



OFFICE OF THE CITY CLERK

Received

JAN 01 2019

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

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 Liquor ☐ Beer and Wine ☐ Optional Premises
☐ Retail Liquor Store* ☐ Licensed Drugstore* ☐ Racetrack ☐ Arts
☐ Lodging & Entertainment ☐ FMB (Beer) On Premises ☐ FMB (Beer) 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): Cascade Hotel Property LLC	
2. Trade Name (DBA): Hilton Garden Inn	
3. Premises Address: 125 N. Cascade Ave. 80903	Location Phone: 632-1000 719-622-0300
City, State, Zip:	
Property Tax Schedule No. : 6418210003	Zoning: FBZ-COR
4. Mailing Address: 7130 Commerce Center Drive CSC 80919	Alt Phone: 719-459-7928
City, State, Zip:	
Primary Contact Name And Title: Slawek Pietraszek	Email: Slawek@newvisionhotels.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
Poinco Airport, Inc.	Member	100
Slawomir Pietraszek*	2635 White Rock Ln, Colo Spgs, 80904	50
Adam Pietraszek*	4864 Eagle Rock Cr, Colo Spgs, 80918	50
*Individual Shareholders of Poinco Airport, Inc.		

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
Bank of Colorado 4848 Thompson Parkway, Johnstown, CO 80534	Loan -- Note Attached	13,336,235
Poinco Airport, Inc.* 7 E. Bijou, Colorado Springs, CO 80903		
	Company Distribution -- Checking	7,181,049
*Sole Member of Applicant	N/A	N/A
TOTAL INVESTMENT IN BUSINESS:		\$ 20,517,287 0

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Daniel Valdez

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

If leased, provide the terms: START DATE: Not Applicable END DATE: Not Applicable

DIMENSIONS OF PREMISES: See Diagram TOTAL SQUARE FOOTAGE: 105,221

Is there a patio area? ☐ Yes ☒ No --- If yes, provide dimensions Not Applicable
ON TOP OF ROOF

Anticipated number of employees: 50 Anticipated opening date: April 1, 2018

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

Applicant: Cascade Hotel Property LLC

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

Question No. 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.

Slawek Pietraszek holds interests in:

Holiday Inn Summit County, 1129 N Summit Blvd, Frisco , CO 80443
Cambria Suites, 2921 E Harmony, Fort Collins , CO 80528, since 09/2008
Cambria Suites, 16001 E 40Th Cr, Aurora , CO 80011, since 06/2009

Adam Pietraszek holds interests in:

Hilton Garden Inn, 2035 Aerotech Dr, Colorado Springs, CO 80916, Since 07/2007
Cambria Suites, 16001 E 40Th Cr, Aurora , CO 80011, since 06/2009

Question No. 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. Adam Pietraszek has the following criminal convictions and/or deferred sentences:

2001M6502. Criminal Mischief, CRS 18-4-501, Class 2 Misdemeanor, 08/11/2001

2012M566. Criminal Mischief – under \$500, CRS 18-4-501, Class 2 Misdemeanor, 11/3/2012.
Deferred Sentence, case dismissed after successful completion of deferral period.

2014M85. Disorderly Conduct – offensive gesture, CRS 18-9-106(1)(a) Class 1 Petty Offense, and Trespass 3, Class 1 Petty Offense, CRS 18-4-504(1), 03/01/2014.

Question No. 13. List every individual applicant's prior experience in the sale of alcoholic beverages. Attach supplement as needed.

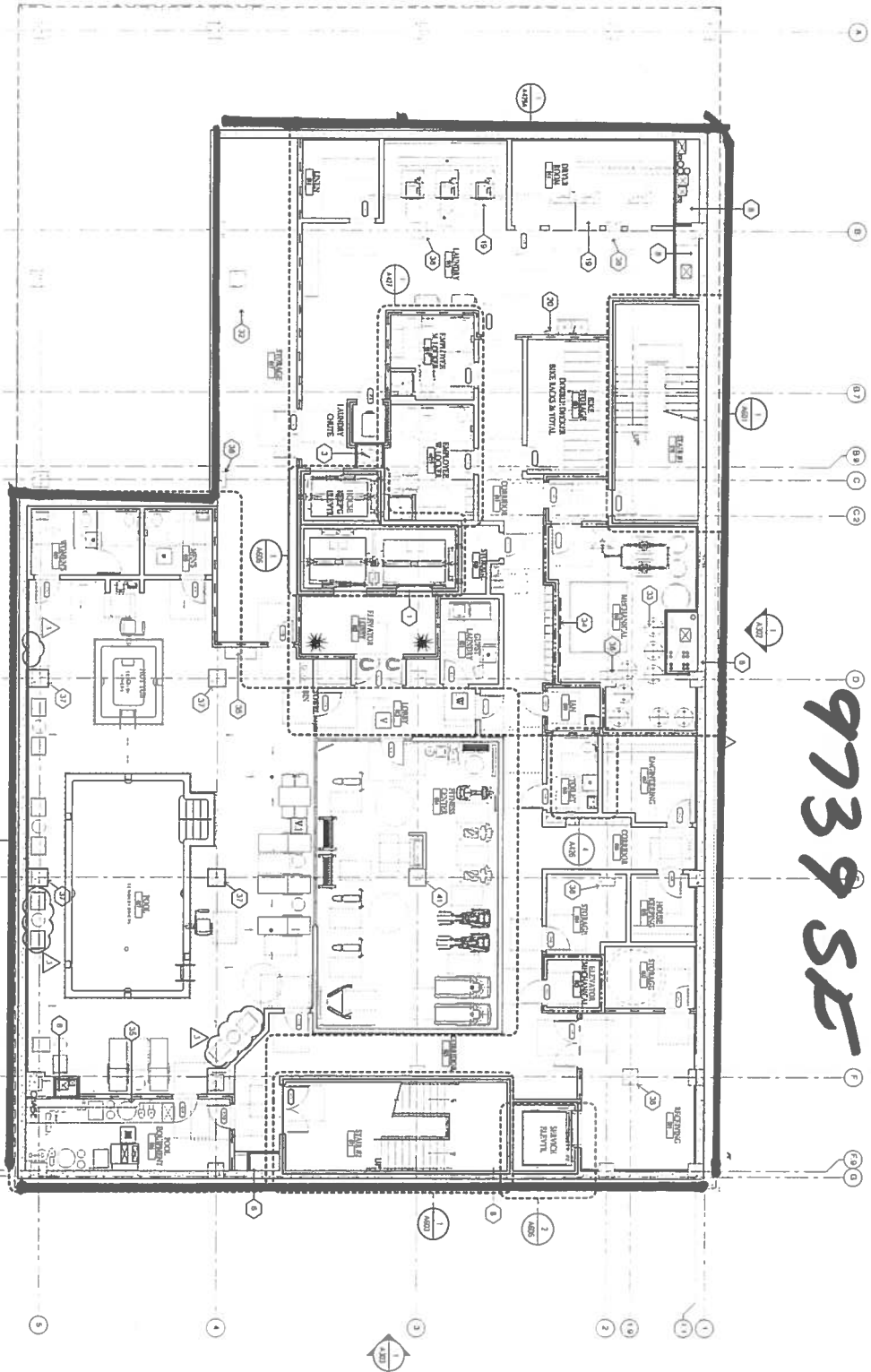
Slawek Pietraszek and Adam Pietraszek have experience as owners and/or managers in all of the following liquor licensed entities:

Holiday Inn Summit County, 1129 N Summit Blvd, Frisco , CO 80443
Cambria Suites, 2921 E Harmony, Fort Collins , CO 80528, since 09/2008
Cambria Suites, 16001 E 40Th Cr, Aurora , CO 80011, since 06/2009
Hilton Garden Inn, 2035 Aerotech Dr, Colorado Springs, CO 80916, Since 07/2007

B I J O U S T R E E T

C A S C A D E A V E N U E

Basement
9739 SE



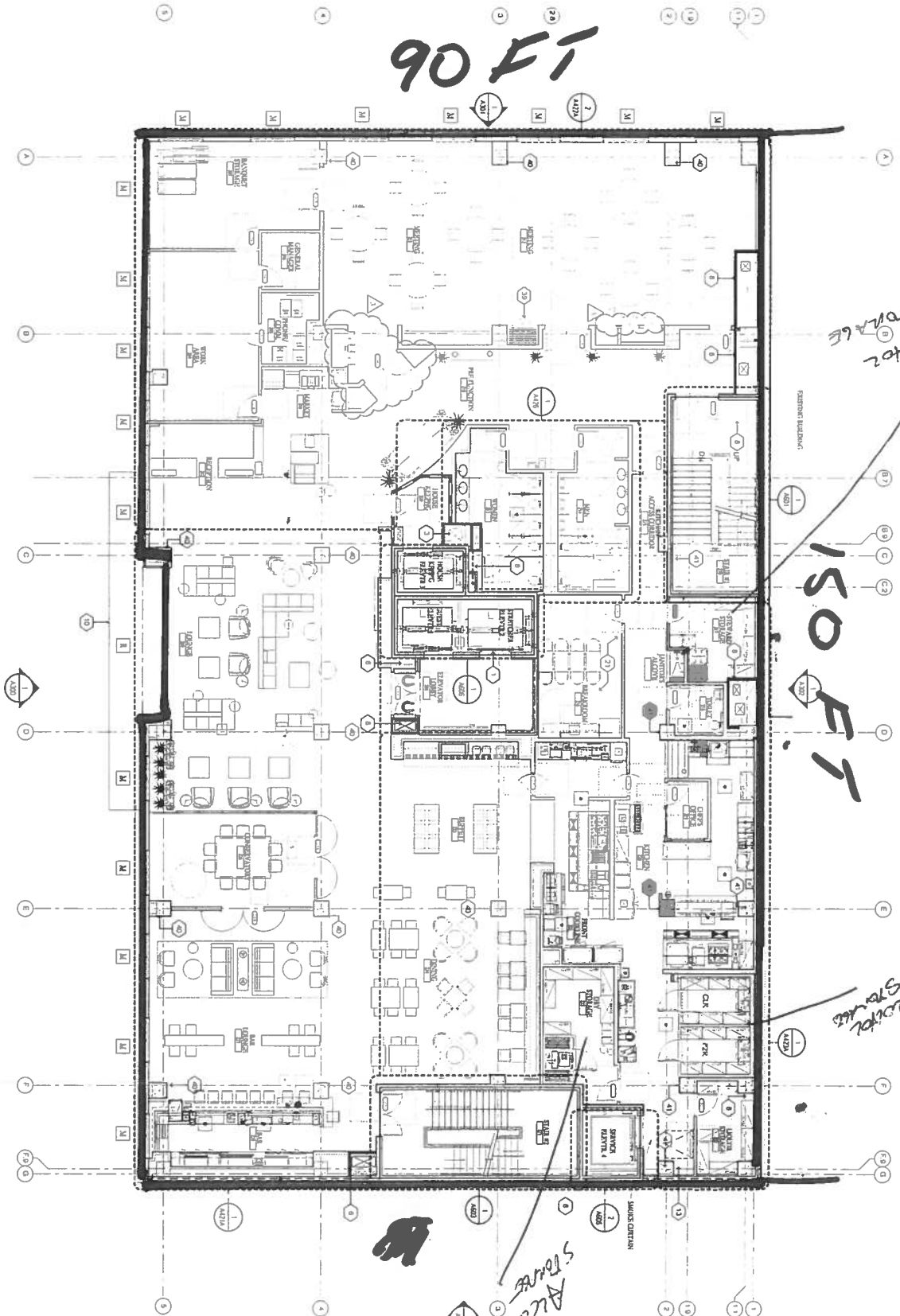
B I J O U S T R E E T



PC

B I J O U S T R E E T

90 FT



Alcohol storage

SECOND FLOOR
13,401 SE

150 FT

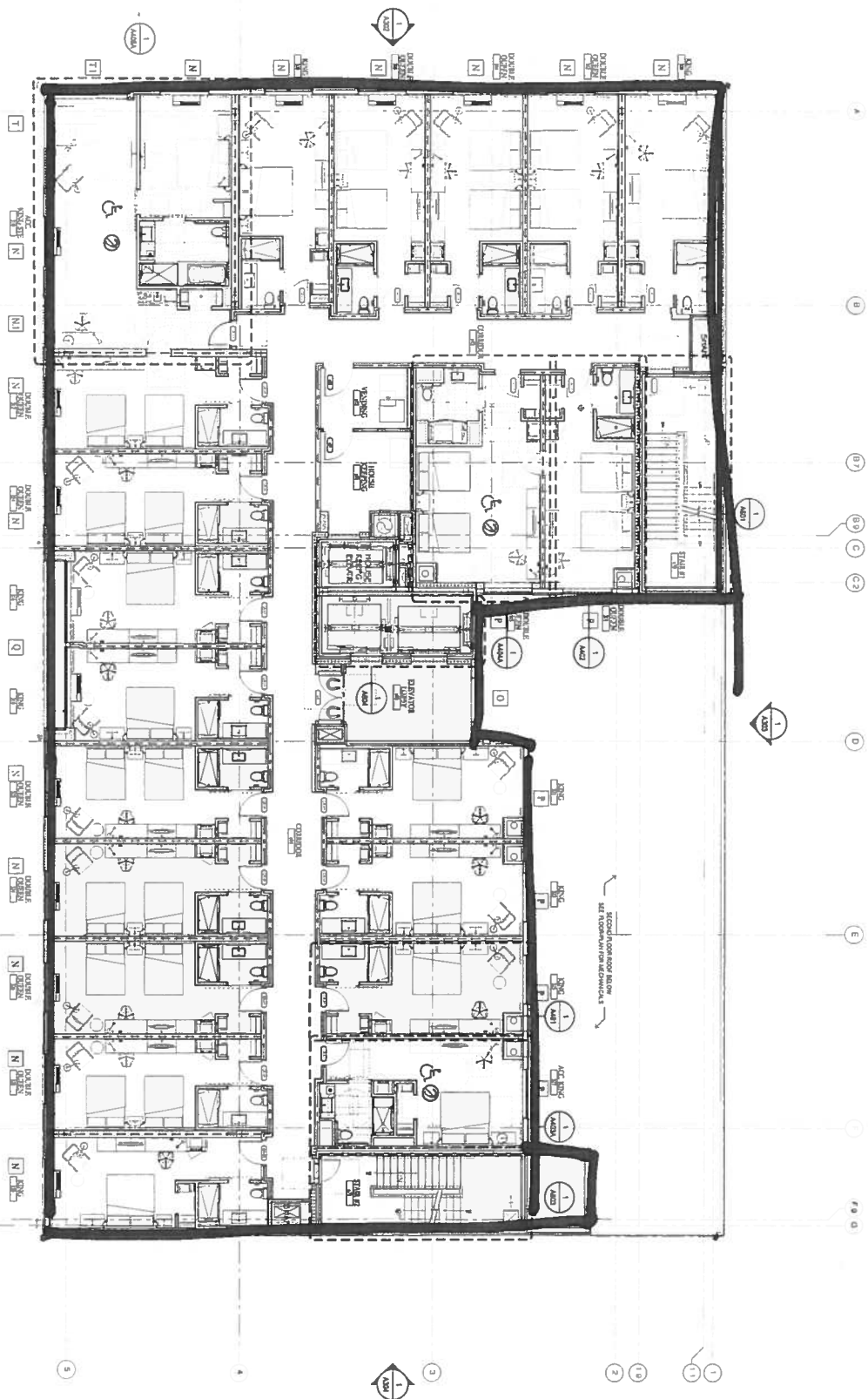
Alcohol storage

Alcohol storage

3rd

B I J O U S T R E E T

C A S C A D E A V E N U E



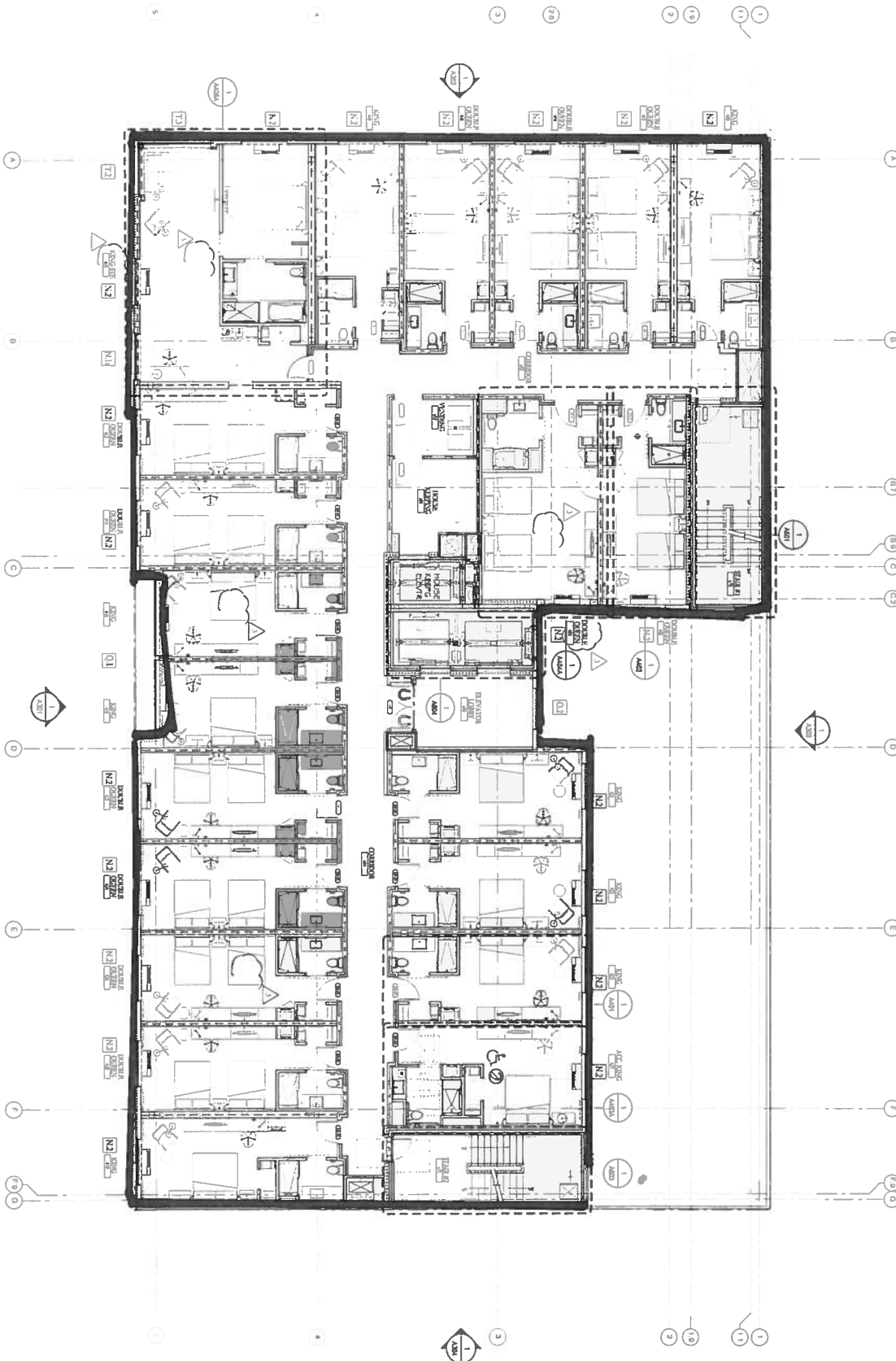
Room Floors
11,030 SF
PER ROOM

4th

B I J O U S T R E E T

C A S C A D E A V E N U E

Room Floors
11,030 SF

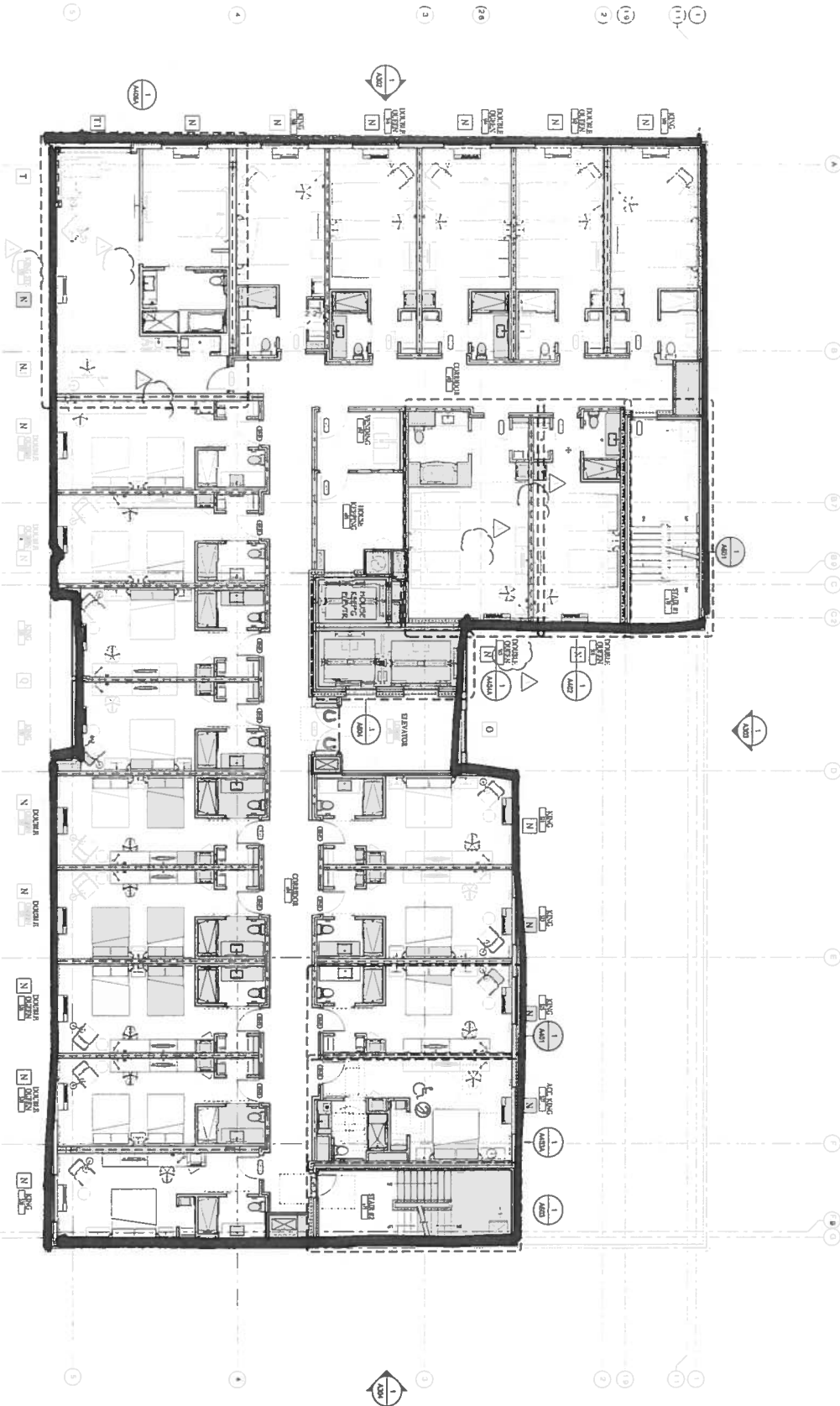


5th

B I J O U S T R E E T

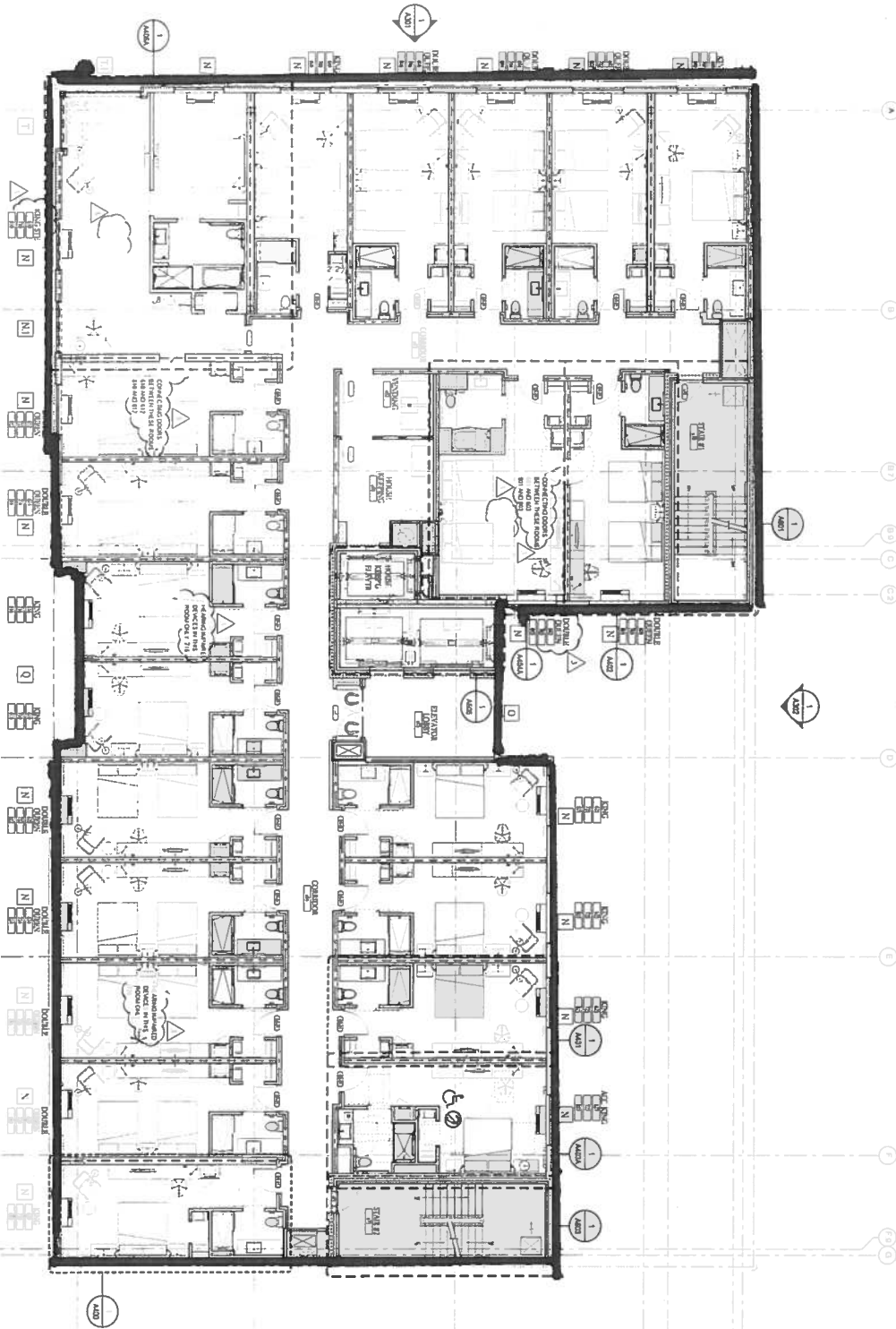
C A S C A D E A V E N U E

Room Floor 11,030 SF



6.78 兆

Room Floor 1,030 SF

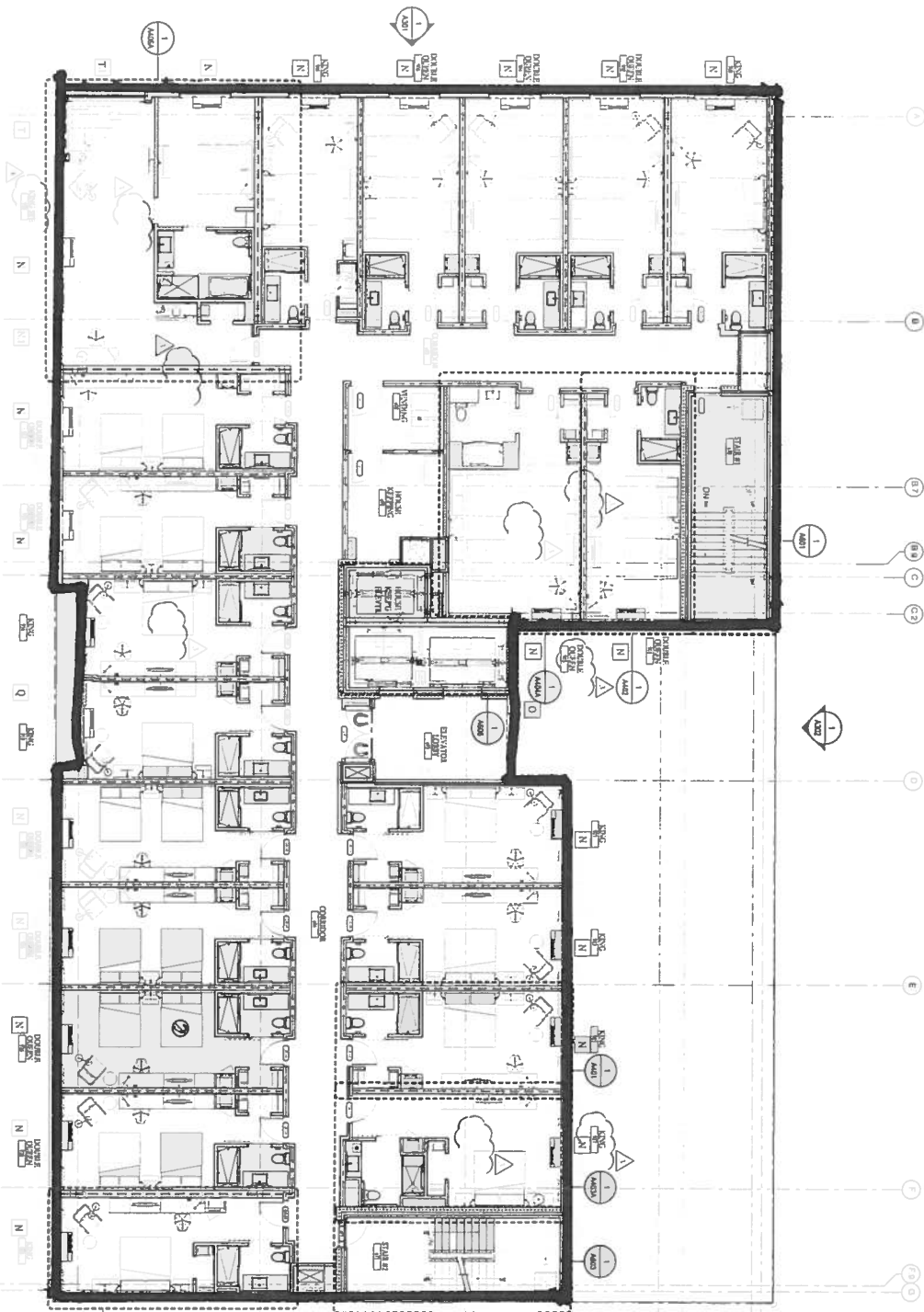


9th

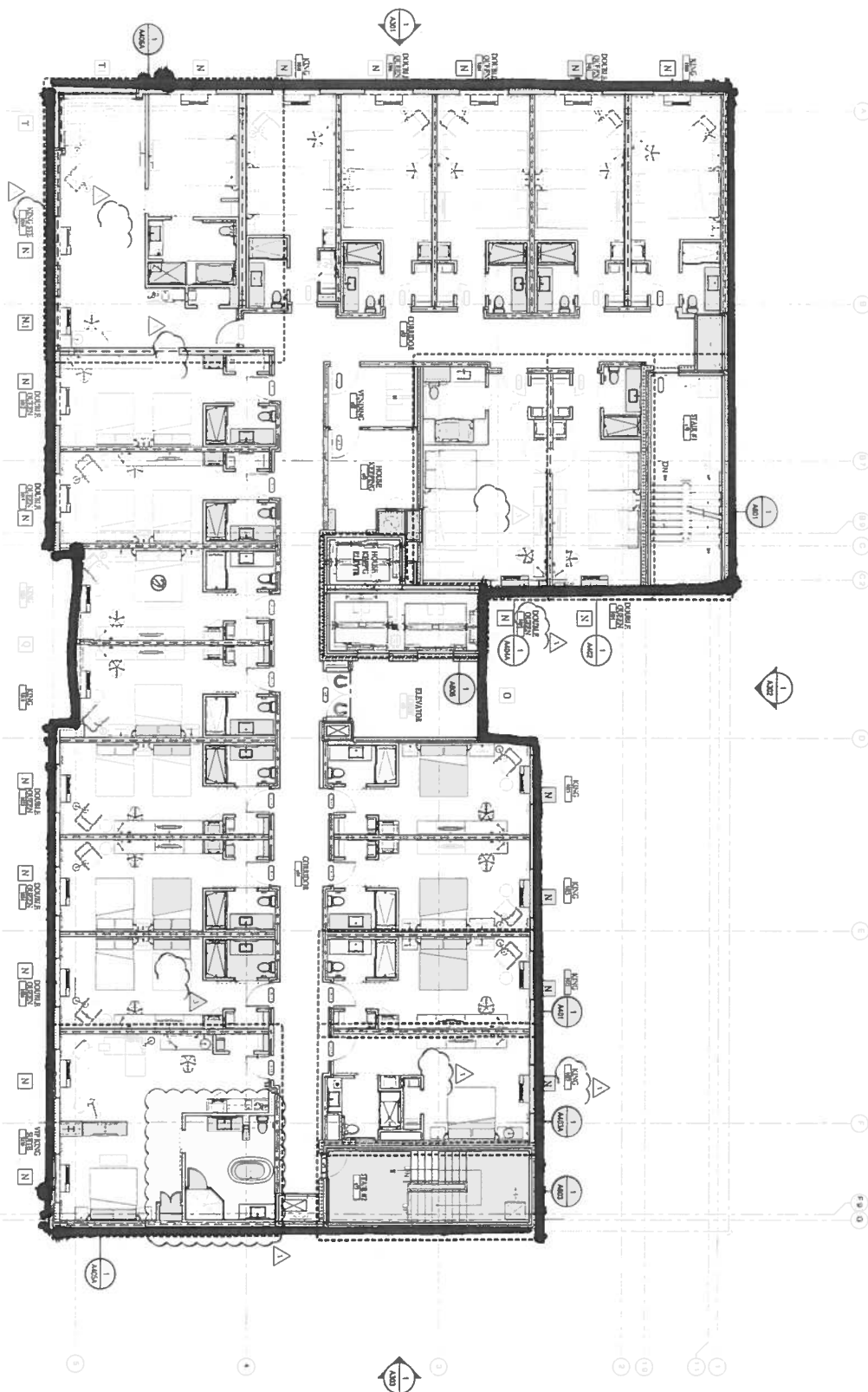
B I J O U S T R E E T

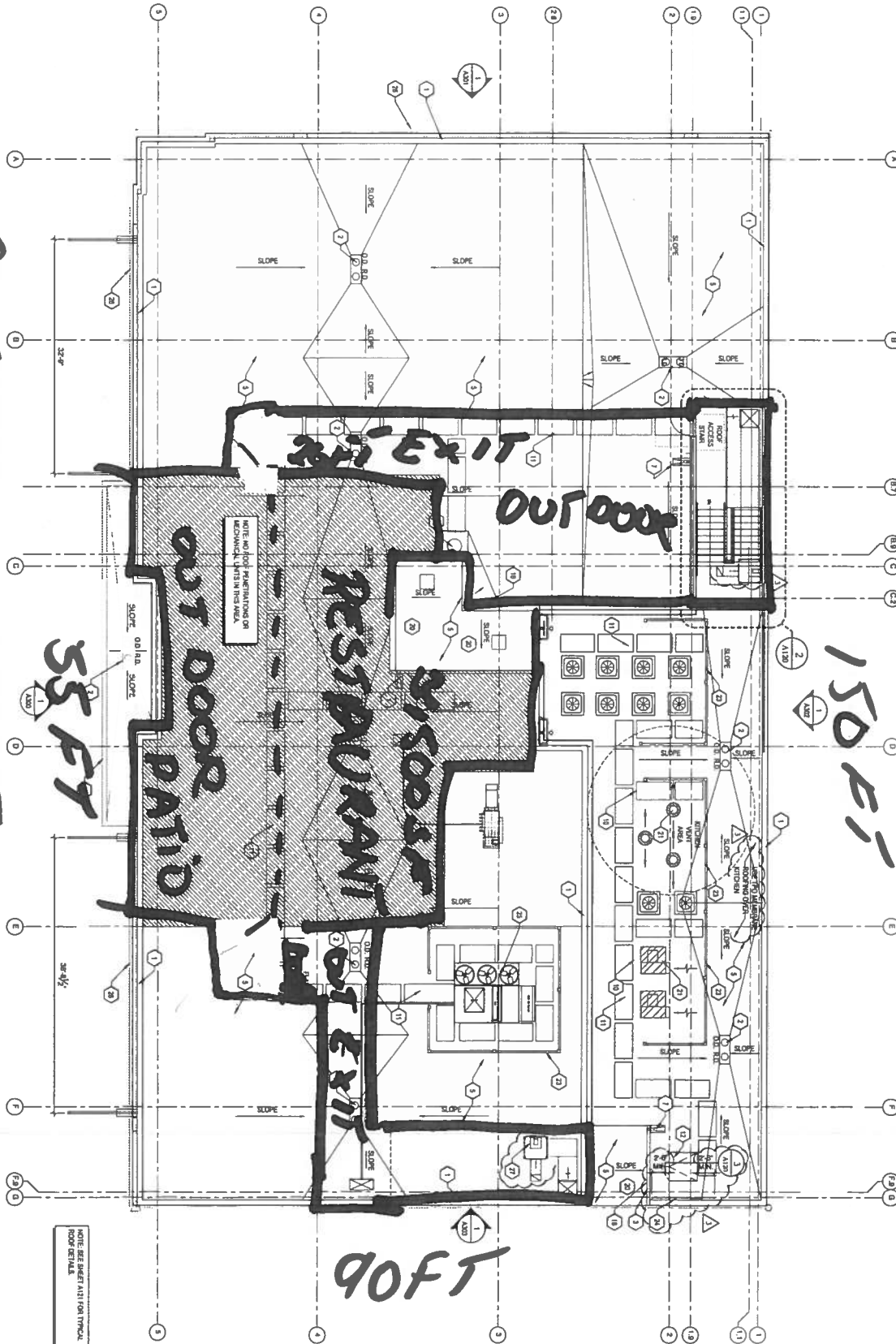
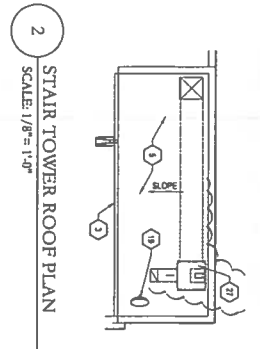
C A S C A D E A V E N U E

Room Floor 11,030 SF



Room Floor 11,030 SF





**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 FEB -7 P 1:03

▲ **CLERK USE ONLY** ▲

IN THE MATTER OF:

APPLICANT

Cascade Hotel Property, LLC
d/b/a **Hilton Garden Inn**
125 N. Cascade Avenue
Colorado Springs, CO 80903
Mailing Address:
713 Commerce Center Drive
Colorado Springs, CO 80919

Application No: N-35042

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, March 1, 2019 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Cascade Hotel Property, LLC d/b/a Hilton Garden Inn ("Applicant") application for a new Hotel and Restaurant Liquor License at 125 N. 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, February 19, 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, February 26, 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 January 3, 2019, 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 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 February 7, 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



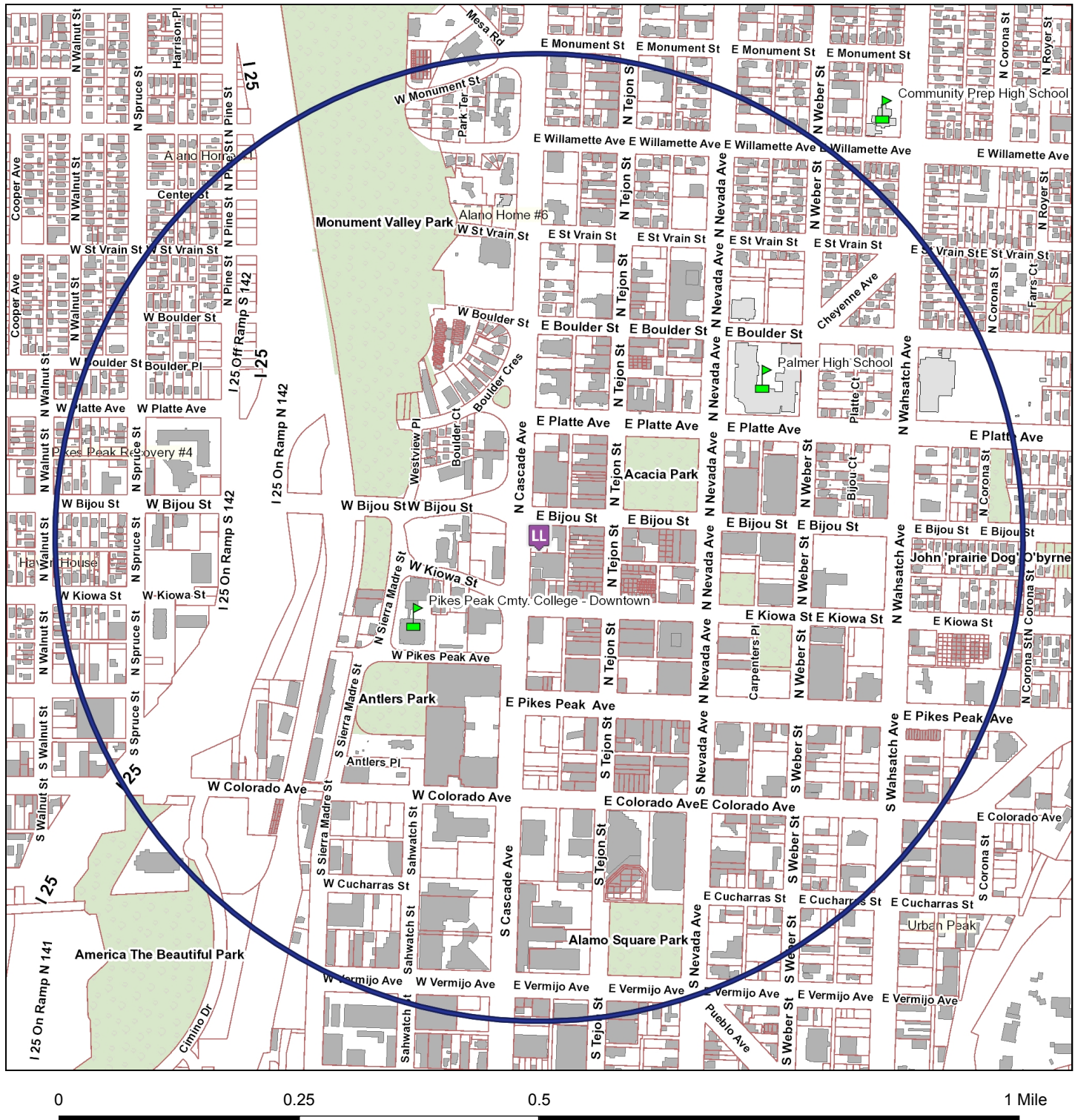
CASCADE HOTEL PROPERTY LLC

d/b/a HILTON GARDEN INN

125 N CASCADE AVE

OFFICE OF THE CITY CLERK

License ID: 35042



The survey boundary is 0.5 miles from the establishment

Map Prepared: 2/4/2019 10:24 AM

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HEARING LETTER ATTACHMENT

License ID: 35042

CASCADE HOTEL PROPERTY LLC
d/b/a HILTON GARDEN INN
125 N 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) SHAME AND REGRET	15 E BIJOU ST	Tavern	136.45 ft
2) EVEREST NEPAL RESTAURANT	28 E BIJOU ST	Hotel & Restaurant	283.97 ft
3) BINGO BURGER	132 N TEJON ST	Hotel & Restaurant	325.24 ft
4) RENDEZVOUS	128 N TEJON ST	Tavern	332.88 ft
5) BAMBINO'S, INC.	36 E BIJOU ST	Hotel & Restaurant	364.06 ft
6) HUNAN SPRINGS INC	24 E KIOWA ST	Hotel & Restaurant	366.67 ft
7) OSKAR BLUES COLORADO SPRINGS	118 N TEJON ST	Hotel & Restaurant	367.62 ft
8) T BYRD'S TACOS AND TEQUILA	26 E KIOWA ST	Hotel & Restaurant	389.03 ft
9) CHIBA BAR	17-19 E KIOWA ST	Tavern	479.16 ft
10) YOO-MAE	21 & 21-1/2 E. KIOWA ST	Hotel & Restaurant	491.12 ft
11) PAINTING WITH A TWIST	115 N TEJON ST	Beer & Wine	496.09 ft
12) AMERICAN LEGION POST NO. 5	15 E PLATTE AVE	Club	538.08 ft
13) JOSE MULDOONS	222 N TEJON ST	Hotel & Restaurant	543.28 ft
14) BEAUTY BAR	26 N TEJON ST	Lodging & Entertainment	588.24 ft
15) GASOLINE ALLEY	28 N TEJON ST	Tavern	623.18 ft
16) BONNY & READ FINE SEAFOOD & STEAKS	101 N TEJON ST	Hotel & Restaurant	631.61 ft
17) THE RABBIT HOLE	101 N TEJON ST	Hotel & Restaurant	651.49 ft
18) RED MARTINI/BLONDIES	22 N TEJON ST	Tavern	657.64 ft
19) THE FAMOUS	31 N TEJON ST	Hotel & Restaurant	657.77 ft
20) THE MANSION / THE MEZZANINE	20 N TEJON ST	Tavern	679.28 ft
21) COWBOYS	25 N TEJON ST	Tavern	715.14 ft
22) MEDITERRANEAN CAFE	118 E KIOWA ST	Beer & Wine	750.38 ft
23) PHANTOM CANYON BREWING COMPANY	2 E PIKES PEAK AVE	Brew Pub	799.99 ft
24) EL PASO CLUB	30 E PLATTE AVE	Club	820.44 ft
25) FRATELLI RISTORANTE ITALIANO	124 N NEVADA AVE	Hotel & Restaurant	836.09 ft
26) THE MELTING POT	30 E PIKES PEAK AVE	Hotel & Restaurant	839.29 ft



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27) BREWER'S REPUBLIC TAP HOUSE & EVENTS @ ONE TEN BELOW	110 N NEVADA AVE	Hotel & Restaurant	886.30 ft
28) ODYSSEY GASTROPUB	311 N TEJON ST	Hotel & Restaurant	990.19 ft
29) THE RESTAURANT AT POOR RICHARD'S	324 N TEJON ST	Hotel & Restaurant	1,025.94 ft
30) SPICE ISLAND GRILL	10 N SIERRA MADRE ST	Hotel & Restaurant	1,036.88 ft
31) TONY'S	326 N TEJON ST	Hotel & Restaurant	1,087.62 ft
32) FOUR BY BROTHER LUCK	321 N TEJON ST	Hotel & Restaurant	1,137.64 ft
33) THE ANTLERS & ANTLERS HOTEL	4 S CASCADE AVE	Hotel & Restaurant	1,141.59 ft
34) ROOSTER'S HOUSE OF RAMEN	323 & 325 N TEJON ST	Hotel & Restaurant	1,160.11 ft
35) THE UTE AND YETI	21 N NEVADA AVE	Beer & Wine	1,160.42 ft
36) THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant	1,174.03 ft
37) IL VICINO WOOD OVEN PIZZA	11 S TEJON ST	Hotel & Restaurant	1,183.31 ft
38) KIMBALL'S CINEMAS	113 E PIKES PEAK AVE	Tavern	1,191.40 ft
39) SUPERNOVA	111 E BOULDER ST	Hotel & Restaurant	1,227.79 ft
40) COLORADO CRAFT	15 S TEJON ST	Hotel & Restaurant	1,230.86 ft
41) SPRINGS ORLEANS & MINING EXCHANGE HOTEL	123 E PIKES PEAK AVE	Hotel & Restaurant	1,253.35 ft
42) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant	1,283.61 ft
43) CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant	1,284.04 ft
44) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant	1,302.96 ft
45) THE WILD GOOSE MEETING HOUSE	401 N TEJON ST	Hotel & Restaurant	1,309.65 ft
46) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant	1,322.41 ft
47) SONTERRA INNOVATIVE SOUTHWEST GRILL	28 S TEJON ST	Hotel & Restaurant	1,340.74 ft
48) RED GRAVY	23 S TEJON ST	Hotel & Restaurant	1,350.53 ft
49) RASTA PASTA	405 N TEJON ST	Hotel & Restaurant	1,362.41 ft
50) CITY AUDITORIUM CONCESSIONS	221 E KIOWA	Tavern	1,363.01 ft
51) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine	1,364.51 ft
52) THE THIRSTY PARROT	32 S TEJON ST	Tavern	1,395.12 ft
53) MINING EXCHANGE HOTEL OR THE GOLD ROOM	18 S NEVADA AVE	Tavern	1,447.87 ft
54) JOHNNY MARTIN'S CAR CENTRAL	1 S NEVADA AVE	Hotel & Restaurant	1,619.87 ft
55) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant	1,871.25 ft
56) CLARION HOTEL and QUALITY SUITES	314 W BIJOU ST	Hotel & Restaurant	1,975.18 ft
57) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern	2,079.09 ft
58) PANINO'S RESTAURANT	604 N TEJON ST	Hotel & Restaurant	2,325.28 ft
59) TRIPLE NICKEL TAVERN LLC	334 E COLORADO AVE	Tavern	2,328.58 ft



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60) V F W PIKES PEAK POST 4051	430 E PIKES PEAK AVE	Club	2,522.39 ft
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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 February 7, 2019 to the following address of record:

Cascade Hotel Property, LLC
dba Hilton Garden Inn
713 Commerce Center Drive
Colorado Springs, CO 80919



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

CC: vince@lindenlawgroup.com
Slawek@newvisionhotels.com
liquorpros@msn.com