

**NOTICE**

You are hereby notified that pursuant to the Colorado Liquor and Beer Codes, and the Denver Revised Municipal Code, **QHR, LLC** doing business as **Q House, Christopher Lin, Managing Member, Jennifer Mattioni, Member and Jonathan Pinto, Member, 3421 E. Colfax Avenue, Denver, Colorado** has by application of **July 21, 2017**, requested the Licensing Authority of the City and County of Denver to grant a **Hotel and Restaurant Liquor License to dispense Malt, Vinous and Spirituous Liquor by the drink for consumption ON the premises at this location: 3421 E. Colfax Avenue.** You are further notified that on **September 20, 2017**, at the hour of **9:00 a.m.** a hearing on such application will be held at 201 West Colfax Ave., Dept. 206, Denver, Colorado 80202. Information may be obtained and questions directed to the Office of the Director of Excise and Licenses relating to this application and the area through which petitions may be circulated. Petitions and remonstrance's may be filed with the Director of Excise and Licenses, 201 West Colfax Ave., Dept. 206, Denver, Colorado 80202. Attached hereto is a map of the designated neighborhood within which petitions may be circulated for or against the application. Also, any party in interest desiring a night hearing must make application for such at least fifteen (15) days prior to the date of hearing mentioned above.

**DIRECTOR OF EXCISE AND LICENSES**

.....



# CITY AND COUNTY OF DENVER

## DEPARTMENT OF EXCISE AND LICENSE

OFFICE OF DIRECTOR  
201 West Colfax Avenue, Dept. 206  
Denver, Colorado 80202

August 2, 2017

Ms. Krista Ashford, Paralegal  
QHR, LLC  
d/b/a Q House  
3421 E. Colfax Avenue  
Denver, Colorado 80206

Dear Applicant,

Thank you for the application you recently filed for a new Hotel and Restaurant Liquor License at 3421 E. Colfax Avenue, Denver, Colorado. You are notified to appear in this office on **September 20, 2017 at 9:00 am** for a public hearing on this application.

Enclosed herewith for the applicant is a copy of the Findings rendered in this matter. Please be advised that you are required submit all of the requirements set forth in the attached findings by the required date. Failure to submit these requirements may result in a cancellation of the above-set public hearing date and a need for you to resubmit a new application and application fees. Please do not hesitate to contact this office at (720) 865-2748 should you have any questions regarding the findings.

At the time of the **public hearing on September 20, 2017** you will be required to prove why said application should be approved. You will be required to present evidence demonstrating the neighborhood need and that the residents and/or business owners or managers in the area around your location desire that the license issue even if the application is not contested. You must also establish that the issuance of this license will not have an adverse effect on the health, welfare or morals of the neighborhood in question. **The Department of Excise & Licenses has designated an area around your location on a map. You must present up to three (3) adult witnesses who are residents or business owners/managers from the designated area to testify as a group in support of this application.**

A manager must have general supervisory authority over the business. The protestants to the application, if there are any, will also be allowed to present up to three (3) witnesses to testify individually and others to testify as a group. Representatives from any registered neighborhood organizations in the area will also be allowed to testify regarding the organization's position.

In addition, you may present petitions that have been signed by residents or business owners/managers in the designated area in support of the application. Petitions that are filed five days prior to the hearing at the Department of Excise and Licenses and accompanied by completed affidavits furnished by the Department will be admitted without testimony. Petitions not filed in this manner will be admitted only through the testimony of the circulators in person at the hearing. The same restrictions apply to protestors' petitions.

**Publication of notice** of this application will occur on **August 30, 2017** and will be provided by the Department of Excise & Licenses. **Posting** of the premises shall commence on **August 30, 2017 and will continue through the date of your hearing.** **Petitions** may be circulated beginning **September 1, 2017.** Signatures obtained prior to this date will not be accepted.

Q House  
Page 2

Please be advised that if you are not prepared to proceed with the **hearing on September 20, 2017**, you may be required to reapply with new application forms and the payment of another application fee and reposting of the premises.

Thank you for your attention to these matters.

Yours truly,

Ashley Kilroy, Executive Director of Excise & Licenses

By: \_\_\_\_\_  
Sharon K. Kinvig, Licensing Technician

cc: Councilman Albus Brooks, District 9  
Division Chief of Patrol David Quinones  
Michael Hickman, DPSK  
Bluebird Business Improvement District  
Capitol Hill United Neighborhoods, Inc.  
City Park Friends and Neighbors  
Colfax on the Hill, Inc.  
Congress Park Neighbors, Inc.  
Denver Neighborhood Association, Inc.  
East High Neighbors  
Informed and Concerned Community Gardeners (ICCG)  
Inter-Neighborhood Cooperation (INC)  
South City Park Neighborhood Association  
The Points Historical Redevelopment Corp.

# Colorado Liquor Retail License Application

New License   
  New-Concurrent   
  Transfer of Ownership   
  State Property Only

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor and Beer Code: [www.colorado.gov/enforcement/liquor](http://www.colorado.gov/enforcement/liquor)

1. Applicant is applying as a/an		<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Association or Other	
<input type="checkbox"/> Corporation <input type="checkbox"/> Partnership (includes Limited Liability and Husband and Wife Partnerships)			
2. Applicant If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation		FEIN Number	
QHR, LLC		81-2845427	
2a. Trade Name of Establishment (DBA)		State Sales Tax Number	Business Telephone
Q House		Pending	Pending
3. Address of Premises (specify exact location of premises, include suite/unit numbers)			
3421 E Colfax Ave			
City	County	State	ZIP Code
Denver	Denver	CO	80206
4. Mailing Address (Number and Street)		City or Town	State ZIP Code
2190 S Holly Street		Denver	CO 80222
5. Email Address			
jenmattioni@gmail.com			
6. If the premises currently has a liquor or beer license, you must answer the following questions			
Present Trade Name of Establishment (DBA)	Present State License Number	Present Class of License	Present Expiration Date

Section A Nonrefundable Application Fees	Section B (Cont.) Liquor License Fees
<input type="checkbox"/> Application Fee for New License.....\$1550.00 <input checked="" type="checkbox"/> Application Fee for New License w/Concurrent Review.....\$1750.00 <input type="checkbox"/> Application Fee for Transfer.....\$1550.00	<input type="checkbox"/> Lodging & Entertainment - L&E (County) ..... \$500.00 <input type="checkbox"/> Manager Registration - H & R..... \$75.00 <input type="checkbox"/> Manager Registration - Tavern..... \$75.00 <input type="checkbox"/> Manager Registration - Lodging & Entertainment..... \$75.00
<b>Section B Liquor License Fees</b>	<input type="checkbox"/> Master File Location Fee .....\$50.00 X _____ Total _____
<input type="checkbox"/> Add Optional Premises to H & R..... \$200.00 X _____ Total _____ <input type="checkbox"/> Add Related Facility to Resort Complex \$75.00 X _____ Total _____ <input type="checkbox"/> Arts License (City) ..... \$308.75 <input type="checkbox"/> Arts License (County) ..... \$308.75 <input type="checkbox"/> Beer and Wine License (City)..... \$351.25 <input type="checkbox"/> Beer and Wine License (County)..... \$436.25 <input type="checkbox"/> Brew Pub License (City) ..... \$750.00 <input type="checkbox"/> Brew Pub License (County)..... \$750.00 <input type="checkbox"/> Club License (City) ..... \$308.75 <input type="checkbox"/> Club License (County) ..... \$308.75 <input type="checkbox"/> Distillery Pub License (City)..... \$750.00 <input type="checkbox"/> Distillery Pub License (County) ..... \$750.00 <input checked="" type="checkbox"/> Hotel and Restaurant License (City) ..... \$500.00 <input type="checkbox"/> Hotel and Restaurant License (County) ..... \$500.00 <input type="checkbox"/> Hotel and Restaurant License w/one opt premises (City) ..... \$700.00 <input type="checkbox"/> Hotel and Restaurant License w/one opt premises (County)..... \$700.00 <input type="checkbox"/> Liquor-Licensed Drugstore (City) ..... \$227.50 <input type="checkbox"/> Liquor-Licensed Drugstore (County) ..... \$312.50 <input type="checkbox"/> Lodging & Entertainment - L&E (City) ..... \$500.00	<input type="checkbox"/> Master File Background ..... \$500.00 X _____ Total _____ <input type="checkbox"/> Optional Premises License (City)..... \$500.00 <input type="checkbox"/> Optional Premises License (County) ..... \$500.00 <input type="checkbox"/> Racetrack License (City)..... \$500.00 <input type="checkbox"/> Racetrack License (County)..... \$500.00 <input type="checkbox"/> Resort Complex License (City)..... \$500.00 <input type="checkbox"/> Resort Complex License (County)..... \$500.00 <input type="checkbox"/> Retail Gaming Tavern License (City) ..... \$500.00 <input type="checkbox"/> Retail Gaming Tavern License (County)..... \$500.00 <input type="checkbox"/> Retail Liquor Store License-Additional (City)..... \$227.50 <input type="checkbox"/> Retail Liquor Store License-Additional (County) ..... \$312.50 <input type="checkbox"/> Retail Liquor Store (City)..... \$227.50 <input type="checkbox"/> Retail Liquor Store (County) ..... \$312.50 <input type="checkbox"/> Tavern License (City) ..... \$500.00 <input type="checkbox"/> Tavern License (County)..... \$500.00 <input type="checkbox"/> Vintners Restaurant License (City) ..... \$750.00 <input type="checkbox"/> Vintners Restaurant License (County)..... \$750.00

**Questions? Visit: [www.colorado.gov/enforcement/liquor](http://www.colorado.gov/enforcement/liquor) for more information**

**Do not write in this space - For Department of Revenue use only**

**Liability Information**

License Account Number	Liability Date	License Issued Through (Expiration Date)	Total
			\$

Name	Type of License	Account Number
------	-----------------	----------------

23. Tax Distraint Information. Does the applicant or any other person listed on this application including its partners, officers, directors, stockholders, members (LLC) or managing members (LLC) and any other persons with a 10% or greater financial interest in the applicant currently have an outstanding tax distraint issued to them by the Colorado Department of Revenue? Yes  No   
 If yes, provide an explanation and include copies of any payment agreements.

24. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and submit fingerprint cards to the local licensing authority.

Name	Home Address, City & State	DOB	Position	%Owned
Christopher Lin			Managing Member	51
Jennifer Mattioni			Member	24.5
Jonathan Pinto			Member	24.5
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned

\*\* If applicant is owned 100% by a parent company, please list the designated principal officer on above.  
 \*\* Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)  
 \*\* If total ownership percentage disclosed here does not total 100%, applicant must check this box:  
 Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Title 47 or 48, C.R.S.

**Oath Of Applicant**

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.

Authorized Signature 	Printed Name and Title Jennifer Mattioni, owner	Date 06/30/17
---	--	------------------

**Report and Approval of Local Licensing Authority (City/County)**

Date application filed with local authority 7/2/17	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application) 9/20/17
---	---

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:  
 Fingerprinted  
 Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license  
 (Check One)  
 Date of inspection or anticipated date \_\_\_\_\_  
 Will conduct inspection upon approval of state licensing authority

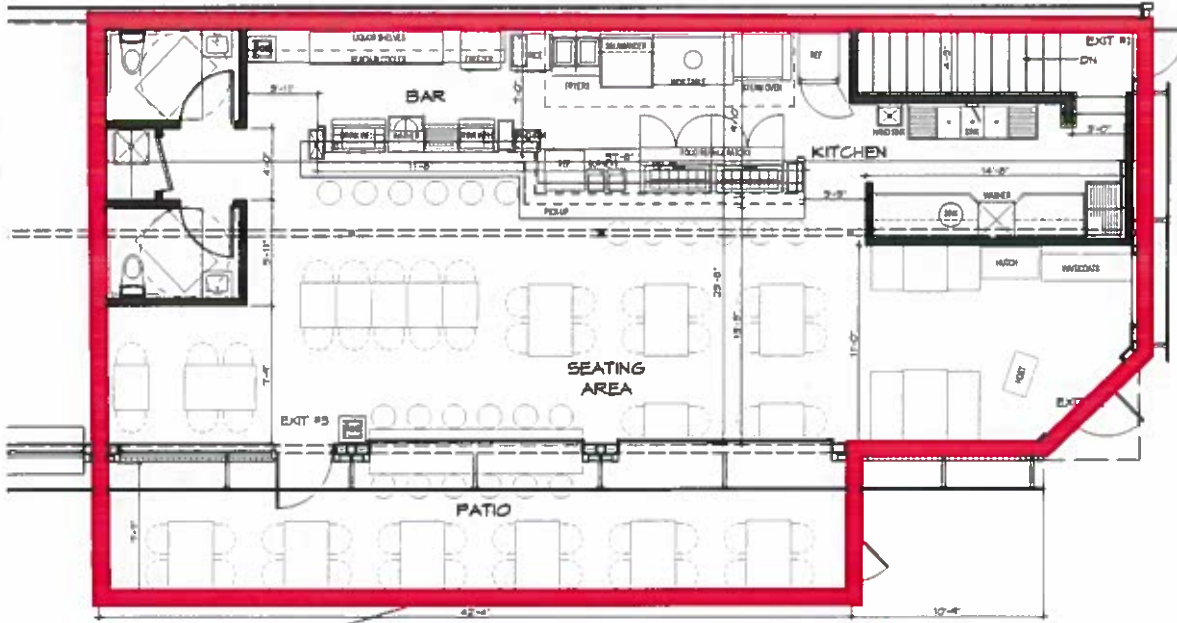
<input type="checkbox"/> Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,0000?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<input type="checkbox"/> Is the Liquor Licensed Drugstore(LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,0000?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>NOTE:</b> The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.	
<input type="checkbox"/> Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

The foregoing application has been examined, and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 12, Article 46 or 47, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

Local Licensing Authority for 	Telephone Number	<input checked="" type="checkbox"/> Town, City <input type="checkbox"/> County
---	------------------	---

Signature	Print	Title	Date
Signature	Print	Title	Date

Q House  
 8/2/17  
 First Floor



NEW HOOD PATIO  
 RAILING IV METAL  
 RAILS/POSTS

① Ground Floor Plan  
 1/4" = 1'-0"

PROJECT  
 TENANT FINISH  
 3421 E. COLFAX AVE.  
 DENVER, COLORADO  
 80206  
 Sched. #: 0238411017000  
 CLIENT

Q HOUSE  
 3421 E. COLFAX AVE.  
 DENVER, COLORADO  
 80206

TIMELINE	
DATE	ISSUED FOR
	PERMIT / BID
	PERMIT / RESUBMIT
	BID / FINAL
	CONSTRUCTION

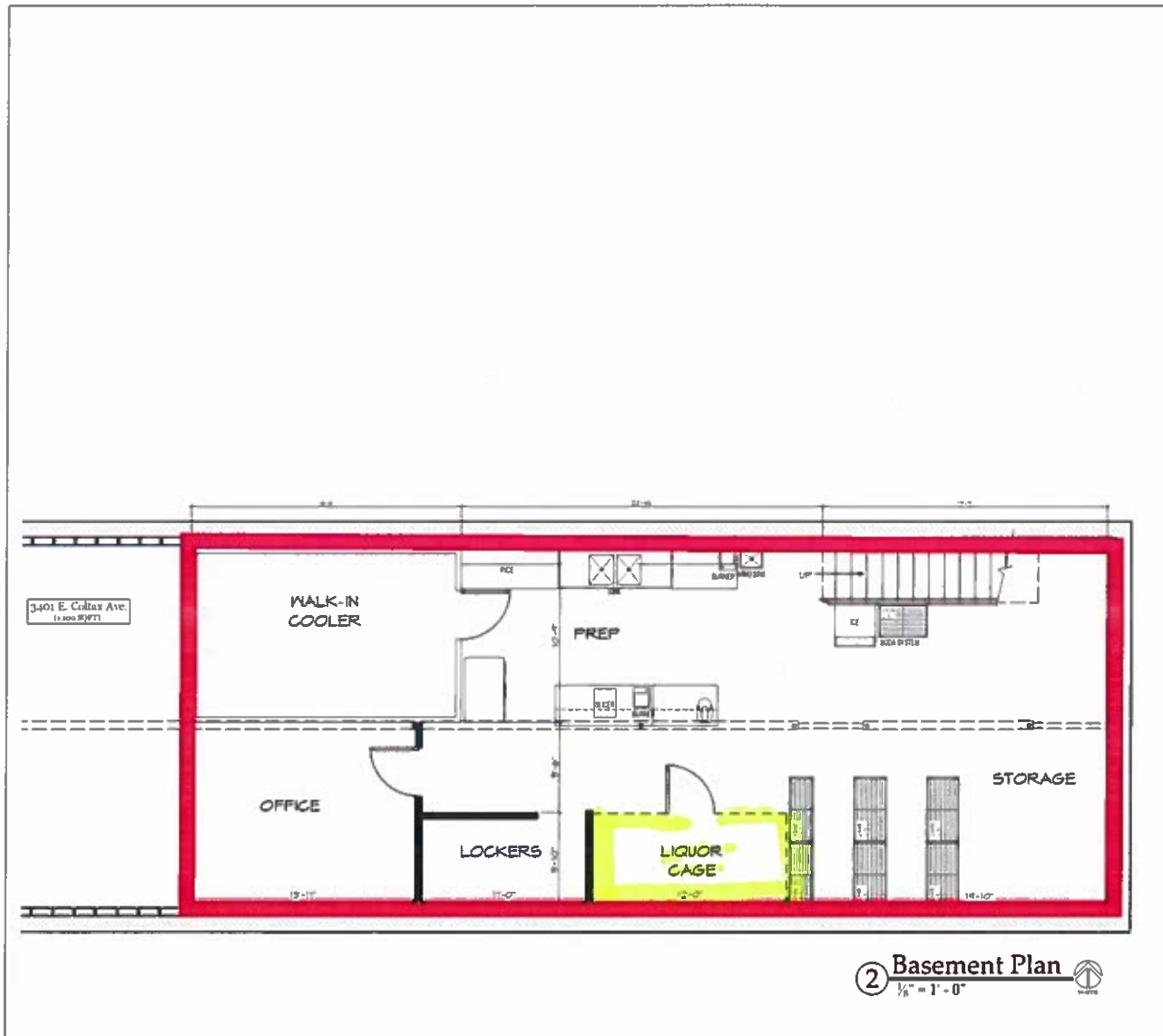
REVISIONS	
▲	
▲	

PROJECT NO 1702  
 DRAWN BY BL  
 CHECKED BY  
 DESCRIPTION  
 EXCISE/LICENSE SET  
 (NOT FOR CONSTRUCTION)  
 SHEET

**A-1.1**  
 GROUND FLOOR PLAN

PRINTED JUNE 28 2017

*Q House*  
 8/2/17  
*Basement*



PROJECT  
 TENANT FINISH  
 3421 E. COLFAX AVE.  
 DENVER, COLORADO  
 80206  
 Sched. #: 0238411017000  
 CLIENT

Q HOUSE  
 3421 E. COLFAX AVE  
 DENVER, COLORADO  
 80206

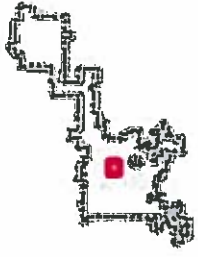
TIMELINE	
DATE	ISSUED FOR
	PERMIT / BID
	PERMIT / RESUBMIT
	BID / FINAL
	CONSTRUCTION

REVISIONS	
△	
△	

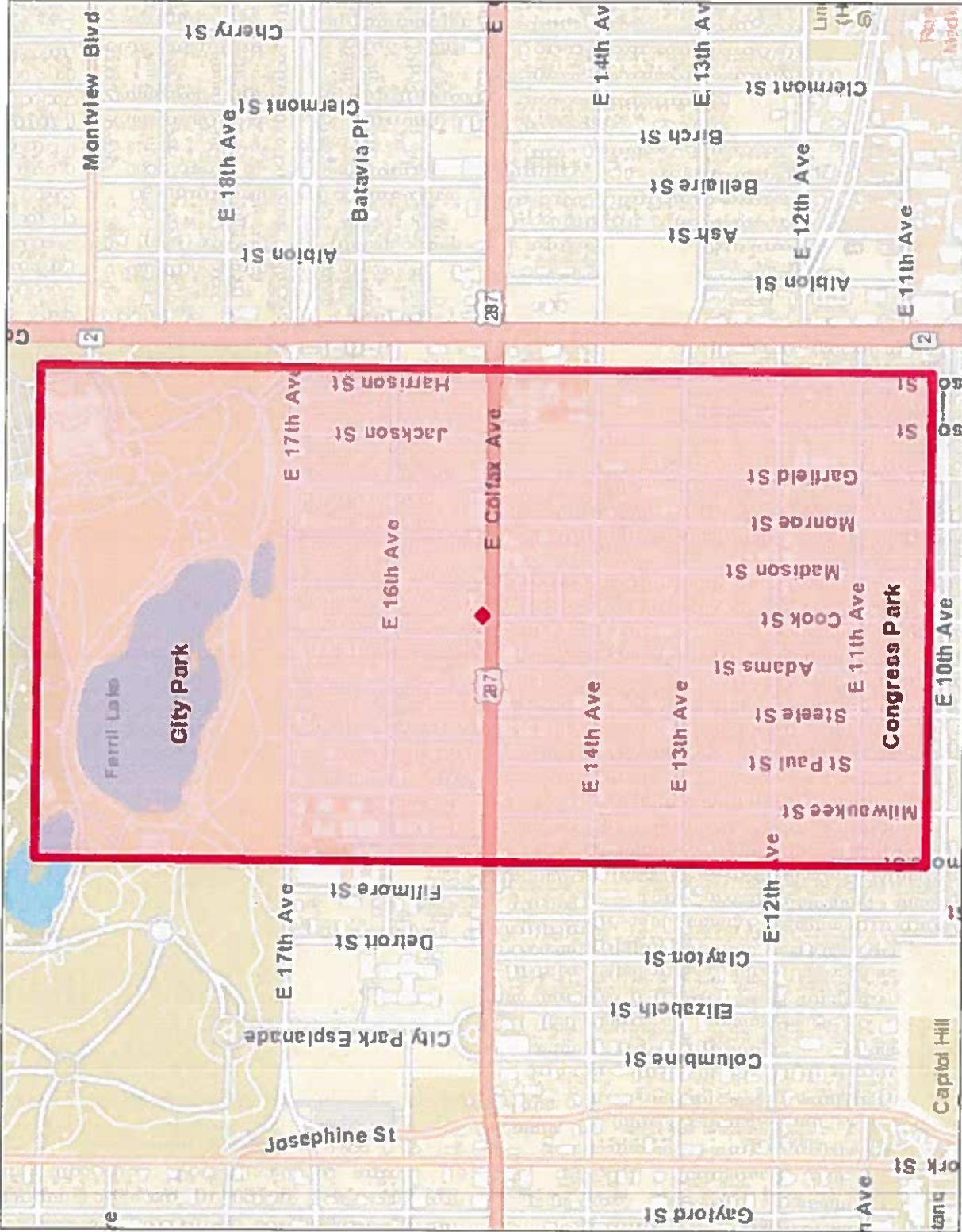
PROJECT NO 1702  
 DRAWN BY BL  
 CHECKED BY  
 DESCRIPTION  
 EXCISE/LICENSE SET  
 (NOT FOR CONSTRUCTION)  
 SHEET

**A-1.2**  
 BASEMENT PLAN  
 PRINTED JUNE 28 2017

# Q House - 3421 E. Colfax Avenue



Legend



The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

1: 14,861

Map Generated 8/2/2017

**THIS IS NOT A LEGAL DOCUMENT.**