OFFICE OF THE CITY CLERK

Received:

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): Colorado Brewers Group, LLC	
2. Trade Name (DBA): Pikes Peak Brewing Co.	
3. Premises Address: City, State, Zip: 514 S. Tejon St., Ste 100, Colorado Springs, CO 80903	**Location Phone:**
Property Tax Schedule No. : 6418319022	**Zoning:** FBZ-CEN
4. Mailing Address: City, State, Zip: 1756 Lake Woodmoor Dr., Monument, CO 80132	**Alt Phone:** (719) 208-4098
Primary Contact Name And Title: Chris Wright, Managing Member	**Email:** chris@pikespeakbrewing.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

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
Academy Bank NA 1 S. Tejon St., Colorado Springs, CO 80903	Loan	$ 1,661,490
Vance Brown/Social Impact Entrepreneur, LLC 15870 Open Sky Way, Colorado Springs, CO	Checking	$ 200,000
	TOTAL INVESTMENT IN BUSINESS:	$ 1,861,490

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Laura Graham

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

If leased, provide the terms: START DATE: 05/21/2019 END DATE: 05/01/2029

DIMENSIONS OF PREMISES: 158'x23' TOTAL SQUARE FOOTAGE: 5451

Is there a patio area? ■ Yes ☐ No --- If yes, provide dimensions 12'x16' & 66'x23'

Anticipated number of employees: 15 Anticipated opening date: 01/15/2020

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
Colorado Brewers Group, LLC 1756 Lake Woodmoor Dr., Monum	Chris Wright	Managing Member	05/2011 - Present

Colorado Brewers Group, LLC
Ownership
AS OF: 6/30/2019

Name	Position Held	% Owned
Christopher Wright	Manaing Member	47.87%
Jeffrey Waugh	n/a	4.11%
Rocky Point Ventures, LLC	n/a	8.25%
David Schreiber	n/a	3.60%
William and Bridget Robson	n/a	8.25%
Michael Mundle	n/a	3.60%
Robert Downing	n/a	4.11%
Mike Ochsner	n/a	4.11%
William and Courtney Mitchell	n/a	3.60%
Social Impact Entrepreneurs, LLC	n/a	12.50%

COLORADO
BREWERS GROUP, LLC

1756 Lake Woodmoor Dr. • Monument, CO 80132 • COBG@pikespeakbrewing.com

Liquor License Application Details

Question 10.
Applicant currently holds a liquor license (Brew Pub – County), 42895430000 for Colorado Brewers Group, LLC d.b.a. Pikes Peak Brewing Co. located at 1756 Lake Woodmoor Dr., Monument, CO 80132

Applicants current Manager, Christopher Wright, is also owner of and manager for Colorado Brewers Group, LLC d.b.a. Pikes Peak Brewing Co. located at 1756 Lake Woodmoor Dr., Monument, CO 80132 license 42895430000.

Christopher Wright
Managing Member
Colorado Brewers Group, LLC

Diagram of Brewery Premises
Applicant: Colorado Brewers Group, LLC

Floor 1

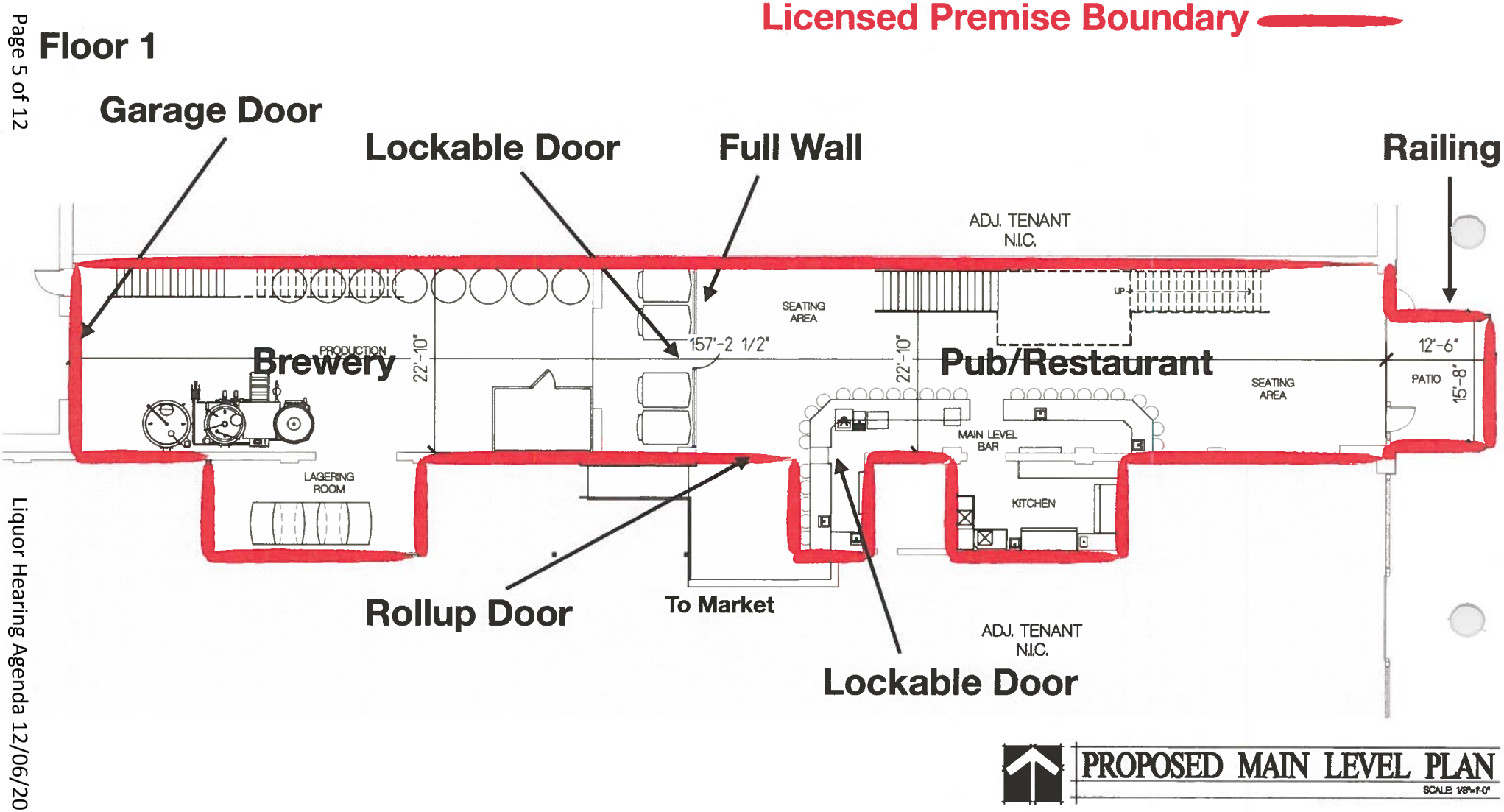
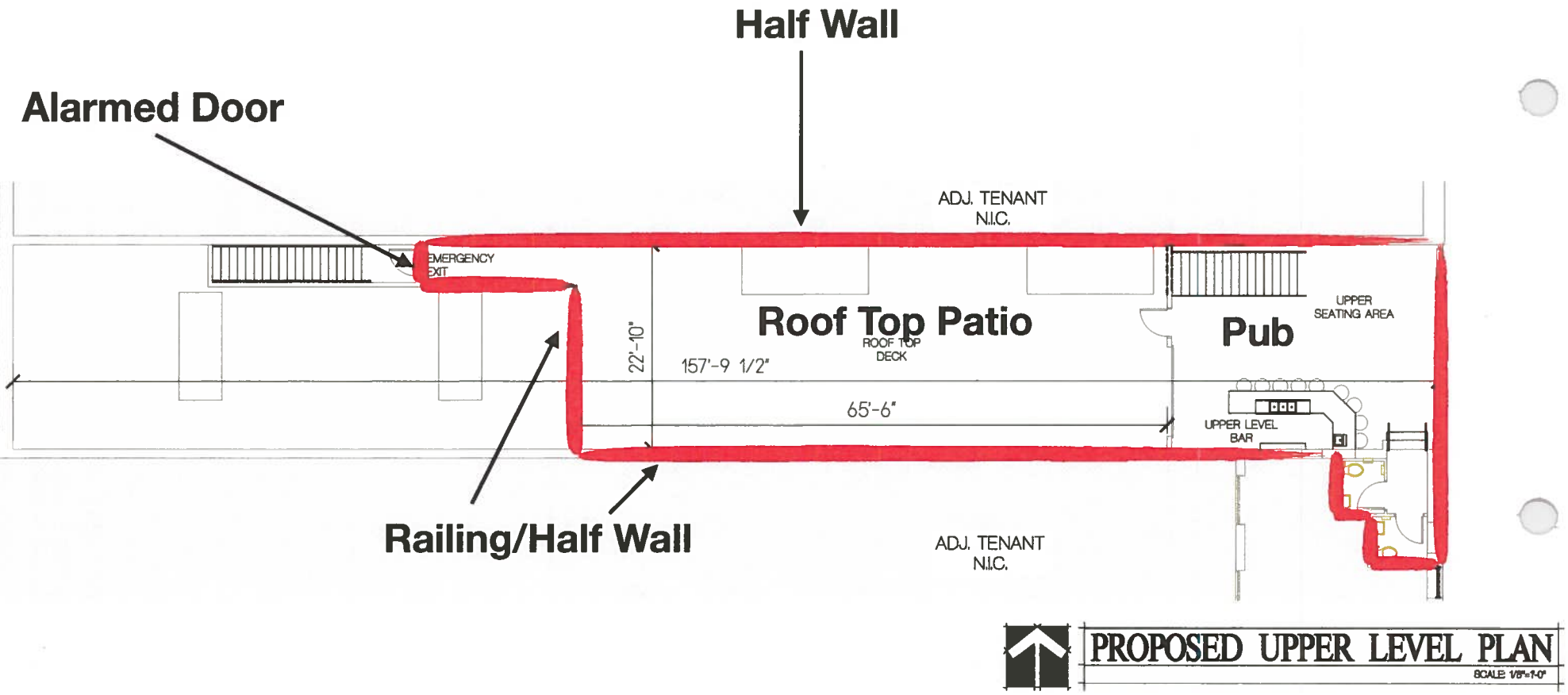


Diagram of Brewery Premises
Applicant: Colorado Brewers Group, LLC

Floor 2

Licensed Premise Boundary



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 NOV 14 A 11: 44 ▲ CLERK USE ONLY ▲
IN THE MATTER OF: **APPLICANT** Colorado Brewers Group, LLC d/b/a **Pikes Peak Brewing Co.** 514 S. Tejon Street, #100 Colorado Springs, CO 80903 Mailing Address: 1756 Lake Woodmoor Drive Monument, CO 80132	Application No: N-36483

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, December 6, 2019 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Colorado Brewers Group, LLC d/b/a Pikes Peak Brewing Co. ("Applicant") application for a new Brew Pub Liquor License at 514 S. Tejon Street, #100, 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, November 26, 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, December 3, 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 17, 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 November 14, 2019.

FOR
THE CITY OF COLORADO SPRINGS
LOCAL LICENSING AUTHORITY

Dena Lozano

By: Dena Lozano
Deputy City Clerk

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

Liquor Survey Boundaries

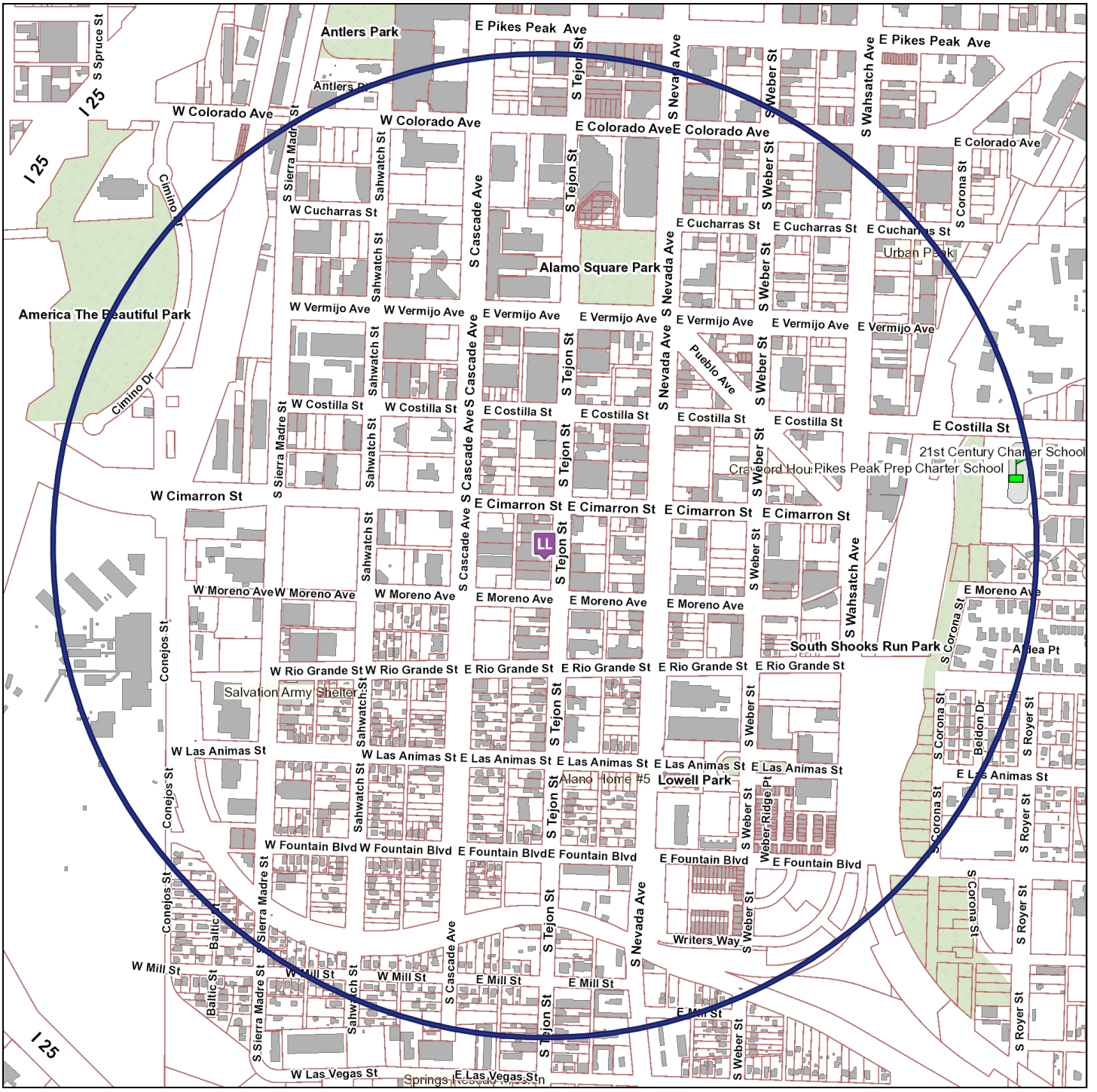
COLORADO BREWERS GROUP, LLC

d/b/a PIKES PEAK BREWING CO.

514 S TEJON ST #100

OFFICE OF THE CITY CLERK

License ID: 36483



0 0.25 0.5 1 Mile

The survey boundary is 0.5 miles from the establishment

Map Prepared: 11/14/2019 10:27 AM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 36483

COLORADO BREWERS GROUP, LLC

d/b/a PIKES PEAK BREWING CO.

514 S TEJON ST #100

COLORADO SPRINGS, CO 80903

EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

	Business d/b/a	Business Address	License Type	
1)	STREETCAR520	520 S TEJON ST	Hotel & Restaurant	56.00 ft
2)	THE COFFEE EXCHANGE	526 S TEJON ST	Hotel & Restaurant	112.64 ft
3)	DOS SANTOS	70 E MORENO AVE	Hotel & Restaurant	165.89 ft
4)	ATOMIC COWBOY/DENVER BISCUIT CO. et al	528 S TEJON ST	Hotel & Restaurant	171.82 ft
5)	CORK AND CASK DRINKS	60 E MORENO AVE	Tavern	201.82 ft
6)	COQUETTE'S BISTRO & BAKERY	616 S TEJON ST	Hotel & Restaurant	516.66 ft
7)	THE BENCH IN SODO	424 S NEVADA AVE	Hotel & Restaurant	636.34 ft
8)	V F W CLUB 101	702 S TEJON ST	Club	738.75 ft
9)	LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant	781.45 ft
10)	IRON BIRD BREWING CO.	402 & 404 S NEVADA AVE	Brew Pub	804.09 ft
11)	OSCAR'S TEJON STREET	333 S TEJON ST	Hotel & Restaurant	811.14 ft
12)	THE WAREHOUSE RESTAURANT	25 W CIMARRON ST	Hotel & Restaurant	875.28 ft
13)	BAR-K	124 E COSTILLA ST	Tavern	890.17 ft
14)	SHUGA'S	702 S CASCADE AVE	Hotel & Restaurant	913.11 ft
15)	CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant	983.16 ft
16)	PIKES PEAK LODGE #473	329 E CIMARRON ST	Club	1,558.70 ft
17)	ZODIAC	230 PUEBLO AVE	Tavern	1,616.68 ft
18)	PIKES PEAK CENTER	190 S CASCADE AVE	Tavern	1,765.22 ft
19)	MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant	1,833.65 ft
20)	LUIGIS RESTAURANT	947 S TEJON ST	Hotel & Restaurant	2,264.87 ft
21)	THE THIRSTY PARROT	32 S TEJON ST	Tavern	2,327.86 ft
22)	SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine	2,333.55 ft
23)	URBAN EGG A DAYTIME EATERY	28 S TEJON ST	Hotel & Restaurant	2,382.20 ft
24)	EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant	2,417.22 ft
25)	RED GRAVY	23 S TEJON ST	Hotel & Restaurant	2,424.98 ft
26)	FUJIYAMA	22 S TEJON ST	Hotel & Restaurant	2,443.74 ft
27)	JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant	2,452.46 ft
28)	CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant	2,496.78 ft

29)	THIRTY THREE	18 S NEVADA AVE	Tavern	2,526.76 ft
30)	MINING EXCHANGE HOTEL OR THE GOLD ROOM	18 S NEVADA AVE	Tavern	2,530.48 ft
31)	THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant	2,554.47 ft
32)	COLORADO CRAFT	15 S TEJON ST	Hotel & Restaurant	2,559.91 ft
33)	JAX FISH HOUSE AND OYSTER BAR	11 S TEJON ST	Hotel & Restaurant	2,597.09 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 November 14, 2019 to the following address of record:

Colorado Brewers Group, LLC
d/b/a Pikes Peak Brewing Co.
1756 Lake Woodmoor Drive
Monument, CO 80132

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

CC: chris@pikespeakbrewing.com