

CITY OF ARVADA

REGULAR MEETING

**AGENDA
LOCAL LIQUOR LICENSING AUTHORITY
OCTOBER 14, 2024
10:00 A.M.**

To participate please contact Sarah Walters via email or phone by 5:00pm on the Thursday prior to the meeting. swalters@arvada.org (720)898-7544

1. CALL TO ORDER
2. OLD BUSINESS – None
3. NEW BUSINESS
 - A. Application for Transfer of Ownership of the Hotel and Restaurant Liquor License of Stix Crafthouse LLC d/b/a Stix Crafthouse to Wapos Arvada LLC d/b/a Wapos Cantina, at 5777 Olde Wadsworth Blvd. Suite 100
4. PUBLIC HEARING
 - A. Application for the Hotel and Restaurant Liquor License of Blue Agave Corp. d/b/a Blue Agave Corp., at 18168 West 92nd Lane
 - B. Application for the Brew Pub Liquor License of Denver Beer Co Arvada, LLC d/b/a Denver Beer Co, at 5768 Olde Wadsworth Blvd.
5. OTHER AUTHORITY ITEMS – None
6. STUDY SESSION – None
10. REPORT FROM CITY ATTORNEY’S OFFICE
11. REPORT FROM CITY CLERK’S OFFICE
12. REPORT FROM POLICE DEPARTMENT
13. ADJOURNMENT

**CITY OF ARVADA
LOCAL LIQUOR LICENSING AUTHORITY**

**AGENDA NO. 3.A.
DATE:** October 14, 2024

Item: Application for Transfer of Ownership of the Hotel and Restaurant Liquor License of Stix Crafthouse LLC d/b/a Stix Crafthouse to Wapos Arvada LLC d/b/a Wapos Cantina located at 5777 Olde Wadsworth Blvd. Suite 100

Initiated By: Wapos Arvada LLC

Action Proposed: Consider Application

Presented by: Representatives for the applicant WILL be present.

Comments:

Attached is a copy of the state application form and the clearance memo from the Licensing Investigator.

Suggested Order:

I move that the Application for Transfer of Ownership of the Hotel and Restaurant Liquor License of Stix Crafthouse LLC d/b/a Stix Crafthouse to Wapos Arvada LLC d/b/a Wapos Cantina located at 5777 Olde Wadsworth Blvd. Suite 100, be approved.

Approved with the Condition: _____

Continued until the Meeting of: _____, 2024 at 5:30 p.m.

Set for Public Hearing on: _____, 2024 at 5:30 p.m.

Uploaded to Movelt on	Date
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Page 1 of 7

Name Wapos Arvada LLC / Wapos Cantina	Type of License Hotel Restaurant	Account Number
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?		Yes ☐ No ☒
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):		
a. Been denied an alcohol beverage license?		☐ ☒
b. Had an alcohol beverage license suspended or revoked?		☐ ☒
c. Had interest in another entity that had an alcohol beverage license suspended or revoked?		☐ ☒
If you answered yes to 8a, b or c, explain in detail on a separate sheet.		
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail.		☐ ☒
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?		☐ ☒
Waiver by local ordinance?		☐ ☒
Other:		
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: 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.		☐ ☒
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: 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.		☐ ☒
13. a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016?		☐ ☐
b. Are you a Colorado resident?		☐ ☐
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee.		☒ ☐
15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement?		☒ ☐
☐ Ownership ☒ Lease ☐ Other (Explain in Detail) _____		
a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease:		
Landlord RPM Property Management	Tenant Wapos Arvada LLC	Expires May 2029
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16.		☐ ☒
c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".		
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.		
Last Name n/a	First Name n/a	Date of Birth FEIN or SSN Interest/Percentage
Last Name n/a	First Name n/a	Date of Birth FEIN or SSN Interest/Percentage
Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.		
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: Has a local ordinance or resolution authorizing optional premises been adopted?		☐ ☒
Number of additional Optional Premise areas requested. (See license fee chart)		
18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.		

Name Wapos Arvada LLC / Wapos Cantina	Type of License <u>RESTAURANT HOTEL</u>	Account Number
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19. Liquor Licensed Drugstore (LLDS) applicants, answer the following:

a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? ☐ ☒ X/A
If "yes" a copy of license must be attached.

20. Club Liquor License applicants answer the following: Attach a copy of applicable documentation Yes No

a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain? ☐ ☒

b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain? ☐ ☒

c. How long has the club been incorporated? ☐ ☒

d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above? ☐ ☒

21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:

a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached) ☐ ☒

22. Campus Liquor Complex applicants answer the following:

a. Is the applicant an institution of higher education? ☐ ☐

b. Is the applicant a person who contracts with the institution of higher education to provide food services? ☐ ☐
If "yes" please provide a copy of the contract with the institution of higher education to provide food services.

23. For all on-premises applicants.

a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.

Last Name of Manager <u>ATILANO</u>	First Name of Manager <u>GONZALEZ</u>
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24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. Yes No
☐ ☒

25. Related Facility - Campus Liquor Complex applicants answer the following: ☐ ☒ X/A

a. Is the related facility located within the boundaries of the Campus Liquor Complex?
If yes, please provide a map of the geographical location within the Campus Liquor Complex.
If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.

b. Designated Manager for Related Facility- Campus Liquor Complex

Last Name of Manager <u>X/A</u>	First Name of Manager <u>X/A</u>
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26. Tax Information. Yes No

a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ ☒

b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ ☒

27. 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 make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.**

Name	Home Address, City & State	DOB	Position	%Owned
<u>ATILANO GONZALEZ</u>			<u>OWNER MANAGER</u>	<u>100%</u>
<u>X/A</u>				
<u>X/A</u>				
<u>X/A</u>				
<u>X/A</u>				
<u>X/A</u>				

Name Wapos Arvada LLC / Wapos Cantina		Type of License <i>Local & Retail</i>	Account Number	
** 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 Article 3 or 5, 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 Rick Hickerson		Date 4-28-24
Report and Approval of Local Licensing Authority (City/County)				
Date application filed with local authority 06/04/2024		Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application) 10/14/2024		
For Transfer Applications Only - Is the license being transferred valid?				Yes No ☒ ☐
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				
☐ 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 > 10,000? Yes No ☐ ☐ ☐ 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 < 10,000? ☐ ☐ <i>MA</i> NOTE: 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. ☐ 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? ☐ ☐				
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 44, Article 4 or 3, C.R.S., and Liquor Rules. Therefore, this application is approved.				
Local Licensing Authority for		Telephone Number		☐ Town, City ☐ County
Signature	Print	Title	Date	
Signature	Print	Title	Date	



LIQUOR INVESTIGATION REPORT

Date: October 1, 2024

To: Liquor Licensing Authority

From: Scott Whetstone, Liquor License Investigator 

Subject: Transfer of Ownership of the Hotel and Restaurant Liquor License of Stix Crafthouse, LLC d/b/a Stix Crafthouse to Wapos Arvada, LLC d/b/a Wapos Cantina, 5777 Olde Wadsworth Blvd Suite 100 Arvada CO 80002.

LIMITED LIABILITY COMPANY APPLICANT

Wapos Arvada, LLC has applied for a transfer of the Hotel and Restaurant liquor license currently held by Stix Crafthouse, LLC. The limited liability company was registered with the Secretary of State in March of 2024. A copy of the Certificate of Good Standing is attached as **Exhibit A**. Wapos Arvada, LLC is solely owned by Mr. Atilano Gonzalez. Mr. Gonzalez currently owns and operates two additional Wapos Cantina restaurants each of which have a liquor license. A temporary permit was issued on the 6th of June, 2024 to allow the business to continue operating during the license transfer process. A copy of the temporary permit is attached as **Exhibit B**.

CHARACTER AND REPUTATION

Atilano Gonzalez is over the age of 21. Mr. Gonzalez was born in Texas and currently resides in Superior CO. Mr. Gonzalez does not have any outstanding felony or misdemeanor warrants in Colorado or extraditable warrants in other states, nor did I find him to be involved in any pending criminal cases in Colorado or other states. His fingerprints were sent to the Federal Bureau of Investigation and the Colorado Bureau of Investigation for comparison with the database of previous arrests, with no adverse or undisclosed arrests being found. Mr. Gonzalez holds a valid Colorado driver's license.

LIQUOR EDUCATION AND/OR EXPERIENCE, REGISTERED MANAGER

Atilano Gonzalez is listed on the application as the Registered Manager. Mr. Gonzalez has experience in serving and managing alcohol in restaurants. Mr. Gonzalez is the owner/manager of several other Wapos Cantina Restaurants beginning in 2012 and until the present.

PREVIOUS VIOLATIONS

Mr. Gonzalez currently has Hotel and Restaurant Licenses at a Wapos Cantina's in Westminster and Thornton. I found no alcohol related violations at either location. Mr. Gonzales also holds a Tavern Liquor license at a Wapos Cantina location in Erie, Colorado. I found no alcohol violations at this location. Additionally, Mr. Gonzalez had a Hotel and Restaurant license at the original Wapos Cantina location in Boulder. This location is temporarily closed due to a fire in 2022. I found no alcohol related

violations at this location.

SOURCE OF FUNDS

A total investment of \$27,000 into Wapos Arvada, LLC. The funds came from a personal checking account for Atilano Gonzalez. Funds were transferred from this account to a commercial checking account set up for Wapos Catina. Funds have been verified.

FOOD REQUIREMENTS

Businesses holding a Hotel and Restaurant liquor license are required to derive at least 25% of their gross proceeds from the sale of food and non-alcoholic beverages. Wapos Cantina has a menu that includes various taco plates, burritos, combination plates, appetizers and ala carte items. Wapos Cantina will have no problem meeting the 25% food sales requirement.

PROOF OF POSSESSION

Wapos Arvada, LLC signed a lease agreement for the real property located at 5777 Olde Wadsworth Blvd, Unit R100, Arvada CO 80002. The landlord is Olde Town Plaza, LLC, a Delaware Limited Liability Company. The commencement is April 1, 2024 with a lease term of 62 months. Wapos Arvada, LLC will have the option to renew the lease after five years.

SALES TAX

Wapos Arvada, LLC is current filing and payment of sales tax to the City of Arvada as of August 14, 2024.

PROHIBITED LIQUOR INTERESTS

Companies and individuals are permitted to hold multiple Hotel and Restaurant liquor licenses, but each establishment must have a separate and distinct registered manager. The Department of Revenue will ensure Mr. Gonzalez is not registered as the manager of any other establishments before completing his registration as the manager of Wapos Cantina.



OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Wapos Arvada LLC

is a

Limited Liability Company

formed or registered on 03/11/2024 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20241292573 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 08/20/2024 that have been posted, and by documents delivered to this office electronically through 08/22/2024 @ 14:32:12 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 08/22/2024 @ 14:32:12 in accordance with applicable law. This certificate is assigned Confirmation Number 16320427 .



Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

This License Must Be Posted in Public View



TEMPORARY PERMIT

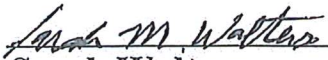
This is to certify that on June 6, 2024,
this Temporary Permit has been issued to:

Wapos Arvada LLC
d/b/a
Wapos Cantina
located at
5777 Olde Wadsworth Blvd.
Arvada, Colorado 80002

Name of current Licensee: Stix Crafthouse LLC
State License Number: 03-17438
City License Number: 17000

This Temporary Permit is valid until such time as the application to transfer ownership of the license to the applicant is granted, or for 120 days, whichever shall come first.

SEAL


Sarah Walters
Deputy City Clerk



This permit authorizes the transferee to sell alcoholic beverages or fermented malt beverages during the period in which the transfer of ownership is pending. This permit may be canceled, revoked, or summarily suspended if the Local or State Licensing Authority determines that there is probable cause to believe that the transferee has violated any provisions of the Colorado Liquor/Beer Code or has violated any rule or regulation adopted by the Local or State Licensing Authority or has failed to truthfully disclose those matters required pursuant to the application forms required.

TEMPORARY PERMIT EXPIRES
October 4, 2024

**CITY OF ARVADA
LOCAL LIQUOR LICENSING AUTHORITY**

**AGENDA NO. 4.A.
DATE: October 14, 2024**

Application for the Hotel and Restaurant Liquor License of Blue Agave Corp. d/b/a Blue Agave Corp. located at 18168 West 92nd Lane, Unit 300

Initiated By: Blue Agave Corp.

Action Proposed: Public Hearing

Presented by: Representative of applicant WILL be present.

Comments:

Attached are copies of the state application form, clearance memo from the Licensing Investigator, clerk's investigative report and a drawing of the proposed premises. Also attached are the findings of fact approval/denial forms.

The boundary delineation approved by the Authority is as follows:

On the North by the centerline of West 95th Avenue and extensions thereof
On the East by the centerline of Indiana Street and extensions thereof
On the South by the centerline of West 82nd Avenue and extensions thereof
On the West by the centerline of State Hwy 93 and extensions thereof

The Applicant was sent a copy of the City Clerk's Investigative Report dated October 4, 2024.

All legal requirements have been met.

IF THE AUTHORITY ADOPTS FINDINGS OF FACT, PLEASE READ THE FINDINGS IN FULL.

IF THE AUTHORITY DOES NOT ADOPT FINDINGS AT THE CONCLUSION OF THE PUBLIC HEARING, THE FOLLOWING MOTION SHOULD BE MADE.

Suggested Motion:

Moved by:

The Application for the Hotel and Restaurant Liquor License of Blue Agave Corp. d/b/a Blue Agave Corp., located at 18168 west 92nd Lane, Unit 300, be taken under advisement until the next Regular Meeting of the Liquor Licensing Authority on Monday, October 28, 2024.

YES _____

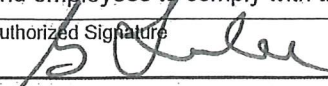
NO _____

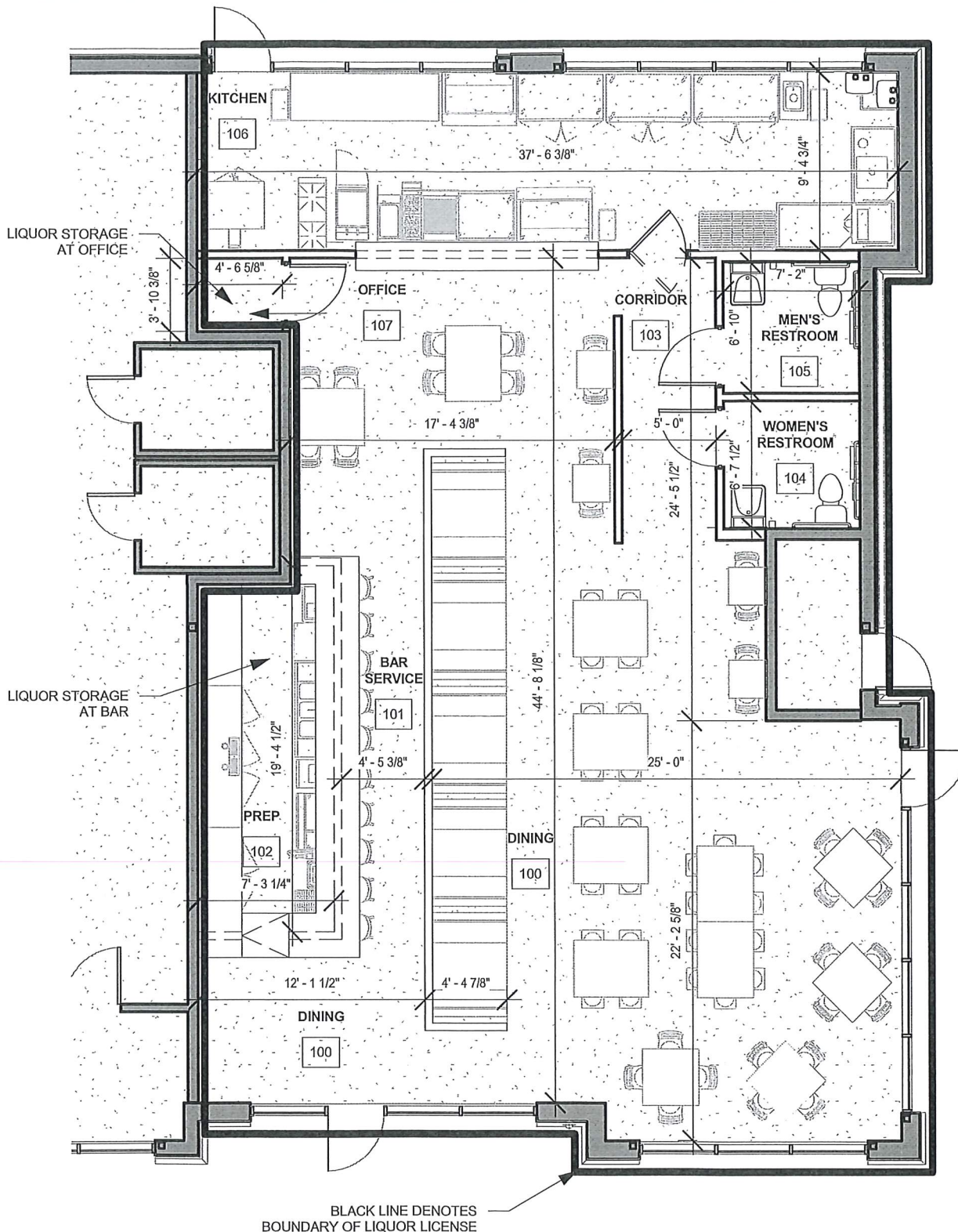
ABSENT _____

1

Name	Type of License Liquor	Account Number													
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years? Yes ☐ No ☒ 8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state): a. Been denied an alcohol beverage license? ☐ ☒ b. Had an alcohol beverage license suspended or revoked? ☐ ☒ c. Had interest in another entity that had an alcohol beverage license suspended or revoked? ☐ ☒ If you answered yes to 8a, b or c, explain in detail on a separate sheet. 9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail. ☐ ☒ 10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? ☐ ☒ or Waiver by local ordinance? ☐ ☒ Other: _____ 11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: 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. ☐ ☒ 12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: 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. ☐ ☒ 13. a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016? ☐ ☒ b. Are you a Colorado resident? ☒ ☐ 14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee. ☐ ☒ 15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement? ☒ ☐ ☐ Ownership ☒ Lease ☐ Other (Explain in Detail) _____ a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Landlord ZD INVESTMENTS LLC</td> <td style="width: 40%;">Tenant AGAVE BLUE CORP</td> <td style="width: 20%;">Expires 7/2028</td> </tr> </table> b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16. ☐ ☒ c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11". 16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Last Name N/A</td> <td style="width: 20%;">First Name</td> <td style="width: 15%;">Date of Birth</td> <td style="width: 20%;">FEIN or SSN</td> <td style="width: 15%;">Interest/Percentage</td> </tr> <tr> <td>Last Name N/A</td> <td>First Name</td> <td>Date of Birth</td> <td>FEIN or SSN</td> <td>Interest/Percentage</td> </tr> </table> Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation. 17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: ☐ ☒ Has a local ordinance or resolution authorizing optional premises been adopted? ☐ ☒ Number of additional Optional Premise areas requested. (See license fee chart) _____ 18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.			Landlord ZD INVESTMENTS LLC	Tenant AGAVE BLUE CORP	Expires 7/2028	Last Name N/A	First Name	Date of Birth	FEIN or SSN	Interest/Percentage	Last Name N/A	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
Landlord ZD INVESTMENTS LLC	Tenant AGAVE BLUE CORP	Expires 7/2028													
Last Name N/A	First Name	Date of Birth	FEIN or SSN	Interest/Percentage											
Last Name N/A	First Name	Date of Birth	FEIN or SSN	Interest/Percentage											

Name	Type of License Liquor	Account Number		
19. Liquor Licensed Drugstore (LLDS) applicants, answer the following:				
a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? ☐ Yes ☐ No If "yes" a copy of license must be attached.				
20. Club Liquor License applicants answer the following: Attach a copy of applicable documentation				
a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain? ☐ Yes ☒ No				
b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain? ☐ Yes ☒ No				
c. How long has the club been incorporated?				
d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above? ☐ Yes ☒ No				
21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:				
a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached) ☐ Yes ☒ No				
22. Campus Liquor Complex applicants answer the following:				
a. Is the applicant an institution of higher education? ☐ Yes ☒ No				
b. Is the applicant a person who contracts with the institution of higher education to provide food services? ☐ Yes ☒ No If "yes" please provide a copy of the contract with the institution of higher education to provide food services.				
23. For all on-premises applicants.				
a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.				
Last Name of Manager N/A	First Name of Manager N/A			
24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. ☐ Yes ☒ No				
25. Related Facility - Campus Liquor Complex applicants answer the following: ☐ Yes ☒ No				
a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.				
b. Designated Manager for Related Facility- Campus Liquor Complex				
Last Name of Manager N	First Name of Manager			
26. Tax Information.				
a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No				
b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No				
* 27. 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 make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.				
Name Navy + roche	Home Address, City & State	DOB	Position owner	%Owned 50
Name George + roche	Home Address, City & State	DOB	Position owner	%Owned 50
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned

Name	Type of License Liquor	Account Number
** 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 Article 3 or 5, 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 GEORGE L TROCHE (owner)	Date 12/24/23
Report and Approval of Local Licensing Authority (City/County)		
Date application filed with local authority	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)	
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		
☐ 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 > 10,000?		Yes No ☐ ☒
☐ 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 < 10,000?		☐ ☒
NOTE: 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.		
☐ 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?		☐ ☒
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 44, Article 4 or 3, C.R.S., and Liquor Rules. Therefore, this application is approved.		
Local Licensing Authority for		Telephone Number ☐ Town, City ☐ County
Signature	Print	Title
Signature	Print	Title
		Date



BLACK LINE DENOTES
BOUNDARY OF LIQUOR LICENSE

1 FLOOR PLAN
AX-2 1/8" = 1'-0"

AGAVE BLUE

ARCHITECTURAL

track
ARCHITECTURE

DRAWING REFERENCE:

DATE: 09/27/2023

ITEM REFERENCE:

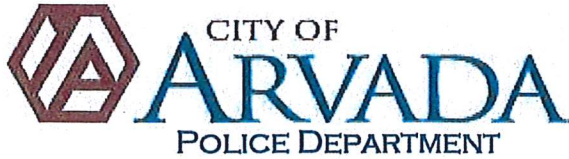
PROJECT #: 2023.024

DRAWN BY: ZH

SHEET:

AX-2

© 2023 Track Architecture



LIQUOR INVESTIGATION REPORT

Date: October 1, 2024

To: Liquor Licensing Authority

From: Scott Whetstone, Liquor License Investigator 

Subject: Application for a new Hotel and Restaurant Liquor License
for Agave Blue Corporation, LLC
d/b/a Agave Blue, 18168 W 92nd Lane, Unit 300, Arvada CO 80007

NEW CORPORATE APPLICANT

Agave Blue, Corporation has applied for a Hotel and Restaurant liquor license for a new restaurant, Agave Blue. Because this is a new application rather than a transfer, no temporary permit could be issued to allow them to sell and serve alcohol while the license application is pending. Nancy and George Troche are equal owners of Agave Blue Corporation. Agave Blue corporation is a Colorado Corporation formed and registered on July 8th, 2023. Agave Blue Corp is listed as **Noncompliant** as of 10/01/2024 for failure to file Periodic Report. Agave Blue Corp. will become delinquent on 11/30/2024.

CHARACTER AND REPUTATION

Nancy Troche is over the age of 21. Mrs. Troche was born in Brooklyn, NY and currently resides in Arvada. Mrs. Troche holds a valid Colorado driver's license. A copy of Mrs. Troche's fingerprints were submitted for comparison with the Colorado and national databases of previous arrests. No undisclosed arrests were found. She is not the subject of any felony or misdemeanor arrest warrants in Colorado or extraditable warrants in other states.

George Troche is over the age of 21. Mr. Troche was born in Brooklyn, NY and currently resides in Arvada. Mr. Troche holds a valid Colorado driver's license. A copy of Mr. Troche's fingerprints were submitted for comparison with the Colorado and national databases of previous arrests. No convictions were found. Mr. Troche is not the subject of any felony or misdemeanor arrest warrants in Colorado or extraditable warrants in other states.

The search of Nation Data bases did not find any undisclosed convictions, however searching local data bases did find some summonses and cases that bear mentioning. First, in 2011 (2011R1226 – Arapahoe County), Mr. Troche received a summons for plates expires on his vehicle. In July of 2024 (AR24011658 – Arvada) Mr. Troche again received a summons for plates expired on his vehicle. Lastly, in 2017, Nancy and George Troche were the subject of a Fraud case (AR17001305 – Arvada). A fraudulent purchase was

made; no charges were issued after good payment was received. See AR17001305 for details.

PREVIOUS VIOLATION HISTORY

Agave Blue will be the first restaurant owned and operated by George and Nancy Troche.

LIQUOR EDUCATION / EXPERIENCE

Mr. Troche stated on his affidavit of liquor training and experience form that "I plan to train myself and Christian Martinez." Mr. Troche lists no previous liquor training or experience. Mr. Troche has not verified formal alcohol training for himself or Mr. Martinez as of the writing of this report.

SOURCE OF FUNDS

Approximately \$84,146.00 will be invested into the opening of Agave Blue. The funds are coming from the business checking account for Nancy Troche and two personal loans in the amount of \$15,000 each. All funds have been verified.

FOOD REQUIREMENTS

Establishments holding a Hotel and Restaurant liquor license must derive at least 25% of their gross income from the sale of food. Agave Blue serves a variety of Mexican style dishes to include appetizers, entrees and desserts. A copy of a few pages of the menu are attached as *Exhibit A*.

PROHIBITED LIQUOR INTERESTS

Companies can hold multiple Hotel and Restaurant liquor licenses, but each restaurant must have a separate and distinct manager. The liquor license application for Agave Blue does not have a manager listed. I contacted Mr. Troche via email on September 12th with regards to who was going to be the registered manager for this Agave Blue location. Mr. Troche responded to my email on September 15th and requested that he be listed as the registered manager. The Department of Revenue will verify Mr. Troche is not the registered manager for any other Colorado liquor licenses before issuing a license.

PROOF OF POSSESSION

Agave Blue Corporation entered into a lease agreement with ZD Investments, LLC to lease the restaurant space, located at 18168 W 92nd Lane Unit 300, Arvada CO, 80007, for a period of five years. The permitted use expressly states that full-service alcohol at a Mexican food restaurant is allowed. The commencement date of the lease is 180 days from the execution of the lease (July 26th, 2023) or date of restaurant opening.

SALES TAX

Agave Blue has applied for and received a City of Arvada Business license and a state sales tax number.



New Cantina Cuisine

Because Agave Is More Than Tequila!

MOLCAJETES

GUACAMOLE

Mercado, heirloom tomatoes, fresh lime, chile toreado VG \$

Chunky, salsa verde fresca, panela cheese, cilantro, scallion, jalapeño V \$

Arvada, strawberries, cranberries, goat cheese, spiced pepitas, V \$

CEVICHE

Jicama & Pineapple, cucumber, orange, fresno pepper, spicy peanuts VG \$

Maracuya, mahi mahi, passion fruit boba, mango, chili lime sorber, tajin S \$

Aguachile Verde, ahí tuna, cucumber-jalapeno sauce, avocado S \$

DE ENTRADA

Chile Relleno Sampler, four roasted sweet peppers filled with vegan nogada, bacon fundido, beef picadillo and lamb birria accompanied with home-made tortillas \$

Mushroom Fundido, home-made corn tortillas, epazote, poblano rajas, molcajete salsas \$

Cantina Nachos, asada steak, charro beans, chihuahua cheese, crema fresca, salsa ranchera, pico de gallo, pickled chilis \$

Cobb Salad Tostada, romaine hearts, haricot vert, roasted corn, heirloom tomatoes, avocado, turkey bacon, panela cheese, soft boiled egg, chipotle blue cheese dressing

Add: grilled chicken \$ grilled steak \$ pan-seared salmon \$

TACO + TACO + SALSA

Asada Ribeye, beer marinade, shishito toreado \$

Chicken Al Pastor, fajitas mix, pineapple \$

Baja Cauliflower, beer batter, cucumber slaw \$

The Birria Dip, slow braised lamb, cheese crust, ancho chili au jus \$

Agave Taquiza \$

Dive into a fiesta of flavor with our 6 mouthwatering tacos selection! each one bursting with savory fillings and accompanied with our Salsera platter with grilled onion, pico de gallo, fresh toppings and our signature molcajete Salsas.

Perfect for sharing and guaranteed to satisfy your taco cravings in every bite.

DE LA CASA

Enchiladas, tomatillo-morita salsa, avocado salad, horse radish crema, cotija cheese \$

Choose: melted cheese \$ shredded chicken \$ agave leaf braised lamb \$

Grilled Adobado Salmon, sweet corn esquites, ancho citrus aioli, cotija cheese, charred lemon \$

Vegan Chile En Nogada, cauliflower filling, apricots, golden raisins, sweet plantain, sun dry apples, almonds, pomegranate, walnut-cherry liquor creamy sauce \$

Arrachera Tampiqueña, 10 oz grilled skirt steak, sweet corn tamal, cheese enchilada, charro beans, fried plantains, guacamole \$

Fajitas

Savor the sizzle of our Mexican Fajitas! Grilled, marinated meats mingle with sautéed peppers and onions, all brought to your table on a sizzling skillet. Build your own masterpiece by wrapping these flavorful ingredients in warm home-made tortillas or lettuce wrap, accompanied by rice, beans and salsa picante.

Choose: Chicken \$ Steak \$ Salmon \$ Mixta's \$



OFFICE OF THE CITY CLERK
FACSIMILE: 720-898-7515 ▲ TDD: 720-898-7869
PHONE: 720-898-7550

October 4, 2024

Agave Blue Corp.
d/b/a Agave Blue Corp.
18168 West 92nd Lane Unit 300
Arvada, CO 80007

SUBJECT: RESULTS OF INVESTIGATION OF THE APPLICATION FOR THE HOTEL
AND RESTAURANT LIQUOR LICENSE OF AGAVE BLUE CORP. D/B/A
AGAVE BLUE CORP. LOCATED AT 18168 WEST 92ND LANE UNIT 300

Dear Applicant:

Requirements of the Colorado Liquor Code and Chapter 6 of the Code of the City of Arvada, Colorado, have been followed in the investigation of the above applicant, and the findings are as follows:

1. No application has been denied at the proposed location within two years prior to the application date; said date being July 28, 2024.
2. The applicant is holding a Lease. The official file contains a copy of the Lease.
3. The property is zoned CG (Commercial, General). The Zoning, Fire and Building Codes of the City of Arvada allow this type of license in the assigned zoning classification.
4. The official file contains an investigative report dated October 1, 2024, from the Licensing Investigator.
5. The boundary delineation set by the Authority is as follows:

On the North by the centerline of West 95th Place and extensions thereof
On the East by the centerline of Indiana Street and extensions thereof
On the South by the centerline of West 82nd Avenue and extensions thereof
On the West by the centerline of State Hwy 93 and extensions thereof

6. The drawing of the building is included in the official file.

7. Notice of hearing was published in the Jeffco Transcript and the City of Arvada Legal Notices Web Site on October 3, 2024; a copy of the publication is in the official file.
8. The premise was posted September 6, 2024; the Licensing Investigator photographed the posted notice, and the photographs are in the official file.
9. Currently there is one similarly licensed outlet located within the designated boundary of the proposed location: Freedom Street Social, 15177 Candelas Parkway.
10. The required fees have been paid.

Sincerely,

Sarah Walters
Deputy City Clerk

APPROVAL FORM

Page 1

APPROVAL

PROPOSED FINDINGS OF FACT
REGARDING THE APPLICATION OF THE
HOTEL AND RESTAURANT LICENSE OF
BLUE AGAVE CORP.
D/B/A BLUE AGAVE CORP.
18168 WEST 92ND LANE, UNIT 300

A public hearing on the Application for a Hotel and Restaurant Liquor License of Blue Agave Corp. d/b/a Blue Agave Corp. located at 18168 West 92nd Lane, Unit 300, was held on Monday October 14, 2024, before the Arvada Liquor Licensing Authority (hereinafter "Authority"). After considering all the evidence presented at said public hearing, reviewing the exhibits, petitions, remonstrances, and considering all of the facts presented, the Authority adopts the following Findings of Fact:

1. The neighborhood to be served by the requested license is that area surrounded by the following:

On the North by the centerline of West 95th Avenue and extensions thereof
On the East by the centerline of Indiana Street and extensions thereof
On the South by the centerline of West 82nd Avenue and extensions thereof
On the West by the centerline of State Hwy 93 and extensions thereof
2. The City Clerk's Results of Investigation dated October 4, 2024, are incorporated herein and made a part hereof.
3. (Representatives of the applicant) (Representatives of the applicant and _____ other persons) testified as to the character and reputation of the individuals involved in the application and plans for operation of the proposed outlet.
4. The Authority finds there is one similarly licensed outlet presently existing within the applicant's delineated boundary.
5. The applicant submitted petitions containing the signatures of approximately 110 persons, none of which were deleted. Based on the needs and desires of the petition signers, 107 support the issuance of the proposed license and three oppose it. Petition signers, according to the testimony of the circulators, support the issuance of the proposed liquor license.
6. (No persons, other than representatives of the applicant) (Representatives of the applicant and _____ other persons) testified in support of the proposed license regarding the needs and desires of the neighborhood.

APPROVAL FORM

Page 2

7. The Authority finds the applicant's file is complete.
8. City Zoning permits the use of the subject property for the proposed outlet.
9. No petitions in opposition were received and (no) (____) person(s) spoke in opposition. The Authority finds there has been an adequate showing the present outlets in and near the neighborhood are not meeting the reasonable requirements thereof.
10. The Authority has considered all the evidence coming before the Authority at the public hearing and finds the evidence does establish conclusively:
 - A. The reasonable requirements of the neighborhood are not presently being met.
 - B. The desires of the inhabitants of the neighborhood are consistent with these Findings and the granting of the application.
 - C. The character, record and reputation of the individuals involved in the application are satisfactory.

I order the foregoing Findings of Fact be Adopted and the Application for the Hotel and Restaurant Liquor License of Blue Agave Corp. d/b/a Blue Agave Corp., located at 18168 West 92nd Lane, Unit 300, be Approved.

Approved with the Condition: _____

DENIAL FORM

Page 1

DENIAL

PROPOSED FINDINGS OF FACT
REGARDING THE APPLICATION OF THE
HOTEL AND RESTAURANT LICENSE OF
BLUE AGAVE CORP.
D/B/A BLUE AGAVE CORP.
18168 WEST 92ND LANE, UNIT 300

A public hearing on the Application for a Hotel and Restaurant Liquor License of Blue Agave Corp. d/b/a Blue Agave Corp. located at 18168 West 92nd Lane, Unit 300, was held on Monday October 14, 2024, before the Arvada Liquor Licensing Authority (hereinafter "Authority"). After considering all the evidence presented at said public hearing, reviewing the exhibits, petitions, remonstrances, and considering all of the facts presented, the Authority adopts the following Findings of Fact:

1. The neighborhood to be served by the requested license is that area surrounded by the following:

On the North by the centerline of West 95th Avenue and extensions thereof
On the East by the centerline of Indiana Street and extensions thereof
On the South by the centerline of West 82nd Avenue and extensions thereof
On the West by the centerline of State Hwy 93 and extensions thereof
2. The City Clerk's Results of Investigation dated October 4, 2024, are incorporated herein and made a part hereof.
3. (Representatives of the applicant) (Representatives of the applicant and _____ other persons) testified as to the character and reputation of the individuals involved in the application and plans for operation of the proposed outlet.
4. The Authority finds there is one similarly licensed outlet presently existing within the applicant's delineated boundary.
5. The applicant submitted petitions containing the signatures of approximately 110 persons, none of which were deleted. Based on the needs and desires of the petition signers, 107 support the issuance of the proposed license and three oppose it. Petition signers, according to the testimony of the circulators, support the issuance of the proposed liquor license.
6. (No persons, other than representatives of the applicant) (Representatives of the applicant and _____ other persons) testified in support of the proposed license regarding the needs and desires of the neighborhood.

DENIAL FORM

Page 2

7. The Authority finds the applicant's file is complete.
8. City Zoning permits the use of the subject property for the proposed outlet.
9. No petitions in opposition were received and (no) (____) person(s) spoke in opposition. The Authority finds there has been an adequate showing the present outlets in and near the neighborhood are not meeting the reasonable requirements thereof.
10. The Authority has considered all the evidence coming before the Authority at the public hearing and finds the evidence does establish conclusively:
 - A. The reasonable requirements of the neighborhood are not presently being met.
 - B. The desires of the inhabitants of the neighborhood are consistent with these Findings and the granting of the application.
 - C. The character, record and reputation of the individuals involved in the application are satisfactory.

I order the foregoing Findings of Fact be Adopted and the Application for the Hotel and Restaurant Liquor License of Blue Agave Corp. d/b/a Blue Agave Corp., located at 18168 West 92nd Lane, Unit 300, be Denied.

**CITY OF ARVADA
LOCAL LIQUOR LICENSING AUTHORITY**

**AGENDA NO. 4.B.
DATE: October 14, 2024**

Application for the Brew Pub Liquor License of Denver Beer Co Arvada, LLC d/b/a Denver Beer Co located at 5768 Olde Wadsworth Blvd.

Initiated By: Denver Beer Co Arvada LLC

Action Proposed: Public Hearing

Presented by: Representative of applicant WILL be present.

Comments:

Attached are copies of the state application form, clearance memo from the Licensing Investigator, clerk's investigative report and a drawing of the proposed premises. Also attached are the findings of fact approval/denial forms.

The boundary delineation approved by the Authority is as follows:

On the North by the centerline of West 64th Avenue and extensions thereof
On the East by the centerline of Lamar Street and extensions thereof
On the South by the centerline of West 52nd Avenue and extensions thereof
On the West by the centerline of Carr Street and extensions thereof

The Applicant was sent a copy of the City Clerk's Investigative Report dated October 4, 2024.

All legal requirements have been met.

IF THE AUTHORITY ADOPTS FINDINGS OF FACT, PLEASE READ THE FINDINGS IN FULL.

IF THE AUTHORITY DOES NOT ADOPT FINDINGS AT THE CONCLUSION OF THE PUBLIC HEARING, THE FOLLOWING MOTION SHOULD BE MADE.

Suggested Motion:

Moved by:

The Application for the Brew Pub Liquor License of Denver Beer Co Arvada LLC d/b/a Denver Beer Co, located at 57683 Olde Wadsworth Blvd., be taken under advisement until the next Regular Meeting of the Liquor Licensing Authority on Monday, October 28, 2024.

Colorado Liquor Retail License Application

* **Note that the Division will not accept cash** ☐ Paid by Check ☐ Date Uploaded to MoveIt

☐ Paid Online

☐ New License ☒ New-Concurrent ☐ Transfer of Ownership ☐ State Property Only ☐ Master file

- 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: SBG.Colorado.gov/Liquor

Applicant is applying as a/an ☐ Individual ☒ Limited Liability Company ☐ Association or Other
☐ Corporation ☐ Partnership (includes Limited Liability and Husband and Wife Partnerships)

Applicant Name If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation

Denver Beer Co Arvada LLC

FEIN Number

81-3360914

State Sales Tax Number

32095740-004

Trade Name of Establishment (DBA)

Denver Beer Co

Business Telephone

720-892-5367

Address of Premises (specify exact location of premises, include suite/unit numbers)

5768 Olde Wadsworth Blvd

City

Arvada

County

Jefferson

State

CO

ZIP Code

80002

Mailing Address (Number and Street)

4455 Jason Street

City or Town

Denver

State

CO

ZIP Code

80211

Email Address

patrick@denverbeerco.com

If the premises currently has a liquor or beer license, you **must** answer the following questions.

Present Trade Name of Establishment (DBA)

Denver Beer Co

Present State License Number

03-13428 (W) & 03-07773 (M)

Present Class of License

Wholesale, Manufacturer, Sales Rm

Present Expiration Date

06/08/25 (W) & 05/25/25 (M)

Section A Nonrefundable application fees*

☐ Application Fee for New License	\$1,100.00
☒ Application Fee for New License with Concurrent Review	\$1,200.00
☐ Application Fee for Transfer	\$1,100.00

Section B Liquor License Fees*

☐ Add Optional Premises to H & R	\$100.00	X		Total	
☐ Add Sidewalk Service Area	\$75.00				
☐ Arts License (City)	\$308.75				
☐ Arts License (County)	\$308.75				
☐ Beer and Wine License (City)	\$351.25				
☐ Beer and Wine License (County)	\$436.25				
☒ Brew Pub License (City)	\$750.00				
☐ Brew Pub License (County)	\$750.00				
☐ Campus Liquor Complex (City)	\$500.00				
☐ Campus Liquor Complex (County)	\$500.00				
☐ Campus Liquor Complex (State)	\$500.00				
☐ Club License (City)	\$308.75				
☐ Club License (County)	\$308.75				
☐ Distillery Pub License (City)	\$750.00				
☐ Distillery Pub License (County)	\$750.00				
☐ Hotel and Restaurant License (City)	\$500.00				
☐ Hotel and Restaurant License (County)	\$500.00				
☐ Hotel and Restaurant License with one optional premises (City)	\$600.00				
☐ Hotel and Restaurant License with one optional premises (County)	\$600.00				

Section B Liquor License Fees* (Continued)

☐ Liquor-Licensed Drugstore (City).....	\$227.50
☐ Liquor-Licensed Drugstore (County).....	\$312.50
☐ Lodging & Entertainment - L&E (City)	\$500.00
☐ Lodging & Entertainment - L&E (County)	\$500.00
☐ Manager Registration - H & R	\$30.00
☐ Manager Registration - Tavern	\$30.00
☐ Manager Registration - Lodging & Entertainment	\$30.00
☐ Manager Registration - Campus Liquor Complex	\$30.00
☐ Optional Premises License (City)	\$500.00
☐ Optional Premises License (County).....	\$500.00
☐ Racetrack License (City)	\$500.00
☐ Racetrack License (County)	\$500.00
☐ Resort Complex License (City).....	\$500.00
☐ Resort Complex License (County).....	\$500.00
☐ Related Facility - Campus Liquor Complex (City).....	\$160.00
☐ Related Facility - Campus Liquor Complex (County)	\$160.00
☐ Related Facility - Campus Liquor Complex (State)	\$160.00
☐ Retail Gaming Tavern License (City).....	\$500.00
☐ Retail Gaming Tavern License (County).....	\$500.00
☐ Retail Liquor Store License - Additional (City).....	\$227.50
☐ Retail Liquor Store License - Additional (County).....	\$312.50
☐ Retail Liquor Store (City).....	\$227.50

Section B Liquor License Fees* (Continued)

☐ Retail Liquor Store (County).....	\$312.50
☐ Tavern License (City).....	\$500.00
☐ Tavern License (County).....	\$500.00
☐ Vintners Restaurant License (City).....	\$750.00
☐ Vintners Restaurant License (County).....	\$750.00

Questions? Visit: SBG.Colorado.gov/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

\$

1. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?..... ☐ Yes ☒ No
2. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):
- a. Been denied an alcohol beverage license?..... ☐ Yes ☒ No
- b. Had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No
- c. Had interest in another entity that had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No

If you answered yes to a, b or c above, explain in detail on a separate sheet.

3. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years?..... ☐ Yes ☒ No

If "yes", explain in detail.

N/A

4. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?..... ☐ Yes ☒ No

or

Waiver by local ordinance? ☐ Yes ☐ No

Other

5. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? **NOTE:** 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..... ☐ Yes ☐ No

N/A

6. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,0000? **NOTE:** 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..... ☐ Yes ☐ No N/A

For additional Retail Liquor Store only.

a. Was your Retail Liquor Store License issued on or before January 1, 2016?.... ☐ Yes ☐ No

b. Are you a Colorado resident?..... ☐ Yes ☐ No

7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any **current** financial interest in said business including any loans to or from a licensee..... ☒ Yes ☐ No See Attached

8. Does the applicant, as listed on line 2 of this application, **have legal possession of the premises by ownership**, lease or other arrangement?..... ☒ Yes ☐ No

☐ Ownership ☒ Lease ☐ Other (Explain in detail)

- a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

Landlord

CHCKS Development LLC

Tenant

The Denver Beer Company LLC

Expires

08/31/2026

- b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question on page 9..... ☐ Yes ☒ No

- c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".

9. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

Last Name		First Name	
N/A			
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
Last Name		First Name	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
Last Name		First Name	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	

Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

10. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: N/A
 Has a local ordinance or resolution authorizing optional premises been adopted?.... ☐ Yes ☐ No

Number of additional Optional Premise areas requested. (See license fee chart)

For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

11. Liquor Licensed Drugstore (LLDS) applicants, answer the following: N/A
 a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?..... ☐ Yes ☐ No

If "yes" a copy of license must be attached.

12. Club Liquor License applicants answer the following: **Attach a copy of applicable documentation**

a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?..... ☐ Yes ☐ No N/A

b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?..... ☐ Yes ☐ No

c. How long has the club been incorporated?.....

d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?..... ☐ Yes ☐ No

13. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:

a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)..... ☒ Yes ☐ No

14. Campus Liquor Complex applicants answer the following:

a. Is the applicant an institution of higher education?..... ☐ Yes ☐ No N/A

b. Is the applicant a person who contracts with the institution of higher education to provide food services?..... ☐ Yes ☐ No

If "yes" please provide a copy of the contract with the institution of higher education to provide food services.

15. For all on-premises applicants.

a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.

Last Name of Manager

~~Crawford~~ Berger

First Name of Manager

~~Patrick~~ Charlie

16. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number..... ☒ Yes ☐ No See Attached

Name

See Attached

Type of License

Account Number

17. Related Facility - Campus Liquor Complex applicants answer the following:

N/A

- a. Is the related facility located within the boundaries of the Campus Liquor Complex?..... ☐ Yes ☐ No

If yes, please provide a map of the geographical location within the Campus Liquor Complex.

If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.

b. Designated Manager for Related Facility - Campus Liquor Complex

Last Name of Manager

First Name of Manager

18. Tax Information.

- a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... ☐ Yes ☒ No

- b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... ☐ Yes ☒ No

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 make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.

Name				Date of Birth (MM/DD/YY)	
Master File Applicant					
Street Address					
City	State	ZIP Code	Position	%Owned	
Name				Date of Birth (MM/DD/YY)	
The Denver Beer Company, LLC				---	
Street Address					
4455 Jason Street					
City	State	ZIP Code	Position	%Owned	
Denver	CO	80211	Parent Company	100%	
Name				Date of Birth (MM/DD/YY)	
Patrick Crawford					
Street Address					
City	State	ZIP Code	Position	%Owned	
Denver	CO	80202	Manager	0%	
Name				Date of Birth (MM/DD/YY)	
Charlie Berger					
Street Address					
City	State	ZIP Code	Position	%Owned	
Englewood	CO	80113	Manager	0%	
Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	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 Article 3 or 5, 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 and Wine Code which affect my license.

Printed Name

Patrick Crawford

Title

Manager

Authorized Signature

Date (MM/DD/YY)

8/19/24

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

Date application filed with local authority

Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)

For Transfer Applications Only - Is the license being transferred valid? ☐ Yes ☐ No

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

☐ 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 > 10,000? ☐ Yes ☐ No

☐ 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 < 10,000? ☐ Yes ☐ No

NOTE: 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.

☐ 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 ☐ No

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 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

Local Licensing Authority for

Telephone Number

☐ Town, City

☐ County

Printed Name

Title

Signature

Date (MM/DD/YY)

Printed Name

Title

Signature

Date (MM/DD/YY)



LIQUOR INVESTIGATION REPORT

Date: October 2, 2024

To: Liquor Licensing Authority

From: Scott Whetstone, Liquor License Investigator 

Subject: Application for a new Brew Pub liquor license for the Denver Beer Co Arvada, LLC d/b/a The Denver Beer Co 5768 Olde Wadsworth Blvd Arvada CO 80002

EXISTING LIQUOR LICENSES

The Denver Beer Co Arvada, LLC d/b/a The Denver Beer Company has applied for a Master File Brew Pub liquor license for an existing location. The Denver Beer Company located at 5768 Olde Wadsworth Blvd 80002, currently holds a wholesale, sales room and manufacturers liquor licenses. Additionally, the Denver Beer Company, LLC holds 15 other state liquor licenses at five other existing Denver Beer Company locations. Each of these locations hold a Wholesale Beer (malt liquor), Sales Room Malt and a Manufacturer (brewery) license. These licenses are state only and require no local licensing. The Denver Beer Company is changing all six locations to a Brew Pub license which requires both State and local approval. The Denver Beer Company LLC has a Master File with the Colorado Department of Revenue that was issued and went into effect in June of 2024.

LIMITED LIABILITY COMPANY

Any company holding five or more Colorado liquor licenses is eligible to apply for a master file with the Department of Revenue's Liquor Enforcement Division (LED). The master file streamlines the application process, with the LED being responsible for maintaining current corporate information and allowing the principals to undergo fingerprinting once rather than submitting prints for every application. In addition to the fingerprint comparison done by the LED, a limited background check was completed on the officers who are approved for the master file. The LED approved master file for The Denver Beer Company, LLC lists Charlie Berger and Patrick Crawford as the approved officers. No adverse information was found. The Denver Beer Co Arvada, LLC is a limited liability company formed and registered in Colorado in August of 2016 and is in good standing with the State of Colorado. A copy of the Certificate of Good Standing is attached as *Exhibit A*.

PREVIOUS VIOLATION HISTORY / CALLS FOR SERVICE

Using the State Department of Revenue's web page for data, there were six underage compliance checks conducted at existing Denver Beer Company locations since 2017. All compliance checks were conducted by the State liquor enforcement division, and all six compliance checks passed (no sale was made). Two of these compliance checks were conducted at the Arvada location (7/2017 and 5/2024). Using standard Police data bases to search calls for service at this address (5768 Old Wadsworth Blvd) going back to

2019, two DUI's were found. In each case the suspect reported to have been drinking at the Denver Beer Company located at 5768 Old Wadsworth Blvd (AR19019846 and AR19020947). The amount of alcohol consumed by the suspect was not confirmed in either case. Additional calls for service at this location range from suspicious incidents, harassment, traffic offenses and unwanted parties. In many of these calls for service the reporting party (RP) was the manager on duty at the Denver Beer Company.

LIQUOR EDUCATION / EXPERIENCE

Locations that operate with a Brew Pub liquor license are not required to have a Registered Manager. Mr. Berger and Mr. Crawford both submitted an affidavit concerning liquor training and experience on which both reported to have 13 years of experience with the Denver Beer Company as Owner. Responsibilities listed are oversight of day-to-day operations, manufacture, packaging, and sales of beer, training and oversight of all employees in the sale of alcohol.

SOURCE OF FUNDS

The Denver Beer Company is an existing company that is up and running. No significant amount of funds were required for this application (less than \$10,000).

FOOD REQUIREMENTS

The State Department of Revenue requires that locations with a Brew Pub liquor license have at least 15% of their gross sales come from food. The Denver Beer Company located at 5769 Old Wadsworth Blvd has a permanently parked burger truck inside the location, called "The Mighty". The limited menu includes burger and chicken options with tots or fries. These options satisfy the requirement for full meals. A copy of the Mighty menu is attached as *Exhibit B*.

PROOF OF POSSESSION

The Denver Beer Company, LLC has an executed lease for the space at 5768 Olde Wadsworth Blvd, Arvada CO that expires on 8/31/2026. The landlord is CHCKS Development, LLC. The Denver Beer Company's current lease allows for the sale of alcohol.

SALES TAX

The Denver Beer Company is current in the payment and filing of sales tax to the City of Arvada.



OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Denver Beer Co Arvada, LLC

is a

Limited Liability Company

formed or registered on 08/01/2016 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20161507178 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 09/30/2024 that have been posted, and by documents delivered to this office electronically through 10/02/2024 @ 15:31:37 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 10/02/2024 @ 15:31:37 in accordance with applicable law. This certificate is assigned Confirmation Number 16440377 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



THE (LIMITED) MENU

Substitute chicken (+1) or organic veggie patty (+2)

Every burger comes with a side of salt and pepper fries. Upgrade to truffle fries (+2). Upgrade to tater tots (+2).

THE MIGHTY

One 1/3 lb patty - Lettuce, Tomato, Onion - American Cheese

9

THE MUSHROOM MIGHTY

One 1/3 lb patty - Truffle Mayo, Arugula, Crispy Onions, Sautéed Mushrooms - Swiss Cheese

13



HOURS (/#HOURS-SECTION) MIGHTY (/#MIGHTY-1-SECTION) MENU (/#MENU-SECTION)
Two 1/3 lb patties - Lettuce, Tomato, Onion - Two Slices of American Cheese
INSTAGRAM (/#INSTAGRAM-SECTION) CONTACT (/#CONTACT-SECTION) ORDER ONLINE (/ORDER-ONLINE)

THE DOUBLE MIGHTY
INSTAGRAM (HTTPS://WWW.INSTAGRAM.COM/THE_MIGHTY_CO/)

THE BACON MIGHTY

One 1/3 lb patty - Lettuce, Tomato, Onion - Cheddar Cheese - Peppered Bacon
12

Add a 1/3 lbs Beef Patty
4

Add Bacon
2

Add Fried Egg
2

Add Cheddar, Pepperjack, or Swiss
1

Add Sauteed Mushrooms
1

DIPPING SAUCES

Chipotle Mayo, Truffle Mayo, Sweet Baby Ray's Barbeque, Ranch
.50

Kid's Grilled Cheese

HOURS (/#HOURS-SECTION) MIGHTY (/#MIGHTY-1-SECTION) MENU (/#MENU-SECTION)
INSTAGRAM (/#INSTAGRAM-SECTION) CONTACTS (/#CONTACTS-SECTION) ORDER ONLINE (/ORDER-ONLINE)
INSTAGRAM (HTTPS://WWW.INSTAGRAM.COM/THE_MIGHTY_CO/)

Extra Fries
4

Truffle Fries
5

Tater Tots
5

Truffle Tots
6

Cheese Curds
8

* consuming raw or under-cooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food-borne illness.



OFFICE OF THE CITY CLERK
FACSIMILE: 720-898-7515 ▲ TDD: 720-898-7869
PHONE: 720-898-7550

October 4, 2024

Denver Beer Co Arvada, LLC
d/b/a Denver Beer Co
5768 Olde Wadsworth Blvd
Arvada, CO 80002

SUBJECT: RESULTS OF INVESTIGATION OF THE APPLICATION FOR THE BREW
PUB LIQUOR LICENSE OF DENVER BEER CO ARVADA, LLC D/B/A
DENVER BEER CO LOCATED AT 5768 OLDE WADSWORTH BLVD

Dear Applicant:

Requirements of the Colorado Liquor Code and Chapter 6 of the Code of the City of Arvada, Colorado, have been followed in the investigation of the above applicant, and the findings are as follows:

1. No application has been denied at the proposed location within two years prior to the application date; said date being July 31, 2024.
2. The applicant is holding a Lease. The official file contains a copy of the Lease.
3. The property is zoned OT-OW (Olde Town-Olde Wadsworth). The Zoning, Fire and Building Codes of the City of Arvada allow this type of license in the assigned zoning classification.
4. The official file contains an investigative report dated October 2, 2024, from the Licensing Investigator.
5. The boundary delineation set by the Authority is as follows:

On the North by the centerline of West 64th Avenue and extensions thereof
On the East by the centerline of Lamar Street and extensions thereof
On the South by the centerline of West 52nd Avenue and extensions thereof
On the West by the centerline of Carr Street and extensions thereof

6. The drawing of the building is included in the official file.

7. Notice of hearing was published in the Jeffco Transcript and the City of Arvada Legal Notices Web Site on October 3, 2024; a copy of the publication is in the official file.
8. The premise was posted August 30, 2024; the Licensing Investigator photographed the posted notice, and the photographs are in the official file.
9. Currently there are 3 similarly licensed outlet located within the designated boundary of the proposed location: Elevated Seltzer, 5610 Yukon Street; New Image Brewing Company, 5620-5624 Yukon Street; and Yak & Yeti, 7803 Ralston Road.
10. The required fees have been paid.

Sincerely,

Sarah Walters
Deputy City Clerk

**CITY OF ARVADA
LOCAL LIQUOR LICENSING AUTHORITY**

**AGENDA NO. 4.A.
DATE: October 14, 2024**

Application for the Hotel and Restaurant Liquor License of Blue Agave Corp. d/b/a Blue Agave Corp. located at 18168 West 92nd Lane, Unit 300

Initiated By: Blue Agave Corp.

Action Proposed: Public Hearing

Presented by: Representative of applicant WILL be present.

Comments:

Attached are copies of the state application form, clearance memo from the Licensing Investigator, clerk's investigative report and a drawing of the proposed premises. Also attached are the findings of fact approval/denial forms.

The boundary delineation approved by the Authority is as follows:

On the North by the centerline of West 95th Avenue and extensions thereof
On the East by the centerline of Indiana Street and extensions thereof
On the South by the centerline of West 82nd Avenue and extensions thereof
On the West by the centerline of State Hwy 93 and extensions thereof

The Applicant was sent a copy of the City Clerk's Investigative Report dated October 4, 2024.

All legal requirements have been met.

IF THE AUTHORITY ADOPTS FINDINGS OF FACT, PLEASE READ THE FINDINGS IN FULL.

IF THE AUTHORITY DOES NOT ADOPT FINDINGS AT THE CONCLUSION OF THE PUBLIC HEARING, THE FOLLOWING MOTION SHOULD BE MADE.

Suggested Motion:

Moved by:

The Application for the Hotel and Restaurant Liquor License of Blue Agave Corp. d/b/a Blue Agave Corp., located at 18168 west 92nd Lane, Unit 300, be taken under advisement until the next Regular Meeting of the Liquor Licensing Authority on Monday, October 28, 2024.

APPROVAL FORM

Page 1

APPROVAL

PROPOSED FINDINGS OF FACT
REGARDING THE APPLICATION OF THE
BREW PUB LICENSE OF
DENVER BEER CO ARVADA LLC
D/B/A DENVER BEER CO
5768 OLDE WADSWORTH BLVD.

A public hearing on the Application for a Brew Pub Liquor License of Dene Beer Co Arvada, LLC. d/b/a Denver Beer Co located at 5768 Olde Wadsworth Blvd., was held on Monday October 14, 2024, before the Arvada Liquor Licensing Authority (hereinafter "Authority"). After considering all the evidence presented at said public hearing, reviewing the exhibits, petitions, remonstrances, and considering all the facts presented, the Authority adopts the following Findings of Fact:

1. The neighborhood to be served by the requested license is that area surrounded by the following:

On the North by the centerline of West 64th Avenue and extensions thereof
On the East by the centerline of Lamar Street and extensions thereof
On the South by the centerline of West 52nd Avenue and extensions thereof
On the West by the centerline of Carr Street and extensions thereof
2. The City Clerk's Results of Investigation dated October 4, 2024, are incorporated herein and made a part hereof.
3. (Representatives of the applicant) (Representatives of the applicant and _____ other persons) testified as to the character and reputation of the individuals involved in the application and plans for operation of the proposed outlet.
4. The Authority finds there is one similarly licensed outlet presently existing within the applicant's delineated boundary.
5. The applicant submitted petitions containing the signatures of approximately 92 persons, none of which were deleted. Based on the needs and desires of the petition signers, 90 support the issuance of the proposed license and two oppose it. Petition signers, according to the testimony of the circulators, support the issuance of the proposed liquor license.
6. (No persons, other than representatives of the applicant) (Representatives of the applicant and ____ other persons) testified in support of the proposed license regarding the needs and desires of the neighborhood.

APPROVAL FORM

Page 2

7. The Authority finds the applicant's file is complete.
8. City Zoning permits the use of the subject property for the proposed outlet.
9. No petitions in opposition were received and (no) (____) person(s) spoke in opposition. The Authority finds there has been an adequate showing the present outlets in and near the neighborhood are not meeting the reasonable requirements thereof.
10. The Authority has considered all the evidence coming before the Authority at the public hearing and finds the evidence does establish conclusively:
 - A. The reasonable requirements of the neighborhood are not presently being met.
 - B. The desires of the inhabitants of the neighborhood are consistent with these Findings and the granting of the application.
 - C. The character, record and reputation of the individuals involved in the application are satisfactory.

I order the foregoing Findings of Fact be Adopted and the Application for the Brew Pub Liquor License of Denver Beer Co Arvada, LLC d/b/a Denver Beer Co, located at 5768 Olde Wadsworth Blvd., be Approved.

Approved with the Condition: _____

DENIAL FORM

Page 1

DENIAL

PROPOSED FINDINGS OF FACT
REGARDING THE APPLICATION OF THE
BREW PUB LICENSE OF
DENVER BEER CO ARVADA LLC
D/B/A DENVER BEER CO
5768 OLDE WADSWORTH BLVD.

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6. (No persons, other than representatives of the applicant) (Representatives of the applicant and _____ other persons) testified in support of the proposed license regarding the needs and desires of the neighborhood.

DENIAL FORM

Page 2

7. The Authority finds the applicant's file is complete.
8. City Zoning permits the use of the subject property for the proposed outlet.
9. No petitions in opposition were received and (no) (____) person(s) spoke in opposition. The Authority finds there has been an adequate showing the present outlets in and near the neighborhood are not meeting the reasonable requirements thereof.
10. The Authority has considered all the evidence coming before the Authority at the public hearing and finds the evidence does establish conclusively:
 - A. The reasonable requirements of the neighborhood are not presently being met.
 - B. The desires of the inhabitants of the neighborhood are consistent with these Findings and the granting of the application.
 - C. The character, record and reputation of the individuals involved in the application are satisfactory.

I order the foregoing Findings of Fact be Adopted and the Application for the Brew Pub Liquor License of Denver Beer Co Arvada, LLC d/b/a Denver Beer Co, located at 5768 Olde Wadsworth Blvd., be Denied.