

CITY OF ARVADA

REGULAR MEETING

**AGENDA
LOCAL LIQUOR LICENSING AUTHORITY
NOVEMBER 11, 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 Retail Liquor Store License of Tsibet, Inc. d/b/a Simms Liquor to RGS Colorado, LLC d/b/a Simms Liquor, at 11651 West 64th Avenue, Unit E-6
4. PUBLIC HEARING – None
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:** November 11, 2024

Item: Application for Transfer of Ownership of the Retail Liquor Store License of Tsibet, Inc. d/b/a Simms Liquor to RGS Colorado LLC d/b/a Simms Liquor located at 11651 West 64th Ave., Unit E-6

Initiated By: RGS Colorado 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 order that the Application for Transfer of Ownership of the Retail Liquor Store License of Tsibet, Inc. d/b/a Simms Liquor to RGS Colorado LLC d/b/a Simms Liquor located at 11651 West 64th Ave., Unit E-6, 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.

Colorado Liquor Retail License Application

* Note that the Division will not accept cash ☐ Paid by check ☐ Paid online

Uploaded to
Movelt on

Date

☐ 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, Beer and Wine Code: SBG.Colorado.gov/Liquor

1. Applicant is applying as a/an ☐ Individual ☒ Limited Liability Company ☐ Association or Other
☐ Corporation ☐ 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
RGS Colorado LLC

2a. Trade Name of Establishment (DBA)
Simms Liquor

State Sales Tax Number

Business Telephone
(720) 898-0866

3. Address of Premises (specify exact location of premises, include suite/unit numbers)
11651 West 64th Ave, Unit E-6,

City
Arvada

County
Jefferson

State
CO

ZIP Code
80004

4. Mailing Address (Number and Street)
11651 West 64th Ave, Unit E-6,

City or Town
Arvada

State
CO

ZIP Code
80004

5. Email Address

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

Present Trade Name of Establishment (DBA)
Simms Liquor

Present State License Number
03-13967

Present Class of License
Liquor Store (city)

Present Expiration Date
01/18/2025

Section A Nonrefundable Application Fees*

☐ Application Fee for New License.....\$1,100.00
☐ Application Fee for New License w/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 Related Facility to Resort Complex\$75.00 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 w/one opt premises (City).....\$600.00
☐ Hotel and Restaurant License w/one opt premises (County).....\$600.00
☐ Liquor-Licensed Drugstore (City).....\$227.50

Section B (Cont.) Liquor License Fees*

☐ 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
☐ 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
\$

Name RGS Colorado LLC	Type of License Liquor Store (city)	Account Number
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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 current 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 Friendly Square, LLC	Tenant RGS Colorado LLC	Expires 4/30/2034
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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 Hanmi Bank	First Name n/a	Date of Birth n/a	FEIN or SSN	Interest/Percentage 1st Lien
Last Name Tsibet Inc.	First Name n/a	Date of Birth n/a	FEIN or SSN	Interest/Percentage 2nd Lien

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) n/a

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 RGS Colorado LLC	Type of License Liquor Store (city)	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? ☒ N/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? ☒ 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? ☒ N/A ☐
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? ☒ N/A ☐

21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following: N/A ☐
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: N/A ☐
a. Is the applicant an institution of higher education? N/A ☐
b. Is the applicant a person who contracts with the institution of higher education to provide food services? N/A ☐
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
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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
☒ N/A ☐

25. 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?
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/A	First Name of Manager N/A
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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 Gurpreet Singh	Home Address, City & State	DOB	Position Managing Member	%Owned 100%
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	Home Address, City & State	DOB	Position	%Owned

Name RGS Colorado LLC	Type of License Liquor Store (city)	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 <i>Gurpreet Singh</i>	Printed Name and Title Gurpreet Singh, Managing Member	Date <i>5-19-2024</i>
Report and Approval of Local Licensing Authority (City/County)		
Date application filed with local authority <i>5/28/2024</i>	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application) <i>11/11/2024</i>	
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 > 10,0000?		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 < 10,0000?		☐ ☐
<i>MAX</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
Signature	Print	Title
		Date
		Date

42'

Walk in - Cooler 24 doors all together

Wines

Wine,
Liquor

Liquor
Liquor

Liquor
Liquor

Liquor

Cooler

Door

Simmons Liquor
11651 W 64th AVE Ste E-6
Arvada Co 80004

Receiving
Door

60'

Front
Door

Receiving
Door



LIQUOR INVESTIGATION REPORT

Date: October 31, 2024

To: Liquor Licensing Authority 

From: Scott Whetstone, Liquor License Investigator

Subject: Application for a Transfer of the Retail Liquor License of
Tsibet, Inc. d/b/a Simms Liquor to RGS Colorado, LLC
d/b/a Simms Liquor, 11651 W 64th Ave, Unit E-6, Arvada CO 80004

APPLICANT

RGS Colorado Inc. is a limited liability company having first registered with the Colorado Secretary of State in May of 2024. A copy of the Certificate of Good Standing is attached as **Exhibit A**. Gurpreet Singh is the managing member and sole owner of the limited liability company, which is doing business as Simms Liquor. The store has been operating with a temporary permit issued May of 2024.

CHARACTER AND REPUTATION

Gurpreet Singh is over the age of 21. He was born in India and currently lives in Westminster. Mr. Singh is legally allowed to reside and work in the United States. His fingerprints were sent to the Federal Bureau of Investigation and the Colorado Bureau of Investigation for comparison with the database of previous arrest, none were found. Mr. Singh was not found to be involved in any pending civil or criminal cases in Colorado, nor is he the subject of any felony or misdemeanor arrest warrants in Colorado or felony warrants in other states. Mr. Singh holds a valid Colorado driver's license.

SOURCE OF FUNDS

Mr. Singh is investing approximately \$910,000 in the store. \$550,000 are from an SBA loan from Hanmi Bank. \$130,000 are from a signed promissory note from Tsibet Inc. The remainder of the funds are from existing checking accounts and a gift from Gurpreet Singh's brother, Mr. Surjit Singh. Mr. Surjit Singh verified that the \$60,000 is a gift for the use in purchasing Simms Liquor and that it does not need to be repaid and that Surjit has no financial interest in the liquor store.

INTERESTS IN OTHER LIQUOR LICENSED ESTABLISHMENTS

Unless licensed prior to January 1, 2016, persons and companies are permitted to hold only one Retail Liquor Store license in Colorado, and they are not allowed to hold other classes of licenses, other than an Arts license. Mr. Singh is not believed to hold a financial interest in any other licenses.

REGISTERED MANAGER

Holders of a Retail Liquor Store license are not required to register a manager for the business.

LIQUOR EDUCATION AND EXPERIENCE

Mr. Singh completed training for off premise alcohol sales in May of 2024. A copy of the certificate of completion is attached as *Exhibit B*.

PROOF OF POSSESSION

Friendly Square, LLC (lessor) and RGS Colorado, LLC (lessee) entered into a lease agreement for the demised premises located at 11651 W 64th Ave., E-5 & E-6, Arvada CO 80004 on April 29th 2024. The lease term is for ten years with the option to renew for an additional five years. The permitted use of the demised premises is for a liquor store.

ITEMS PERMITTED TO BE SOLD

Retail Liquor Stores are permitted to sell tobacco products, lottery and lotto tickets as well as general merchandise in addition to alcohol as long as the gross revenue derived from the sale of non-alcohol products does not exceed 20% of the business' total gross sales.

SALES TAXES

Simms Liquor is current with the filing and payment of sales tax to the City of Arvada as of October 2024.



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,

RGS Colorado LLC

is a

Limited Liability Company

formed or registered on 04/10/2024 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 20241409610 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 10/28/2024 that have been posted, and by documents delivered to this office electronically through 10/30/2024 @ 15:16:04 .

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 10/30/2024 @ 15:16:04 in accordance with applicable law. This certificate is assigned Confirmation Number 16521451 .



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."



Colorado Responsible Vendor Certificate of Completion

May 18, 2024

Gurpreet Singh, DOB, May 10, 1984, completed the requirements for Off Premises certification for the 987 seller/server training as outlined in COLORADO LIQUOR RULES 1 C.C.R. 203-2 Regulation 47-605 and SB16-197, 12-47-1001. Responsible Alcohol Beverage Vendor and Permitted Tastings by Retail Liquor Stores and Liquor Licensed Drugstores.

The Certification was issued on May 18, 2024.

This Certification will expire on May 18, 2026.

The seller and server training provided by CLBA meets all the requirements for a Responsible Vendor program as authorized by the Liquor Enforcement Division. The trainer for this program was Jonathan Noller, 303-503-7481, [JCN. CRVBT@gmail.com](mailto:JCN.CRVBT@gmail.com)

Should you have further questions, please feel free to contact me at your convenience.

Jonathon Noller, Program Director

JCN.CRVBT@gmail.com

303-503-7481