



OFFICE OF THE CITY CLERK

Received: CITY CLERK'S OFFICE 2023 NOV 15 P 2:22

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

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.

[X] 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 Club Lodging & Entertainment FMB (Beer) On-Premises Fermented Malt Beverage and Wine

* 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): Unity Bar & Grill LLC
2. Trade Name (DBA): UNITY BAR & GRILL
3. Premises Address: 1107 S Nevada Ave. STE 105, COS, CO 80903 Location Phone: 719-822-0422
Property Tax Schedule No.: 0419123036 Zoning: FBZ
4. Mailing Address: 1107 S Nevada Ave. STE 105, COS, CO 80903 Alt Phone:
Primary Contact Name And Title: Shelaine N Buchanan Wright Email: unitybarandgrill357@gmail.com

5. IF THIS IS A TRANSFER OF AN EXISTING LICENSE - THE FOLLOWING MUST BE ANSWERED:

Table with 4 columns: 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.

Table with 3 columns: NAME, POSITION HELD, %OWNED. Rows include Shelaine N Buchanan Wright (Co-Owner, 50%) and Carlo G Guerrier Jr (Co-Owner, 50%).

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
Navy Federal Credit Union	Checking	15,000
Shelaine N Buchanan Wright		
Navy Federal Credit Union	Checking	15,000
Carlo G Guerrier Jr		
TOTAL INVESTMENT IN BUSINESS:		\$ 30,000

Section C: PREMISES / LOCATION INFORMATION

8. Registered Manager Name: Shelaine N Buchanan Wright

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

If leased, provide the terms: START DATE: 01/02/2022 END DATE: Nov, 2025

DIMENSIONS OF PREMISES: 33.5 x 31 TOTAL SQUARE FOOTAGE: 1038.5

Is there a patio area? Yes No — If yes, provide dimensions _____

Anticipated number of employees: 4 Anticipated opening date: 12/01/2023

Will training be offered or required? Yes No — If yes, through what agency? _____

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.

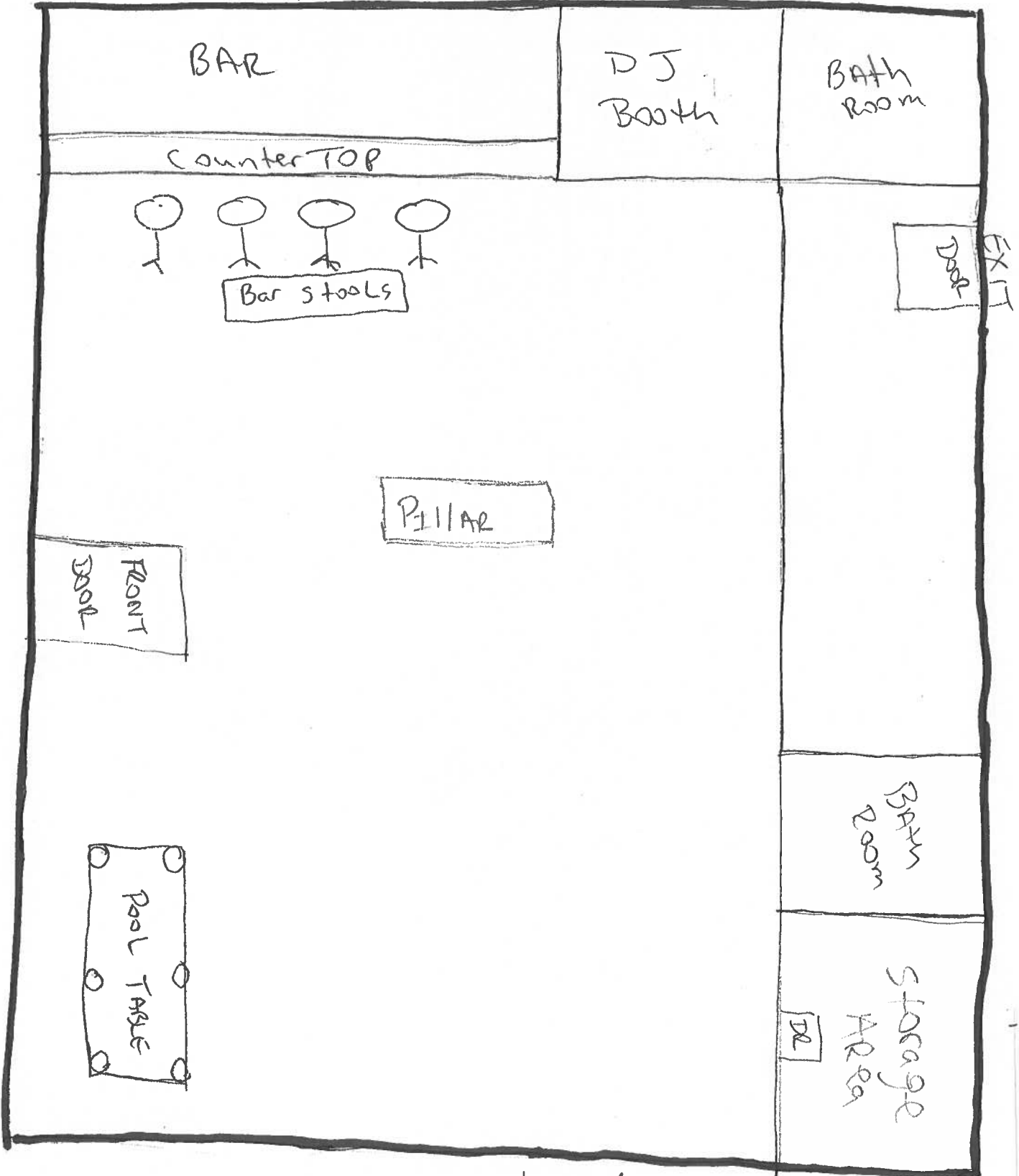
Business Name & Address	Applicant's Name	Experience/Position	Dates

Unity Bar & Grill = Diagram

← N

31.5 ft

33'



1177 S. Nevada Ave
STE 105

COS, CO. 84943

**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@coloradosprings.gov

CITY CLERK'S OFFICE
2024 JUN 27 PM2:20

▲ CLERK USE ONLY ▲

IN THE MATTER OF:

APPLICANT

Unity Bar & Grill, LLC
d/b/a **Unity Bar & Grill**
1107 S Nevada Avenue, Suite 105
Colorado Springs, CO 80903
Mailing Address:
1107 S Nevada Avenue, Suite 105
Colorado Springs, CO 80903

Application No: N-0855977

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, 2024 at 9:00 A.M. in Division 2, Municipal Court Building, 224 E. Kiowa Street, Colorado Springs, CO 80903** upon Unity Bar & Grill, LLC d/b/a Unity Bar & Grill ("Applicant") application for a new Tavern Liquor License at 1107 S Nevada Avenue, Suite 105, 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 9, 2024. 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, 2024.

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 November 11, 2023, 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 evidenced 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. A review of the Applicant's ownership and management structure did not disclose any persons prohibited from being a licensee pursuant to C.R.S. §44-3-307(1).
- 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, 2024.

FOR
THE CITY OF COLORADO SPRINGS
LOCAL LICENSING AUTHORITY



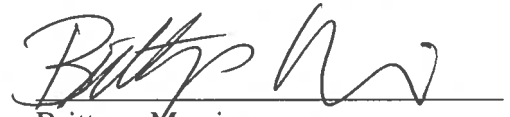
By: Sarah B. Johnson
City Clerk

Direct questions regarding this notice and hearing to Brittany Morris at 719-385-5115.

CERTIFICATE OF MAILING

I, Brittany Morris, 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, 2024 to the following address of record:

Unity Bar & Grill, LLC
d/b/a Unity Bar & Grill
1107 S Nevada Avenue, Suite 105
Colorado Springs, CO 80903



Brittany Morris
License Specialist II
City Clerk's Office
30 S. Nevada Avenue, Suite 101
Colorado Springs, CO 80903

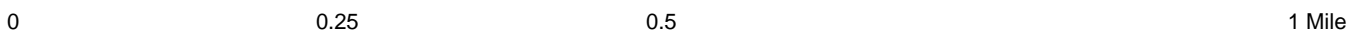
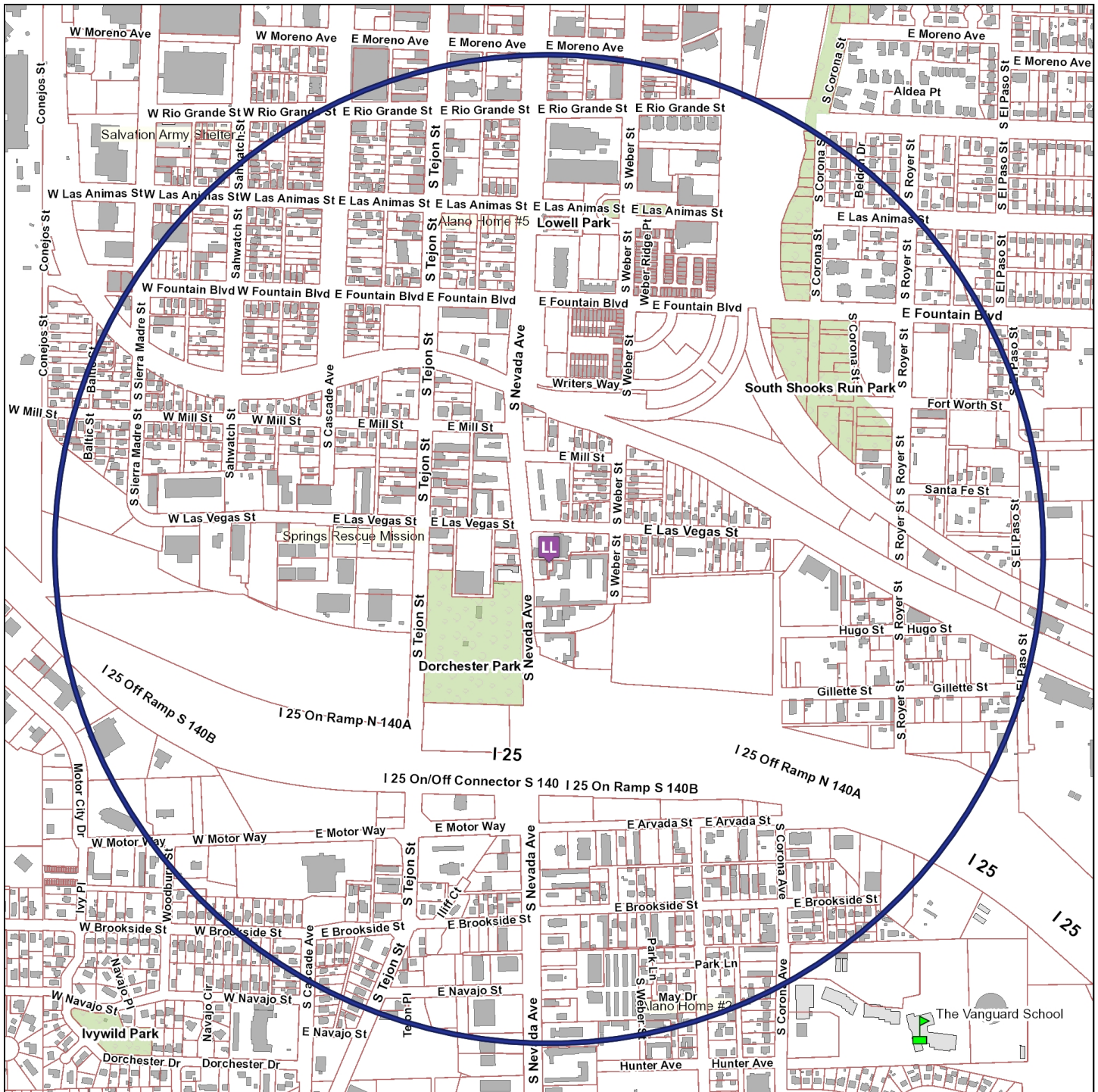
CC: unitybarandgrill357@gmail.com

Liquor Survey Boundaries



UNITY BAR & GRILL LLC
d/b/a UNITY BAR & GRILL
1107 S NEVADA AVE

OFFICE OF THE CITY CLERK
License ID: 0855977



The survey boundary is 0.5 miles from the establishment

Map Prepared: 6/27/2024 2:38 PM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 0855977

UNITY BAR & GRILL LLC
d/b/a UNITY BAR & GRILL
1107 S NEVADA AVE
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) THE TROPICZ	1003 S TEJON ST	Tavern Liquor	781.96 ft
2) HIGH GRADE JAMAICAN RESTAURANT	1020 S TEJON ST	Hotel & Restaurant Liquor License	839.16 ft
3) LUIGIS RESTAURANT	947 S TEJON ST	Hotel & Restaurant Liquor License	928.67 ft
4) MISS BEHAVE BEAUTY BAR	128 E LAS ANIMAS ST	Lodging and Entertainment	1,939.84 ft
5) THE BLUSH SALON	1505 S TEJON ST	Beer & Wine Liquor License	2,342.71 ft
6) V F W CLUB 101	702 S TEJON ST	Club Liquor License	2,370.69 ft
7) ARCEO'S	1605 S NEVADA AVE	Hotel & Restaurant Liquor License	2,421.46 ft
8) GARDEN OF THE GODS GOURMET MARKET & CAFE BLIND LARK TILL VINE & WHEEL	616 S TEJON ST	Hotel & Restaurant Liquor License	2,576.68 ft
9) SHUGA'S	702 S CASCADE AVE	Hotel & Restaurant Liquor License	2,579.65 ft
10) PRIME 25	1605 S TEJON ST	Hotel & Restaurant Liquor License	2,634.80 ft