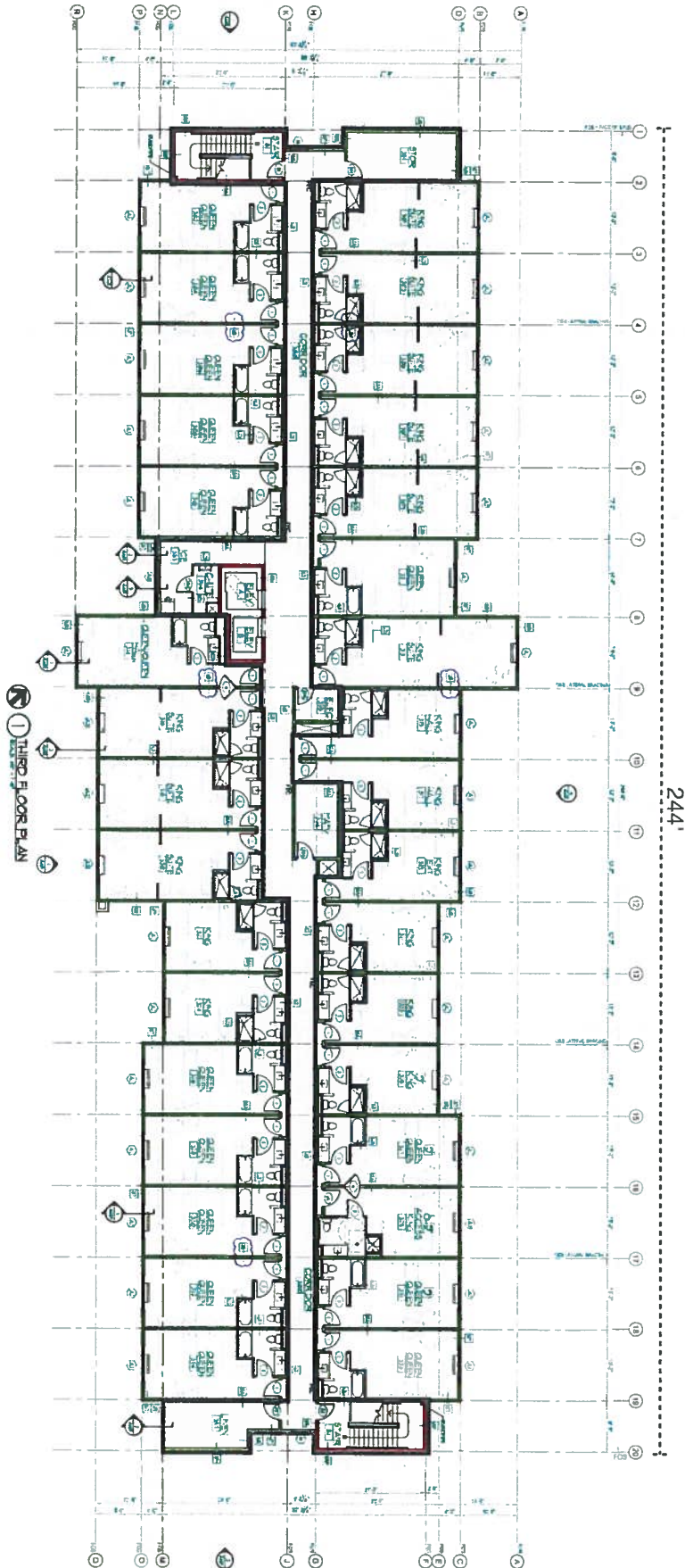
BUILDING AREAS	
GRAND FLOOR	1,417 SF
SECOND FLOOR	1,418 SF
THIRD FLOOR	1,418 SF
TOTAL	4,253 SF

FIRE RATING LEGEND

- One Year Fire Protection
- Two Year Fire Protection



GUEST ROOM MATRIX									
ROOM TYPE	NO. OF ROOMS	NO. OF BATHS	NO. OF KITCHENS	NO. OF LIVING AREAS	NO. OF DINING AREAS	NO. OF BEDS	NO. OF TUBS	NO. OF SHOWERS	NO. OF TOILETS
STUDIO	1	1	1	1	1	1	1	1	1
1-BED	1	1	1	1	1	1	1	1	1
2-BED	1	1	1	1	1	1	1	1	1
3-BED	1	1	1	1	1	1	1	1	1
4-BED	1	1	1	1	1	1	1	1	1
5-BED	1	1	1	1	1	1	1	1	1
6-BED	1	1	1	1	1	1	1	1	1
7-BED	1	1	1	1	1	1	1	1	1
8-BED	1	1	1	1	1	1	1	1	1
9-BED	1	1	1	1	1	1	1	1	1
10-BED	1	1	1	1	1	1	1	1	1
11-BED	1	1	1	1	1	1	1	1	1
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16-BED	1	1	1	1	1	1	1	1	1
17-BED	1	1	1	1	1	1	1	1	1
18-BED	1	1	1	1	1	1	1	1	1
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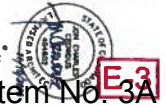
CONSTRUCTION SET

A103
N-34768

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FAIRFIELD INN & SUITES #9280523
4081-4143 TUTT BOULEVARD, COLORADO SPRINGS, CO 80922
FREEMAN & KALLAHER COLORADO PROPERTIES, LLC

JCCrowds
ARCHITECTS LLC
7520 E. 83rd Pl., Suite 300, Tulsa, OK 74125 • 918-958-1300



Liquor Hearing Agenda 02/01/2019 - Item No. 3A

**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
2019 JAN 11 A 8:48

▲ **CLERK USE ONLY** ▲

IN THE MATTER OF:

APPLICANT

Intermountain Mgmt, LLC & Freeman & Kallaher Colorado
Properties, LLC
d/b/a **Fairfield Inn & Suites**
4107 Tutt Boulevard
Colorado Springs, CO 80922
Mailing Address:
Steve Kemp, 2390 Tower Drive
Monroe, LA 71201

Application No: N-34768

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, February 1, 2019 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Intermountain Mgmt, LLC & Freeman & Kallaher Colorado Properties, LLC d/b/a Fairfield Inn & Suites ("Applicant") application for a new Lodging and Entertainment Liquor License at 4107 Tutt Boulevard, Colorado Springs, CO 80922.

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, January 22, 2019. 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, January 29, 2019.

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 18, 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 evidenced 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 C.R.S. §44-3-307(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. §44-3-308.
- VII. Applicant is not a person prohibited as a licensee pursuant to C.R.S. §44-3-307.
- 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 January 10, 2019.

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



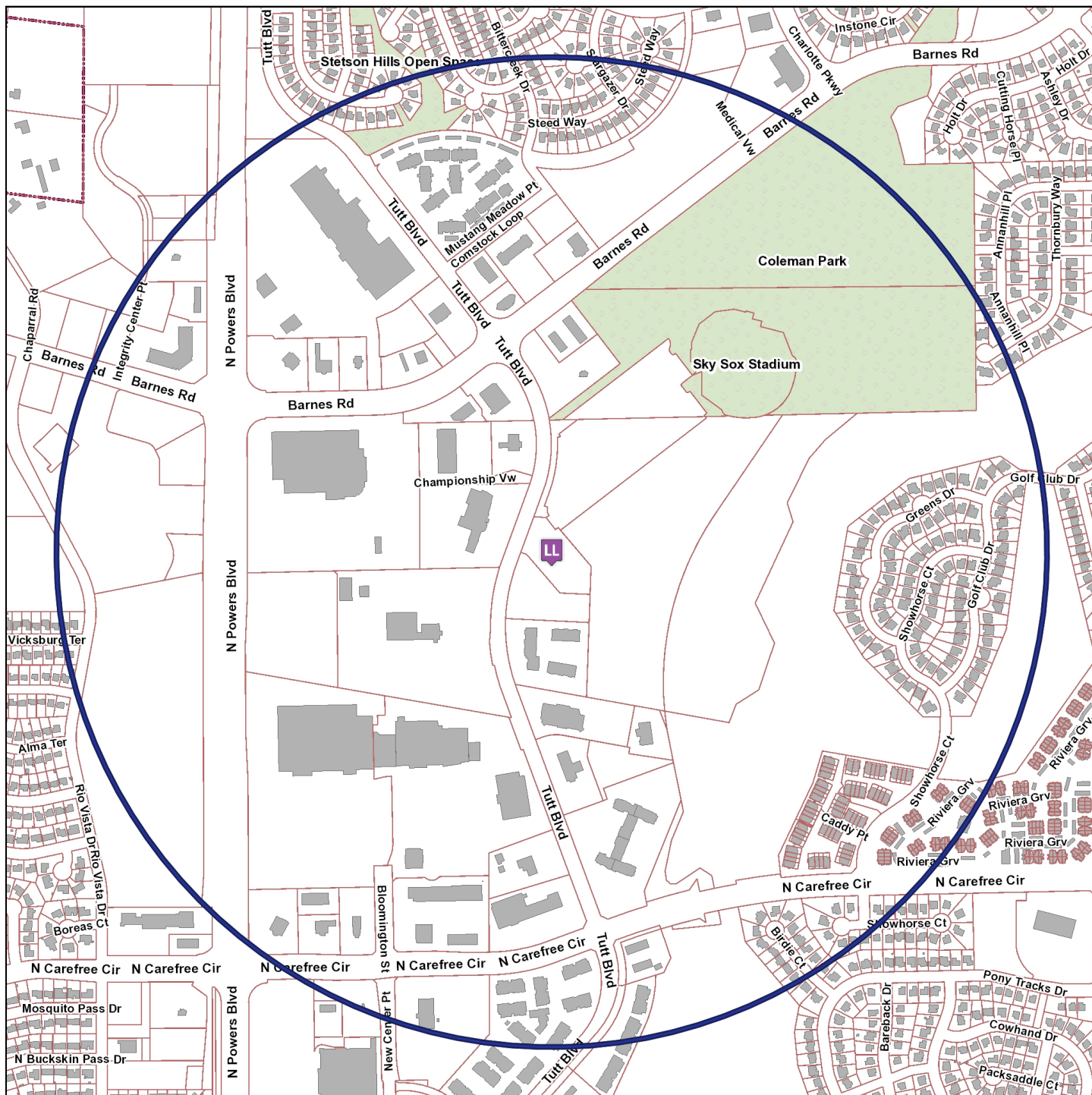
INTERMOUNTAIN MGMT, LLC & FREEMAN & KALLAHER COLO
PROP. LLC

d/b/a FAIRFIELD INN & SUITES

4107 TUTT BLVD

OFFICE OF THE CITY CLERK

License ID: 34768



The survey boundary is 0.5 miles from the establishment

Map Prepared: 12/21/2018 10:14 AM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 34768

INTERMOUNTAIN MGMT, LLC & FREEMAN & KALLAHER COLO PROP. LLC

d/b/a FAIRFIELD INN & SUITES

4107 TUTT BLVD

COLORADO SPRINGS, CO 80922

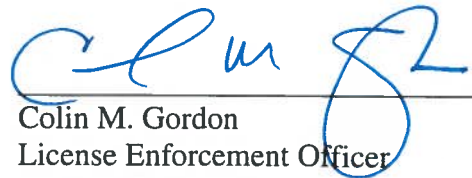
EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

<u>Business d/b/a</u>	<u>Business Address</u>	<u>License Type</u>	
1) VINUM POPULI	6165 BARNES RD	Hotel & Restaurant	980.01 ft
2) CLEATS BAR & GRILL	6120 BARNES RD	Hotel & Restaurant	1,512.51 ft
3) DIAMOND CREATIONS OF COLORADO	4385 TUTT BLVD	Hotel & Restaurant w/ Optional Premise	1,540.58 ft
4) COLORADO SPRINGS SWITCHBACKS FC	6303 BARNES RD	Optional Premise	1,587.87 ft
5) ON THE BORDER MEXICAN GRILL & CANTINA	5832 BARNES RD	Hotel & Restaurant	1,734.55 ft
6) ULTIMATE BUFFET	3727 BLOOMINGTON ST	Beer & Wine	1,876.50 ft
7) K-BOP!	3733 BLOOMINGTON ST	Hotel & Restaurant	1,905.80 ft
8) TOKYO JOE'S	5697 BARNES RD	Beer & Wine	1,932.31 ft
9) LONGHORN STEAKHOUSE #5568	5707 BARNES RD	Hotel & Restaurant	2,017.13 ft
10) QDOBA MEXICAN EATS	3709 BLOOMINGTON ST	Hotel & Restaurant	2,139.68 ft
11) SMASHBURGER #1012	3707 BLOOMINGTON ST	Beer & Wine	2,158.03 ft
12) ZEN FUSION SUSHI & BISTRO	4359 INTEGRITY CENTER PT	Beer & Wine	2,226.69 ft
13) RHINO'S SPORTS & SPIRITS	4307 INTEGRITY CENTER PT	Tavern	2,250.79 ft
14) ZOE'S KITCHEN	5697 BARNES RD	Beer & Wine	2,372.77 ft
15) RED ROBIN AMERICA'S GOURMET BURGERS + BREWS	3770 BLOOMINGTON ST	Hotel & Restaurant	2,444.03 ft
16) VILLA SALON	5627 BARNES RD	Lodging & Entertainment	2,574.90 ft

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 January 11, 2019 to the following address of record:

Intermountain Mgmt, LLC & Freeman & Kallaher Colorado Properties, LLC
dba Fairfield Inn & Suites
Attn: Steve Kemp
2390 Tower Drive
Monroe, LA 71201



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

CC: bproffitt@runprolaw
aclark@runprolaw.com
SteveK@intermountainhotels.com