

**CITY OF ARVADA
LOCAL LIQUOR LICENSING AUTHORITY**

AGENDA NO. 3.A.
DATE: September 22, 2025

Item: Application for Transfer of Ownership of the Hotel and Restaurant Liquor License of Agave Blue Corporation, d/b/a Agave Blue to Agave Blue CC d/b/a Agave Blue, 18168 West 92nd Lane, Unit C

Initiated By: Agave Blue CC

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 Hotel and Restaurant Liquor License of Agave Blue Corporation, d/b/a Agave Blue to Agave Blue CC d/b/a Agave Blue, 18168 West 92nd Lane, Unit C, 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.

Colorado Liquor Retail License Application

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

☐ Paid Online

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

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

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

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

Agave Blue CC LLC/J&J Management LLC

FEIN Number

State Sales Tax Number

Trade Name of Establishment (DBA)

Business Telephone

Agave Blue

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

18168 W. 92nd Ln. Unit C

City

County

State

ZIP Code

Arvada

Jefferson

CO

80007

Mailing Address (Number and Street)

City or Town

State

ZIP Code

18168 W. 92nd Ln. Unit C

Arvada

CO

80007

Email Address

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

Present Trade Name of Establishment (DBA)

Agave Blue Corp

Present State License Number

Present Class of License

Present Expiration Date

03-22131

Hotel & Restaurant /
Takeout & Delivery Permit

12/8/25

Section A Nonrefundable application fees*

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

Section B Liquor License Fees*

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

Section B Liquor License Fees* (Continued)

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

Section B Liquor License Fees* (Continued)

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

Questions? Visit: SBG.Colorado.gov/Liquor for more information

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

Liability Information

License Account Number

Liability Date

License Issued Through (Expiration Date)

Total

\$

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
- ☐ 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://www.colorado.gov/pacific/cbi/identification-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)

- ☐ 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

- ☐ \$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

NA

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 (<) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... ☐ Yes ☐ No NA

For additional Retail Liquor Store only.

- a. Was your Retail Liquor Store License issued on or before January 1, 2016?.... ☐ Yes ☐ No NA
- b. Are you a Colorado resident?..... ☐ Yes ☐ No NA
7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any **current** financial interest in said business including any loans to or from a licensee..... ☐ Yes ☐ No NA
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
ZD Investments, LLC	Agave Blue CC LLC	7/29/30 + 2 5 YR extensions

- 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	
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:
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:

a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?..... ☐ Yes ☐ No

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

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

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

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

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

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

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

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

14. Campus Liquor Complex applicants answer the following:

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

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

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

Type of License

Account Number

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

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

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

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

- b. Designated Manager for Related Facility - Campus Liquor Complex

Last Name of Manager

First Name of Manager

18. Tax Information.

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

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

If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members**. In addition, applicant must list any stockholders, partners, or members with **ownership of 10% or more in the applicant**. **All persons listed below** must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.

Name	Date of Birth (MM/DD/YY)
Joshua Timon	

Street Address

City	State	ZIP Code	Position	%Owned
Arvada	CO	80005	Partner	50

Name	Date of Birth (MM/DD/YY)
Jaime Miles	

Street Address

City	State	ZIP Code	Position	%Owned
Arvada	CO	80005	Partner	50

Name	Date of Birth (MM/DD/YY)
Scott Davis	

Street Address

City	State	ZIP Code	Position	%Owned
Arvada	CO	80005	Investor	14

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:

☐ 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

Josh Timon

Title

Managing Partner

Authorized Signature

Date (MM/DD/YY)

4/11/25

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 for

Telephone Number

☐ Town, City

☐ County

Printed Name

Signature

Printed Name

Signature

Title

Date (MM/DD/YY)

Title

Date (MM/DD/YY)

Lot One LLC

Scott Davis (14%)



Agave Blue CC LLC

Scott Davis (14%)

J&J Management LLC

Jaime Miles (50%)

Josh Timon (50%)



LIQUOR INVESTIGATION REPORT

Date: September 11, 2025

To: Liquor Licensing Authority

From: Regina Werner, Police Services Supervisor/Liquor Investigator

Subject: Transfer of Ownership of the Hotel and Restaurant License for
Agave Blue Corporation d/b/a Agave Blue to Agave Blue CC LLC/J&J Management LLC
d/b/a Agave Blue

LIMITED LIABILITY COMPANY APPLICANT

Agave Blue CC LLC/J&J Management LLC has applied for a transfer of the Hotel and Restaurant liquor license currently held by Agave Blue Corporation. Agave Blue CC LLC registered with the Colorado Secretary of State in April 2025 and is in good standing. J&J Management LLC registered with the Colorado Secretary of State in September 2018 and is also in good standing. Copies of the Certificates of Good Standing are attached as *Exhibit A*.

Agave Blue CC LLC is made up of the managing partners of J&J Management LLC, Wilfred Jaime Miles (50%) and Joshua Scott Timon (50%), as well as Scott Michael Davis who holds 14% ownership interest in both Agave Blue CC LLC and Lot One LLC. Lot One LLC operates the Lot One restaurant located at 13730 W 85th Dr. Suite 101 Arvada, CO.

CHARACTER AND REPUTATION

Scott Michael Davis is over the age of 21, was born in British Columbia, Canada and became a naturalized U.S. citizen in June 2020. Mr. Davis currently resides in Arvada, CO. He does not have any outstanding felony or misdemeanor warrants in Colorado or extraditable warrants in other states, nor did I find him to be involved in any pending criminal or civil litigation in Colorado. His fingerprints were sent to the Federal Bureau of Investigation and the Colorado Bureau of Investigation for comparison with the database for previous arrests, with no adverse information being found. He holds a valid driver's license in Colorado.

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

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

LIQUOR EDUCATION AND/OR EXPERIENCE, REGISTERED MANAGER

Mr. Miles is listed as the Registered Manager on the liquor license application.

Mr. Timon provided an Affidavit Concerning Guidelines Re: Liquor Training/Experience which stated that he has served as manager/owner of Lot One located 13730 W 85th Dr. Unit 101 Arvada, CO from 2019 to present. Mr. Timon completed the TIPS On-Premise Alcohol Server Training certification on 04/29/2025 with an expiration of 04/28/2028. The TIPS certificate is attached as *Exhibit B*.

PREVIOUS LIQUOR LICENSE VIOLATIONS

Agave Blue CC LLC is a new establishment serving alcohol in Arvada. No violations exist at this location for that reason.

SOURCE OF FUNDS

Agave Blue CC LLC and Lot One LLC have invested \$300,000 toward the purchase of the business via a business loan obtained through Flatirons Bank.

FOOD REQUIREMENTS

Businesses holding a Hotel and Restaurant liquor license are required to derive at least 25% of their gross proceeds from the sale of food and non-alcoholic beverages. Agave Blue has a menu serving a variety of Mexican cuisine including appetizers, tacos, dinner plates, and desserts, making it likely they will meet the requirement. A copy of the menu is attached as *Exhibit C*.

PROOF OF POSSESSION

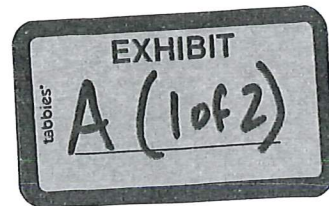
ZD Investments, LLC (landlord) and Agave Blue CC LLC (tenant) have entered into a lease agreement for 18168 W 92nd Lane, Suite 300, Arvada, CO with an initial term of 64 months. The lease term extends from March 1, 2025 to July 29, 2030.

SALES TAX

Agave Blue CC, LLC is a new establishment in Arvada, therefore, no sales tax payments have been made. Lot One, LLC has had approximately 18 late sales tax payments since 2019. However, their account is currently up to date.

PROHIBITED LIQUOR INTERESTS

Companies can hold multiple Hotel and Restaurant liquor licenses, but each restaurant must have a separate and distinct manager. The liquor license application for Agave Blue CC, LLC indicates Wilfred Jaime Miles will be registered as the manager for the restaurant. The Department of Revenue will verify Mr. Miles is not the registered manager for any other Colorado liquor licenses before issuing a license.



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,

Agave Blue CC LLC

is a

Limited Liability Company

formed or registered on 04/11/2025 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 20251420499 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 09/04/2025 that have been posted, and by documents delivered to this office electronically through 09/09/2025 @ 10:39:58 .

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 09/09/2025 @ 10:39:58 in accordance with applicable law. This certificate is assigned Confirmation Number 17668612 .

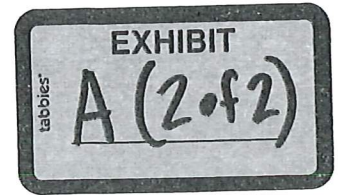


Jena Griswold

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."



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,

J&J Management Company LLC

is a

Limited Liability Company

formed or registered on 09/06/2018 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 20181710977 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 09/04/2025 that have been posted, and by documents delivered to this office electronically through 09/09/2025 @ 13:04:01 .

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 09/09/2025 @ 13:04:01 in accordance with applicable law. This certificate is assigned Confirmation Number 17669423 .



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."



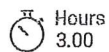
CERTIFICATE OF COMPLETION

This certifies that

Joshua Timon

is awarded this certificate for

TIPS On-Premise Alcohol Server Training



Hours
3.00



Completion Date
04/29/2025



Expiration Date
04/28/2028



Certificate #
ON-000037317823

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)



Issued: 04/29/2025
Certificate #: ON-000037317823

Joshua Timon
8637 Gladiola Circle, Arvada, CO, USA
Arvada CO 80005

CERTIFIED

Expires: 04/28/2028



Phone: 800-438-8477
www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____



AGAVE BLUE
Proposal Menu, Arvada
Summer 2025



Because Agave Is More Than Tequila!

MOLCAJETES

GUACAMOLE

Mercado, heirloom tomatoes, fresh lime, chile toreado VG

Chunky, salsa verde, panela cheese, chicharron, jalapeño V

Vallarta, mango, apricots, tamarind sauce, tajin V

TO DIPPING

Mushroom Queso Fundido, corn or flour tortillas, epazote, portabella & poblano rajas

Chorizo & Cheese Taquitos, Oaxaca and cheddar cheese with lettuce and avocado salsa verde

Crispy Chile Relleno, two house-made chile relleno spring rolls accompanied with house green

Add Cantina Nachos, guacamole, charro beans, chipotle cheese sauce, crema fresca, salsa ranchera, chili pico de gallo, pickled chilis \$12

Add: Chicken Al Pastor \$5 Asada Steak \$6

DE ENTRADA

CEVICHE

Jicama & Pineapple, cucumber, orange leche de tigre, shishito toreado, spicy penuts VG

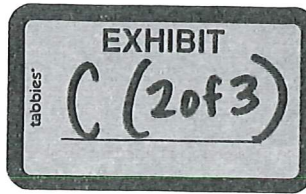
Maracuya, ahi tuna, mango aguachile, passion fruit boba, chili lime sorber S

Aguachile Verde, shrimp, cucumber-jalapeno sauce, avocado, chiltepin S

SALAD

CDMX Cobb Salad, iceberg lettuce, haricot vert, roasted corn, heirloom tomatoes, cucumber, crispy bacon, panela cheese, soft boiled egg, tortilla stripes, chipotle blue cheese dressing

Add: grilled chicken - steak - salmon



3 TACOS + SALSA

Ribeye Asada, dark beer venom, shishito toreado, avocado

Pork Carnitas, lemon mayo, pickled chilis

Baja Shrimp, beer batter, cucumber slaw

Jalapeno Popper, Oaxaca cheese and wrapped in bacon

Chicken Al Pastor, fajitas mix, pineapple \$12

DE LA CASA

Enchiladas Bien Verdes, shredded chicken, tomatillo salsa, crema fresca, cotija

Enchiladas De Mole, plantains & cranberries, queso panela, crema fresca, toasted sesame

Pork Carnitas Skillet, house green chilli, sauted fava beans, chicharron, corn tortillas

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

Arrachera Tampiqueña, grilled skirt steak, enchilada de mole, charro beans, plantains & poblano rajas, guacamole

FAJITAS

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

Choose: Chicken Steak Shrimp Tofu Mixta's



ACOMPAÑAME

Tortillas, flour or corn

Caramelized Plantains, pasilla brown butter, agave syrup, crema fresca

Chiles Toreados, serranos, shishito pepper with lemon and smoked salt

Side-Salad, lettuce, mango, onion, cranberries, tajin

Mexican White Rice with haricot verts and carrots D

Vegan Charro Beans with pickled jalapeños VG

Salsas

Choose 3: Jalapeño Ranchera Macha Taquera Mango-Habanero

DULCE

Churros & Tequila Ice-Cream, street style churros, oaxacan chocolate sauce

Coconut Panna Cotta, toasted coconut ice-cream, tropical fruit, horchata espuma D

3 Leches Tiramisu, Kahlua, vanilla cake, mascarpone mousse, cocoa nibbs

PIÑATA

Chicken Quesadillas, rice & lettuce salad

Cheese Taquitos, rice & lettuce salad

Asada Fiesta, 4oz grilled skirt steak, rice and beans

G contains gluten | D contains dairy | S contain shellfish | N contain nuts | E contain egg | V vegetarian | VG vegan
ALLERGIES? We will do our best to accommodate your dietary restrictions when possible. Please notify us of food allergies to ensure proper handling procedures; We cannot guarantee an allergen-free menu or environment. We appreciate your understanding.

*THESE ITEMS MAY BE SERVED RAW OR UNDERCOOKED BASED ON YOUR SPECIFICATION OR CONTAIN RAW OR UNDERCOOKED INGREDIENTS. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS.

**CITY OF ARVADA
LOCAL LIQUOR LICENSING AUTHORITY**

**AGENDA NO. 4.A.
DATE: September 22, 2025**

Administrative Rules Governing the Designated Drinking Areas in Olde Town Arvada

Open Public Hearing:

I will now open the public hearing for the Administrative Rules Governing the Designated Drinking Areas in Olde Town Arvada.

The public hearing notice was published on the city's website on or before September 12, 2025.

Anyone who would like to make a public comment please state and spell your name for the record prior to entering your comment.

(After everyone has had a chance to make a comment) Thank you for your comments. They will be entered into the record.

Close Public Hearing:

The public hearing for the Administrative Rules Governing the Designated Drinking Areas in Olde Town Arvada is now closed.



Administrative Rules Governing the Designated Drinking Areas in Olde Town Arvada

Authorized by the City Manager: _____

Effective date: _____, 20____.

TITLE: Administrative Rules Governing the City-Established Designated Drinking Areas in Olde Town Arvada

PURPOSE: As part of the City's strategy to create a more vibrant Olde Town and support local businesses, these rules are intended to create areas in which people may gather in social settings. To that end, these rules designate areas within the Entertainment District where persons at least twenty-one years of age may consume Takeout Beverages purchased from Eligible Liquor Licensed Businesses.

AUTHORITY: Pursuant to 44-3-901(1)(i)(VII), C.R.S., a municipality may designate a public place, other than a right of way, in which consumption of alcohol beverages by persons who are at least twenty-one years of age is permitted by resolution or rule. Pursuant to Arvada City Code, Section 6-4, the city manager has the authority to grant written permission to consume alcohol on public property within the City. Pursuant to Arvada City Code, Section 2-143 *et. seq.*, the city manager has the authority to promulgate rules applicable to the public upon approval of City Council.

RESPONSIBLE DIRECTOR: The city manager or designee.

SCOPE: These rules apply to the public twenty-one years of age or older who wish to consume Takeout Beverages sold by Eligible Liquor Licensed Businesses in the City-Established Designated Drinking Area(s) in Olde Town Arvada. These rules also apply to the Eligible Liquor Licensed Businesses that participate in selling Takeout Beverages to be consumed in the City-Established Designated Drinking Area(s).

DEFINITIONS:

City-Established Designated Drinking Area(s) means geographical area(s), in a non-liquor licensed public place, designated by the City in its Entertainment District established by Resolution 23-073, in which persons at least twenty-one years of age may consume Takeout Beverages from Eligible Liquor Licensed Businesses.

City-Established Designated Drinking Area Map means a map establishing the geographical boundaries of City-Established Designated Drinking Area(s) within the Entertainment District from which Eligible Liquor Licensed Businesses may sell Takeout Beverages for consumption in the City-Established Designated Drinking Areas.

Eligible Liquor Licensed Businesses means businesses who meet the following criteria: (a) have a valid non-retail liquor license from the City and/or state; (b) hold a valid state-issued takeout beverage permit; and (c) are located within the City's Entertainment District.

Takeout Beverage means an alcohol beverage sold pursuant to a permit obtained by a licensee under Section 44-3-911, C.R.S. and Regulation 47-1101, and complies with all regulations therein, including that such beverage be sold sealed. In addition, each Takeout Beverage sold pursuant to these Rules must be sold with an attached sticker provided by the Olde Town Business Improvement District which bears a QR code that links to a page informing the public of the applicable rules for City-Established Designated Drinking Area(s). The applicable rules are attached to these rules as an appendix.

PROCEDURES:

1. Established. The city manager hereby designates City-Established Designated Drinking Area(s) as set forth in the map attached to these Rules as an appendix.

- 1.1 Modification of City-Established Designated Drinking Areas: The city manager, in their discretion, may, at any time, modify the boundaries of City-Established Designated Drinking Area(s), and include or exclude Eligible Liquor Licensed Businesses from selling Takeout Beverages to be consumed in such areas.

2. Other Requirements. All other rules apply. These rules do not alter requirements in state or local laws, rules, or regulations which may be enforced in City-Established Designated Drinking Area(s). These rules do not affect any permissions granted to or regulations established by a Special Event Permit issued pursuant to Arvada City Code 6-141 *et. seq.*

- 2.1 Rules pertaining to consumption: Persons at least twenty-one years of age may consume Takeout Beverages in City-Established Designated Drinking Area(s) if those Takeout Beverages were purchased from Eligible Liquor Licensed Businesses. Once a Takeout Beverage has been removed from the licensed premises of an Eligible Liquor Licensed Business, taken into a City-Established Designated Drinking Area and opened, the Takeout Beverage may not be removed from the City-Established Designated Drinking Area, including onto the premises of any business, into a public right of way, or back onto the liquor-licensed premises in which it was purchased. Takeout Beverages to be opened and consumed in City-Established Designated Drinking Area(s) must be consumed or disposed of on the same date the Takeout Beverage is purchased.

- 2.2 Eligible hours: Persons at least twenty-one years of age may consume Takeout Beverages from Eligible Liquor Licensed Businesses in City-Established

Designated Drinking Area(s) only between the hours of 9:00 a.m. and 11:00 p.m. daily.

2.3 Outside alcohol beverages prohibited: The consumption of any alcohol beverages not purchased from Eligible Liquor Licensed Businesses in City-Established Designated Drinking Area(s) is prohibited.

2.4 Signage: The city shall provide signage, which must be displayed at the entry and exit points of City-Established Designated Drinking Area(s), informing the public they are entering the City-Established Designated Drinking Area and that all alcohol beverages must be disposed of prior to exiting the City-Established Designated Drinking Area.

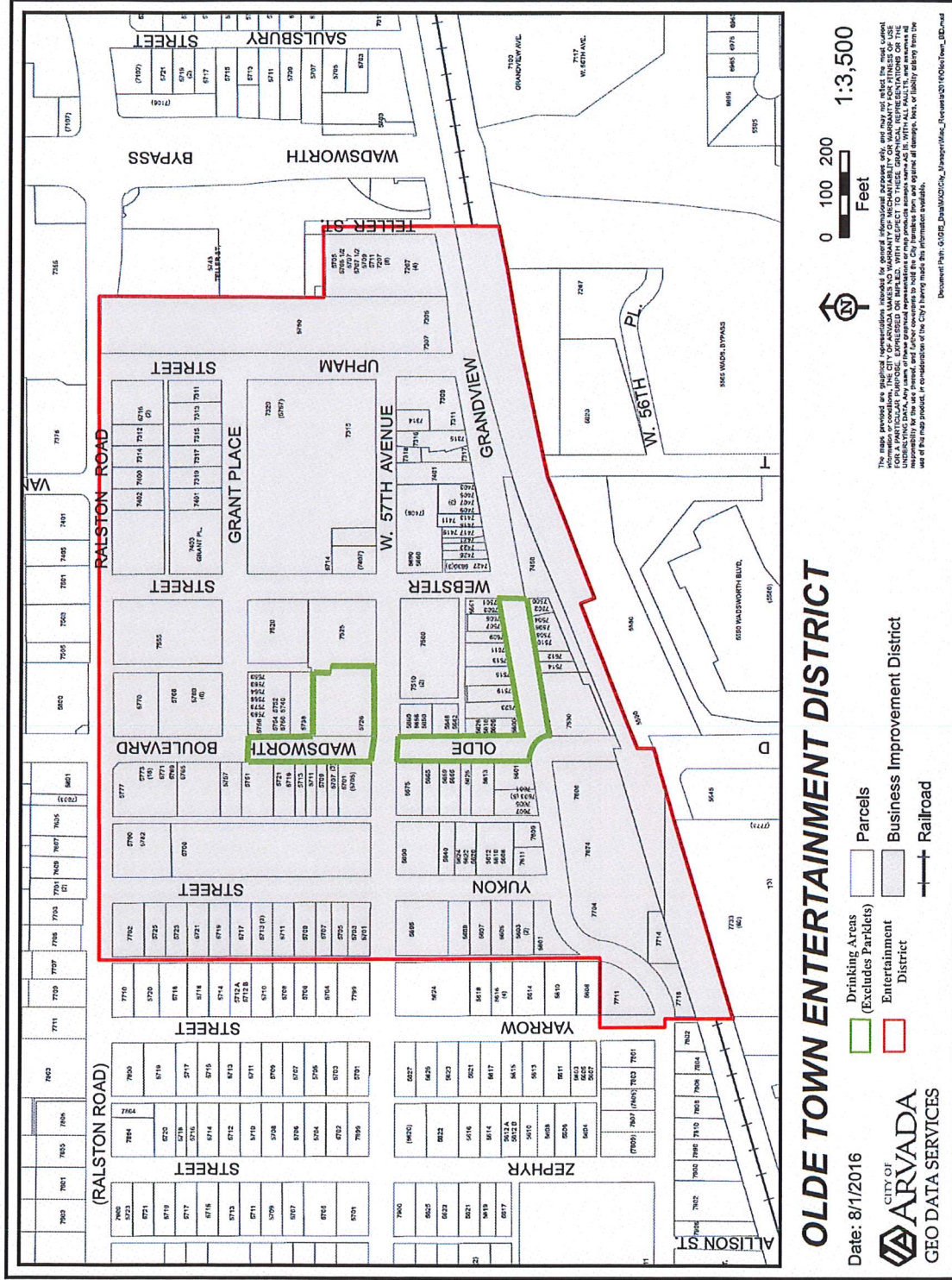
2.5 Non-consumption areas: The city manager may prohibit consumption of Takeout Beverages in parts of City-Established Designated Drinking Areas at their discretion.

2.6 Compliance with state and local laws: Eligible Liquor Licensed Businesses that sell Takeout Beverages shall obtain all necessary permits and comply with all applicable rules and regulations issued by state and local licensing authorities. The city manager or City Liquor Licensing Authority may deny or revoke authorizations given to an Eligible Liquor Licensed Business for failure to comply with any applicable state or local law including, but not limited to, suspension or termination of the business' license, unpaid fines, or any code or law violations.

2.7 Delivery prohibited: The delivery of alcohol beverages to City-Established Designated Drinking Area(s), even if done by a liquor licensee with a valid takeout and delivery permit, is prohibited.

3. REVIEW, REVISION, AND RESCISSION. These rules may be reviewed, revised, or rescinded by the city manager. These rules shall automatically terminate in the event City Council rescinds Resolution 23-073.

City-Established Designated Drinking Areas Map



Applicable Rules

1. You must purchase Takeout Beverages from an Eligible Liquor Licensed Business (restaurants, taverns, tasting rooms, or bars) within the Entertainment District (see map for the boundaries of the Entertainment District).
2. You may not consume or open your own alcohol or alcohol purchased from a retail store in the Designated Drinking Area(s).
3. Please leave the sticker with the QR code attached to your alcohol beverage(s) so that police can readily identify your beverage as a Takeout Beverage able to be consumed in Designated Drinking Areas.
4. Takeout Beverages are to remain unopened until you enter a Designated Drinking Area and must be fully consumed or thrown away prior to exiting the Designated Drinking Area (see map for Designated Drinking Area(s)).
5. Takeout Beverages to be consumed in a Designated Drinking Area must be consumed or disposed of the same date the Takeout Beverage is purchased.
6. Open consumption of alcoholic beverages outside of a Designated Drinking Area is prohibited.
7. You may not consume Takeout Beverages while crossing roads or streets open to motor vehicle traffic.
8. You must be 21 years of age to consume alcohol.

