



OFFICE OF THE CITY CLERK

Received:

CITY CLERK'S OFFICE

2019 MAR 15 P 1:57

**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): Mile High Hospitality Group II, LLC	
2. Trade Name (DBA): SpringHill Suites Colorado Springs Northwest	
3. Premises Address: City, State, Zip: 1320 Republic Drive, Colorado Springs, CO 80920	Location Phone: 719-896-2320
Property Tax Schedule No. : 218032341 6220002023	Zoning: PTS 6220002023 PBC/CR
4. Mailing Address: City, State, Zip: 7255 E. Hampton Ave., #122, Mesa, AZ 85209	Alt Phone: 480-854-1414
Primary Contact Name And Title: Rhonda Ems, Office Manager	Email: rhonda@sunridgeproperties.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
Sunridge Properties, Inc.	Managing Member	95%
The Dennis Porter Family Properties, L.L.C.	Member	3%
Grand Pacific Hospitality, Inc.	Member	2%
Paul L. Welker	Sunridge Properties, Inc. CEO - 90% Interest	0%
Brian D. Welker	Sunridge Properties, Inc. President - 10% Interest	0%

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
Great Western Bank 4141 N. Scottsdale Rd., #101, Scottsdale, AZ 85251	Loan	\$10,000,000.00
Mile High Hospitality Group II, LLC 7255 E. Hampton Ave., #122, Mesa, AZ 85209	Checking	\$3,750,000.00
TOTAL INVESTMENT IN BUSINESS:		\$ 13,750,000.00 0

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Justine Leanne Hauck

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: 300' x 360' Site TOTAL SQUARE FOOTAGE: approx. 60,000 sq. ft. Building

Is there a patio area? ☒ Yes ☐ No -- If yes, provide dimensions 12' x 68' approximate dimensions

Anticipated number of employees: 30 Anticipated opening date: 05/31/2019

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

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
None			

December 18, 2018

**AFFIDAVIT OF EXPLANATION REGARDING LIQUOR LICENSE IN THE STATE OF
COLORADO**

Members, Paul Welker and Brian Welker, both are members on license 4706705 with the State of Colorado for Mile High Hospitality LLC – Westminster Marriott Courtyard.

State of Arizona
County of Maricopa

I, Paul Welker, hereby state that the information above is true to the best of my knowledge.

Signature

Paul Welker

Date

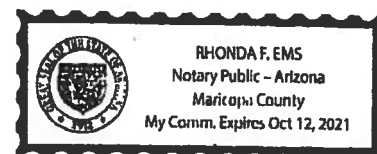
1/7/18

Notary Public

Rhonda F. EMS

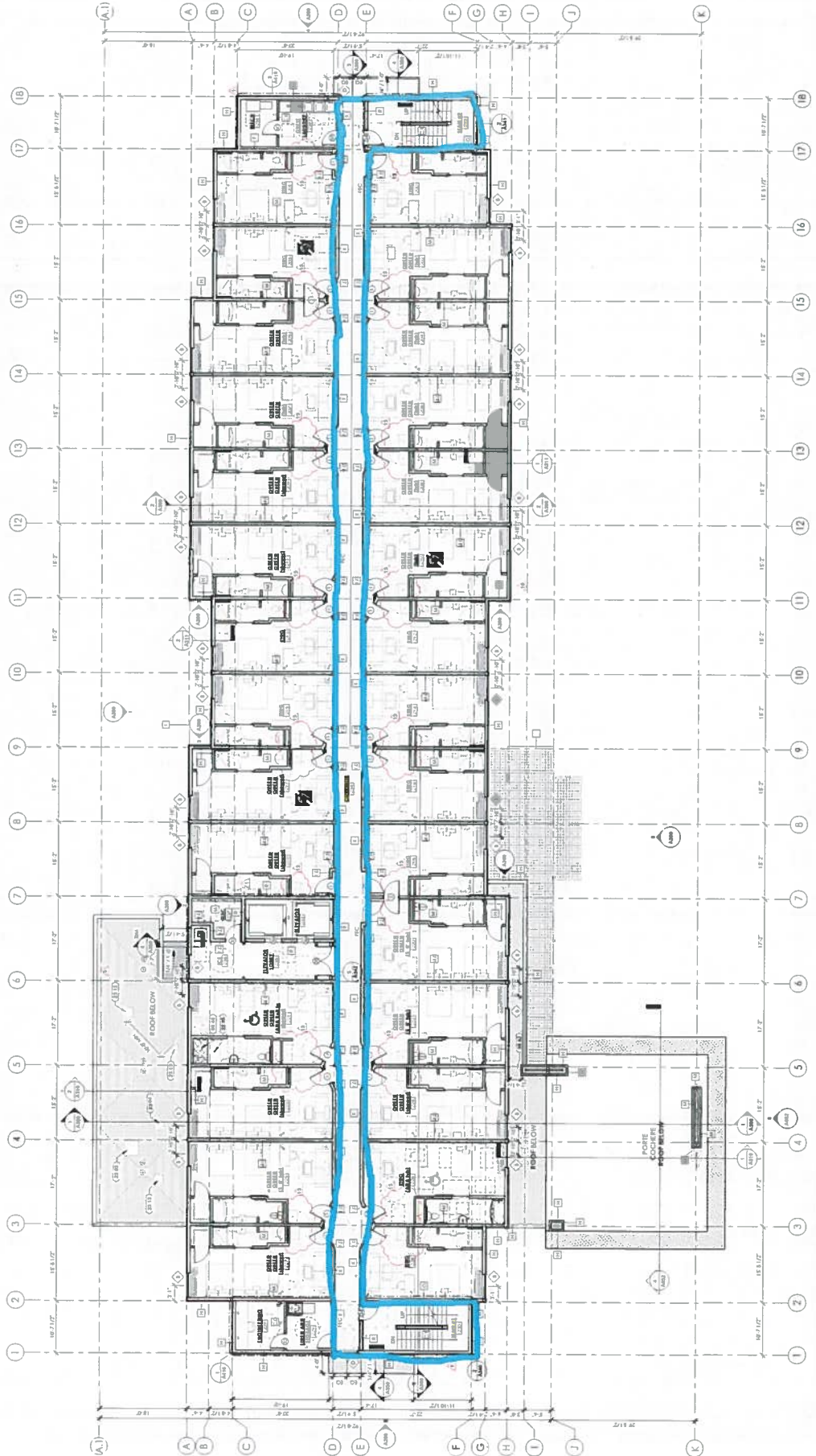
Date of Commission Expiration

October 12, 2021



1 MAIN LEVEL FLOOR PLAN (OVERALL)
SCALE: 1/8" = 1'-0"

1 SECOND LEVEL FLOOR PLAN (OVERALL)
SCALE: 1/8" = 1'-0"



ROOM TYPE MATRIX					
SUITE TYPE	ADULTS	TEENAGERS	THIRD LEVEL	THIRD LEVEL	TOTAL
STUDIO GLO 1000R	0	1	0	1	2
STUDIO GLO 1000R	0	1	0	1	2
STUDIO GLO 2 1/2 709	0	2	0	2	4
STUDIO GLO 2 1/2 709	0	2	0	2	4
ADA 1100 309	0	1	0	1	2
ADA 1100 309	0	1	0	1	2
ADA 1100 309	0	1	0	1	2
ADA GLO 1000R	0	1	0	1	2
ADA GLO 1000R	0	1	0	1	2
TOTAL	0	9	0	9	18

SYMBOL KEY		ACCESSIBLE ROOM
		CIGARETTE SMOKING ROOM
		WASHING AND DRESSING ROOM
		TOILET
		ELEVATOR

CLC SHEET NOTES

06-40	RECEIVED FLOOR FOR ROLL IN GYMNASIUM, SEE DETAIL 1/2" X 1/2"
06-42	PROVIDE CHAIRS AND BENCHES FOR WATER SKELETONS
	PROVIDE EXERCISE EQUIPMENT TO IMPROVE POSTURE
22-08	FLOOR GRATING, SEE PLUMBING DETAIL FOR FLOOR
23-03	PROVIDE FLOOR TREATMENT, SEE MECHANICAL DETAIL FOR
23-04	FINISHES, SEE MECHANICAL DETAIL FOR
23-13	ASB EXTRACT PER MECHANICAL DETAIL FOR

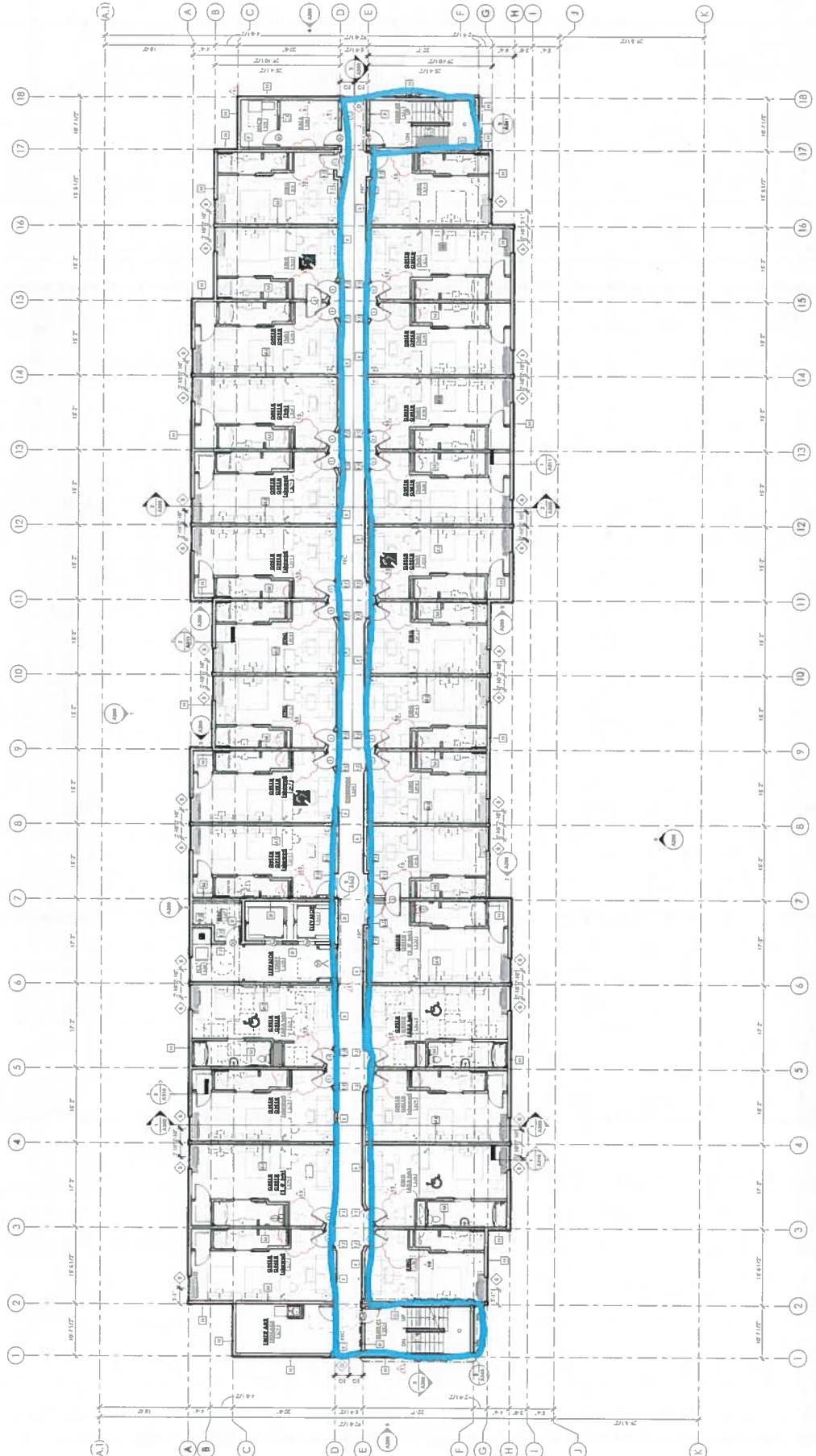
SYMBOL KEY

[illegible]

GENERAL NOTES

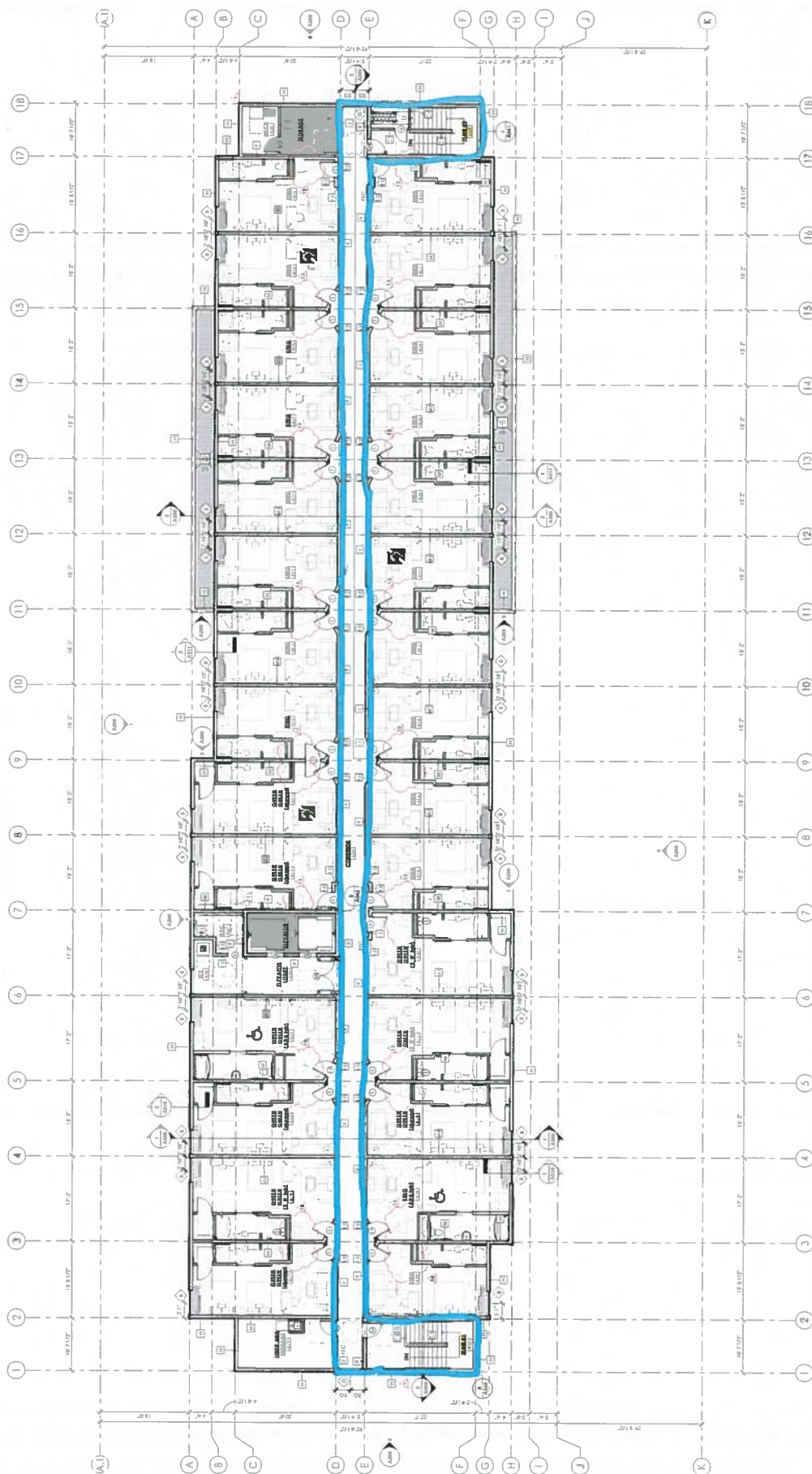
1. **EXPERIMENTAL DESIGN** AND **ANALYSIS** OF THE DATA
 2. **RESULTS**
 3. **DISCUSSION**
 4. **CONCLUSIONS**
 5. **REFERENCES**
 6. **APPENDIX**
 7. **ACKNOWLEDGMENTS**
 8. **REFERENCES**
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SYMBOL KEY	ACCESSIBLE ROOM
	C/F ROOM: PATH TO ENTRANCED OVERSTROOM PLANT FOR PORTER AND SCHOOL
	ALLEGATIC DOOR: HOLD-OPEN LED TO HOLDING
	DOOR: HOLD-OPEN LED TO DOOR SCHEDULE FOR ADDITIONAL ROOM AND PATH
	DOOR: HOLD-OPEN LED TO ENTRANCED OVERSTROOM PLANT FOR PORTER AND SCHOOL
	DOOR: HOLD-OPEN LED TO DOOR SCHEDULE FOR ADDITIONAL ROOM AND PATH
	DOOR: HOLD-OPEN LED TO DOOR SCHEDULE FOR ADDITIONAL ROOM AND PATH
	DOOR: HOLD-OPEN LED TO DOOR SCHEDULE FOR ADDITIONAL ROOM AND PATH
	DOOR: HOLD-OPEN LED TO DOOR SCHEDULE FOR ADDITIONAL ROOM AND PATH
	DOOR: HOLD-OPEN LED TO DOOR SCHEDULE FOR ADDITIONAL ROOM AND PATH

[illegible]

FOURTH LEVEL FLOOR PLAN (OVERALL)

FOURTH LE



SHEET NOTES

[illegible]

SYMBOL KEY

ACCESSIBLE ROOM

CJ ROOM - ACCESS TO BULLDOGS QUEST ROOM
PLATE FOR POWER AND SIGNAL

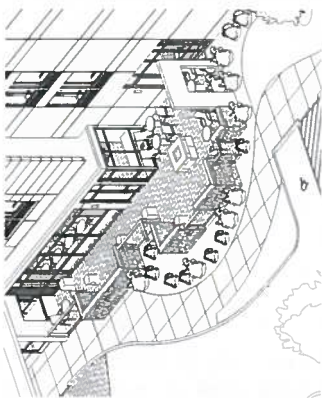
MAGNETIC DOOR HOLD-OPEN TED TO BUILDING
ALARM SYSTEM - REFER TO DOOR SCHEDULE FOR
ADDITIONAL INFORMATION

DOORS TAG - REFERS TO THE SIGNS ON QUEST ROOM PLATES
FOR QUEST ROOM DOOR TYPES

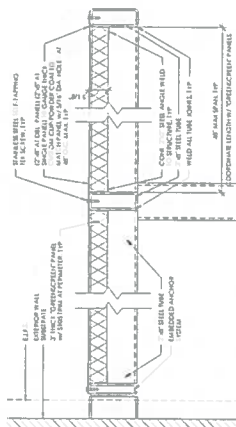
FLOOR DASH - SIGNOT ROOM AS REQ.

GENERAL NOTES

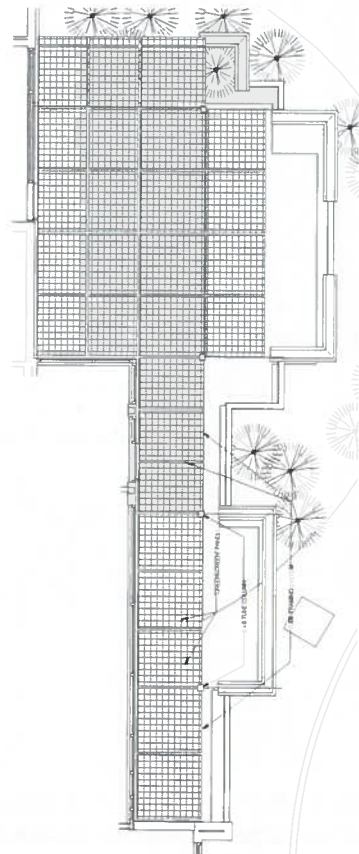
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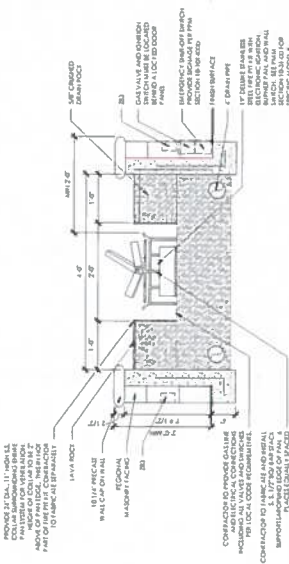
10 PATIO AND TRELLIS 3D VIEW
SCALE: 1/8" = 1'-0"



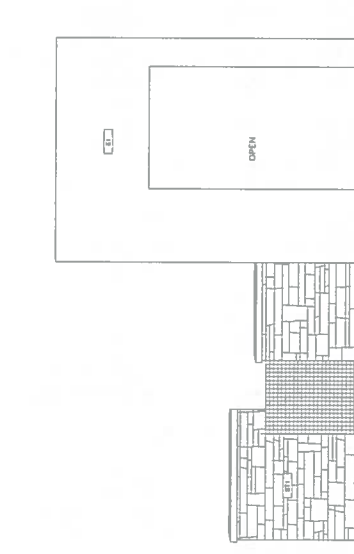
6 TRELLIS SECTION
SCALE: 1/16" = 1'-0"



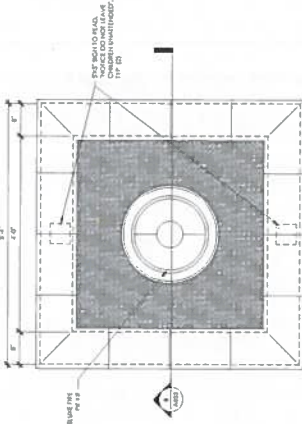
2 PATIO TRELLIS
SCALE: 1/4" = 1'-0"



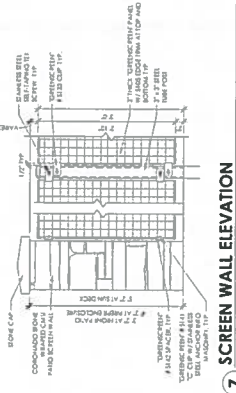
9 FIRE PIT SECTION
SCALE: 1/4" = 1'-0"



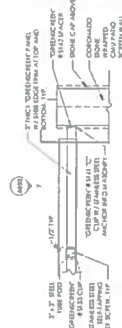
5 PATIO ELEVATION
SCALE: 1/16" = 1'-0"



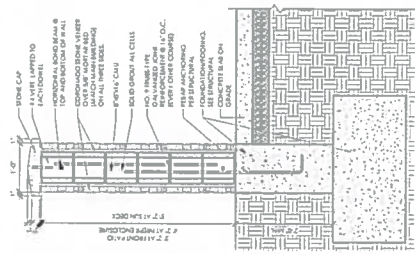
8 FIRE PIT PLAN
SCALE: 1/4" = 1'-0"



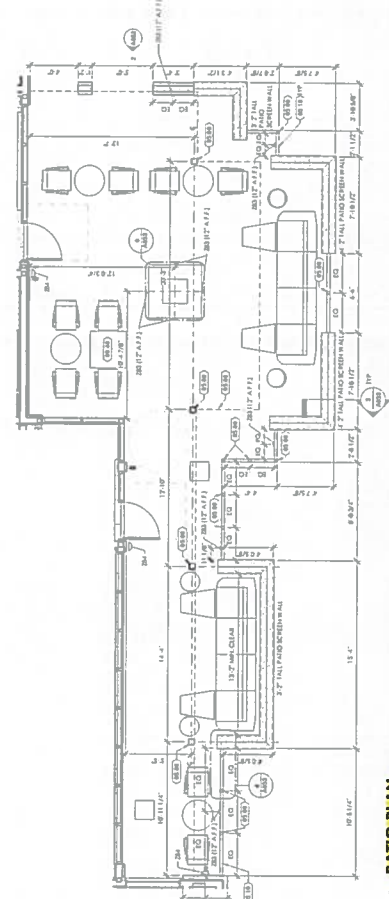
7 SCREEN WALL ELEVATION
SCALE: 1/4" = 1'-0"



4 SCREEN WALL PLAN
SCALE: 3/4" = 1'-0"



3 PATIO SCREEN WALL SECTION
SCALE: 1/4" = 1'-0"



1 PATIO PLAN
SCALE: 1/16" = 1'-0"

FOR CONSTRUCTION - 05/03/2018

PATIO AND FIRE PIT
DETAILS

A053

SPRINGHILL SUITES
BY MARRIOTT

SUNRIDGE HOTEL
GROUP



**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 JUN 27 P 1:42

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

Mile High Hospitality Group II, LLC
d/b/a **SpringHill Suites Colorado Springs Northwest**
1320 Republic Drive
Colorado Springs, CO 80920
Mailing Address:
7255 Hampton Avenue, #122
Mesa, AZ 85209

Application No: N-35694

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, July 19, 2019 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Mile High Hospitality Group II, LLC d/b/a SpringHill Suites Colorado Springs Northwest ("Applicant") application for a new Lodging and Entertainment Liquor License at 1320 Republic Drive, Colorado Springs, CO 80920.

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, July 9, 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, July 16, 2019.

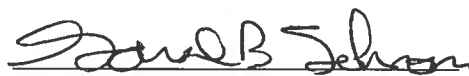
Pursuant to C.R.S. §44-3-312 and City Rule No. 7, the Local Licensing Authority, through the Office of the City Clerk, has conducted an investigation into Applicant's application. NOW THEREFORE these Initial Findings of Fact are presented.

INITIAL FINDINGS OF FACT

- I. Applicant's application was filed on March 15, 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 June 27, 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

MILE HIGH HOSPITALITY GROUP II, LLC

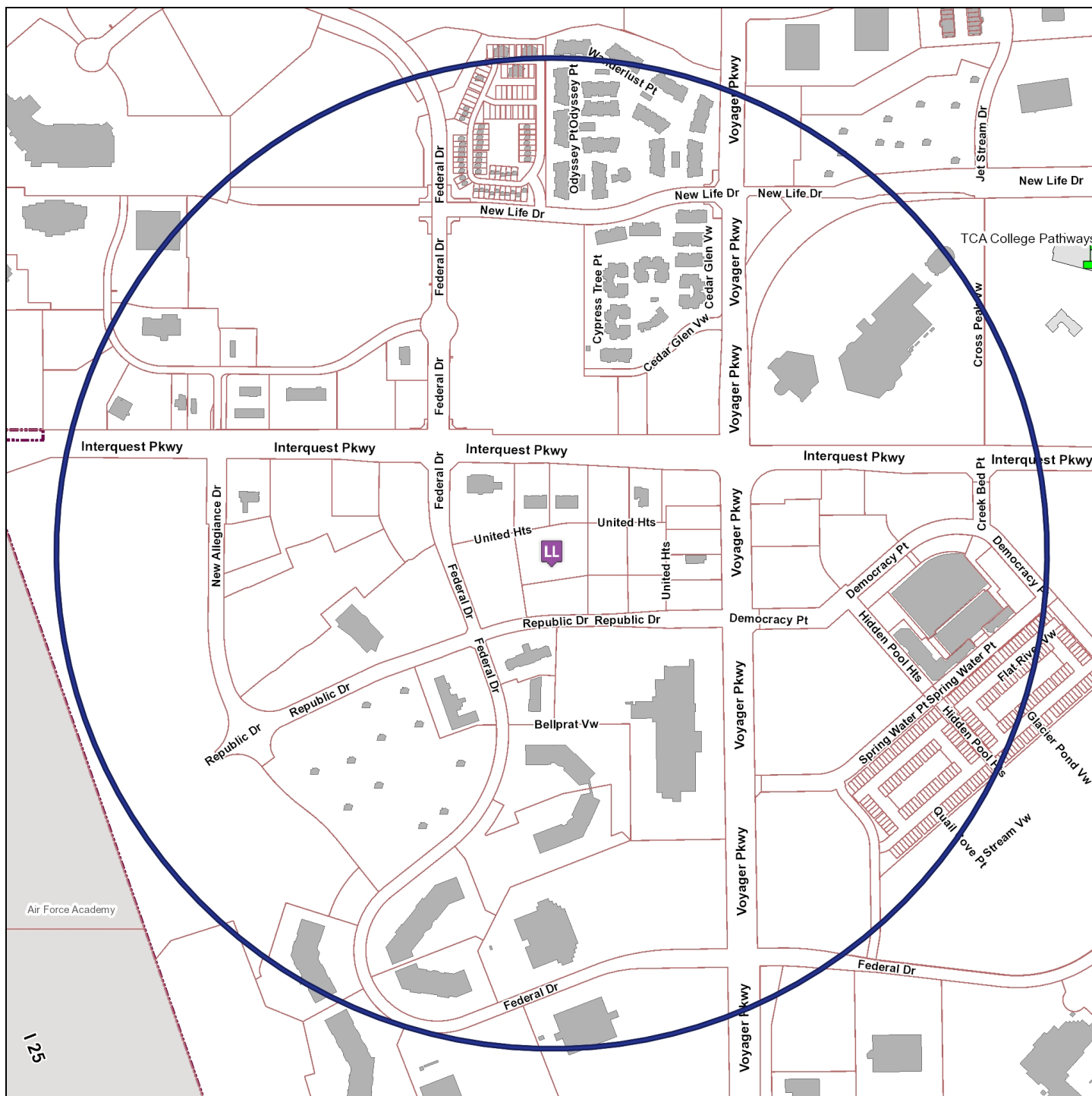
d/b/a SPRINGHILL SUITES COLORADO SPRINGS NORTHWEST

1320 REPUBLIC DR



OFFICE OF THE CITY CLERK

License ID: 35694



The survey boundary is 0.5 miles from the establishment

Map Prepared: 6/25/2019 10:26 AM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 35694

MILE HIGH HOSPITALITY GROUP II, LLC

d/b/a SPRINGHILL SUITES COLORADO SPRINGS NORTHWEST

1320 REPUBLIC DR

COLORADO SPRINGS, CO 80920

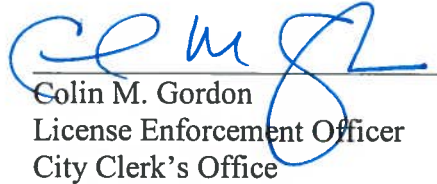
EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

<u>Business d/b/a</u>	<u>Business Address</u>	<u>License Type</u>	
1) CO31 ANTHONY'S PIZZA PASTA	1333 INTERQUEST PKWY	Hotel & Restaurant	370.75 ft
2) ATMOSPHERE GASTROPUB	1327 INTERQUEST PKWY	Hotel & Restaurant	393.68 ft
3) FUZZY'S TACO SHOP	1375 INTERQUEST PKWY	Hotel & Restaurant	645.51 ft
4) RESIDENCE INN	9805 FEDERAL DR	Hotel & Restaurant	899.96 ft
5) DICKEY'S BARBECUE PIT	1252 INTERQUEST PKWY	Beer & Wine	1,577.71 ft
6) ICON CINEMA	1818 SPRING WATER PT	Beer & Wine	2,266.04 ft
7) DRURY INN & SUITES - COLORADO SPRINGS	1170 INTERQUEST PKWY	Lodging & Entertainment	2,362.33 ft
8) CHEDDARS CASUAL CAFE	1140 INTERQUEST PKWY	Hotel & Restaurant	2,443.69 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 June 27, 2019 to the following address of record:

Mile High Hospitality Group II, LLC
dba SpringHill Suites Colorado Springs Northwest
7255 Hampton Avenue, #122
Mesa, AZ 85209



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

CC: lorenbrown@colo-law.com
ginnissapettinger@colo-law.com
tinalatina@comcast.net