



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

OFFICE OF THE CITY CLERK

Received

CITY CLERK'S OFFICE

2019 MAY 15 P 2:46

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):

Local Relic, LLC

2. Trade Name (DBA): The Carter Payne

3. Premises Address: 320 S Weber St, Colorado Springs, CO 80903  
City, State, Zip:

Location Phone: 719-306-5006

Property Tax Schedule No. : 6418409008

Zoning: FBZ-COR CU

4. Mailing Address: 320 S Weber St, Colorado Springs, CO 80903  
City, State, Zip:

Alt Phone: 719-270-0077

Primary Contact Name And Title: Jeff Zearfoss, Owner

Email: jeff@thecarterpayne.se

**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
Melissa Howard	Owner	51
Jeff Zearfoss	Owner	49

**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
Local Relic Existing Funds		Checking	10,000
ABC Bank, 434 S Tejon, Colo Springs CO 80903			
TOTAL INVESTMENT IN BUSINESS:			\$ 10,000

**Section C: PREMISES / LOCATION INFORMATION**

8. Registered Manager Name: **Jeff Zearfoss**

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

If leased, provide the terms: START DATE: 2 Mar 2018 END DATE: 2 Mar 2038

DIMENSIONS OF PREMISES: 58' x 35' TOTAL SQUARE FOOTAGE: 5216

Is there a patio area? ☒ Yes ☐ No --- If yes, provide dimensions triangular, approx 60' x 55'

Anticipated number of employees: 20 Anticipated opening date: 1 August 2019

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

**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
Local Relic	Melissa Howard/Jeff Zearfoss	<b>Owner</b>	2015-Present
320 S Weber St, Co Spgs, CO 80903			
Brewers Republic	Melissa Howard	<b>Bartender</b>	2011-2013
112 N Nevada, Co Spgs, CO 80903			
The Broadmoor	Jeff Zearfoss	<b>Manager</b>	2005-2012
1 Lake Cir, Co Spgs, CO 80906			

Liquor License Application for Local Relic, LLC DBA The Carter Payne  
Section D, Question 10 Supplemental Response

Officers Melissa Howard and Jeff Zearfoss have previously been issued the following alcohol beverage licences:

License# 03-04878, Wholesale Beer (Malt Liquor)

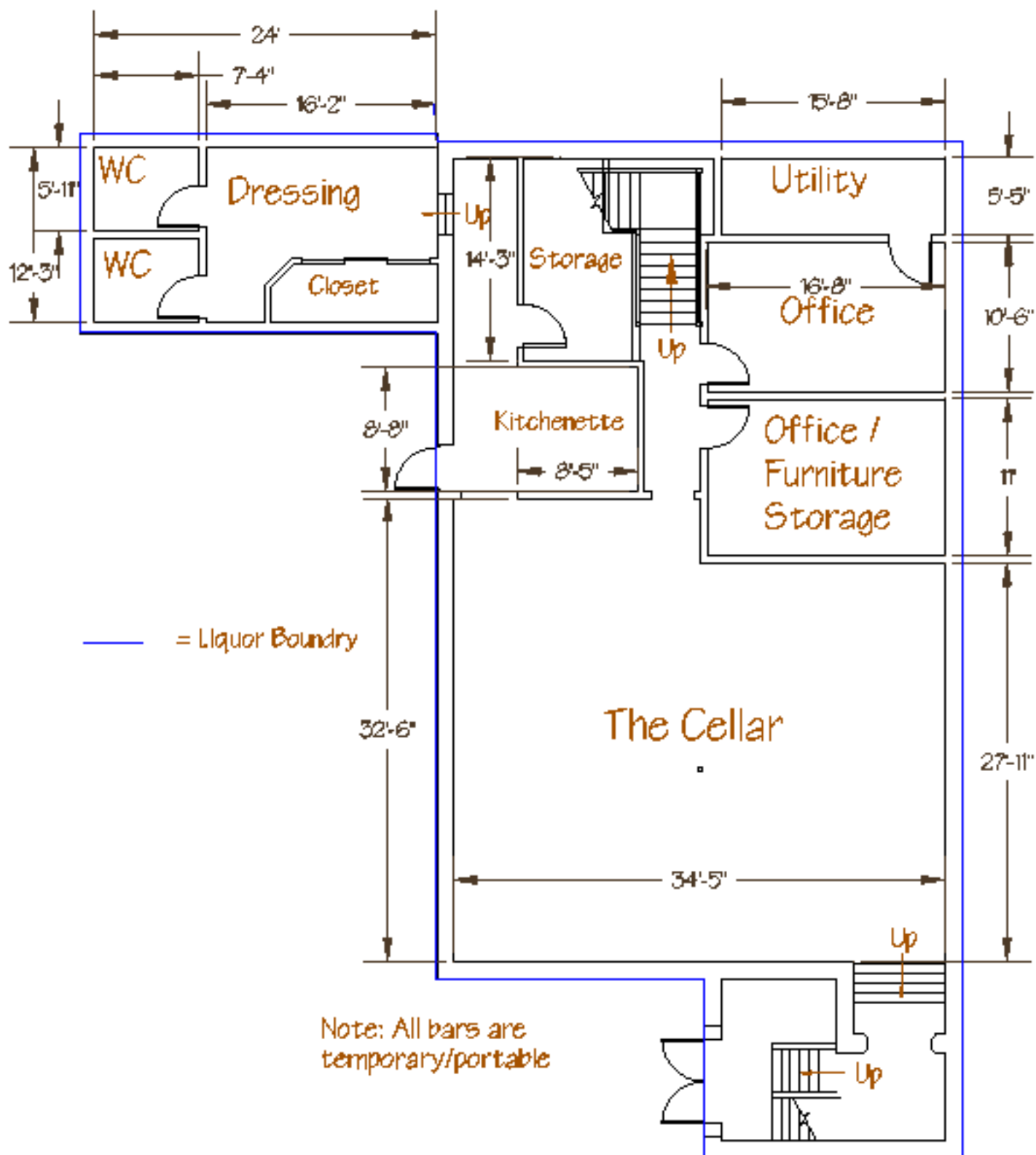
License# 03-04878, Sales Room Malt

License# 03-04879, Manufacturer (Brewery)

Officer Melissa Howard owns 51% of Local Relic, LLC, who held the above licenses.

Officer Jeff Zearfoss owns 49% of Local Relic, LLC, who held the above licenses.

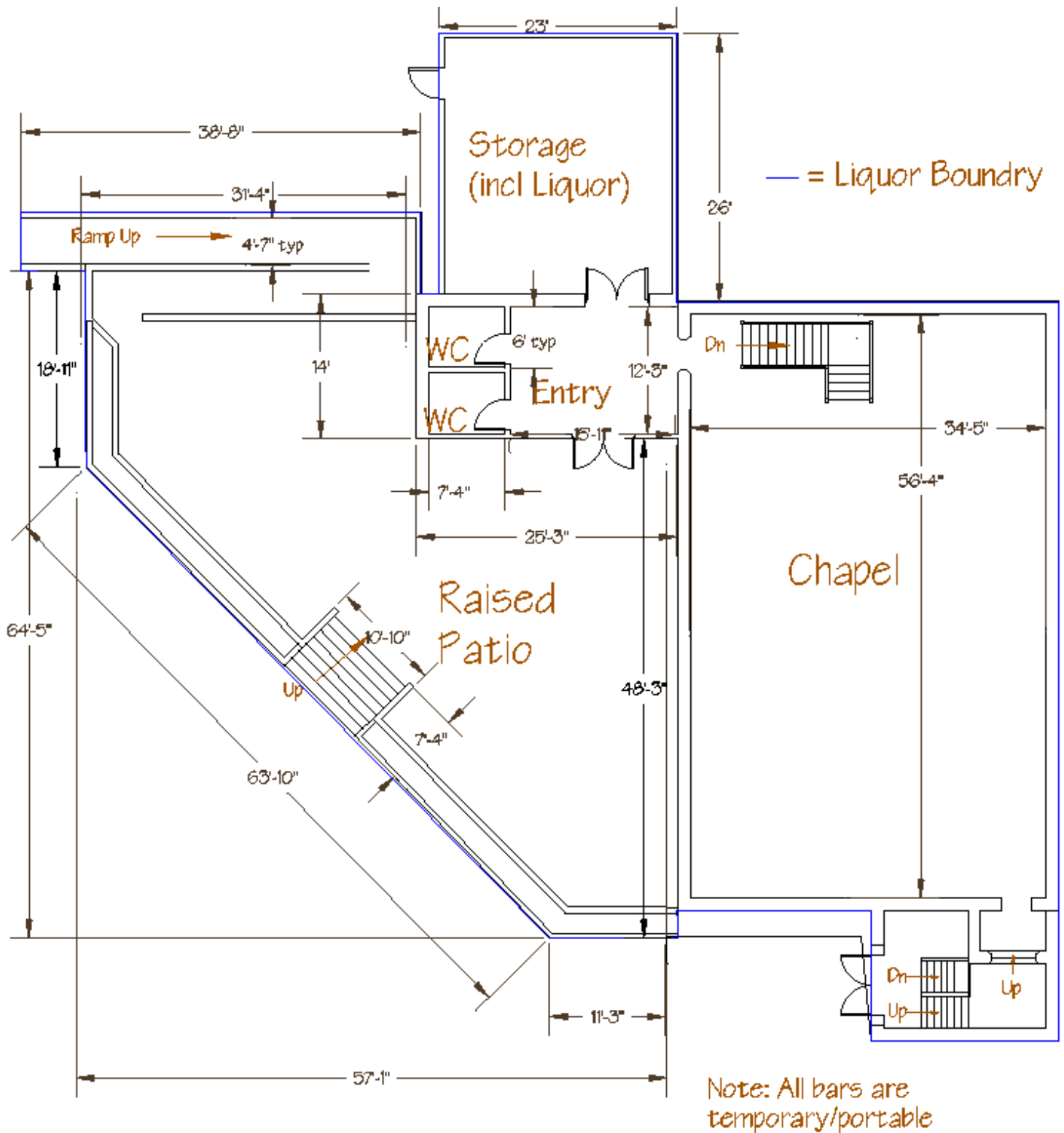
Each of the above licenses will be surrendered upon conversion to the Brew Pub license, applied for here.



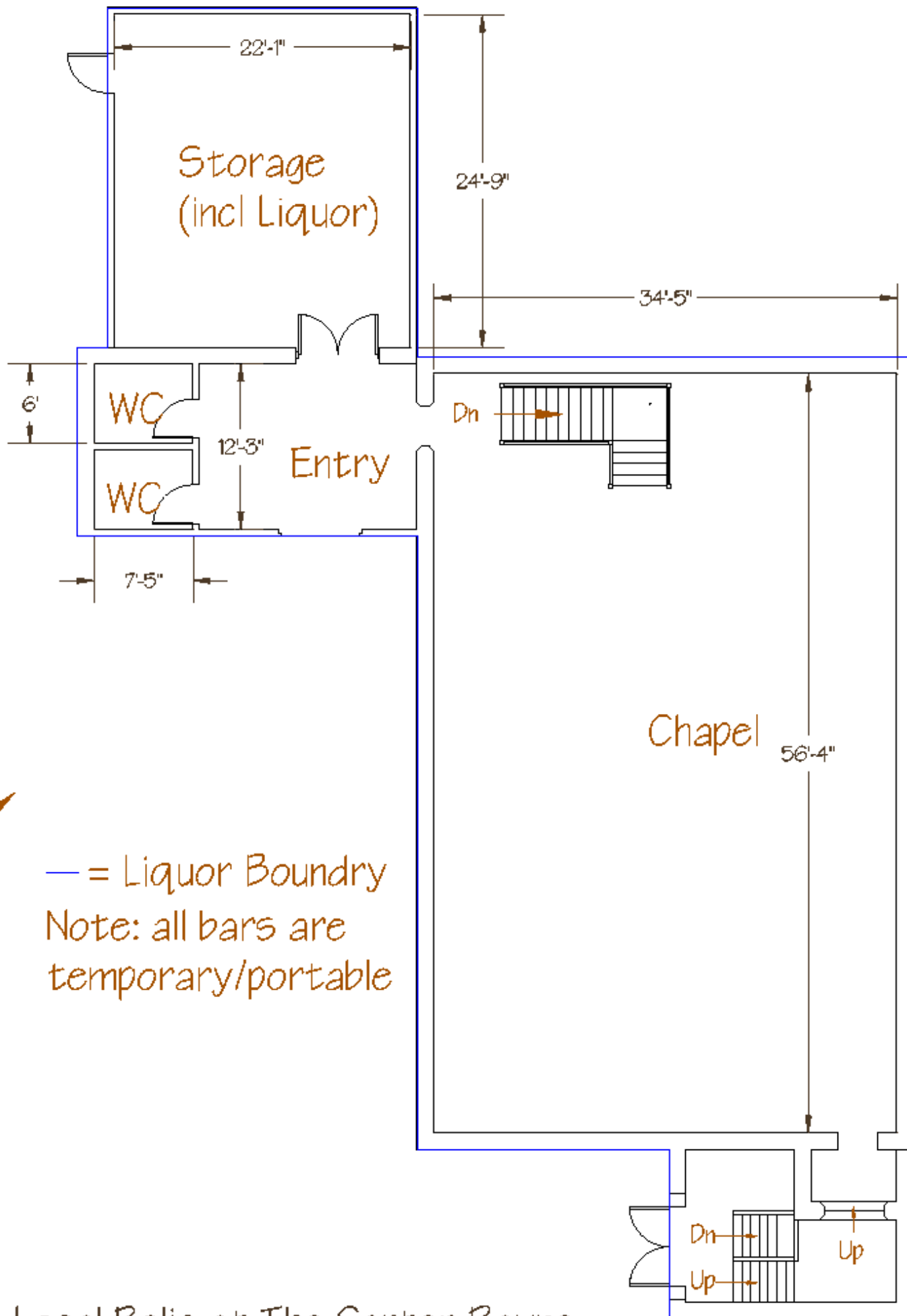
Local Relic at The Carter Payne

Lower Level

(not to scale)



Local Relic at The Carter Payne  
Upper Level  
(not to scale)



Local Relic at The Carter Payne

**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 AUG -2 P 3: 22**

**▲ CLERK USE ONLY ▲**

**IN THE MATTER OF:**

**APPLICANT**

Local Relic, LLC  
d/b/a **The Carter Payne**  
320 S. Weber Street  
Colorado Springs, CO 80903  
Mailing Address:  
320 S. Weber Street  
Colorado Springs, CO 80903

Application No: N-35856

**NOTICE OF POSTPONED HEARING**

**WHEREAS**, this matter came before the Local Licensing Authority Hearing Officer for hearing on Friday, August 2, 2019 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903 regarding an application by Local Relic, LLC d/b/a The Carter Payne ("Applicant") for a new Brew Pub Liquor License at 320 S. Weber Street, Colorado Springs, CO 80903, as outlined in the Notice of Hearing and Initial Findings of Fact dated July 25, 2019, and incorporated herein by reference; and

**WHEREAS**, at this meeting, the Applicant requested a postponement of the new application hearing; and

**WHEREAS**, the Hearing Officer granted the Applicant's request for postponement, and ordered that the City Clerk reset the application hearing to the postponed date of September 6, 2019.

**NOTICE OF POSTPONED HEARING**

**NOW THEREFORE**, pursuant to the Hearing Officer's order and Rule Nos. 4.03 and 6.03 of the Liquor and Beer Rules and Regulations for the City of Colorado Springs ("City Rules"), **YOU ARE HEREBY NOTIFIED** that the new Application Hearing will be held by the Local Licensing Authority Hearing Officer on **Friday, September 6, 2019 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** regarding the Local Relic, LLC d/b/a The Carter Payne ("Applicant") application for a new Brew Pub Liquor License at 320 S. Weber Street, Colorado Springs, CO 80903.

At this hearing 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. 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 3, 2019.

**ON BEHALF OF THE LOCAL LICENSING AUTHORITY done August 02, 2019.**

FOR  
THE CITY OF COLORADO SPRINGS  
LOCAL LICENSING AUTHORITY

A handwritten signature in black ink, appearing to read "Sarah B. Johnson", written over a horizontal line.

By: Sarah B. Johnson  
City Clerk

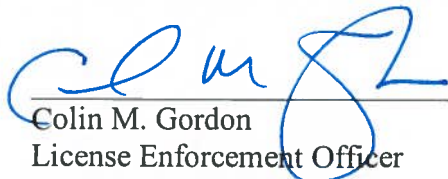
Direct questions regarding this notice and hearing to Colin M. Gordon at 719-385-5107.

## CERTIFICATE OF MAILING

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I, Colin M. Gordon, hereby certify that I have mailed a true copy of the foregoing **NOTICE OF POSTPONED HEARING** by United States mail, first class postage paid, on August 2, 2019 to the following address of record:

Local Relic, LLC  
dba The Carter Payne  
320 S. Weber Street  
Colorado Springs, CO 80903



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

CC: [jeff@thecarterpayne.se](mailto:jeff@thecarterpayne.se)

<b>BEFORE THE LOCAL LIQUOR AND BEER LICENSING AUTHORITY, CITY OF COLORADO SPRINGS, STATE OF COLORADO</b> Address: 30 South Nevada Avenue, Suite 101 Colorado Springs, CO 80903 Telephone: (719) 385-5901 Fax Number: (719) 385-5114 Email: cityclerk@springsgov.com	<b>CITY CLERK'S OFFICE</b> 2019 JUL 11 A 10:11  ▲ CLERK USE ONLY ▲
<b>IN THE MATTER OF:</b>  <b>APPLICANT</b> Local Relic, LLC d/b/a <b>The Carter Payne</b> 320 S. Weber Street Colorado Springs, CO 80903 Mailing Address: 320 S. Weber Street Colorado Springs, CO 80903	Application No: N-35856
<b>NOTICE OF HEARING AND INITIAL FINDINGS OF FACT</b>	

### NOTICE OF HEARING

This matter comes before the Local Licensing Authority Hearing Officer for hearing on **Friday, August 2, 2019 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Local Relic, LLC d/b/a The Carter Payne ("Applicant") application for a new Brew Pub Liquor License at 320 S. Weber Street, 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, July 23, 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 30, 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 May 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 July 11, 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

LOCAL RELIC, LLC

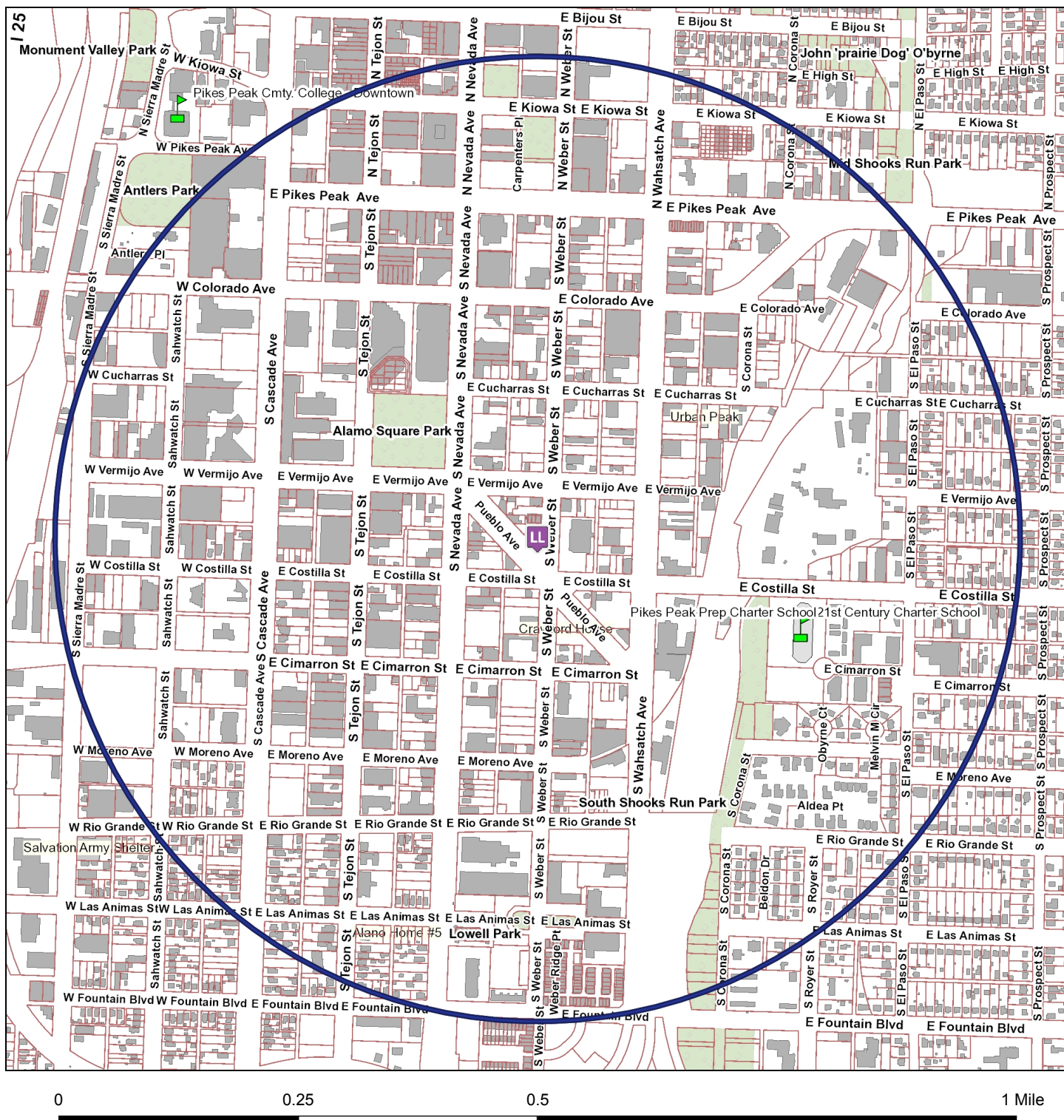
d/b/a THE CARTER PAYNE

320 S WEBER ST



OFFICE OF THE CITY CLERK

License ID: 35856



The survey boundary is 0.5 miles from the establishment

Map Prepared: 7/11/2019 9:24 AM

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## OFFICE OF THE CITY CLERK

### HEARING LETTER ATTACHMENT

License ID: 35856

LOCAL RELIC, LLC

d/b/a THE CARTER PAYNE

320 S WEBER 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) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant	562.74 ft
2) IRON BIRD BREWING CO.	402 & 404 S NEVADA AVE	Brew Pub	640.56 ft
3) LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant	647.79 ft
4) BAR-K	124 E COSTILLA ST	Tavern	659.53 ft
5) ZODIAC	230 PUEBLO AVE	Tavern	729.68 ft
6) THE BENCH IN SODO	424 S NEVADA AVE	Hotel & Restaurant	782.39 ft
7) OSCAR'S TEJON STREET	333 S TEJON ST	Hotel & Restaurant	906.00 ft
8) PIKES PEAK LODGE #473	329 E CIMARRON ST	Club	955.74 ft
9) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant	1,399.80 ft
10) STREETCAR520	520 S TEJON ST	Hotel & Restaurant	1,458.20 ft
11) TRIPLE NICKEL TAVERN LLC	334 E COLORADO AVE	Tavern	1,466.22 ft
12) THE COFFEE EXCHANGE	526 S TEJON ST	Hotel & Restaurant	1,501.22 ft
13) LUCKY DUMPLING	26 S WAHSATCH AVE	Hotel & Restaurant	1,533.18 ft
14) ATOMIC COWBOY/DENVER BISCUIT CO. et al	528 S TEJON ST	Hotel & Restaurant	1,534.24 ft
15) DOS SANTOS	70 E MORENO AVE	Hotel & Restaurant	1,565.14 ft
16) CORK AND CASK DRINKS	60 E MORENO AVE	Tavern	1,611.64 ft
17) THIRTY THREE	18 S NEVADA AVE	Tavern	1,625.31 ft
18) MINING EXCHANGE HOTEL OR THE GOLD ROOM	18 S NEVADA AVE	Tavern	1,642.33 ft
19) RED GRAVY	23 S TEJON ST	Hotel & Restaurant	1,728.80 ft
20) THE THIRSTY PARROT	32 S TEJON ST	Tavern	1,732.22 ft
21) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant	1,755.69 ft
22) SONTERRA INNOVATIVE SOUTHWEST GRILL	28 S TEJON ST	Hotel & Restaurant	1,780.04 ft
23) CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant	1,790.20 ft
24) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant	1,817.47 ft
25) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine	1,824.00 ft
26) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant	1,825.22 ft
27) COQUETTE'S BISTRO & BAKERY	616 S TEJON ST	Hotel & Restaurant	1,827.42 ft



## OFFICE OF THE CITY CLERK

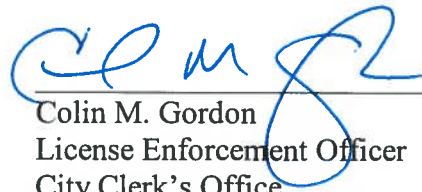
28) SPRINGS ORLEANS & MINING EXCHANGE HOTEL	123 E PIKES PEAK AVE	Hotel & Restaurant	1,837.86 ft
29) COLORADO CRAFT	15 S TEJON ST	Hotel & Restaurant	1,839.20 ft
30) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern	1,864.92 ft
31) KIMBALL'S CINEMAS	113 E PIKES PEAK AVE	Tavern	1,882.11 ft
32) IL VICINO WOOD OVEN PIZZA	11 S TEJON ST	Hotel & Restaurant	1,887.60 ft
33) THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant	1,923.52 ft
34) V F W CLUB 101	702 S TEJON ST	Club	1,990.73 ft
35) THE WAREHOUSE RESTAURANT	25 W CIMARRON ST	Hotel & Restaurant	2,142.31 ft
36) THE UTE AND YETI	21 N NEVADA AVE	Beer & Wine	2,222.47 ft
37) COLORADO BEVERAGE SERVICE	221 E KIOWA ST	Tavern	2,224.81 ft
38) V F W PIKES PEAK POST 4051	430 E PIKES PEAK AVE	Club	2,229.38 ft
39) THE MELTING POT	30 E PIKES PEAK AVE	Hotel & Restaurant	2,252.62 ft
40) SHUGA'S	702 S CASCADE AVE	Hotel & Restaurant	2,314.42 ft
41) PHANTOM CANYON BREWING COMPANY	2 E PIKES PEAK AVE	Brew Pub	2,384.99 ft
42) COWBOYS	25 N TEJON ST	Tavern	2,387.52 ft
43) THE MANSION / THE MEZZANINE	20 N TEJON ST	Tavern	2,388.11 ft
44) RED MARTINI/BLONDIES	22 N TEJON ST	Tavern	2,411.34 ft
45) GASOLINE ALLEY	28 N TEJON ST	Tavern	2,447.25 ft
46) THE FAMOUS	31 N TEJON ST	Hotel & Restaurant	2,459.76 ft
47) BEAUTY BAR	26 N TEJON ST	Lodging & Entertainment	2,483.40 ft
48) THE ANTLERS & ANTLERS HOTEL	4 S CASCADE AVE	Hotel & Restaurant	2,497.17 ft
49) MEDITERRANEAN CAFE	118 E KIOWA ST	Beer & Wine	2,522.31 ft
50) BREWER'S REPUBLIC TAP HOUSE & EVENTS @ ONE TEN BELOW	110 N NEVADA AVE	Hotel & Restaurant	2,526.53 ft
51) THE RABBIT HOLE	101 N TEJON ST	Hotel & Restaurant	2,553.42 ft
52) BONNY & READ FINE SEAFOOD & STEAKS	101 N TEJON ST	Hotel & Restaurant	2,571.40 ft
53) YOO-MAE	21 & 21-1/2 E. KIOWA ST	Hotel & Restaurant	2,576.22 ft
54) CHIBA BAR	17-19 E KIOWA ST	Tavern	2,589.98 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 July 11, 2019 to the following address of record:

Local Relic, LLC  
d/b/a The Carter Payne  
320 S. Weber 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: jeff@thecarterpayne.se