CITY OF ARVADA **REGULAR MEETING**

AGENDA
LOCAL LIQUOR LICENSING AUTHORITY
APRIL 28, 2025
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 Fermented Malt Beverage and Wine Off-Premises Liquor License of Corner Mart, Inc. d/b/a Corner Mart to Bhajan S, LLC d/b/a Corner Mart, 6490 Ward Road

4. PUBLIC HEARING

   A. Application for the Hotel and Restaurant Liquor License of Arvada Beer Garden LLC d/b/a Arvada Beer Garden located at 9258 West 58th Place

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: April 28, 2025

Item: Application for Transfer of Ownership of the Fermented Malt Beverage and Wine Off-Premises Liquor License of Corner Mart Inc. d/b/a Corner Mart to Bhajan S LLC d/b/a Corner Mart, 6490 Ward Road

Initiated By: Bhajan S 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 Fermented Malt Beverage and Wine Off-Premises Liquor License of Corner Mart Inc. d/b/a Corner Mart to Bhajan S LLC d/b/a Corner Mart, 6490 Ward Road, be approved.

Approved with the Condition: _____

Continued until the Meeting of: _____, 2025 at 10:00 p.m.

Set for Public Hearing on: _____, 2025 at 10:00 p.m.

DR 8403 (03/07/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO Box 17087
Denver CO 80217-0087
(303) 205-2300

Fermented Malt Beverage/Fermented Malt Beverage and Wine Retailer License Application

This application only applies to Fermented Malt Beverage On-Premises, Fermented Malt Beverage On/Off-Premises, and Fermented Malt Beverage and Wine Retailer.

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

Uploaded to MoveIt on Date

☐ New License ☐ New-Concurrent ☒ Transfer of Ownership

- **All answers must be printed in black ink or typewritten**
- **Applicant must check the appropriate box(es)**
- **Local license fee $**
- **Applicant should obtain a copy of the Colorado Liquor, Beer and Wine 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(s) If an LLC, name of LLC; if partnership, at least 2 partners' names; if corporation, name of corporation

Bhajan S LLC

FEIN

Trade Name of Establishment (DBA)

Corner Mart

Sales Tax Number

Business Telephone

Address of Premises (specify exact location of premises)

6490 Ward Road

City	County	State	ZIP Code
Arvada	Jefferson	CO	80004

Mailing Address (Number and Street)

City or Town	State	ZIP Code
Commerce City	CO	80022

Email Address

Home Phone Number

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

Present Trade Name of Establishment (DBA)

Corner Mart Inc

Present Sales License Number	Present Class of License	Present Expiration Date
04-01750	Fermented Malt Veberage and Wine	01/09/2025

Section A - Nonrefundable Application Fee

- [ ] Application Fee for New License $1,100.00
- [ ] Application Fee for New License - with Concurrent Review $1,200.00
- [x] Application Fee for Transfer $1,100.00

Section B - Fermented Malt Beverage License Fees

- [ ] Retail Fermented Malt Beverage On-Premises (City) $96.25
- [ ] Retail Fermented Malt Beverage On-Premises (County) $117.50
- [x] Retail Fermented Malt Beverage and Wine (City) $96.25
- [ ] Retail Fermented Malt Beverage and Wine (County) $117.50
- [ ] Retail Fermented Malt Beverage and On/Off-Premises (City) $96.25
- [ ] Retail Fermented Malt Beverage and On/Off-Premises (County) $117.50
- [ ] Master File Location Fee ..... $25.00 x _____ Total $ _____
- [ ] Master File Background ..... $250.00 x _____ Total $ _____

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 $

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant **exactly**. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.
Questions? Visit: *SBG.Colorado.gov/Liquor* **for more information**

Items Submitted, Please Check All Appropriate Boxes Completed or Documents Submitted

I. Applicant Information

- ☐ Applicant/Licensee identified
- ☐ State sales tax license number listed or applied for at time of application
- ☐ License type or other transaction identified
- ☐ Submit originals to local authority
- ☐ Additional information required by the local licensing authority

II. Diagram of the Premises

- ☐ No larger than 8½" X 11"
- ☐ Dimensions included (does not have to be to scale). Exterior areas should show control (fences, walls, etc.)
- ☐ Separate diagram for each floor (if multiple levels)
- ☐ Bold/Outlined licensed premises

III. Proof of Property Possession (One Year Needed)

- ☐ Deed in name of the applicant **only** (or) (matching question #2) date stamped/filed with County Clerk
- ☐ Lease in the name of the applicant **only** (matching question #2)
- ☐ Lease Assignment in the name of the applicant (**only**) with proper consent from the Landlord and acceptance by the applicant
- ☐ Other agreement if not deed or lease

IV. Background Information (DR 8404-I) and Financial Documents

- [ ] Individual History Record(s) (Form DR 8404-I) Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)

- [ ] Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved state vendor. Master File applicants submit results to the State

  Do not complete fingerprint cards prior to submitting your application.

  The Vendors are as follows:

  IdentoGO – *https://uenroll.identogo.com/* Phone : 844-539-5539 (toll-free)

  Colorado Fingerprinting – *http://www.coloradofingerprinting.com*

  Appointment Scheduling Website: *http://www.coloradofingerprinting.com/cabs/*

  Phone: 720-292-2722 Toll Free: 833-224-2227

  Details about the vendors and fingerprinting in Colorado can be found on CBI's website here:

  https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/employment-and-background-checks

- [ ] Purchase agreement, stock transfer agreement, and/or authorization to transfer license

- [ ] List of all notes and loans

V. Sole Proprietor/Husband and Wife Partnership (If Applicable)

- [ ] Form DR 4679

- [ ] Copy of State Issued Driver's License or Identification Card for each Applicant

VI. Corporate Applicant Information (If Applicable)

- [ ] Certificate of Incorporation

- [ ] Certificate of Good Standing

- [ ] Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership Applicant Information (If Applicable)

- [ ] Partnership Agreement (general or limited)

- [ ] Certificate of Good Standing

VIII. Limited Liability Company Applicant Information (If Applicable)

- [ ] Copy of Articles of Organization

- [ ] Certificate of Good Standing

- [ ] Copy of Operating Agreement (if applicable)

- [ ] Certificate of Authority if foreign LLC (out of state applicants only)

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 2a, b or c, explain in detail on a separate sheet.

3. Has the premises to be licensed been denied within the preceding one year? If "yes," explain in detail. ○ Yes ◉ No

If "yes", explain in detail.

4. Is the proposed Fermented Malt Beverage and Wine Retailer license within 500 feet of any public or parochial school, the principal campus of any college, university, or seminary? Note: The distances are to be computed using the methods outlined under C.R.S. 44-3-313(1)(d)(II). Some limited exceptions apply under C.R.S. 44-3-313. ○ Yes ◉ No

5. Is the proposed Fermented Malt Beverage and Wine Retailer license, or On/Off premises license, within 500 feet of a Retail Liquor Store licensed under section 44-3-409 C.R.S.? (Distance should be determined using guidelines outlined in 44-3-301(12)(c) C.R.S.) ○ Yes ◉ No

6. Are you applying for a Fermented Malt Beverage On and Off Premises License? If yes, answer subparts a and b. If No, go to question 6. ○ Yes ◉ No

   a. The FMB On/Off is located in a county with a population of > 35,000 ○ Yes ◉ No

   b. The FMB On/Off is located in an "underserved area" within a county with population of < 35,000 but lies outside of a municipal boundaries or is a city or town with population of > 75,500 ○ Yes ◉ No

   Note - The population is determined from the recently available United States Census Bureau.

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 or former financial interest in said business including any loans to or from a licensee. ○ Yes ◉ No

8. Does the applicant, as listed as Trade Name of Establishment (DBA) of this application, have legal possession of the premises by virtue of 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	Tenant	Expires
Ralston Plaza Shoping Center LLC	Bhajan S LLC	06/30/2027

b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 6..... ○ 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	
Date of Birth (MM/DD/YY)	FEIN or SSN	Interest
Last Name	First Name	
Date of Birth (MM/DD/YY)	FEIN or SSN	Interest

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. Name of Manager(s) for all on premises applicants.

Last Name	First Name
Kaur	Simranjeet
Date of Birth (MM/DD/YY)	

11. 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

12. 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

13. 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 to be fingerprinted by an approved State Vendor through the Vendor's website. See application checklist, Section IV, for details.

Name
Simranjeet Kaur

Home Address (Number and Street)

City
Commerce City

State
CO

ZIP Code
80022

Date of Birth (MM/DD/YY)

Position
Owner/Manager

Percent Owned
100

Name

Home Address (Number and Street)

City

State

ZIP Code

Date of Birth (MM/DD/YY)

Position

Percent Owned

Name

Home Address (Number and Street)

City

State

ZIP Code

Date of Birth (MM/DD/YY)

Position

Percent Owned

Name

Home Address (Number and Street)

City

State

ZIP Code

Date of Birth (MM/DD/YY)

Position

Percent 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: Simranjeet Kaur

Title: Owner

Authorized Signature: Simranjeet Kaur

Date (MM/DD/YY): 12/05/2025

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 44-3-311(1) C.R.S.

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

Each person required to file DR 8404-I 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

○ Upon approval of state licensing authority

○ New Fermented Malt Beverage Off Premises licenses, and On/Off Premises licenses, distance requirements of 44-3-301 C.R.S. are satisfied

New Fermented Malt Beverage On/Off premises licenses must meet the qualifications of 44-4-104 C.R.S.

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 (Attest)

Date (MM/DD/YY)

CITY OF ARVADA
POLICE DEPARTMENT

LIQUOR INVESTIGATION REPORT

Date: April 3, 2025

To: Liquor Licensing Authority

From: Scott Whetstone, Liquor License Investigator SW

Subject: Application for a transfer of ownership of the Retail Fermented Malt Beverage / Wine Off-Premises Liquor License of Corner Mart Inc. d/b/a Corner Mart Inc. to Bhajan S, LLC d/b/a Corner Mart, 6490 Ward Road, Arvada CO 80004

TRANSFER OF OWNERSHIP APPLICATION

The current license holder, Corner Mart, Inc. d/b/a Corner Mart Inc, holds a Retail Fermented Malt Beverage & Wine (FMB/W) license for off-premises consumption at this location. Bhajan S LLC, d/b/a Corner Mart has applied for a transfer of ownership. Bhajan S LLC is solely owned by Simranjeet Kaur. Bhajan S LLC was registered with the Secretary of State of the State of Colorado in September of 2024 and is held in good standing. A copy of the Certificate of Good Standing is attached as ***Exhibit A.***

LLC APPLICANT

Simranjeet Kaur is over the age of 21. Mrs. Kaur was born in India and became a Naturalized United States Citizen in December of 2012. Mrs. Kaur has been operating the Corner Mart convenience store with a temporary permit that was issued on December 30, 2024. A copy of this temporary permit is attached as ***Exhibit B.***

APPLICANT CHARACTER AND REPUTATION

Simranjeet Kaur currently resides in Commerce City. Her fingerprints were submitted to the Federal Bureau of Investigation and the Colorado Bureau of Investigation for comparison with the databases of previous arrests. No arrests were found. Ms. Kaur is not the subject of any outstanding misdemeanor or felony arrest warrants in Colorado or extraditable warrants in other states. She is not believed to be involved in any additional pending criminal or civil cases in Colorado.

SOURCE OF FUNDS

Mrs. Kaur is investing approximately $278,000 into the purchase of this business. The funds have been drawn from a business checking account at 1st Bank. Mrs. Kaur, with a business partner, owns another separate business called Singh and Kaur Corporation d/b/a Eyebrow Station. Mrs. Kaur has been making daily deposits from the Eyebrow Station's account into that of her new company's account. The average daily balance and total deposits were sufficient to cover the cost of the Earnest deposit of $90,000 and the remainder.

LIQUOR EDUCATION AND EXPERIENCE

Mrs. Kaur indicated that she owned a liquor store in Louisville, CO but sold it in 2020. On her affidavit of training and experience, she indicated that she was TIPS certified and would re certify with TIPS. As of the writing of this report, I have not received verification of a recertification in any alcohol training for Mrs. Kaur. I have requested that Mrs. Kaur send me a copy of the certification upon completion.

PREVIOIUS VIOLATIONS / POLICE CALLS FOR SERVICE

I did not find any liquor related calls for service at this location within the last several years. This location was the noted in six Bitcoin Fraud / Elder Abuse calls for service in the past six months. In speaking with Detective Adam Ross, the fraudulent cases have nothing to do with the previous / current owners, rather they are an overseas scam that has lists of Bitcoin locations and requests deposits from certain locations. There have been 4 underage compliance checks completed at Corner Mart since September of 2023. Corner Mart passed (did not sell alcohol) in all four occasions. On March 28, 2024, the State Department of Revenue conducted a tobacco compliance check at this location. The location failed this compliance check (sold tobacco to a minor).

PROOF OF POSSESSION

Bhajan S LLC signed a lease assignment on October 17th, 2024. The existing lease between Ralston Plaza Shopping Center LLC and Corner Mart Inc. was signed in May of 2022. This lease assignment, for the property located at 6490 Ward Road, Arvada, CO 80004, has a term through June of 2027.

SALES TAX

City of Arvada records show Corner Mart to be current with the filing and payment of taxes to the city.

HOURS OF SALE, AGE OF EMPLOYEES

The sale of beer is authorized between the hours of 8:00 am and midnight every day of the year. Although a person must be 21 years old to purchase, possess or consume beer, an employee of the licensee who is 18 years of age may sell, stock and handle the beer. A person under the age of 18 is permitted to stock and handle beer if he is under the immediate supervision of someone who is at least 18 years old, but he cannot check ID, sell the beer, or carry it to a vehicle.

EXHIBIT A

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,

Bhajan S LLC

is a

Limited Liability Company

formed or registered on 09/24/2024 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 20248032773 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 04/01/2025 that have been posted, and by documents delivered to this office electronically through 04/02/2025 @ 15:34:06 .

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 04/02/2025 @ 15:34:06 in accordance with applicable law. This certificate is assigned Confirmation Number 17166061 .

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."

EXHIBIT B

This License Must Be Posted in Public View

TEMPORARY PERMIT

This is to certify that on December 30, 2024, this Temporary Permit has been issued to:

Bhajan S LLC
d/b/a
Corner Mart
located at
6490 Ward Road
Arvada, Colorado 80004

Name of current Licensee:	Corner Mart, Inc.
State License Number:	*04-01750*
City License Number:	*17021*

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

CITY OF ARVADA SEAL COLORADO

Sarah M Walters
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
April 29, 2025

CLPSDFNVVPN-ZZZJVGSVH-XTRCCTRTSP

EXHIBIT C

CERTIFICATE OF TRAINING

Off Premises Licenses

abt

ALCOHOL BEVERAGE TRAINING

Simranjeet Kaur

HAS SUCCESSFULLY COMPLETED

Colorado Responsible Alcohol Beverage Vendor Training
And Meets All of the Necessary Requirements of Section 44-3-1002, C.R.S.

****Certified to conduct tastings at retail liquor stores, liquor-licensed drugstores and fermented malt beverage and wine retailers****

Issued on and Expires Two Years From:

February 07, 2025

Instructor:

Brian Turner

Patrick Maroney, President
Alcohol Beverage Training
P.O. Box 998
Johnstown, CO 80534

CITY OF ARVADA
LOCAL LIQUOR LICENSING AUTHORITY

AGENDA NO. 4.A.
DATE: April 28, 2025

Application for the Hotel and Restaurant Liquor License of Arvada Beer Garden LLC d/b/a Arvada Beer Garden located at 9258 West 58th Place

Initiated By: Arvada Beer Garden 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 Carr Street and extensions thereof
On the South by the centerline of West 52nd Avenue and extensions thereof
On the West by the centerline of Oak Street and extensions thereof

The Applicant was sent a copy of the City Clerk's Investigative Report dated April 22, 2025.

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 Arvada Beer Garden LLC d/b/a Arvada Beer Garden located at 9258 West 58th Place, be taken under advisement until the next Regular Meeting of the Liquor Licensing Authority on Monday, May 12, 2025.

YES _____ NO _____ ABSENT _____

DR 8404 (08/08/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Colorado Liquor Retail License Application

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

☐ **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 Married Couple Partnerships)

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

FEIN Number:
State Sales Tax Number:

Trade Name of Establishment (DBA): Arvada Beer Garden
Business Telephone: (303) 893-1155

Address of Premises (specify exact location of premises, include suite/unit numbers): 9258 W 58th Pl

City: Arvada
County: Jefferson
State: CO
ZIP Code: 80004

Mailing Address (Number and Street):
City or Town:
State:
ZIP Code:

Email Address:

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

Present Trade Name of Establishment (DBA):

Present State License Number:
Present Class of License:
Present Expiration Date:

Section A Nonrefundable application fees*

- [ ] Application Fee for New License $1,100.00
- [x] 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
- [ ] Entertainment Facility License (City) $500.00
- [ ] Entertainment Facility License (County) $500.00
- [x] 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 Facility License (City) $500.00
- ☐ Lodging Facility License (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
	$

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant exactly. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.
Questions? Visit: *SBG.Colorado.gov/Liquor* **for more information**

Items submitted, please check all appropriate boxes completed or documents submitted

I. Applicant information

- [ ] Applicant/Licensee identified
- [ ] State sales tax license number listed or applied for at time of application
- [ ] License type or other transaction identified
- [ ] Return originals to local authority (additional items may be required by the local licensing authority)
- [ ] All sections of the application need to be completed
- [ ] Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application

II. Diagram of the premises

- [ ] No larger than 8½" X 11"
- [ ] Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.)
- [ ] Separate diagram for each floor (if multiple levels)
- [ ] Return originals to local authority (additional items may be required by the local licensing authority)
- [ ] Kitchen - identified if Hotel and Restaurant
- [ ] Bold/Outlined Licensed Premises

III. Proof of property possession (One Year Needed)

- [ ] Deed in name of the applicant (or) (matching Applicant Name provided on page 1) date stamped / filed with County Clerk
- [x] Lease in the name of the applicant (or) (matching Applicant Name provided on page 1)
- [ ] Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant
- [ ] Other agreement if not deed or lease. (matching Applicant Name provided on page 1)

IV. Background information (DR 8404-I) and financial documents

- [ ] Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)

- [ ] Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved State Vendor. Master File applicants submit results to the State

  Do not complete fingerprint cards prior to submitting your application.
  The Vendors are as follows:
  IdentoGO
  Appointment Scheduling Website: *https://uenroll.identogo.com/workflows/25YQHT*
  Phone: 844-539-5539 (toll-free)
  IdentoGO FAQs: *https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/biometric-identification-and-records-unit-faqs*
  State Liquor Code for IdentoGO: 25YQHT
  Colorado Fingerprinting
  Appointment Scheduling Website: *http://www.coloradofingerprinting.com/cabs/*
  Phone: 720-292-2722 833-224-2227 (toll free)
  State Liquor Code for Colorado Fingerprinting: C030LIQI

- [ ] Purchase agreement, stock transfer agreement, and/or authorization to transfer license

- [ ] List of all notes and loans (Copies to also be attached)

V. Sole proprietor/husband and wife partnership (if applicable)

- [ ] Form DR 4679 Lawful Presence Affidavit

- [ ] Copy of State issued Driver's License or Colorado Identification Card for each applicant

VI. Corporate applicant information (if applicable)

- [ ] Certificate of Incorporation

- [ ] Certificate of Good Standing

- [ ] Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership applicant information (if applicable)

- [ ] Partnership Agreement (general or limited).

- [ ] Certificate of Good Standing

VIII. Limited Liability Company applicant information (if applicable)

- [x] Copy of articles of organization

- [ ] Certificate of Good Standing

- [ ] Copy of Operating Agreement (if applicable)

- [ ] Certificate of Authority if foreign LLC (out of state applicants only)

IX. Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application

- [x] $30.00 fee

- [ ] If owner is managing, no fee required

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.

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 (>) 10,0000? **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

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

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.....*See attached ◉ Yes ○ No

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	Tenant	Expires
Arvada Investors, LLC	Arvada Beer Garden, LLC	05/21/2034

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** N/A

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

13. 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)..... ○ Yes ○ No

14. Campus Liquor Complex applicants answer the following:N/A

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.

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	First Name of Manager
Miller	Josiah

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

Name

Schoolyard Beer Garden

Type of License	Account Number
Hotel & Restaurant	03-22740

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. Entertainment Facility License N/A

If Applicant is applying for an Entertainment Facility License, you affirm that your business model and aligns with the statutory privileges and requirements: ..... ○ Yes ○ No

Pursuant to 44-3-103(15.5) C.R.S., an Entertainment Facility means an establishment in which the primary business is to provide the public with sports or entertainment activities within its licensed premises; and that, incidental to its primary business, sells and serves alcohol beverages at retail for consumption on the licensed premises; and has sandwiches and light snacks available for consumption on the licensed premises.

If Applicant is applying for a Lodging Facility License, you affirm that your business model and aligns with the statutory privileges and requirements: ..... ○ Yes ○ No

Pursuant to 44-3-103(29) C.R.S., a Lodging Facility means an establishment in which the primary business is to provide the public with sleeping rooms and meeting facilities; and that sells and serves alcohol beverages at retail for consumption on the licensed premises; and has sandwiches and light snacks available for consumption on the licensed premises.

19. 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)
Arvada Investors, LLC	05/15/2023

Street Address
1290 N. Williams Street

City	State	ZIP Code	Position	% Owned
Denver	CO	80218	Sole Member	100

Name	Date of Birth (MM/DD/YY)
Joseph D. Vostrejs	

Street Address

City	State	ZIP Code	Position	% Owned
Denver	CO	80230	Designated Principal Officer	

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

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:

[X] 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.

I would like to apply for a Two-Year Renewal..... ○ Yes ◉ No

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	Title
Joseph D. Vostrejs	Owner

Authorized Signature	Date (MM/DD/YY)
Joseph D Vostrejs	02/13/25

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 > 10,0000? ..... ○ 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? ..... ○ 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 Approves this license for a two-year renewal..... ○ Yes ○ No

If "No", please cite the law, regulation, local ordinance or resolution that gives the local licensing authority the ability to deny the applicant and grounds for denial. Also, please provide any and all investigative reports, and administrative or criminal action that relate or justify this denial.

Proof of Violation

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)

Arvada Beer Garden, LLC
Attachment to Colorado Liquor Retail License Application

Question #2b

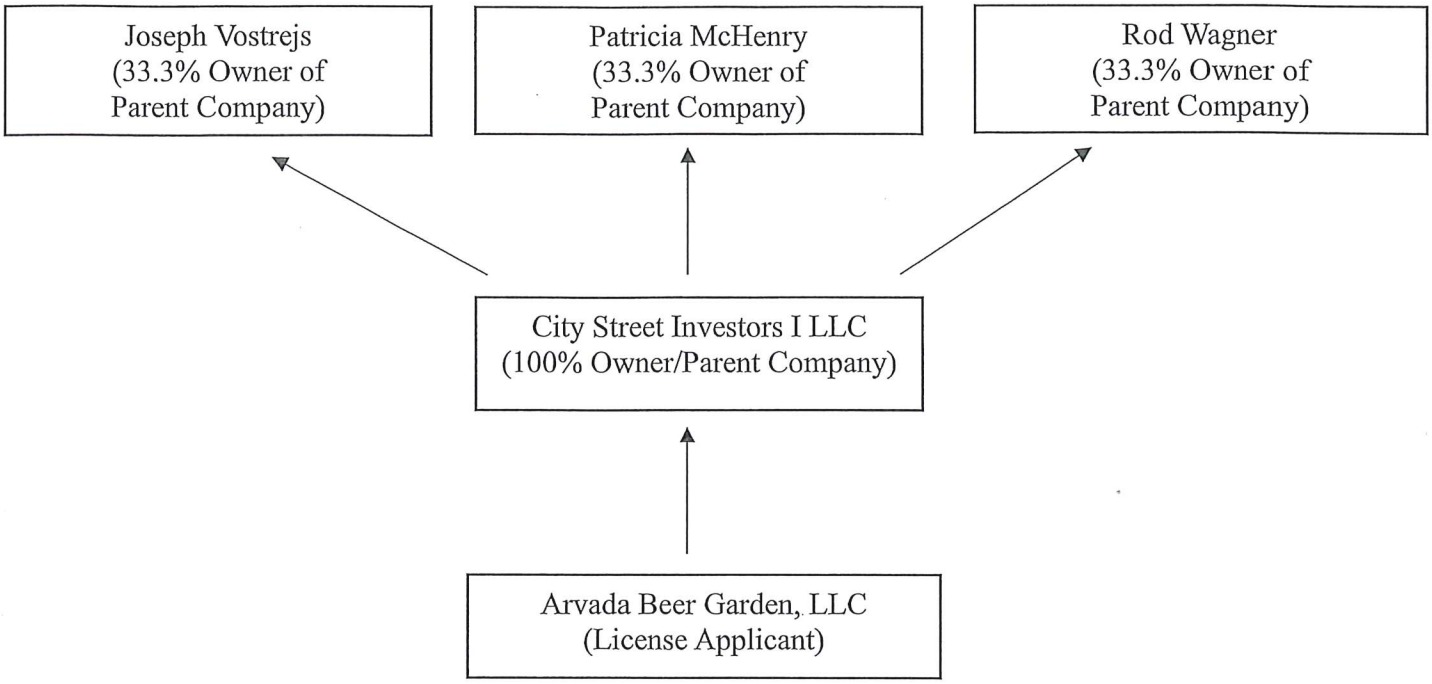
On February 14, 2023, the Director of the Denver Department of Excise and Licenses approved a settlement agreement with Union Station Alliance LLC regarding an underage sale compliance matter in October 2022 and fully resolving the matter.

Question #7

Members of the applicant hold an interest in the following Colorado liquor licenses:

- 42 S Broadway Hospitality, LLC, dba La Loteria
- Applewood Hospitality, LLC, dba Teller's Taproom & Kitchen
- Beer Garden GVR LLC, dba Beer Garden at Green Valley Ranch
- Beer Garden, LLC, dba Lowry Beer Garden
- BIOP LLC, dba Billy's Inn
- Corridor 44 LLC, dba Corridor 44
- Edgewater Beer Garden LLC, dba Edgewater Beer Garden
- Lowry Taqueria LLC, dba North County
- Officers Club Lowry LLC, dba Officers Club
- RJMS Restaurant Group LLC, dba The Glenn Bar & Grille
- SMJ Partners, LLC, dba Sloan's
- Tears Café LLC dba Tears Café LLC/Suzette Café on the Park
- Union Station Alliance LLC, dba Denver Union Station/Crawford Hotel

* Schoolyard Beer Garden, LLC, dba Schoolyard Beer Garden


Joseph Vostrejs
(33.3% Owner of
Parent Company)
Patricia McHenry
(33.3% Owner of
Parent Company)
Rod Wagner
(33.3% Owner of
Parent Company)
City Street Investors I LLC
(100% Owner/Parent Company)
Arvada Beer Garden, LLC
(License Applicant)

CITY OF ARVADA
POLICE DEPARTMENT

LIQUOR INVESTIGATION REPORT

Date: April 21, 2025

To: Liquor Licensing Authority

From: Scott Whetstone, Liquor License Investigator

Subject: Application for a new Hotel and Restaurant Liquor License for Arvada Beer Garden, LLC, d/b/a Arvada Beer Garden 9258 W 58th Place, Arvada CO 80004

NEW MASTER FILE APPLICATION

Arvada Beer Garden, LLC has applied for a new Master File Hotel and Restaurant liquor license for a new location. 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. The Colorado Department of Revenue has created an Individual Mater Files for the three owners of Arvada Investors, LLC, which is the parent company of Arvada Beer Garden, LLC. Those owners are Joseph Vostrejs, Patricia McHenry and Rod Wagner. Arvada Beer Garden LLC was formed and registered with the State of Colorado in May of 2023, and is held in good standing. The Certificate of Good Standing is attached as ***Exhibit A.***

CHARACTER AND REPUTATION – MASTER FILE APPLICANTS

As this is a Master File Application, only a limited background check on the individual owners was completed.

The Colorado Department of Revenue (DOR) submitted fingerprint cards for Joseph Vostrejs to the Colorado Department of Investigation (CBI) and the FBI. No record of criminal history was found. Additionally, Mr. Vostrejs was not found to be the subject of any felony or misdemeanor arrest warrants in Colorado or extraditable warrants in other states. Mr. Vostrejs is over the age of 21, currently resides Wheat Ridge and holds a valid Colorado driver's license.

The DOR submitted fingerprints to CBI and the FBI for Patricia McHenry. No criminal history was found. Mrs. McHenry was not found to be the subject of any felony or misdemeanor arrest warrants in Colorado or extraditable warrants in other states. Mrs. McHenry is over the age of 21, currently lives in Denver and holds a valid Colorado driver's license.

The DOR also submitted fingerprints to the CBI and the FBI for Rod Wagner. No criminal history was found. Mr. Wagner was not found to be the subject of any felony or misdemeanor arrest warrants in

Colorado or extraditable warrants in other states. Mr. Wagner is over the age of 21, currently lives in Evergreen, Colorado and hold a valid Colorado driver's license.

PREVIOUS VIOLATION HISTORY

Presently, Arvada Beer Garden, LLC has an interest in 14 other liquor licensed location in Colorado including four other beer gardens. It was disclosed by the applicant that one of their associated liquor licensed locations failed an underage compliance check in October of 2022. A settlement agreement with the DOR and Union Station Alliance d/b/a Denver Union Station/Crawford Hotel was reached on 2/14/2023. A search of Colorado Department of Revenue compliance check records did not yield any further compliance check violations at any of the remaining 13 locations.

LIQUOR EDUCATION / EXPERIENCE

Josiah Miller is listed on the original application as the registered manager. A certificate of completion from the National Restaurant Association ServSafe Alcohol program was submitted with the original application for Josiah Miller. See ***Exhibit B***. Additionally, Josiah Miller indicated on his affidavit for training and experience that he worked at the Lowery Beer Garden, one of the applicant's other liquor locations, for 13 years as a manager. His training and experience exceed the Authority's guidelines for training and experience.

SOURCE OF FUNDS

Funds for the completion of Arvada Beer Garden are from individual investments by the Mr. Wagner, Mrs. McHenry and Mr. Vostrejs. Additional money from AURA (Arvada Urban Renewal Authority) was used.

FOOD REQUIREMENTS

Establishments holding a Hotel and Restaurant liquor license must derive at least 25% of their gross income from the sale of food. The Arvada Beer Garden menu has salads, sandwiches, burgers, sides and a kid's section. A copy of the menu is attached as ***Exhibit C.***

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 Arvada Beer Garden, LLC indicates Josiah Miller will be registered as the manager for the restaurant. The Department of Revenue will verify Mr. Miller is not the registered manager for any other Colorado liquor licenses before issuing a license.

PROOF OF POSSESSION

Arvada Beer Garden, LLC entered into an agreement with Arvada Investors LLC, to lease demised premises at 9258 W 58th Place, Arvada CO 80004. The lease term is for 10 years with a commencement date of May 21, 2024.

EXHIBIT A

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,

Arvada Beer Garden, LLC

is a

Limited Liability Company

formed or registered on 05/12/2023 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 20231515864 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/12/2025 that have been posted, and by documents delivered to this office electronically through 02/14/2025 @ 11:31:39 .

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 02/14/2025 @ 11:31:39 in accordance with applicable law. This certificate is assigned Confirmation Number 17000775 .

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."

EXHIBIT B

tabbies

You have successfully completed the ServSafe® Training and Certificate Program. This is your official ServSafe Alcohol Certificate Card and provides confirmation that you have studied, and are knowledgeable about, how to serve alcohol responsibly.

Thank you for participating in the ServSafe Alcohol program. Responsible alcohol service begins with the choices you make, and ServSafe Alcohol training will help you make the right decision when the moment arises.

By completing the ServSafe Alcohol program, you show your dedication to safe and responsible alcohol service. The ServSafe Alcohol program and the National Restaurant Association are dedicated to helping you continue to raise the bar on alcohol safety.

To learn more about our full suite of responsible alcohol service training products, contact your State Restaurant Association, your distributor or visit us at ServSafe.com.

We value your dedication to responsible alcohol service and applaud you for making the commitment to keep your operation, your customers and your community safe.

Sincerely,

Sherman Brown

Sherman Brown
Executive Vice President, National Restaurant Association Solutions

ID # 2270050
CARD # 25823253

ServSafe
National Restaurant Association

ServSafe Alcohol® CERTIFICATE

JOSIAH MILLER
NAME

5/20/2024
DATE OF EXAMINATION
Card expires three years from the date of examination. Local laws apply.

In Alaska you must laminate your card for it to be valid.

This certificate confirms completion of the ServSafe Alcohol® responsible alcohol service program.

Sherman Brown
Executive Vice President, National Restaurant Association Solutions

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NOTE: You can access your score and certification information anytime at ServSafe.com.

If you have any questions regarding your certification please contact the National Restaurant Association Service Center at ServiceCenter@restaurant.org or 800.765.2122, ext. 6703

NATIONAL RESTAURANT

EXHIBIT
tabbies
C 3pgs

Arvada Beer Garden Food Menu (Summer 2025)

Salads & Bowls

- **Summer Salad ($13)**
  - Kale & spring mix blend, goat cheese, strawberries, blueberries, edamame and sliced almonds. Tossed in a Dijon vinaigrette
    - *Add choice of protein +$*
- **Burrata Salad ($14)**
  - Spring mix, burrata cheese, mandarin oranges, roasted corn, and tomato. Topped with a pesto sauce and a balsamic glaze
    - *Add choice of protein +$*
- **Harissa Chicken Bowl ($15)**
  - Grilled chicken, kale, feat, hummus, avocado, cucumber, roasted corn, white rice, pickled onions. Topped with a harissa vinaigrette
- **Green Goddess Bowl ($13)**
  - Roasted brussels sprouts & butternut squash, chickpeas, cucumber, pickled onion. Served on a bed of arugula & white rice, topped with Green Goddess dressing

Sandwiches

- **Cubano ($12)**
  - Black Forrest ham, pulled pork, Swiss cheese, pickle chips, and Dijon aioli. Served on a French roll
- **Philly Cheese Steak ($12)**
  - Sirloin steak topped with caramelized onion and peppers. Finished with con queso and served on a baguette
- **Gyro Sandwich ($12)**
  - Shaved lamb, feta, French fries, lettuce, tomato, onion, and tzatziki. Served on pita bread
    - *Add hummus +$2*
- **Blackened Salmon BLT ($13.50)**
  - Blackened salmon, bacon, tomato, lettuce, mayo. Served on toasted sourdough bread
- **Fish & Chips Basket ($16)**

- Beer battered cod, fresh cut fries, lemon wedge, coleslaw, tartar sauce

Burgers & Brats

- **"Standard Burger" ($11)**
  - Lettuce, tomato, red onion, and your choice of cheese
    - *American * Cheddar * Pepper Jack * Swiss * Blue Cheese*
- **"Montclair Burger" ($11.50)**
  - Swiss cheese, bacon, avocado, tomato, mayo
- **"B-52 Burger" ($11.50)**
  - Blue cheese crumbles, bacon, mushroom, caramelized onion
- **Santa Fe Burger" ($11.50)**
  - Pepper Jack cheese, bacon, jalapenos, crispy onion straws, chipotle ranch
- **Coloradan Brat ($11)**
  - Elk Jalapeno Cheddar Brat with pepper jack cheese, roasted poblanos & chipotle aioli
- **Reubenesque Brat ($11)**
  - Beer Brat with Swiss cheese, sauerkraut & Thousand Island dressing
- **Stadium Style Brat ($9)**
  - Your choice of an Elk brat, Beer brat, or All-beef dog. Customize it your way at our condiment station

Snacks & Sides

- **Fresh Cut Fries ($5)**
- **Sweet Potato Fries ($7)**
- **Onion Rings ($7)**
- **Pretzel w/ Cheese ($6)**
- **Super Giant Pretzel w/ Cheese ($18)**
- **Cheese Curds ($10)**
  - Breaded and fried Wisconsin cheese curds, side of marinara
- **Jumbo Wings ($15)**
  - Eight chicken wings tossed in your choice of mild, medium, hot or BBQ sauce. Served with carrots, celery, & ranch or blue cheese dressing

Kid's Menu $8

Kid Hot Dog * Kid Cheeseburger * Kid Burger * Kid Grilled Cheese

All Kid's Meals are served with a side of fresh cut fries and a fountain drink

(Required fine print for Health Department)

**These items may be served raw or undercooked, or contain raw or undercooked ingredients. Consuming raw or undercooked meats, poultry, seafood, shellfish or egg may increase your risk of food-borne illness.*

CITY OF
ARVADA

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

April 23, 2025

Arvada Beer Garden LLC
d/b/a Arvada Beer Garden
9258 Wesdt 58th Place
Arvada, CO 80002

SUBJECT: RESULTS OF INVESTIGATION OF THE APPLICATION FOR THE HOTEL AND RESTAURANT LIQUOR LICENSE OF ARVADA BEER GARDEN LLC D/B/A ARVADA BEER GARDEN, LOCATED AT 9258 WEST 58TH PLACE

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 March 11, 2025.

2. The applicant is holding a Lease. The official file contains a copy of the Lease.

3. The property is zoned MX-U (Mixed-Use Urban). 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 April 3, 2025, 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 Carr Street and extensions thereof
   On the South by the centerline of West 52nd Avenue and extensions thereof
   On the West by the centerline of Oak Street and extensions thereof

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

7. Notice of hearing was published in the Denver Post and the City of Arvada Legal Notices Web Site on April 17, 2025; a copy of the publication is in the official file.

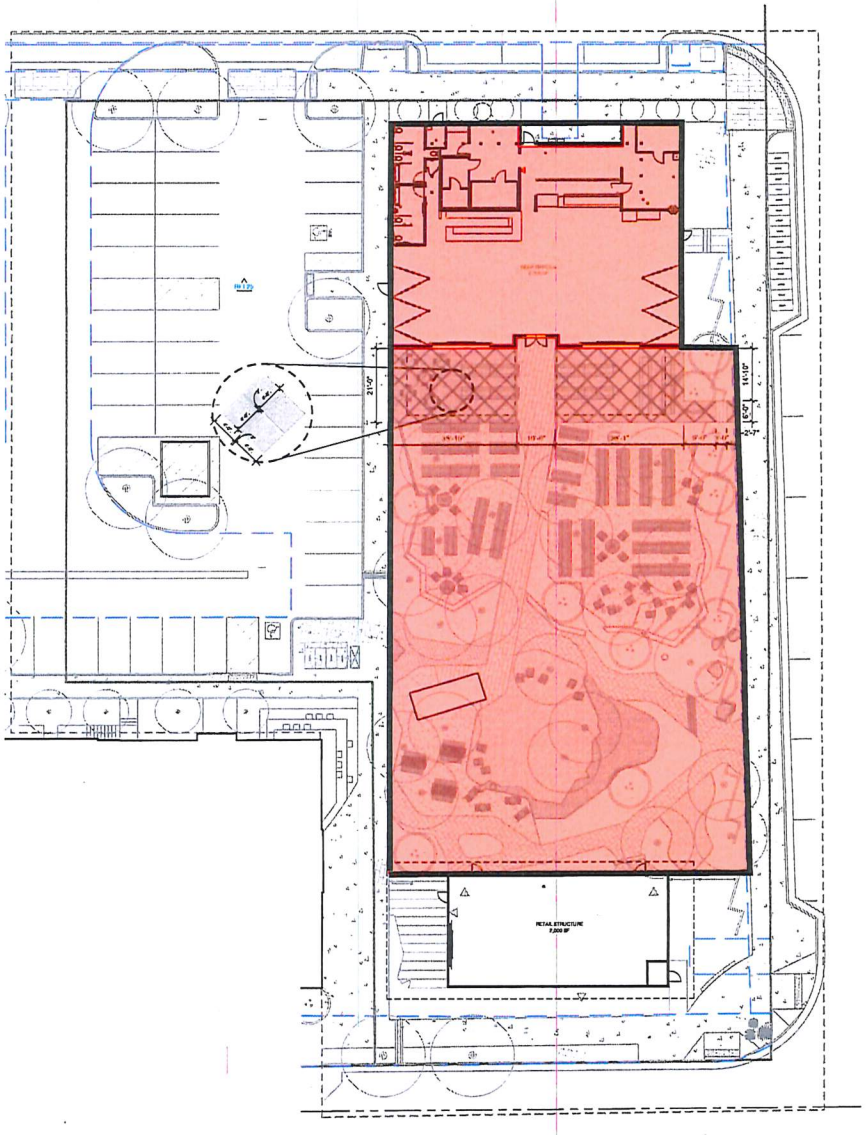
8. The premise was posted April 8, 2025; the Licensing Investigator photographed the posted notice, and the photographs are in the official file.

9. Currently there are 4 similarly licensed outlet located within the designated boundary of the proposed location: Arvada Villa Pizzeria, 9609 West 57th Pl.; Monterrey House, 9848, 9868 West 60th Ave.; Orion Hot Pot, 9604 Ralston Rd; and Tea Garden, 10290 Ralston Rd.

10. The required fees have been paid.

Sincerely,

Sarah Walters
Deputy City Clerk



1 A100 SITE PLAN
1/16" = 1'-0"

SAR+
1550 WYNKOOP ST. SUITE 100
DENVER CO 80202
PHONE: 303.436.8551

Arvada Beer Garden

9248 & 9258 WEST 58TH PLACE,
ARVADA, CO 80004

STATE OF COLORADO
DEAN SMITH
401020
11/12/2024
LICENSED ARCHITECT

2024.01.12

CONSTRUCTION DOCUMENTS

Revisions:

Date	No.	Remarks
2024.11.01	1	RFI 29

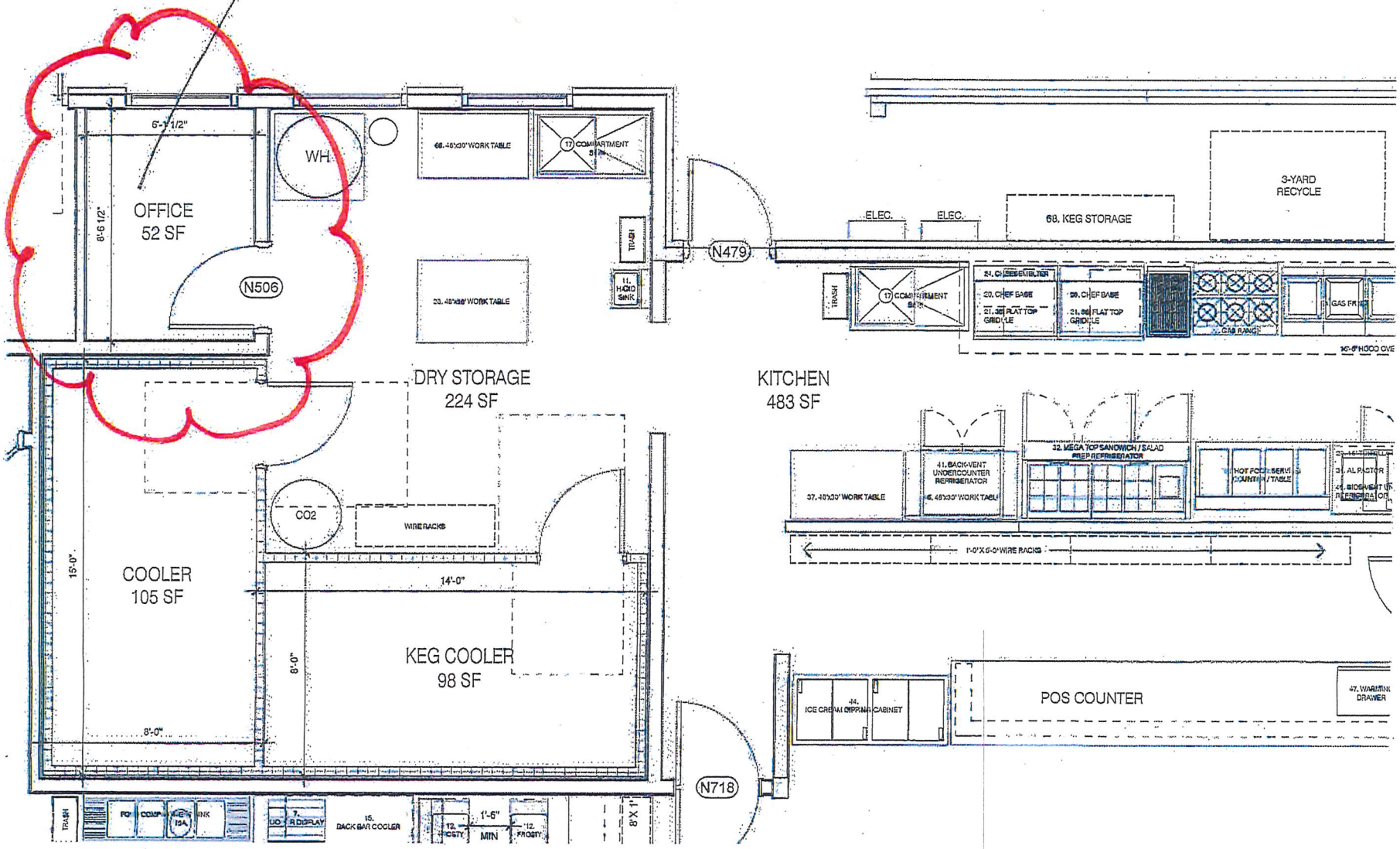
SITE PLAN

A100

11/1/2024 6:10:36 PM Autodesk Docs://2055 - Ralston Beer Garden/Ralston Beer Garden_2022.rvt

© COPYRIGHT SHEARS ADKINS ROCKMORE ARCHITECTS

LOCKED LIQUOR CABINET
IN LOCKED OFFICE.



APPROVAL FORM
Page 1

APPROVAL

PROPOSED FINDINGS OF FACT
REGARDING THE APPLICATION OF THE
HOTEL AND RESTAURANT LICENSE OF
ARVADA BEER GARDEN LLC
D/B/A ARVADA BEER GARDEN
9258 WEST 58TH PLACE

A public hearing on the Application for Hotel and Restaurant Liquor License of Arvada Beer Garden LLC d/b/a Arvada Beer Garden located at 9258 West 58th Place, was held on Monday April 28, 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 Carr Street and extensions thereof
   On the South by the centerline of West 52nd Avenue and extensions thereof
   On the West by the centerline of Oak Street and extensions thereof

2. The City Clerk's Results of Investigation dated April 23, 2025, 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 are four similarly licensed outlets presently existing within the applicant's delineated boundary.

5. The applicant submitted petitions containing the signatures of approximately 120 people, none of which were deleted. Based on the needs and desires of the petition signers, 116 support the issuance of the proposed license and four oppose it. Petition signers, according to the testimony of the circulators, support the issuance of the proposed liquor license.

6. (No person(s), 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 Arvada Beer Garden LLC d/b/a Arvada Beer Garden, located at 9258 West 58th Place, 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
ARVADA BEER GARDEN LLC
D/B/A ARVADA BEER GARDEN
9258 WEST 58TH PLACE

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6. (No person(s), 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 Arvada Beer Garden LLC d/b/a Arvada Beer Garden, located at 9258 West 58th Place, be Denied.