



Received:  
CITY CLERK'S OFFICE  
2024 APR 25 AM 8:44

**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.

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     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): Rock's 24 Pizzeria Company	
2. Trade Name (DBA): <i>Rock's 24</i>	
3. Premises Address: City, State, Zip: 2810 E. Fountain Blvd. Colorado Springs, CO 80910	Location Phone: <i>719-886-3394</i>
Property Tax Schedule No. : 6421402007	Zoning: PBC
4. Mailing Address: City, State, Zip: 7465 Antelope Meadows Cir. Falcon, CO 80831	Alt Phone: 719-886-3394
Primary Contact Name And Title: Steve Freiss, Owner	Email: greatcdcompany@att.net

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. <b>**NOTE: ATTACH ONE AFFIRMATION AND CONSENT (page 3), and ONE APPLICANT INTERVIEW (page 4), FOR EACH NAME LISTED.</b>		
NAME	POSITION HELD	%OWNED
Steve Freiss	Owner/Manager	50%
Cindy Freiss	Owner/Manager	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
Royal Neighbors of America	Annuity	\$150,000
<b>TOTAL INVESTMENT IN BUSINESS:</b>		<b>\$150,000</b>

**Section C: PREMISES / LOCATION INFORMATION**

8. Registered Manager Name: Steve Freiss

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

If leased, provide the terms:    START DATE: 07/01/24    END DATE: 06/30/27

DIMENSIONS OF PREMISES: 55.6'x65.7'    TOTAL SQUARE FOOTAGE: 3864

Is there a patio area?  Yes     No    -- If yes, provide dimensions 25.8'x31.9'

Anticipated number of employees: 10    Anticipated opening date: 07/01/24

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

JOB NO. 1913  
 DATE: 9-26-20  
 REV. 9-28-20  
 REV. 9-15-20

DRWN DAW

INTERIOR REMODEL  
**RESTAURANT**  
 Rock's 24 Pizzeria Company  
 2910 EAST FOUNTAIN BLDG. COLORADO SPRINGS, CO 80910

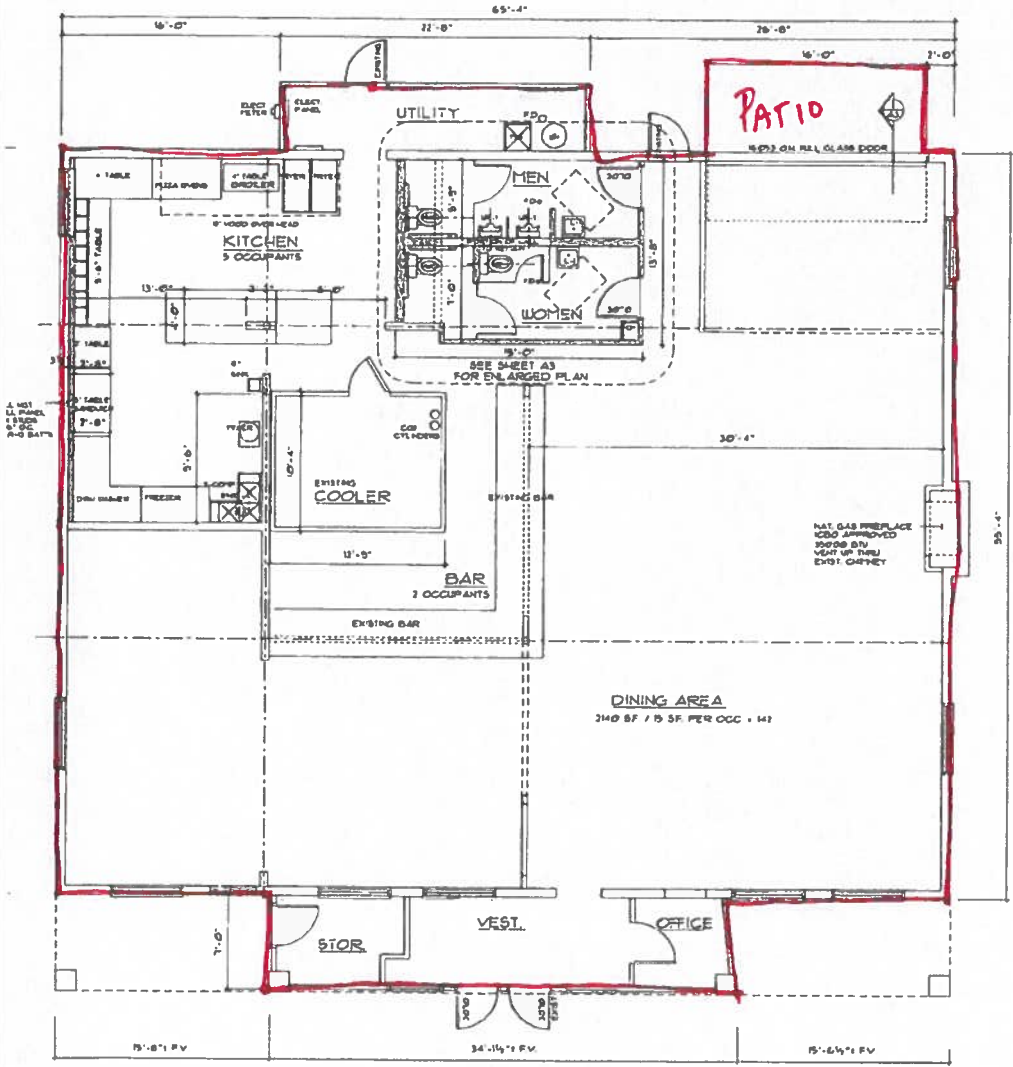
DAVID WEESNER ASSOCIATES  
 ARCHITECTURE and PLANNING  
 2236 East Pike's Peak Avenue  
 Colorado Springs, Colorado 80909  
 (719) 413-2010 david@dwac.com



DRAWING

A2

SHEET 2 OF 3



REMODELED FLOOR PLAN  
 SCALE 1/4" = 1'-0"

**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**

Rock's 24 Pizzeria Company  
d/b/a **Rock's 24**  
2810 E Fountain Boulevard  
Colorado Springs, CO 80910  
Mailing Address:  
7465 Antelope Meadows Circle  
Falcon, CO 80831

Application No: N-0856770

**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 Rock's 24 Pizzeria Company d/b/a Rock's 24 ("Applicant") application for a new Hotel and Restaurant Liquor License at 2810 E Fountain Boulevard, Colorado Springs, CO 80910.

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 April 25, 2024, 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. 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

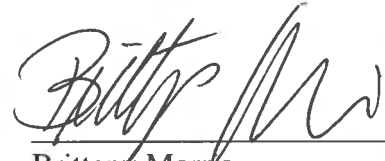
Direct questions regarding this notice and hearing to Brittany Morris at 719-385-5115.

## CERTIFICATE OF MAILING

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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:

Rock's 24 Pizzeria Company  
d/b/a Rock's 24  
7465 Antelope Meadows Circle  
Falcon, CO 80831



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

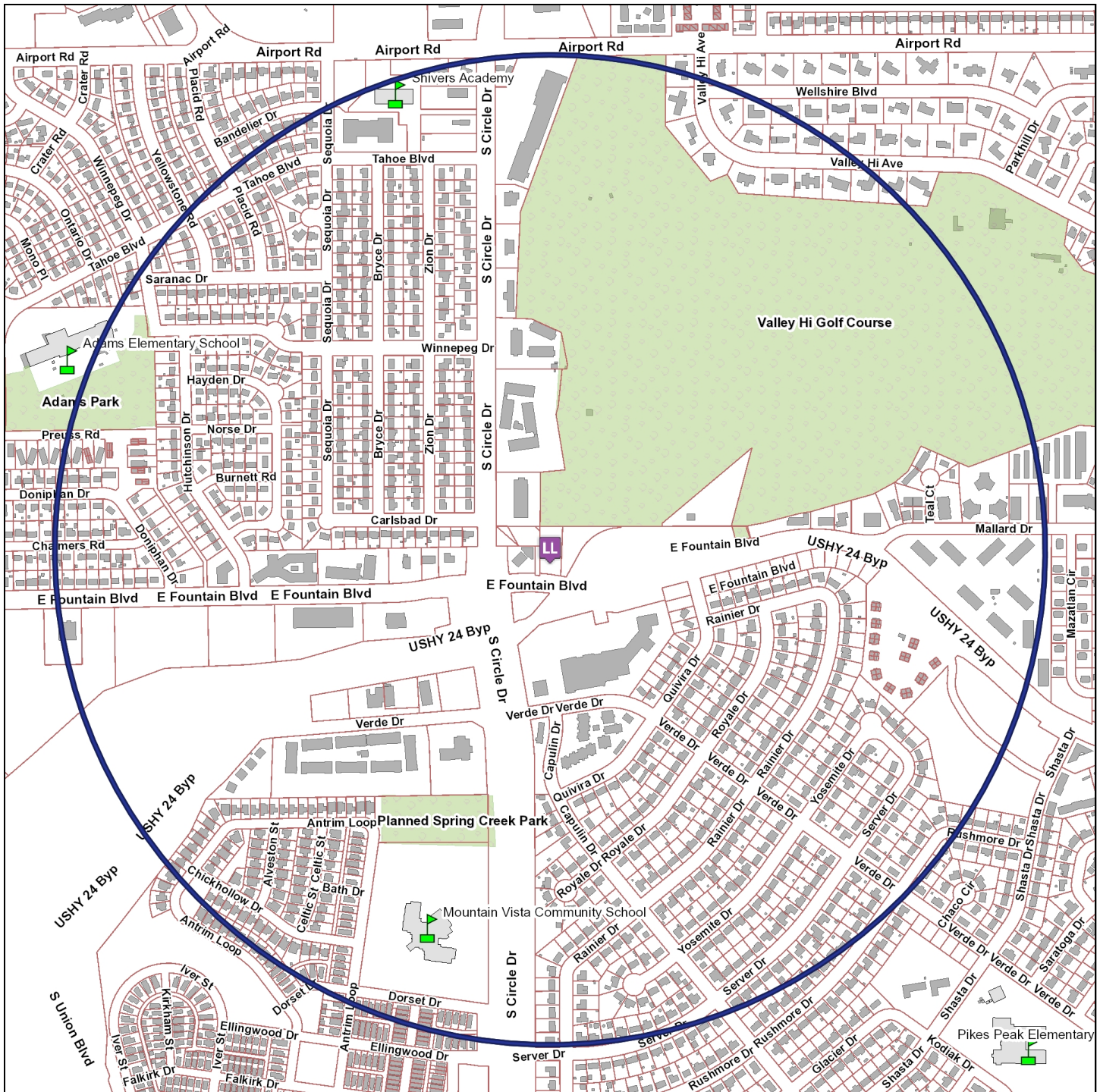
CC: [damon@lawfirmwkc.com](mailto:damon@lawfirmwkc.com)  
[dmoon@lawfirmwkc.com](mailto:dmoon@lawfirmwkc.com)  
[greatcdcompany@att.net](mailto:greatcdcompany@att.net)  
[liquorpros@msn.com](mailto:liquorpros@msn.com)

# Liquor Survey Boundaries



ROCK'S 24 PIZZERIA COMPANY  
d/b/a ROCK'S 24 PIZZERIA COMPANY  
2810 E FOUNTAIN BLVD

OFFICE OF THE CITY CLERK  
License ID: 0856770



The survey boundary is 0.5 miles from the establishment

Map Prepared: 6/27/2024 2:37 PM

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OFFICE OF THE CITY CLERK

HEARING LETTER ATTACHMENT

License ID: 0856770

ROCK'S 24 PIZZERIA COMPANY  
d/b/a ROCK'S 24 PIZZERIA COMPANY  
2810 E FOUNTAIN BLVD  
COLORADO SPRINGS , CO 80910

EXISTING SIMILAR LICENSES WITHIN BOUNDARY AREA

<u>Business d/b/a</u>	<u>Business Address</u>	<u>License Type</u>	
1) MARISCOS ALTAMAR #2 LLC	675 S CIRCLE DR	Hotel & Restaurant Liquor License	1,634.43 ft
2) LA PALAPA BAR & GRILL	525 S CIRCLE DR	Hotel & Restaurant Liquor License	2,018.29 ft
3) VETERANS SOCIAL CLUB	2525 AIRPORT RD	Tavern Liquor License	2,381.68 ft
4) CLUB LA CASOTA	430 S CIRCLE DR	Tavern Liquor License	2,484.70 ft
5) MANY'S POOL AND BAR LLC	2599 AIRPORT RD	Tavern Liquor License	2,579.27 ft