



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

OFFICE OF THE CITY CLERK

Received:

CITY CLERK'S OFFICE

2021 JUN 11 A 10:15

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 (includes Resort & Campus Complex)* ☐ *Hotel/Restaurant w/Optional* ☐ *Tavern*  
☐ *Brew Pub* ☐ *Distillery Pub* ☐ *Vintner's Restaurant* ☐ *Beer and Wine*  
☐ *Optional Premises* ☐ *Retail Liquor Store\** ☐ *Liquor 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):**

VISIONARY RESTAURANT GROUP LLC

**2. Trade Name (DBA):**

KIBA SUSHI

**3. Premises Address:** 32 S. Tejon St. Suite 100  
**City, State, Zip:** Colorado Springs, CO 80903

**Location Phone:** (626) 905-9711

**Property Tax Schedule No. :** 6418217013

**Zoning:** FBZ-CEN

**4. Mailing Address:**  
**City, State, Zip:** 32 S. Tejon St., Suite 100, Colorado Springs, CO 80903

**Alt Phone:** (970) 309-8795

**Primary Contact Name And Title:** Ryan Siefke, Managing Member

**Email:** rsiefke@gmail.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			

**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
Ryan A. Siefke	Managing Member/Manager	45.5%
Kian Fan Loo	Managing Member	45.5%
Kun Young Pak	Member	9%



**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
The BCIG 32 LLC P O Box 49006 CSC 80949	Tenant allowance	\$200,000.00
Kun Young Pak, 1810 Cade Ave Castle Rock CO 80104	Wells Fargo savings	\$100,000.00
Ryan A. Siefke	Wells Fargo Bank, savings	\$100,000
207 Summit Dr., Carbondale CO 81623		
Kian Fan Loo	US Bank, Alpine Bank & Credit Union of Colorado	\$100,000.00
231 Robinson St Unit 332, Basalt CO 81621		
TOTAL INVESTMENT IN BUSINESS:		\$500,000.00

**Section C: PREMISES / LOCATION INFORMATION**

8. Registered Manager Name: Ryan A. Siefke

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

If leased, provide the terms: START DATE: 4/22/21 END DATE: 2031 approx.

DIMENSIONS OF PREMISES: see floor plan TOTAL SQUARE FOOTAGE: 6007.22 (4879.36 main & 1127.86 basement)

Is there a patio area? ☐ Yes ☒ No --- If yes, provide dimensions \_\_\_\_\_

Anticipated number of employees: 30 Anticipated opening date: 09/01/2021

Will training be offered or required? ☒ Yes ☐ No --- If yes, through what agency? TIPS/Liquor 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
Shangri-La Restaurant	Kian Fan Loo	Owner	10/16/20 - present
8850 N Union Blvd CSC 80920			



**VISIONARY DINING GROUP LLC**  
**dba Kiba Sushi**  
**32 S. Tejon St., Suite 100**  
**Colorado Springs, CO 80903**

**Attachment to City Application**

Question 10:

Kian Fan Loo has current ownership interests in the following:

Phoenix Restaurant Group LLC dba Shangri-La Restaurant, which holds a hotel & restaurant license at 8850 N. Union Blvd., Colorado Springs, CO 80920; license no. 03-13779.

Pending hotel & restaurant license application for Shangri-La East LLC dba Shangri-La Restaurant, 6165 Barnes Road, Suite 170, Colorado Springs, CO 80922



**VISIONARY DINING GROUP LLC**  
**dba Kiba Sushi**  
**32 S. Tejon St., Suite 100**  
**Colorado Springs, CO 80903**

**Attachment to DR 8404**

Question 14:

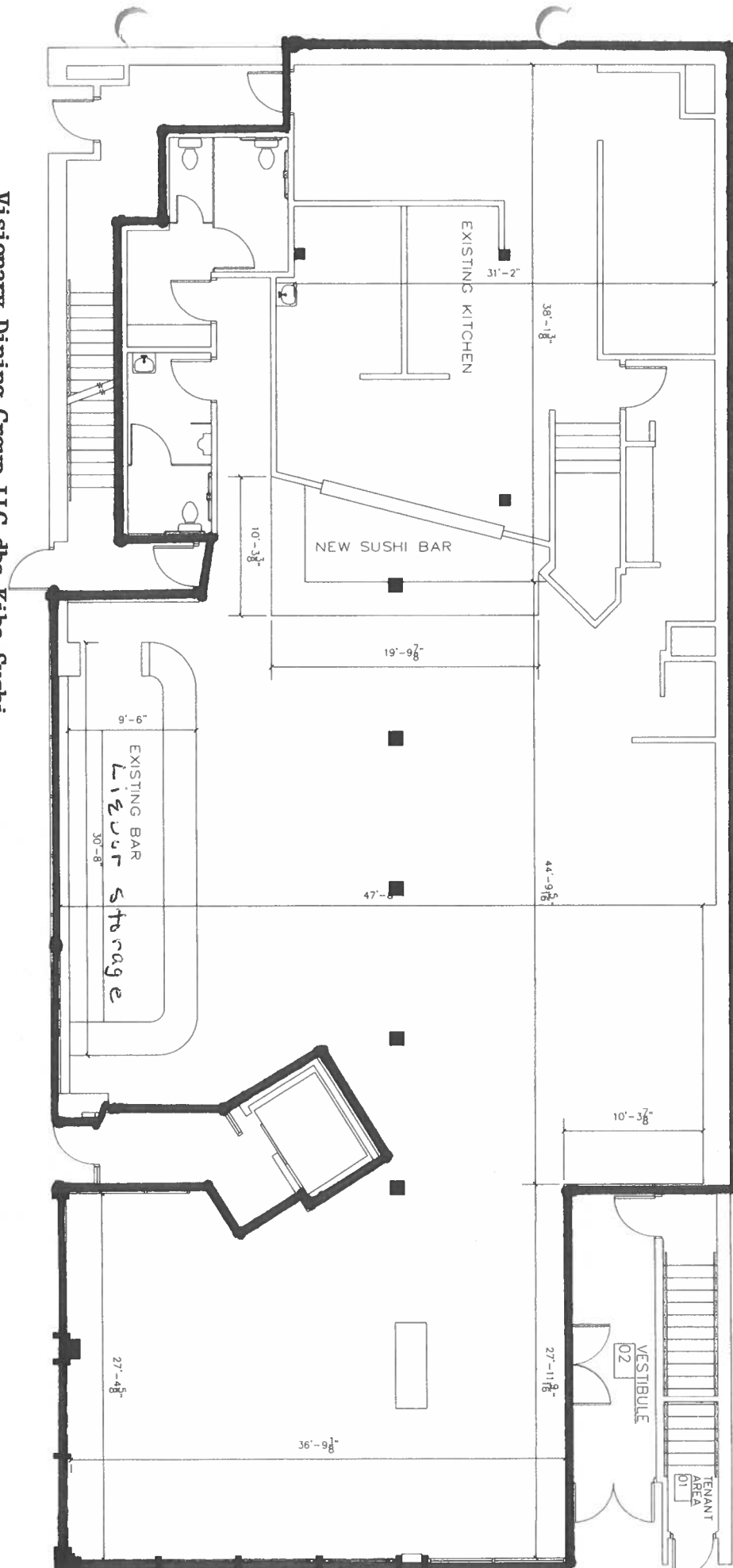
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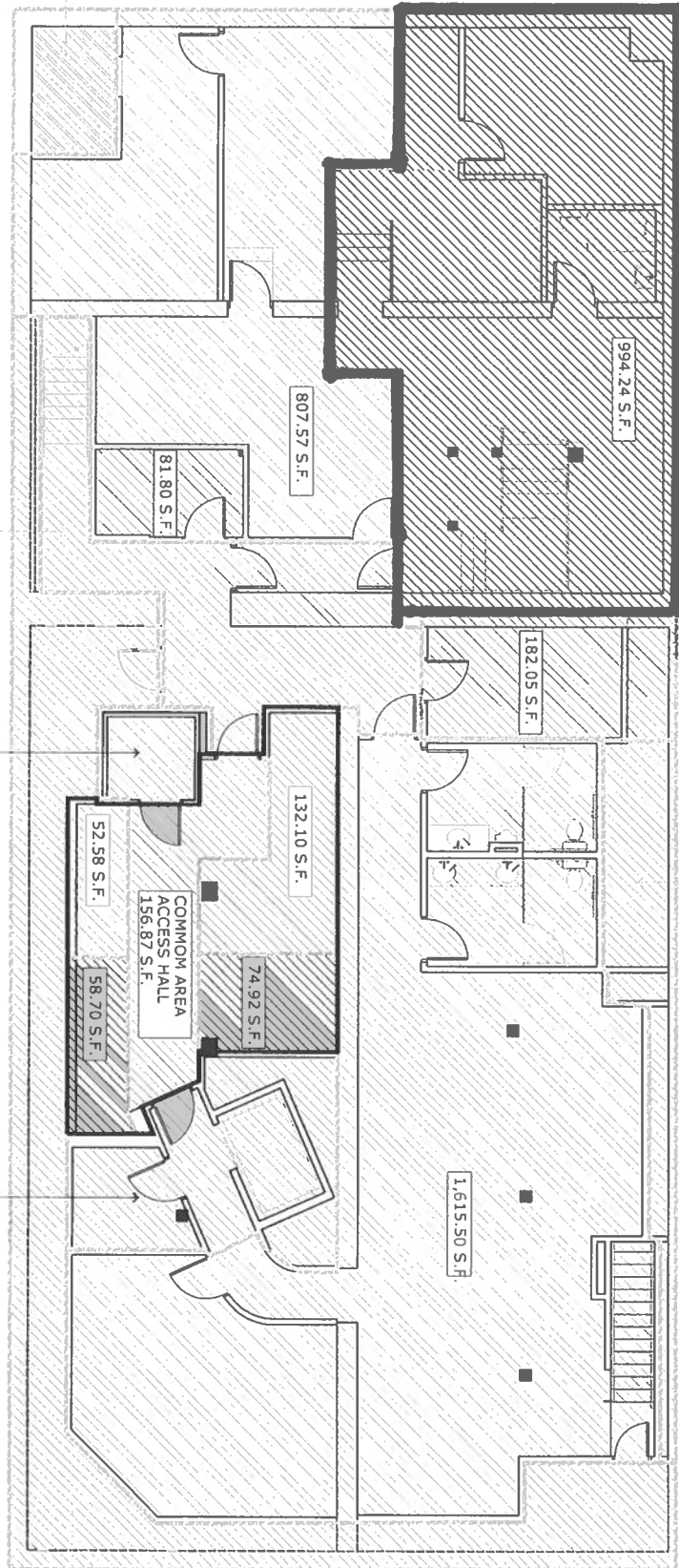
**Visionary Dining Group LLC dba Kiba Sushi**  
**Suite 100**  
**32 SOUTH TEJON STREET – MAIN LEVEL FLOOR PLAN INTERIOR DIMENSIONS**  
**Colorado Springs, CO 80903**





Visionary Dining Group LLC dba Kiba Sushi  
 32 S. Tejon St. Suite 100—Basement Level  
 Colorado Springs CO 80903

32 SOUTH TEJON STREET - LOWER LEVEL FLOOR PLAN



52'

19' 4"



**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

2021 AUG 26 A 9:43

▲ CLERK USE ONLY ▲

**IN THE MATTER OF:**

**APPLICANT**

Visionary Restaurant Group, LLC  
d/b/a **Kiba Sushi**  
32 S Tejon Street, #100  
Colorado Springs, CO 80903  
Mailing Address:  
32 S Tejon Street, #100  
Colorado Springs, CO 80903

Application No: N-0851052

**AMENDED 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, September 17, 2021 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Visionary Restaurant Group, LLC d/b/a Kiba Sushi ("Applicant") application for a new Hotel and Restaurant Liquor License at 32 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, September 7, 2021. 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 14, 2021.

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 June 11, 2021, 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 August 26, 2021.**

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



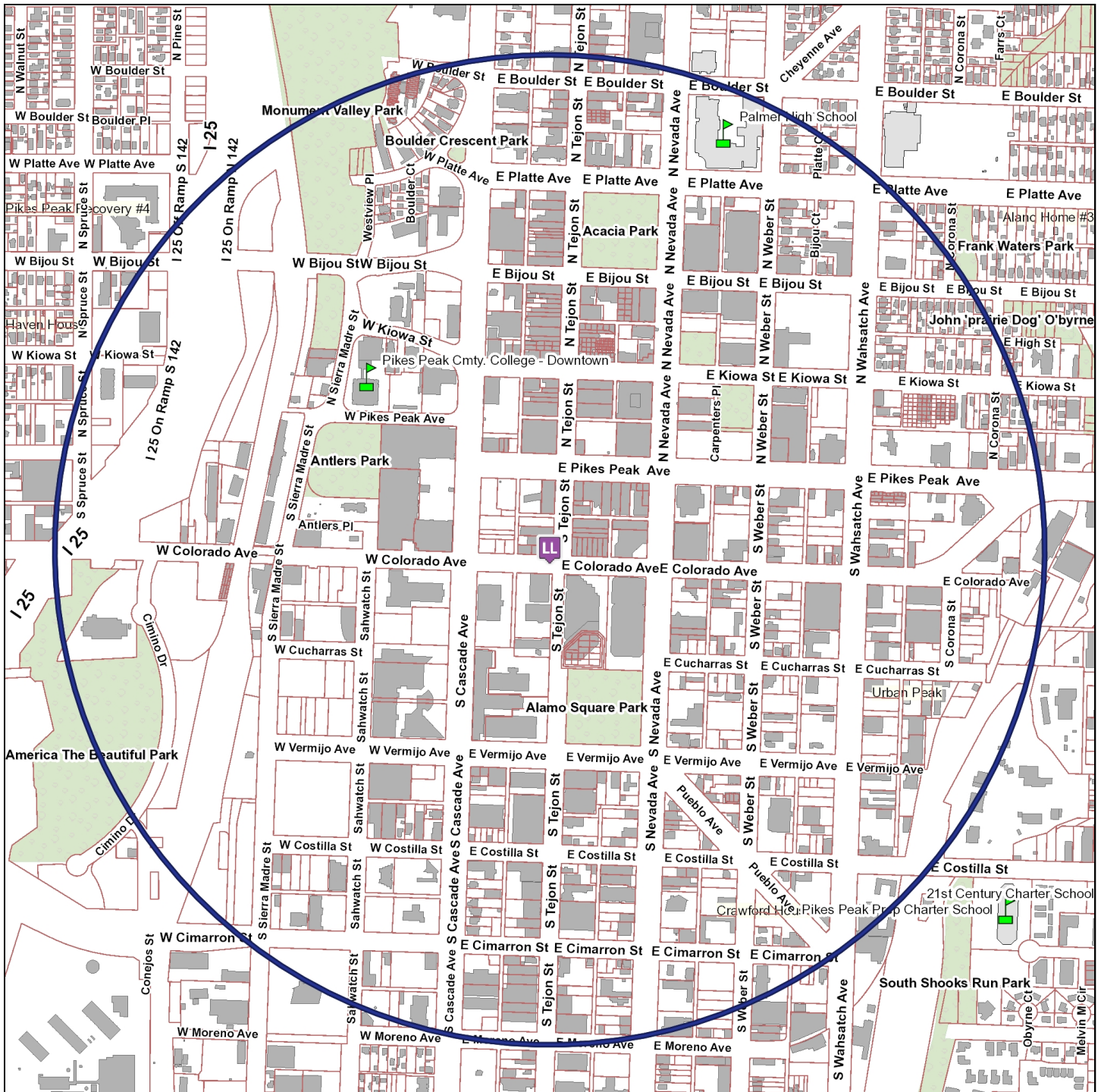
VISIONARY RESTAURANT GROUP LLC

d/b/a KIBA SUSHI

32 S TEJON ST

OFFICE OF THE CITY CLERK

License ID: 0851052



The survey boundary is 0.5 miles from the establishment

Map Prepared: 8/26/2021 9:01 AM

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## OFFICE OF THE CITY CLERK

### HEARING LETTER ATTACHMENT

License ID: 0851052

VISIONARY RESTAURANT GROUP LLC

d/b/a KIBA SUSHI

32 S TEJON 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) URBAN EGG A DAYTIME EATERY	28 S TEJON ST	Hotel & Restaurant Liquor License	46.46 ft
2) EAST COAST DELI	24 S TEJON ST	Hotel & Restaurant Liquor License	83.59 ft
3) FUJIYAMA	22 S TEJON ST	Hotel & Restaurant Liquor License	107.90 ft
4) SAIGON CAFÉ	20 E COLORADO AVE	Beer & Wine Liquor License	141.05 ft
5) RED GRAVY	23 S TEJON ST	Hotel & Restaurant Liquor License	167.52 ft
6) JACK QUINN'S IRISH ALE HOUSE AND PUB	21 S TEJON ST	Hotel & Restaurant Liquor License	178.52 ft
7) CHIPOTLE MEXICAN GRILL	17 S TEJON	Hotel & Restaurant Liquor License	213.41 ft
8) THE PERK DOWNTOWN	14 S TEJON ST	Hotel & Restaurant Liquor License	218.67 ft
9) COLORADO CRAFT	15 S TEJON ST	Hotel & Restaurant Liquor License	268.89 ft
10) JAX FISH HOUSE AND OYSTER BAR	11 S TEJON ST	Hotel & Restaurant Liquor License	293.10 ft
11) KIMBALL'S CINEMAS	113 E PIKES PEAK AVE	Tavern Liquor License	430.14 ft
12) MINING EXCHANGE HOTEL OR THE GOLD ROOM	18 S NEVADA AVE	Tavern Liquor License	496.21 ft
13) SPRINGS ORLEANS & MINING EXCHANGE HOTEL	123 E PIKES PEAK AVE	Hotel & Restaurant Liquor License	503.37 ft
14) MACKENZIES CHOPHOUSE	128 S TEJON ST	Hotel & Restaurant Liquor License	503.71 ft
15) THIRTY THREE	18 S NEVADA AVE	Tavern Liquor License	518.05 ft
16) THE MELTING POT	30 E PIKES PEAK AVE	Hotel & Restaurant Liquor License	547.42 ft
17) PHANTOM CANYON BREWING COMPANY	2 E PIKES PEAK AVE	Brew Pub Liquor License	645.77 ft
18) THE MANSION / THE MEZZANINE	20 N TEJON ST	Tavern Liquor License	735.38 ft





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19) 3E's COMEDY CLUB	1 S NEVADA AVE	Tavern Liquor License	748.28 ft
20) TEJON EATERY	19 N TEJON ST	Tavern Liquor License	764.87 ft
21) RED MARTINI/BLONDIES	22 N TEJON ST	Tavern Liquor License	776.89 ft
22) GASOLINE ALLEY	28 N TEJON ST	Tavern Liquor License	815.10 ft
23) COWBOYS	25 N TEJON ST	Tavern Liquor License	830.96 ft
24) THE ANTLERS & ANTLERS HOTEL	4 S CASCADE AVE	Hotel & Restaurant Liquor License	848.92 ft
25) BEAUTY BAR	26 N TEJON ST	Lodging and Entertainment Liquor License	851.18 ft
26) THE FAMOUS	31 N TEJON ST	Hotel & Restaurant Liquor License	904.96 ft
27) YOO-MAE	21 & 21-1/2 E. KIOWA ST	Hotel & Restaurant Liquor License	912.27 ft
28) CHIBA BAR	17-19 E KIOWA ST	Tavern Liquor License	914.51 ft
29) PIKES PEAK CENTER	190 S CASCADE AVE	Tavern Liquor License	987.22 ft
30) T BYRD'S TACOS AND TEQUILA	26 E KIOWA ST	Hotel & Restaurant Liquor License	1,030.00 ft
31) THE RABBIT HOLE	101 N TEJON ST	Hotel & Restaurant Liquor License	1,051.40 ft
32) THE UTE AND YETI	21 N NEVADA AVE	Beer & Wine Liquor License	1,052.40 ft
33) BONNY & READ FINE SEAFOOD & STEAKS	101 N TEJON ST	Hotel & Restaurant Liquor License	1,061.85 ft
34) MEDITERRANEAN CAFE	118 E KIOWA ST	Beer & Wine Liquor License	1,083.71 ft
35) PAINTING WITH A TWIST	115 N TEJON ST	Beer & Wine Liquor License	1,177.67 ft
36) OSCAR'S PATIO BAR	110 N NEVADA AVE	Hotel & Restaurant Liquor License	1,186.89 ft
37) OSKAR BLUES COLORADO SPRINGS	118 N TEJON ST	Hotel & Restaurant Liquor License	1,199.81 ft
38) COLORADO BEVERAGE SERVICE	221 E KIOWA ST	Tavern Liquor License	1,274.21 ft
39) RENDEZVOUS	128 N TEJON ST	Tavern Liquor License	1,301.63 ft
40) BINGO BURGER	132 N TEJON ST	Hotel & Restaurant Liquor License	1,351.79 ft
41) FRATELLI RISTORANTE ITALIANO	124 N NEVADA AVE	Hotel & Restaurant Liquor License	1,365.64 ft
42) SHAME AND REGRET	15 E BIJOU ST	Tavern Liquor License	1,369.53 ft
43) HILTON GARDEN INN	125 N CASCADE AVE	Hotel & Restaurant Liquor License	1,386.55 ft
44) ICONS	3 E BIJOU ST	Tavern Liquor License	1,407.03 ft
45) SPICE ISLAND GRILL	10 N SIERRA MADRE ST	Hotel & Restaurant Liquor License	1,472.32 ft





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46) BAMBINO'S URBAN PIZZERIA	36 E BIJOU ST	Hotel & Restaurant Liquor License	1,533.99 ft
47) BRAKEMAN'S BURGERS, SANDWICH DEPOT AND TRACK 10	10 S SIERRA MADRE ST	Hotel & Restaurant Liquor License	1,536.37 ft
48) EVEREST NEPAL RESTAURANT	28 E BIJOU ST	Hotel & Restaurant Liquor License	1,538.62 ft
49) LUCKY DUMPLING	26 S WAHSATCH AVE	Hotel & Restaurant Liquor License	1,541.78 ft
50) THE BLOCK BAR & GRILL	333 S TEJON ST	Hotel & Restaurant Liquor License	1,550.21 ft
51) CHINA TOWN RESTAURANT	326 S NEVADA AVE	Hotel & Restaurant Liquor License	1,568.82 ft
52) BAR-K	124 E COSTILLA ST	Tavern Liquor License	1,600.01 ft
53) WHITE PIE PIZZERIA	330 S NEVADA AVE	Hotel & Restaurant Liquor License	1,606.04 ft
54) MOOD TAPAS BAR, DISTRICT ELEVEN, BIRD TREE CAFE	218 N TEJON ST	Hotel & Restaurant Liquor License	1,731.49 ft
55) THE CARTER PAYNE	320 S WEBER ST	Brew Pub Liquor License	1,740.49 ft
56) TRIPLE NICKEL TAVERN LLC	103 S WAHSATCH AVE	Tavern Liquor License	1,740.96 ft
57) STEEL PAN P & P	402 S NEVADA AVE	Hotel and Restaurant	1,756.04 ft
58) JOSE MULDOONS	222 N TEJON ST	Hotel & Restaurant Liquor License	1,785.73 ft
59) LOYAL COFFEE	408 S NEVADA AVE	Hotel & Restaurant Liquor License	1,817.52 ft
60) THE GARDEN	401 S NEVADA AVE	Tavern Liquor License	1,823.94 ft
61) AMERICAN LEGION POST NO. 5	15 E PLATTE AVE	Club Liquor License	1,882.65 ft
62) UNITED STATES OLYMPIC & PARALYMPIC MUSEUM	200 S SIERRA MADRE ST	Hotel & Restaurant Liquor License	1,945.26 ft
63) THE BENCH IN SODO	424 S NEVADA AVE	Hotel & Restaurant Liquor License	2,007.42 ft
64) KINSHIP LANDING	415 S NEVADA AVE	Hotel & Restaurant Liquor License	2,030.66 ft
65) EL PASO CLUB	30 E PLATTE AVE	Club Liquor License	2,119.03 ft
66) ODYSSEY GASTROPUB	311 N TEJON ST	Hotel & Restaurant Liquor License	2,221.82 ft
67) THE RESTAURANT AT POOR RICHARD'S	324½ N TEJON ST	Hotel & Restaurant Liquor License	2,316.75 ft
68) FOUR BY BROTHER LUCK	321 N TEJON ST	Hotel & Restaurant Liquor License	2,354.66 ft
69) PIKES PEAK BREWING CO., COATI	514 S TEJON ST	Brew Pub Liquor License	2,372.48 ft
70) TONY'S	326 N TEJON ST	Hotel & Restaurant Liquor License	2,383.82 ft





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71) ROOSTER'S HOUSE OF RAMEN	323 & 325 N TEJON ST	Hotel & Restaurant Liquor License	2,391.29 ft
72) STREETCAR520	520 S TEJON ST	Hotel & Restaurant Liquor License	2,431.87 ft
73) SUPERNOVA	111 E BOULDER ST	Hotel & Restaurant Liquor License	2,445.71 ft
74) THE COFFEE EXCHANGE	526 S TEJON ST	Hotel & Restaurant Liquor License	2,448.03 ft
75) THE WAREHOUSE RESTAURANT	25 W CIMARRON ST	Hotel & Restaurant Liquor License	2,484.05 ft
76) DOS SANTOS	70 E MORENO AVE	Hotel & Restaurant Liquor License	2,491.85 ft
77) ATOMIC COWBOY/DENVER BISCUIT CO. et al	528 S TEJON ST	Hotel & Restaurant Liquor License	2,507.71 ft
78) CORK AND CASK DRINKS	60 E MORENO AVE	Tavern Liquor License	2,507.75 ft
79) THE WILD GOOSE MEETING HOUSE	401 N TEJON ST	Hotel & Restaurant Liquor License	2,572.84 ft
80) RASTA PASTA	405 N TEJON ST	Hotel & Restaurant Liquor License	2,629.24 ft

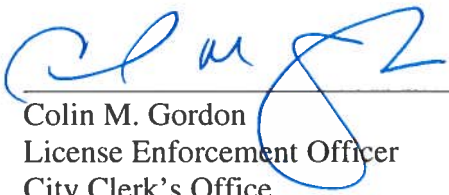


## CERTIFICATE OF MAILING

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I, Colin M. Gordon, hereby certify that I have mailed a true copy of the foregoing **NOTICE OF HEARING AND INITIAL FINDINGS OF FACT** by United States mail, first class postage paid, on August 26, 2021 to the following address of record:

Visionary Restaurant Group, LLC  
d/b/a Kiba Sushi  
32 S Tejon Street, #100  
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: erikakaiser1@msn.com  
rsiefke@gmail.com  
liquorpros@msn.com