



## Liquor License Authority Meeting Minutes - Final

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Tuesday, February 25, 2020

9:00 AM

Town Hall  
100 N. Wilcox Street  
Castle Rock, CO 80104

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**This hearing is open to the public. All times indicated on the agenda are approximate. Three or more Councilmembers may also attend this hearing, during which the items listed herein will be discussed.**

### CALL TO ORDER

Judge Gresh opened the hearing at 9am.

### NEW LIQUOR LICENSE APPLICATIONS

[LLA 2020-001](#) New Hotel & Restaurant License - Wolfpak, LLC dba Tribe

Judge Gresh opened the public hearing for a Hotel & Restaurant liquor license for Wolfpak, LLC dba Tribe at 9:01 am.

Town Clerk Lisa Anderson read a summary of findings from the administrative review of the application:

- Application is complete and contained all required documents and information
- Application submitted to the State for their approval
- Background reports received and no issues that would preclude issuing of a liquor license
- No departments stated any concerns with issuing the license
- Partners and the manager completed TIPS training
- Petition completed showing 99% approval for the license

Judge Gresh asked if there was anyone present that objected to the boundaries of the neighborhood as set by the Authority. No objections.

Judge Gresh entered the packet into the record.

Judge Gresh swore in the applicants present:

Nick Rowe, Castle Rock  
Vanessa Auclair, Castle Rock  
Tom O'Brien, Castle Rock

Rowe stated they have had 15+ years in the business, working in several establishments and opened two in California for 5 years running. Their focus is on hospitality, community involvement, providing employment and bringing business

to the area. Vanessa and Nick will be sharing the duty of overseeing the business. They chose Castle Rock for the healthy lifestyle and feel they would be a good addition to Castle Rock. They also have a kids menu and will be open 7 days a week: Monday-Thursday 11a-10p, Friday 11a-11p, Saturday 10a-11p, 10a-9p Sunday. Seating capacity is 160 and they will have 15-25 staff. There is a Patio outside that is fenced and will have signs. They anticipate a 60/40 split with food/alcohol sales, and estimate \$50-\$60 per guest pricing. They will serve beer, whiskey, wine, select wines, and handcrafted cocktails. They focus on healthy seasonal foods, farm to supply and produced locally. They offer Chef intimate cooking experiences in front of the guests.

Judge Gresh asked what their process is for keeping alcohol out of the hands of minors.

Rowe stated all servers will be TIPS certified, provided an employee handbook, and training provided to all staff when hired before they open. No minors will touch alcohol and they will card everyone under 40. The owners are involved working the floor as well.

Auclair stated they are excited to have the opportunity to bring a unique restaurant to Castle Rock.

Rowe added that they have been doing catering the past year at Cherokee Ranch Castle.

Judge Gresh noted there was no public present to speak in opposition or in favor of the application.

Judge Gresh closed the hearing.

Judge Gresh read his findings:

- Applicant is of good moral character
- Inhabitants of the neighborhood desire the license be granted
- The application meets reasonable requirements of the neighborhood
- Town and State law requirements have been met
- Based on these findings, the Authority approves issuance of a Hotel & Restaurant Liquor License for Wolfpak, LLC dba Tribe upon the receipt of the Certificate of Occupancy.

Town Clerk Anderson added that if they wish, a Stocking Only permit can be issued after state approval to allow them to stock their premise prior to receiving a Certificate of Occupancy. Once they receive their Certificate of Occupancy and the State approval, their liquor license will be issued.

Judge Gresh recessed the hearing.

[LLA 2020-002](#)

New Hotel & Restaurant Liquor License - The Oaks, Inc. dba The Oaks

Judge Gresh opened the public hearing for a Hotel & Restaurant liquor license for The Oaks, Inc. dba The Oaks at 9:11 am.

Town Clerk Lisa Anderson read a summary of findings from the administrative review of the application:

- Application is complete and contained all required documents and information
- Application submitted to the State for their approval
- Background reports received and no issues that would preclude issuing of a liquor license
- No departments stated any concerns with issuing the license
- The Owners and the manager completed TIPS training
- Petition completed showing 100% approval for the license

Judge Gresh stated the boundaries established for the neighborhood are a one-mile radius and asked if there was anyone present that objected to the boundaries set by the Authority. No objections.

Judge Gresh entered the packet into the record.

Judge Gresh swore in the applicants present:

Robert Shinn, Denver  
Charles Robert Brinton, Cherry Hills Village  
Tiffany Brinton, Cherry Hills Village

The applicant presented their application.

Robert Shinn stated their background is they have 16 years of experience with a liquor license at an event center (The Manor House). They have had no violations and they are all TIPS certified along with all of their employees. In addition, their employee handbook includes their liquor license rules and procedures. They recently purchased the previous club house for Plum Creek golf course. Their goal is to have a grill 6 days a week Noon-10pm and run events and weddings. They want to bring the old clubhouse back to its glory with a \$1M renovation of the interior and exterior. They will have a grill for local community and golfers offering casual meals of burgers, wraps, sandwiches. They will also hold birthday parties, weddings and other events. Their Executive Chef is from the Manor House in Littleton, and Tiffany is designing the interior. They anticipate a 60/40 ratio of food/alcohol.

Judge Gresh reflected on when John Mansville owned all that property and he would have the helicopter land in front of the Manor House to show off all the Angus cattle to his guests. Shinn stated they still have the helicopter pad that is now FAA approved. Gresh also recalled they moved the building 180 degrees so it would not disturb the nesting Golden Eagles.

Judge Gresh asked what steps they take to keep alcohol out of the hands of minors. Charles stated they have a lot of out of state at events that have different liquor laws, so they ID everyone under 40. Tiffany added that staff watches everyone to ensure drinks aren't being passed to minors.

Charles added that they are excited to be part of the community. There has been a lot of curiosity in the area, and they are happy to give tours.

Judge Gresh noted there was no public present to speak in opposition or in favor of the application.

Judge Gresh closed the hearing.

Judge Gresh read his findings:

- Applicant is of good moral character
- Inhabitants of the neighborhood desire the license be granted
- The application meets reasonable requirements of the neighborhood
- Town and State law requirements have been met
- Based on these findings, the Authority approves issuance of a Hotel & Restaurant Liquor License for The Oaks, LLC dba The Oaks upon the receipt of the Certificate of Occupancy.

Town Clerk Anderson added that if they wish, a Stocking Only permit can be issued after State approval to allow them to stock their premise prior to receiving a Certificate of Occupancy. Once they receive their Certificate of Occupancy and the State approval, their liquor license will be issued.

Judge Gresh recessed the hearing.

[LLA 2020-003](#)

New Hotel & Restaurant Liquor License - Genji, LLC dba Genji

Judge Gresh opened the public hearing for a Hotel & Restaurant liquor license for Genji, LLC dba Genji at 9:21 am.

Town Clerk Lisa Anderson read a summary of findings from the administrative review of the application:

- Application is complete and contained all required documents and information
- Application submitted to the State for their approval
- Background reports received and no issues reported that would preclude issuing of a liquor license
- No departments stated any concerns with issuing the license
- Officers and the manager completed TIPS training
- Petition completed showing 100% approval for the license

Judge Gresh stated the boundaries established for the neighborhood are a one-mile radius and asked if there was anyone present that objected to the boundaries set by the Authority. No objections.

Judge Gresh entered the packet into the record.

Judge Gresh swore in the applicants present:

Chinatsu Miyauchi, Head of the Venue Department  
Russel Chua, Castle Rock, operating manager

Adam Stapen, #27506, attorney for the applicant, was present.

The applicant presented their application.

Stapen asked Miyauchi questions that provided the following information. They will be opening a restaurant inside of Whole Foods. They have been in business quite some time, and this is their first operation where they will serve alcohol.

Miyauchi is the head of the venue department and has worked for the company for 17 years. They provide food service for many Whole Foods with sushi and japanese and asian cuisine. They have over 30 venues across the United States in Georgia, Tennessee, California, Massachusetts, Maine, New York, Utah, Colorado, and Florida. They have partnered with Whole Foods since 1997 and have expanded nationwide. They have one in Denver. It is a restaurant concept within Whole Foods. Alcohol is there to compliment the food. They will have signs by the door so customers keep liquor inside the restaurant area. All team members will receive TIPS training, and they use an ID scanner and will ID everyone. They are aware there are two types of ID in Colorado, and anyone with a vertical ID is not served any alcohol. They will be open 10 am - 10 pm following the same hours as Whole Foods. They will have approximately 12 team members, with 4-5 staff at the bar. They can see everything from the bar. Customers must go up to the counter to purchase alcohol. They plan to open April 2nd and would be interested in getting a stocking permit when available.

Judge Gresh noted there was no public present to speak in opposition or in favor of the application.

Judge Gresh closed the hearing.

Judge Gresh read his findings:

- Applicant is of good moral character
- Inhabitants of the neighborhood desire the license be granted
- The application meets reasonable requirements of the neighborhood
- Town and State law requirements have been met
- Based on these findings, the Authority approves issuance of a Hotel & Restaurant Liquor License for Genji, LLC dba Genji upon the receipt of TIPS Certificates and the Certificate of Occupancy.

Town Clerk Anderson added that if they wish, a Stocking Only permit can be issued after State approval to allow them to stock their premise prior to receiving a Certificate of Occupancy. Once they receive their Certificate of Occupancy and the State approval, their liquor license will be issued.

[LLA 2020-004](#)

New Retail Liquor Store License - Crystal Valley Stores, Ltd dba Crystal Valley Wine & Spirits

Judge Gresh opened the public hearing for a Retail Liquor Store liquor license for Crystal Valley Stores, Ltd. dba Crystal Valley Wine and Spirits at 9:35 am.

Town Clerk Lisa Anderson read a summary of findings from the administrative review of the application:

- Application is complete and contained all required documents and information
- Application submitted to the State for their approval
- Background reports received and no criminal history
- No departments stated any concerns with issuing the license
- Members and the manager completed TIPS training
- Petition completed showing 79% approval for the license (100% approval from businesses and 76% of residents)

Judge Gresh stated the boundaries established for the neighborhood are a one-mile radius and asked if there was anyone present that objected to the boundaries set by the Authority. No objections.

Judge Gresh entered the packet into the record.

Judge Gresh swore in the applicants present:

Rupinder Bhangu, Aurora  
Sarbijit Bhangu, Aurora

Vince Linden, #23285, attorney for the applicant was present and asked questions answered by the applicants.

The applicants are brothers, both owning 50% of the business. There are no other authorized agents of the company. The LLC is in good standing with the State and authorized to do business under Crystal Valley Wine & Spirits located at 484 Crystal Valley Parkway, Unit 101. The building is being currently built and should be completed at end of May to open in June. Bhangu Bro's Ltd. is building the building and owns the property and the building. Rupinder and Sarbijit also own that business and Crystal Valley Stores Ltd. will lease the building from Bhangu Bro's Ltd. Another LLC owns the adjoining convenience store which is also owned by Rupinder and Sarbijit. The diagram submitted shows a separation wall for the premise of the liquor store and the convenience store. The businesses all have separate tax ID's, EIN's, and point of sale systems. Purchases can be made at the convenience store and people can go into liquor store side. They have separate entrances with separate checkout stands, and can close off the liquor store from the convenience store during hours that the liquor store cannot be open (before 8am). There is a full wall and shelving that serve as the delineation between the two stores.

Town Clerk Anderson confirmed they are only required to show a delineation between the premises. Rupinder also stated they will have signage.

Rupinder will work at the location. He used to own a liquor store and never had a

violation. They both received their TIPS certifications, and all employees will receive TIPS training before they begin work.

Rupinder confirmed they check ID for everyone. Their point of sale system cannot override a sale, you must enter or scan the ID, and you must have ID to purchase regardless of age. Employees can be charged if they sell to a minor, and their employment is conditioned on complying with state law.

The applicants have no criminal history and are of good morale character. They will operate in accordance with State and Town law.

Eva Garretson, Liquor Licensing Professionals, is present and provided the petition. Linden noted that the findings are in line with a petition for a liquor store.

Judge Gresh noted that 100% businesses and 79% of residents approved of the license; and it demonstrates the needs and desires of the neighborhood.

Judge Gresh noted there was no public present to speak in opposition or in favor of the application.

Judge Gresh closed the hearing.

Judge Gresh read his findings:

- Applicant is of good moral character
- Inhabitants of the neighborhood desire the license be granted
- The application meets reasonable requirements of the neighborhood
- Town and State law requirements have been met
- Based on these findings, the Authority approves issuance of a Retail Liquor Store Liquor License for Crystal Valley Stores, Ltd dba Crystal Valley Wine & Spirits upon the receipt of the Certificate of Occupancy.

Town Clerk Anderson added that if they wish, a Stocking Only permit can be issued after State approval to allow them to stock their premise prior to receiving a Certificate of Occupancy. Once they receive their Certificate of Occupancy and the State approval, their liquor license will be issued.

Judge Gresh closed the hearing.

## **ADJOURN**

Judge Gresh adjourned the hearing at 9:49 am.

Submitted by:

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Lisa Anderson, Town Clerk