



OFFICE OF THE CITY CLERK

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

Received:

CITY CLERK'S OFFICE
2019 SEP 12 P 3:24

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 checked="" 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 Liquor | <input type="checkbox"/> Beer and Wine | <input type="checkbox"/> Optional Premises |
| <input type="checkbox"/> Retail Liquor Store* | <input type="checkbox"/> Licensed Drugstore* | <input type="checkbox"/> Racetrack | <input type="checkbox"/> Arts |
| <input type="checkbox"/> Lodging & Entertainment | <input type="checkbox"/> FMB (Beer) On Premises | <input type="checkbox"/> 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):**

Parry's Pizza XII LLC

2. Trade Name (DBA): Parry's Pizzeria & Taphouse**3. Premises Address:** 1268 Interquest Parkway, Suite 100, Colorado Springs, CO 80921
City, State, Zip:**Location**
Phone: Pending**Property Tax Schedule No. :** 6220202008**Zoning:** PUD**4. Mailing Address:** 6551 S Revere Parkway, Suite 145, Centennial, CO 80111
City, State, Zip:**Alt Phone:****Primary Contact**
Name And Title: Brian Hart, Controller and VP of Finance
Email: bhart@parryspizza.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 |
|--|----------------|--------|
| Parry's Pizzeria and Bar, LLC (Master Filed) | Parent Company | 100% |
| Please 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 |
|--|--|-------------------|
| JP Morgan Chase 9350 S Colorado Blvd, Highlands Ranch, CO 80126 | Checking (Corporate Funds) | \$1,800,000 |
| | | |
| | | |
| | | |
| TOTAL INVESTMENT IN BUSINESS: | | \$ 1,800,000.00 0 |

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Anthony Manzo

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

If leased, provide the terms: START DATE: Nov 2019 END DATE: Nov 2024

DIMENSIONS OF PREMISES: 77'x58' TOTAL SQUARE FOOTAGE: 1959

Is there a patio area? ☒ Yes ☐ No --- If yes, provide dimensions 58'x22'

Anticipated number of employees: 75 Anticipated opening date: 12/1/2019

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

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 | | |
| | | | |
| | | | |
| | | | |
| | | | |

**Attachment to Colorado Springs Liquor License Application
for
Parry's Pizzeria and Bar, LLC**

Question 6:

Parry's Pizzeria & Bar, LLC

| Name | Position | % Owned |
|-----------------------------|----------------|---------|
| David Parry | Owner, Manager | 32% |
| Cannon Capital Gourmet, LLC | Owner | 68% |
| Gordon O'Brian | Manager | 0% |
| Miles Arnone | Manager | 0% |
| Anthony Manzo | Manager | 0% |
| Kim Boerema | Manager | 0% |

Cannon Capital Gourmet, LLC

| Name | Position | % Owned |
|--------------------------------|----------|---------|
| Cannon Capital GP Gourmet, LLC | Owner | 100% |

Cannon Capital Gourmet GP, LLC

| Name | Position | % Owned |
|----------------|----------|---------|
| Gordon O'Brian | Owner | 42.39% |
| Anthony Manzo | Owner | 9.78% |
| Miles Arnone | Owner | 42.39% |
| Kwamena Aidoo | Owner | 4.35% |

Question 10:

Parry's Pizzeria & Bar has an interest in:

| Name | Location | License Number |
|--|--|----------------|
| Parry's Pizza LLC | 12501 East Lincoln Ave., Unit 101, Englewood, CO 80112 | 29-69801-0000 |
| Parry's Pizza II LLC dba Parry's Pizza II | 5650 Allen Way #119, Castle Rock, CO 80108 | 42-81657-0000 |
| Parry's Pizza III LLC dba Parry's Pizza | 9567 S University Blvd., Unit B2, Highlands Ranch, CO 80126 | 42-93453-0000 |
| Parry's Pizza IV LLC dba Parry's Pizzeria and Bar | 5970 Holly St., Bldg B, Greenwood Village, CO 80111 | 03-00778 |
| Parry's Pizza V LLC dba Parry's Pizza | 100 East 120 th , Unit F-100, Northglenn, CO 80233 | 03-04458 |
| Parry's Pizza VI LLC dba | 1232 South Hoover St., A-100, | 03-05997 |

| | | |
|---|--|----------|
| Parry's Pizza | Longmont, CO 80501 | |
| Parry's Pizza VII LLC dba Parry's Pizzeria & Bar | 4874 Thompson Parkway, Johnstown, CO 80534 | 03-08772 |
| Parry's Pizza X, LLC dba Parry's Pizzeria & Bar | 2154 East Commons Ave., Suite 300, Centennial, CO 80112 | 03-90580 |

Non Colorado Interest

| | | |
|--|--|----------------|
| Parry's Pizza VIII, LLC dba Parry's Pizza | 6851 Northlake Mall Dr., #R203, Charlotte, NC 28216 | 00256398AJ-999 |
|--|--|----------------|

Question 11:

Parry's Pizza V, LLC received a 7 day suspension in 2017 for a sale to a minor.

Question 13:

| Name | Experience |
|----------------|---|
| David Parry | Owner, Manager of multiply restaurants |
| Gordon O'Brian | N/A |
| Miles Arnone | Owner, Manager of multiply restaurants |
| Anthony Manzo | N/A |
| Kim Boerema | CEO Iron Hill Brewery (PA), Management of California Pizza Kitchen & Texas Road House |



SCHEMATIC FIRST FLOOR PLAN

BRAY
Architecture, Inc.

**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 SEP 26 P 1:01

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

Parry's Pizza XII, LLC
d/b/a **Parry's Pizzeria & Taphouse**
1268 Interquest Parkway, #100
Colorado Springs, CO 80921
Mailing Address:
6551 S. Revere Parkway, #145
Centennial, CO 80111

Application No: N-36331

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, October 18, 2019 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Parry's Pizza XII, LLC d/b/a Parry's Pizzeria & Taphouse ("Applicant") application for a new Hotel and Restaurant Liquor License at 1268 Interquest Parkway, #100, Colorado Springs, CO 80921.

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, October 8, 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, October 15, 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 September 12, 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 September 26, 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



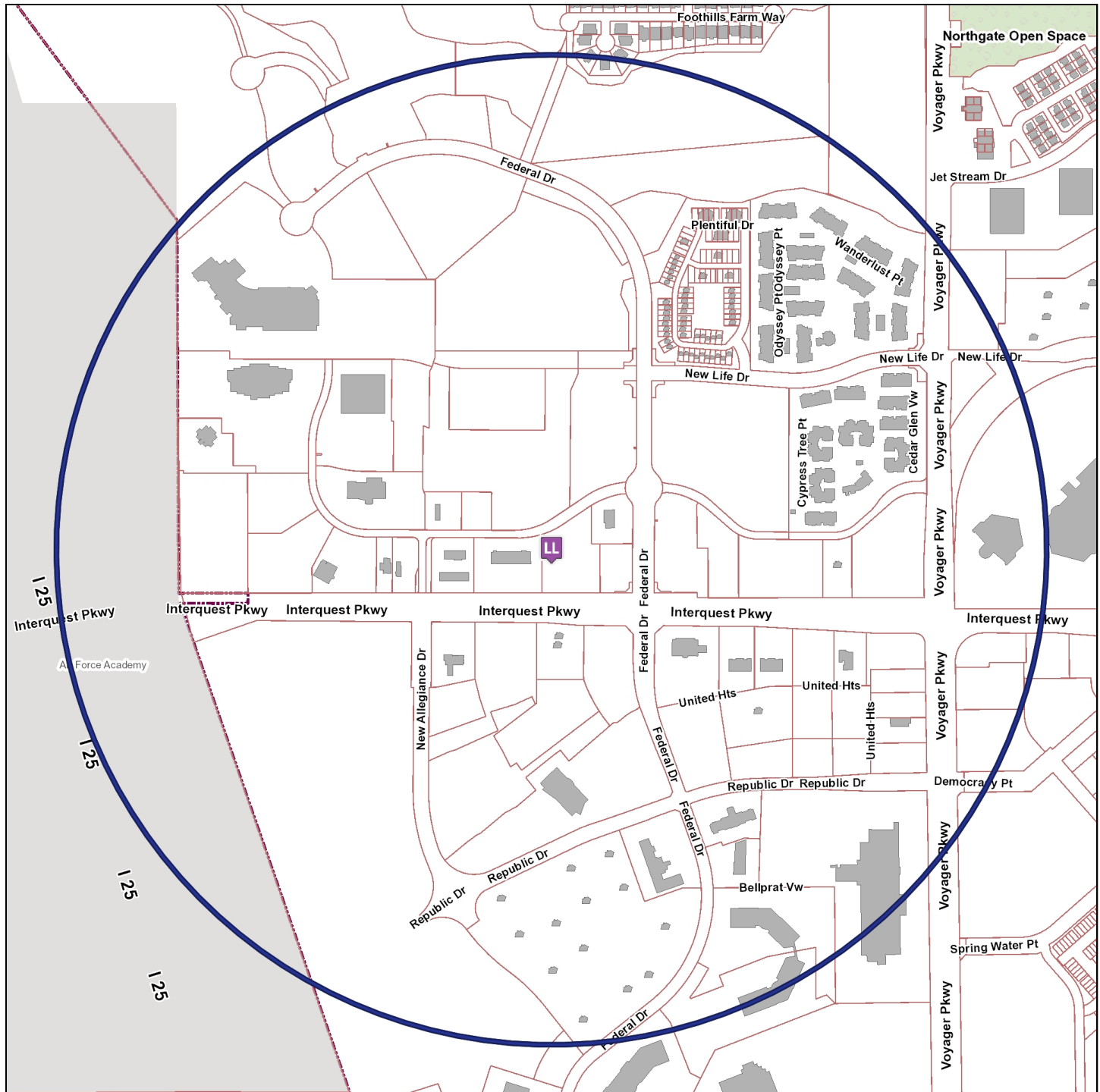
PARRY'S PIZZA XII LLC

d/b/a PARRY'S PIZZERIA & TAPHOUSE

1268 INTERQUEST PKWY #100

OFFICE OF THE CITY CLERK

License ID: 36331



0 0.25 0.5 1 Mile

The survey boundary is 0.5 miles from the establishment

Map Prepared: 9/26/2019 9:47 AM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 36331

PARRY'S PIZZA XII LLC

d/b/a PARRY'S PIZZERIA & TAPHOUSE

1268 INTERQUEST PKWY #100

COLORADO SPRINGS, CO 80921

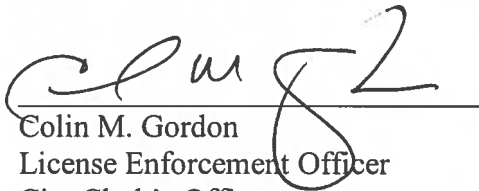
EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

| <u>Business d/b/a</u> | <u>Business Address</u> | <u>License Type</u> | |
|--|-------------------------|-------------------------|-------------|
| 1) DICKEY'S BARBECUE PIT | 1252 INTERQUEST PKWY | Beer & Wine | 249.88 ft |
| 2) DRURY INN & SUITES - COLORADO SPRINGS | 1170 INTERQUEST PKWY | Lodging & Entertainment | 1,021.11 ft |
| 3) ATMOSPHERE GASTROPUB | 1327 INTERQUEST PKWY | Hotel & Restaurant | 1,067.71 ft |
| 4) CO31 ANTHONY'S PIZZA PASTA | 1333 INTERQUEST PKWY | Hotel & Restaurant | 1,121.03 ft |
| 5) CHEDDARS CASUAL CAFE | 1140 INTERQUEST PKWY | Hotel & Restaurant | 1,218.47 ft |
| 6) THE SUMMIT INTERQUEST | 1180 INTERQUEST PKWY | Hotel & Restaurant | 1,321.13 ft |
| 7) SPRINGHILL SUITES COLORADO SPRINGS NORTHWEST | 1320 REPUBLIC DR | Lodging & Entertainment | 1,408.46 ft |
| 8) FUZZY'S TACO SHOP | 1375 INTERQUEST PKWY | Hotel & Restaurant | 1,670.49 ft |
| 9) RESIDENCE INN | 9805 FEDERAL DR | Hotel & Restaurant | 1,735.04 ft |
| 10) COLORADO MOUNTAIN BREWERY | 11202 RAMPART HILLS VW | Brew Pub | 1,927.96 ft |
| 11) GREAT WOLF LODGE | 9494 FEDERAL DR | Hotel & Restaurant | 2,098.33 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 September 26, 2019 to the following address of record:

Parry's Pizza XII, LLC
d/b/a Parry's Pizzeria & Taphouse
6551 S. Revere Parkway, #145
Centennial, CO 80111



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

CC: slee@dillanddill.com
lsitz@dillanddill.com
bhart@parryspizza.com
liquorpros@msn.com