

CITY OF ARVADA

REGULAR MEETING

AGENDA
LOCAL LIQUOR LICENSING AUTHORITY
DECEMBER 22, 2025
10:00 A.M.

1. CALL TO ORDER

2. OLD BUSINESS – None

3. NEW BUSINESS

Application for Transfer of Ownership of the Hotel and Restaurant Liquor License of Arvada Hotel Investors LLC, d/b/a Hilton Garden Inn Denver/Arvada to Olympia Arvada, LLC d/b/a Hilton Garden Inn Arvada/Denver, 5545 Olde Wadsworth Blvd.

4. PUBLIC HEARING – None

5. OTHER AUTHORITY ITEMS – None

6. STUDY SESSION – None

10. REPORT FROM CITY ATTORNEY’S OFFICE

11. REPORT FROM CITY CLERK’S OFFICE

12. REPORT FROM POLICE DEPARTMENT

13. ADJOURNMENT

**CITY OF ARVADA
LOCAL LIQUOR LICENSING AUTHORITY**

**AGENDA NO. 3.A.
DATE:** December 22, 2025

Item: Application for Transfer of Ownership of the Hotel and Restaurant Liquor License of Arvada Hotel Investors LLC, d/b/a Hilton Garden Inn Denver/Arvada to Olympia Arvada, LLC d/b/a Hilton Garden Inn Arvada/Denver, 5545 Olde Wadsworth Blvd.

Initiated By: Olympia Arvada LLC

Action Proposed: Consider Application

Presented by: Representatives for the applicant WILL be present.

Comments:

Attached are 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 Arvada Hotel Investors LLC, d/b/a Hilton Garden Inn Denver/Arvada to Olympia Arvada, LLC d/b/a Hilton Garden Inn Arvada/Denver, 5545 Olde Wadsworth Blvd., 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 Movelt**
 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 Married Couple Partnerships)

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

Olympia Arvada, LLC			
FEIN Number		State Sales Tax Number	
<input type="text"/>		<input type="text"/>	
Trade Name of Establishment (DBA)		Business Telephone	
Hilton Garden Inn Arvada/Denver		303-420-9799	
Address of Premises (specify exact location of premises, include suite/unit numbers)			
5455 Olde Wadsworth Blvd			
City	County	State	ZIP Code
Arvada	Jefferson County	CO	80002
Mailing Address (Number and Street)	City or Town	State	ZIP Code
5455 Olde Wadsworth Blvd	Arvada	CO	80002
Email Address			
<input type="text"/>			

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

Present Trade Name of Establishment (DBA)

Hilton Garden Inn		
Present State License Number	Present Class of License	Present Expiration Date
03-07382	H&R	1/12/2026

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*

- | | | | | |
|--|------------|--|-------|----------|
| <input type="checkbox"/> Add Optional Premises to H & R | \$100.00 X | | Total | |
| <input type="checkbox"/> Add Sidewalk Service Area..... | | | | \$75.00 |
| <input type="checkbox"/> Arts License (City)..... | | | | \$308.75 |
| <input type="checkbox"/> Arts License (County) | | | | \$308.75 |
| <input type="checkbox"/> Beer and Wine License (City)..... | | | | \$351.25 |
| <input type="checkbox"/> Beer and Wine License (County)..... | | | | \$436.25 |
| <input type="checkbox"/> Brew Pub License (City)..... | | | | \$750.00 |
| <input type="checkbox"/> Brew Pub License (County)..... | | | | \$750.00 |
| <input type="checkbox"/> Campus Liquor Complex (City) | | | | \$500.00 |
| <input type="checkbox"/> Campus Liquor Complex (County) | | | | \$500.00 |
| <input type="checkbox"/> Campus Liquor Complex (State) | | | | \$500.00 |
| <input type="checkbox"/> Club License (City) | | | | \$308.75 |
| <input type="checkbox"/> Club License (County)..... | | | | \$308.75 |
| <input type="checkbox"/> Distillery Pub License (City)..... | | | | \$750.00 |
| <input type="checkbox"/> Distillery Pub License (County) | | | | \$750.00 |
| <input type="checkbox"/> Entertainment Facility License (City)..... | | | | \$500.00 |
| <input type="checkbox"/> Entertainment Facility License (County)..... | | | | \$500.00 |
| <input checked="" type="checkbox"/> Hotel and Restaurant License (City)..... | | | | \$500.00 |
| <input type="checkbox"/> Hotel and Restaurant License (County) | | | | \$500.00 |
| <input type="checkbox"/> Hotel and Restaurant License with one optional premises (City)..... | | | | \$600.00 |
| <input type="checkbox"/> Hotel and Restaurant License with one optional premises (County)..... | | | | \$600.00 |

Section B Liquor License Fees* (Continued)

<input type="checkbox"/>	Liquor–Licensed Drugstore (City).....	\$227.50
<input type="checkbox"/>	Liquor–Licensed Drugstore (County).....	\$312.50
<input type="checkbox"/>	Lodging Facility License (City).....	\$500.00
<input type="checkbox"/>	Lodging Facility License (County)	\$500.00
<input checked="" type="checkbox"/>	Manager Registration - H & R	\$30.00
<input type="checkbox"/>	Manager Registration - Tavern	\$30.00
<input type="checkbox"/>	Manager Registration - Lodging & Entertainment	\$30.00
<input type="checkbox"/>	Manager Registration - Campus Liquor Complex	\$30.00
<input type="checkbox"/>	Optional Premises License (City)	\$500.00
<input type="checkbox"/>	Optional Premises License (County).....	\$500.00
<input type="checkbox"/>	Racetrack License (City)	\$500.00
<input type="checkbox"/>	Racetrack License (County).....	\$500.00
<input type="checkbox"/>	Resort Complex License (City).....	\$500.00
<input type="checkbox"/>	Resort Complex License (County).....	\$500.00
<input type="checkbox"/>	Related Facility - Campus Liquor Complex (City).....	\$160.00
<input type="checkbox"/>	Related Facility - Campus Liquor Complex (County)	\$160.00
<input type="checkbox"/>	Related Facility - Campus Liquor Complex (State)	\$160.00
<input type="checkbox"/>	Retail Gaming Tavern License (City).....	\$500.00
<input type="checkbox"/>	Retail Gaming Tavern License (County).....	\$500.00
<input type="checkbox"/>	Retail Liquor Store License - Additional (City).....	\$227.50
<input type="checkbox"/>	Retail Liquor Store License - Additional (County).....	\$312.50
<input type="checkbox"/>	Retail Liquor Store (City)	\$227.50

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://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)

- 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..... N/A 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..... N/A 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?..... N/A Yes No

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

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 **Please see attached**

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
<input type="text"/>	Olympia Arvada, LLC	<input type="text"/>

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:

Has a local ordinance or resolution authorizing optional premises been adopted? N/A 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? N/A Yes No

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

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

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

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

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

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

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

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

14. Campus Liquor Complex applicants answer the following:

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

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

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

15. For all on-premises applicants.

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

Last Name of Manager

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 N/A

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)
<input type="text"/>	<input type="text"/>

Street Address

City	State	ZIP Code	Position	% Owned
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Name	Date of Birth (MM/DD/YY)
<input type="text"/>	<input type="text"/>

Street Address

City	State	ZIP Code	Position	% Owned
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Name	Date of Birth (MM/DD/YY)
<input type="text"/>	<input type="text"/>

Street Address

City	State	ZIP Code	Position	% Owned
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Name	Date of Birth (MM/DD/YY)
<input type="text"/>	<input type="text"/>

Street Address

City	State	ZIP Code	Position	% Owned
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Name	Date of Birth (MM/DD/YY)
<input type="text"/>	<input type="text"/>

Street Address

City	State	ZIP Code	Position	% Owned
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

** 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)

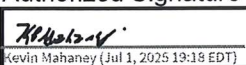
** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

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.

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
Kevin P. Mahaney	Manager
Authorized Signature	Date (MM/DD/YY)
 <small>Kevin Mahaney (Jul 1, 2025 19:18 EDT)</small>	07/01/25



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 > 10,000? Yes No N/A

Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000? Yes No

NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.

Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period? Yes No

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

N/A

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)

Tax Check Authorization, Waiver, and Request to Release Information

I, Kevin P. Mahaney

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter
“Waiver”) on behalf of

(the “Applicant/Licensee”)

Olympia Arvada, LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee’s liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. (“Liquor Code”), and the Colorado Liquor Rules, 1 CCR 203-2 (“Liquor Rules”), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant’s/Licensee’s duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Olympia Arvada, LLC

Social Security Number/Tax Identification Number

20-3653593

Home Phone Number

Business/Work Phone Number

303-420-9799

Street Address

5455 Olde Wadsworth Blvd

City

Arvada

State

CO

ZIP Code


80002

Printed name of person signing on behalf of the Applicant/Licensee

Kevin P. Mahaney

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

Date Signed


Kevin Mahaney (Jul 1, 2025 19:18 EDT)



07/01/25

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

DR8404 Question 7

THE BENSON HOTEL AND FACULTY CLUB	OLYMPIA HOTEL MANAGEMENT, LLC	03- 18243	Hotel & Restaurant (city)	Approved	3/16/2023	3/15/2026	13025 EAST MONTVIEW BOULEVARD	Aurora CO 80045
---	-------------------------------------	--------------	---------------------------------	----------	-----------	-----------	-------------------------------------	-----------------------



LIQUOR INVESTIGATION REPORT

Date: November 12, 2025

To: Liquor Licensing Authority

From: Alyssa Hoak, Liquor License Investigator AH

Subject: Application for a transfer of ownership of the Hotel and Restaurant Liquor License for the Hilton Garden Inn Arvada/Denver
From Arvada Hotel Investors, LLC
To Olympia Arvada, LLC
5455 Olde Wadsworth Blvd.

TRANSFER OF OWNERSHIP APPLICATION

The current license holder, Arvada Hotel Investors, LLC d/b/a Hilton Garden Inn Denver/Arvada holds a Hotel and Restaurant (H&R) license for on-premises consumption at this hotel in the first-level bar, restaurant and lobby, and in the hotel rooms on levels one through five. Olympia Arvada, LLC has purchased this location and has requested the H&R license be transferred. Olympia Arvada, LLC has 100% interest and will operate under the Hilton name through a franchise agreement. The hotel has been operating with a temporary permit issued on July 22nd, 2025, with an initial expiration of November 19th, 2025, and it has been extended to January 19th, 2026. Copies of the permits are attached as *Exhibit A (2 pages)*.

LIMITED LIABILITY COMPANY APPLICANT

This location is now owned by the franchisee, Olympia Arvada, LLC, with Kevin Parker Mahaney as president. Olympia Arvada, LLC was formed and registered with the State of Delaware in April 2025. The foreign entity authority was registered with the Colorado Secretary of State's office in April 2025. The Certificate of Good Standing is attached as *Exhibit B*.

Per the Operating Agreement: Mahaney Master Holdings, LLC is the sole member of Olympia Arvada, LLC "in respect of the Interest". Kevin Mahaney is also the president of Mahaney Master Holdings, LLC. Olympia Arvada, LLC is managed by OEI Management Corp., and OEI "shall not receive any compensation for providing such services to the Company other than such amounts due to it as a Member of the Company". No other individual with a 10% or greater financial interest in the applicant was disclosed, giving Olympia Arvada, LLC, and Kevin Mahaney as its president, 100% controlling and financial interest in this liquor establishment.

PROOF OF POSSESSION

Olympia Golden Gables, LLC and Olympia Equity Investors I, LP (landlord), and Olympia Arvada, LLC (tenant), have entered into a lease agreement for 5455 Olde Wadsworth Blvd, Arvada, CO 80002 with an

initial term of 30 years. The lease term extends from July 22nd, 2025, to July 22nd, 2055. Olympia Golden Gables LLC holds a 30% interest in the property, and Olympia Equity Investors LP holds a 70% interest in the property. Kevin Mahaney is also the president of both landlord partners.

SOURCE OF FUNDS

The purchase price for the property is listed as \$34,850,000.00. The bulk of the funding is coming from a 10-year loan from Wells Fargo Bank National Association, 125 High St, 15th Floor, Boston, MA 02110 for \$22,847,500.00. The other sources of funding are from equity, and exchange proceeds from the sale of hotels, through the LLCs of which Kevin Mahaney is president (Olympia Arvada, LLC, Olympia Golden Gables, LLC, and Olympia Equity Investors I, LLC). The total funds allocated for the purchase come to \$34,972,097.58. All funds have been verified, and no other sources of funding were disclosed.

CHARACTER AND REPUTATION

Kevin Parker Mahaney is over the age of 21 and is a U.S. citizen born in Bangor, Maine. He currently resides in Tequesta, Florida. Mr. Mahaney 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 of previous arrests, with no adverse information found. He holds a valid Florida driver's license.

PREVIOUS VIOLATION HISTORY / CALLS FOR SERVICE

Using police databases, I searched the call history at 5455 Olde Wadsworth Blvd for the last year. There were 69 calls for service, 11 of which were liquor related. I also conducted a search on the Department of Revenue (DOR) website for the result of compliance checks at this location back to when it was established in 2016. There were two compliance checks completed on November 30th, 2018, and July 9th, 2024, and this location passed each one.

Kevin Mahaney was previously issued a Hotel & Restaurant liquor license through Olympia Hotel Management, LLC for The Benson Hotel and Faculty Club on 13025 E Montview Blvd, Aurora, CO 80045. Using police databases, I searched the call history at this address for the last year. There were 26 calls for service, 3 of which were liquor related. I also searched the call history at this address back to when it was established under Olympia Hotel Management, LLC in 2023. There were 60 calls for service, 8 of which were liquor related. I also conducted a search on the DOR website for the result of compliance checks at this location. There were two compliance checks completed on July 27th, 2023, and August 8th, 2024, and this location passed each one.

LIQUOR EDUCATION / EXPERIENCE

Kevin Mahaney stated on his affidavit of liquor training and experience form that he attended a liquor training class through the Colorado Restaurant Association within the past five years, but no proof of the training was submitted. Per the lawyers: the establishment's goal is for all staff who serve alcohol to be trained, and two ServSafe certificates dated November 5th, 2025, were submitted as proof of training for employees Aron Martinez and Michaela Fitzgerald, at the location. These certificates are attached as *Exhibit C (2 pages)*.

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. The Garden Grille & Bar in the hotel has a menu serving a variety of American cuisine including appetizers, flatbreads, soup & salad, sandwiches, entrees, and desserts, making it likely they will meet the requirement. A copy of the menu is attached as *Exhibit D*.

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 Olympia Arvada, LLC indicates Stacy Arthur will be registered as the manager for the hotel, not changing in the transfer of ownership. The Department of Revenue would have already verified that Stacy Arthur is not the registered manager for any other Colorado liquor licenses.

BUSINESS LICENSE / SALES TAX

Olympia Arvada, LLC is a new establishment in Arvada, therefore, no sales tax payments have been made. City of Arvada records show the current license holder Arvada Hotel Investors LLC d/b/a Hilton Garden Inn Denver/Arvada is current in the payment and filing of their Sales & Lodgers tax. This location also has a current City of Arvada Business License and a State Sales Tax License.

This License Must Be Posted in Public View



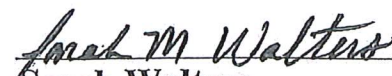
TEMPORARY PERMIT

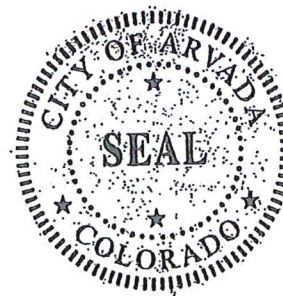
This is to certify that on July 22, 2025,
this Temporary Permit has been issued to:

Olympia Arvada, LLC
d/b/a
Hilton Garden Inn Arvada/Denver
located at
5455 Olde Wadsworth Blvd.
Arvada, Colorado 80002

Name of current Licensee: Arvada Hotel Investors, LLC
State License Number: 03-07382
City License Number: 17183

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.


Sarah Walters
Deputy City Clerk



SEAL

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
November 19, 2025

This License Must Be Posted in Public View



TEMPORARY PERMIT

This is to certify that on November 20, 2025,
this Temporary Permit has been issued to:

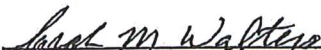
Olympia Arvada, LLC
d/b/a
Hilton Garden Inn Arvada/Denver
located at
5455 Olde Wadsworth Blvd.
Arvada, Colorado 80002

Name of current Licensee: Arvada Hotel Investors, LLC
State License Number: 03-07382
City License Number: 17183

This Temporary Permit is valid until such time as the application to transfer ownership of the license to the applicant is granted, or for 60 days, whichever shall come first.



SEAL


Sarah Walters
Deputy City Clerk

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

TEMPORARY PERMIT EXPIRES
January 19, 2026



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,

Olympia Arvada, LLC

is an entity formed or registered under the law of Delaware, 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 20251435166.

This certificate reflects facts established or disclosed by documents delivered to this office on
paper through 10/16/2025 that have been posted, and by documents delivered to this office
electronically through 10/23/2025 @ 10:38:50.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this
official certificate at Denver, Colorado on 10/23/2025 @ 10:38:50 in accordance with applicable law.
This certificate is assigned Confirmation Number 17812960.



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."



Congratulations!

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

Executive Vice President, National Restaurant Association Solutions



ID # 27944370
CARD # 28226144

ServSafe Alcohol® CERTIFICATE

ARON MARTINEZ



NAME

ARON MARTINEZ

DATE OF EXAMINATION

11/5/2025

Card expires three years from the date of examination. Local laws apply.

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 800.745.2122, ext. 6746.

©2017 National Restaurant Association Educational Foundation (NRAEF). All rights reserved. ServSafe® and the ServSafe logo are trademarks of the NRAEF, National Restaurant Association® and the design are trademarks of the National Restaurant Association.

Sherman Brown
Executive Vice President, National Restaurant Association Solutions

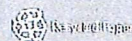
This certificate confirms completion of the ServSafe Alcohol responsible alcohol service program.

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



200 South Wacker Drive
Suite 3000
Chicago, IL 60606-3000
1-800-SERVSAFE
312.775.1000 In the Chicago area
ServSafe.com

©2017 National Restaurant Association Educational Foundation. All rights reserved. ServSafe® and the ServSafe logo are trademarks of the NRAEF, National Restaurant Association® and the design are trademarks of the National Restaurant Association.





Congratulations!

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

Executive Vice President, National Restaurant Association Solutions



ID # 27042685
CARD # 28222985

ServSafe Alcohol® CERTIFICATE

MICHAELA FITZGERALD



NAME

MICHAELA FITZGERALD

DATE OF EXAMINATION

11/5/2025

Card expires three years from the date of examination. Local laws apply.

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 6748.

©2017 National Restaurant Association Educational Foundation (NRAEF). All rights reserved. ServSafe and the ServSafe logo are trademarks of the NRAEF. National Restaurant Association and the arc design are trademarks of the National Restaurant Association.

Sherman Brown
Executive Vice President, National Restaurant Association Solutions

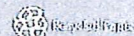
This certificate confirms completion of the ServSafe Alcohol® responsible alcohol service program.

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



233 South Wacker Drive
Suite 8000
Chicago, IL 60606-6319
T 800.SERVSAFE
312.715.1000 In the Chicago area
ServSafe.com

2017 NRAEF National Restaurant Association Educational Foundation
11/05/2025 11:51 AM
MICHAELA FITZGERALD
11/05/2025 11:51 AM
11/05/2025 11:51 AM



APPETIZERS & SMALL PLATES

WINGS YOUR WAY

Classic buffalo (910-1,820 cal), whiskey-soy bbq (720-1,440 cal) or sweet chili-sesame (760-1,520 cal) • 6pc • 10.0 | 9pc • 14.0 | 12pc • 16.0

□ HUMMUS PLATTER

Roasted red pepper hummus, vegetable crudité, grilled naan (640 cal) • 15.0

STICKY-FINGER RIBS

Baby back ribs, whiskey-soy bbq sauce, crispy onions & scallions (660 cal) • 18.0

PAN-FRIED DUMPLINGS

Gyoza wrappers, minced chicken, Asian vegetables, sweet chili sauce (460 cal) • 11.0

FIRECRACKER SHRIMP

Quinoa-crust shrimp, sriracha sweet chili drizzle (440 cal) • 16.0

NASHVILLE HOT CHICKEN

Southern-fried nashville hot chicken tenders, honey butter biscuits, dill pickles (1020 cal) • 15.0

FLATBREADS

BBQ CHICKEN FLATBREAD

Grilled chicken, whiskey-soy bbq sauce, smoked gouda cheese, red onion, scallions (650 cal) • 18.0

□ BEYOND BURGER FLATBREAD

Beyond burger crumbles, chipotle red sauce, cheddar, mozzarella, provolone, lettuce, tomato, onion, artisan sauce (750 cal) • 17.0

CHIPOTLE BLT FLATBREAD

Bacon, chipotle red sauce, parmesan, fontina, fresh tomatoes, romaine, zesty ranch (570 cal) • 18.0

CLASSIC PEPPERONI FLATBREAD

Pepperoni, fresh mozzarella, parmesan, san marzano tomatoes (640 cal) • 16.0

SOUP & SALAD

TOMATO AND BASIL BISQUE

Roasted garlic oil, chives, parmesan-garlic cheese crisp (480 cal) • 8.0

CAESAR SALAD

Hearts of romaine, parmesan, multigrain croutons, cardini's original caesar (410 cal) • 14.0

Add chicken* (160 cal) • 7.0 | steak* (320 cal) • 10.0 | salmon* (360 cal) • 10.0

CRISPY CHICKEN COBB

Southern-fried chicken, bacon, bleu cheese, egg, avocado, mixed greens, tomato, cucumber (570-800 cal) • 18.0

BBQ CHICKEN SALAD

Southern-fried chicken, bacon, egg, cheddar-jack, mixed greens, tomato, red onion, bbq & buffalo sauces (530-760 cal) • 18.0

SANDWICHES

Burgers and sandwiches served with choice of fries or fruit.

CLASSIC BURGER*

Hand-pressed 100% chuck steak, lettuce, pickle, red onion, tomato, artisan sauce, sesame seed bun (880-1,100 cal) • 15.0
Cheese (70-90 cal) • 2.0 | bacon (80 cal) • 3.0

□ Make it a plant-based beyond burger (280 cal) • 3.0

BISTRO CHICKEN SANDWICH

Balsamic-glazed chicken breast, Canadian bacon, mozzarella, arugula, parmesan aioli, in brea telera roll (880-1,100 cal) • 18.0

SIGNATURE CRISPY CHICKEN SANDWICH

Antibiotic-free breast fillet, half-sour pickles, mayonnaise, butter-grilled brioche (890-1110 cal) • 18.0

STEAK SANDWICH*

Sliced sirloin, boursin cheese, roasted peppers, grilled onion, chipotle aioli, in brea telera roll (890-1,110 cal) • 20.0

BRISKET GRILLED CHEESE

16-hour brisket, fontina, brie, gruyère, cheddar, whiskey-soy bbq sauce, rustic Italian bread (960-1,180 cal) • 20.0

ENTRÉES

Add to any pasta entrée, chicken* (160 cal) • 7.0 | steak* (320 cal) • 10.0 | salmon* (360 cal) • 10.0

10 OZ. NY STRIP STEAK*

Served with choice of two add-ons (660-1,270 cal) • 33.0

SIMPLY GRILLED SALMON*

North Atlantic salmon, house herb butter, mixed grains, vegetable medley (690 cal) • 28.0

□ GRILLED VEGGIE PRIMAVERA

Cavatappi pasta, Alfredo, grilled vegetables, tomatoes, parmesan, fresh basil (560 cal) • 17.0

CHICKEN TENDERLOINS 'N FRIES

Antibiotic-free tenderloins, homestyle breading, natural-cut fries (890 cal) • 16.0

SIMPLY GRILLED CHICKEN

Clear-broiled chicken breast, house herb butter, mixed grains, vegetable medley (490 cal) • 20.0

WILD MUSHROOM RAVIOLI

Egg pasta, roasted cremini and portabella mushrooms, mozzarella, parmesan, genovese pesto (640 cal) • 20.0

16" PEPPERONI PIZZA

Mozzarella, provolone, parmesan, romano, pepperoni, san marzano tomato sauce (260 cal slice-3,060 cal whole) • 22.0

ADD-ONS

□ SEASONAL VEGETABLE MEDLEY (30 cal) • 7.0

□ KOREAN BBQ MIXED GRAINS (230 cal) • 9.0

□ REDSKIN MASHED POTATOES (170 cal) • 6.0

□ FRENCH FRIES (220 cal) • 6.0

□ HOUSE SALAD (150-380 cal) • 7.0

DESSERTS

MASON JAR CHOCOLATE FUDGE CAKE

Chocolate mousse, fudge cake, whipped cream, caramel sauce (750 cal) • 9.0

FLOURLESS CHOCOLATE TORTE

Rich dark chocolate torte accompanied by fresh berries and vanilla-scented whipped cream (470 cal) • 8.0

NEW YORK-STYLE CHEESECAKE

Philadelphia cream cheese, graham cracker crust, triple-berry compote (540 cal) • 10.0

CARAMEL APPLE GRANNY

Granny smith apples, caramel, toffee, shortbread crust (650 cal) • 9.0

KIDS

All meals come with choice of orange or apple juice, or 2% milk.

CHICKEN TENDERS 'N FRIES (620 cal) • 10.0

JR. CLASSIC BURGER* (420-570 cal) • 10.0

PASTA JR. (310 cal) • 11.0

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.

*Consuming more or under-consuming protein, sodium or eggs may increase your risk of heart disease, especially if you have certain medical conditions.

†This menu may contain or come into contact with certain allergens: CRUSTACEANS, EGGS, FISH, MILK, NUTS, PEANUTS, SEEDS, SOY, SUGAR, WHEAT AND WHEAT GLUTEN. For complete allergen information, please refer to the allergen information available on the food labels or contact us with any questions at 1-800-877-7676.

‡Nutrition information is provided calculated with data from products by manufacturers, suppliers, published references and the U.S. Department of Agriculture's Agricultural Research Service Food and Nutrient Database. The additional nutritional information is for informational purposes only.

□ Vegetarian

THE *garden*
GRILLE & BAR