



City of Loveland

**MEETING MINUTES
LOCAL LICENSING AUTHORITY
Thursday September 18, 2025 – 9:00 A.M.
City Council Chambers – 500 E. Third Street
Loveland, Colorado**

The Meeting of the Local Licensing Authority (LLA) was called to order at 9:00 AM in the City of Loveland Council Chambers on September 18, 2025. Honorable Judge Jennifer Edgley presided over the meeting as the Local Licensing Authority. Michael Bailey, Assistant City Attorney, represented the City. Assistant City Clerk Sterling Wilson served as the Secretary to the Local Licensing Authority for the hearing. City Clerk Ashley Macdonald and Assistant City Clerk Adriana Mazur represented the City Clerk's Office. Fire Inspector Sarah Winter represented Loveland Fire Rescue Authority. The following items were heard and action taken based on the following:

1. CONSENT AGENDA

- A. Minutes from the July 31, 2025, LLA Meeting.**
- B. Minutes from the August 7, 2025 LLA Meeting.**
- C. Minutes from the August 21, 2025, LLA Meeting.**
- D. Transfer of Ownership – Jackstine's LLC dba Justine's Pizza.**

Item A, the Minutes from the July 31, 2025, LLA Meeting **WILL BE** approved administratively. Item B, the Minutes from the August 7, 2025, LLA Meeting were **APPROVED** in their current form. Item C, the Minutes from the August 21, 2025, LLA Meeting were **APPROVED** in their current form. The Authority **APPROVED** Item D, the Transfer of Ownership for Jackstines LLC, dba Justine's Pizza.

Judge Edgley opened the chambers to receive public comment. No one was present in favor or opposition to any items on the consent agenda, and the public hearing was closed.

2. PUBLIC HEARING

A. Summary Suspension – #1 Axehole LLC, dba #1 Axehole

Pursuant to Colorado Liquor Rule 47-602(A), #1 Axehole LLC, dba #1 Axehole, located at 137 E 4th St, has been noticed to appear in response to alleged violations of Colorado Liquor Rule 47-303(D) and section 44-3-901(1)(h), C.R.S., for the sale or service of an alcohol beverage without a valid license, and violation of Colorado Liquor Rule 47-914 and section 44-3-901(1)(h), C.R.S., for the unlicensed possession of alcoholic beverages without a valid license. The expiration date of this license is July 13 of each year. The licensee has been noticed to appear regarding the Summary Suspension of their Beer & Wine License, effective for fifteen (15) calendar days beginning September 4, 2025. The premises were posted with a sign advertising the Public Hearing on

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September 9, 2025, and a notice was published in the Reporter Herald on September 10, 2025.

In Attendance: Dustin Sappington, Owner

The Licensee appeared in response to the summary suspension and alleged violations. With no presence from Law Enforcement at the meeting, the City was not prepared to move forward with the motion as prepared. The Authority made a record that a summary suspension can only last for a maximum of fifteen (15) calendar days. The City confirmed with the licensee that the business had ceased sales of alcohol and had announced to customers that sales would cease prior to the hearing.

No renewal application for #1 Axehole LLC dba #1 Axehole had been submitted as of the date of the hearing. The City requested that the Authority terminate the summary suspension. The matter should be addressed as there was an evidenced violation. Mr. Bailey requested that the matter would be reset to an alternative date.

The Authority opened the chambers to receive public comment. No one was present in favor or opposition to this item, and the public hearing was closed.

Findings and Action Taken:

The Authority directed the Secretary to schedule a new hearing for the applicant when the City is prepared. The Authority VACATED the summary suspension issued to #1 Axehole LLC dba #1 Axehole. The MOTION was WITHDRAWN.

B. Show Cause Matter – Supreme Enterprises LLC dba Boise Tavern

A motion has been filed, pursuant to the provisions of § 44-3-901(1)(a), C.R.S. as amended, to the LLA of the City of Loveland to consider suspension or revocation of the Tavern License issued to Supreme Enterprise LLC., dba Boise Tavern, located at 1475 Boise Ave., in Loveland. Findings and allegations concerning § 44-3-901(1)(b)(i), C.R.S., selling, serving, giving, or delivering alcohol beverages to anyone under 21 years of age, are to be considered. The premises were posted with a sign advertising the Public Hearing on August 29, 2025, and a notice was published in the Reporter Herald on September 7, 2025.

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Findings and Action Taken:

An unopposed motion to continue the item was filed with the LLA on September 16, 2025. The Authority GRANTED THE MOTION TO CONTINUE the item, and it was set for a new hearing on November 20, 2025.

C. New Hotel & Restaurant License – Belly Buster LLC dba Belly Buster Sushi

A complete application was filed on June 30, 2025, for a new **Hotel & Restaurant License** by Belly Buster LLC, dba Belly Buster Sushi, located at 6055 Sky Pond Dr. in Loveland. The application was filed prior to the 45-day filing deadline. The neighborhood boundaries were designated as: **NORTH – Crossroads Blvd.; SOUTH – HWY 34.; EAST – Highland Meadows Pkwy.; and WEST – Aldrin Dr.** The premises were posted with a sign advertising the Public Hearing on August 29, 2025, and a notice was published in the Reporter Herald on September 7, 2025.

In Appearance: Ying Ying Zhao, Owner

The matter was continued from the August 21, 2025, Meeting of the LLA. The Applicant submitted a COMPLETE Petition of the neighborhood needs and desires prior to this meeting, and it was determined SATISFACTORY to the needs and desires of the adult inhabitants of the intended location. Two conditions were established at the August meeting:

1. The Applicant must be IN COMPLIANCE with the Fire Code
2. Alcohol Server Training must be obtained prior to approval of the license application.

The Applicant has OBTAINED Alcohol Server Training from the City of Loveland's Alcohol Server Training Program. Clarification and discussion of alcohol service policies were made on the record. The Applicant's knowledge and qualifications in the sale and service of alcohol were deemed ADEQUATE.

Ms. Zhao reiterated the description of her restaurant and cuisine. Ms. Zhao wishes to add alcohol service to increase her business. She described her alcohol server training and explained that she can recognize signs of over-service. Patrons' drinks will be limited. The applicant clarified prior experience in alcohol sales and service working as a server. Identification policies and

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procedures were reviewed on the record and determined that the applicant holds an ADEQUATE understanding of acceptable practices.

The applicant identified alcohol service and storage points according to the premises diagram submitted in the application.

Sarah Winter, Fire Inspector, of the Loveland Fire Rescue Authority (LFRA) provided testimony that the applicant was NOT compliant according to recent inspections. Compliance concerns related to the range hood system are still outstanding. 65 seats are available in the restaurant. The Applicant is currently working with LFRA to reach compliance with the Occupancy Load Limit, which is LOWER than 65 persons.

The record shows that the Applicant has made progress from the last meeting, but is NOT COMPLIANT with the fire code as established by the Fire Marshal of the City of Loveland. She has taken progressive measures to address the problems identified at the previous meeting.

LFRA anticipates the Applicant could be fully compliant by September 26th.

The Authority opened the chambers to receive public comment. No one was present in favor or opposition to this item, and the public hearing was closed.

The City recommended approval provided only if the applicant reaches full compliance with Colorado Fire Code satisfactory to LFRA.

Findings and Action Taken:

The application was filed TIMELY on June 30, 2025. Prior to the application, there has been no denial of a liquor license in the same location for at least two years. The premises IS NOT located within 500 feet of a public school, college, university, or seminary. The Applicant HAS MET the reasonable requirements of the neighborhood for the type of license for which the application has been made. The Authority finds that the Applicant HAS MET the desires of the adult inhabitants, the number, type, and availability of alcohol beverage outlets located in or near the neighborhood under consideration. The Application has been submitted COMPLETE. The Applicant's criminal history and background check are COMPLETE, and the applicant has been determined to be of good moral character. Alcohol server training is COMPLETE, and the applicant has been determined to be QUALIFIED to hold and operate a liquor license of this type. The Applicant IS ENTITLED to possession of the premises by means of a VALID

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lease agreement. All fees and taxes are PAID to date. The Chief Building Official of the City of Loveland has certified COMPLIANCE with the Building Code. The Fire Marshal established that the applicant IS NOT currently compliant and is expected to complete all necessary inspections no later than September 26, 2025.

The Authority **CONDITIONALLY APPROVED** this application for Belly Buster, LLC dba Belly Buster Sushi. *The Applicant must FULLY COMPLY with the Fire Code and resolve all outstanding compliance issues by September 26, 2025.*

D. Renewal and Permanent Modification of Premises – C & K Empire Co. dba Mt Asian One

A complete application for the renewal of the Hotel and Restaurant License issued to C & K Empire CO., dba Mt Asian One was filed on May 20, 2025, seven days before its expiration date. The licensee has been asked to appear regarding the late filing of this application. A complete application for a Permanent Modification of Premises was filed by the licensee on July 17, 2025. The renewal application was continued from July 31, 2025, meeting of the LLA. The premises were posted with a sign advertising the Public Hearing on August 29, 2025, and a notice was published in the Reporter Herald on September 7, 2025.

In Attendance: Cheuk Liu, Owner

The licensee made a record of the timeline associated with his late filing. Mr. Liu was confused by the protocol for submitting a complete application to the Clerk's Office. Mr. Liu acknowledged misunderstanding the submittal process. He delayed the filing in order to obtain a renewed lease, which caused him to wait until May 20th to submit the renewal application.

The Licensee modified his premises in 2022 and performed substantive material changes to the liquor licensed premises. Adequate building permits were OBTAINED through the City's Building Division. The Licensee DID NOT submit a modification of premises application in 2022. The modification changed the interior structure and relocated walls in the front and back of house areas of the restaurant. The original licensed premises was expanded into the neighboring unit with an increase of approximately 1700 square feet. Entrances and Exits to

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the building were unaltered. The flow and storage of alcohol were ALTERED by this material change. The modification involved the incorporation of the adjacent unit into the licensed premises. Staff policies and procedures were not changed surrounding alcohol service and identification screening.

Inspector Winter provided a statement that Mr. Liu has been responsive in all inspection requests and has become COMPLIANT with the Fire Code established by the City of Loveland prior to the hearing.

Although the modification was necessary for his business, Mr. Liu stated that he was unaware of the legal requirement to file a timely application. Mr. Bailey informed Mr. Liu that it is the responsibility of the license holder to file appropriate applications in accordance with the law.

The Authority opened the chambers to receive public comment. No one was present in favor or opposition to this item, and the public hearing was closed.

The City RECOMMENDED approval based on the fact that these changes constituted a technical violation and the Applicant has been complying with building and fire codes. While not malicious, the Applicant's negligence should not be ignored in this case. The City recommended approval of the renewal with a penalty. Conditions on the license renewal would include a one week suspension of the liquor license OR a \$500.00 fine.

The Authority made recommendations on these conditions prior to making findings. Ignorance of the law is not a legal defense.

Findings and Action Taken:

While not intentional, these are technical violations. Liquor licensing holds serious safety implications. Late filings of applications create undue stress and administrative delays for City staff.

The renewal application was filed UNTIMELY on May 20, 2025. The modification application was filed on July 17, 2025, for changes to the premises made in 2022 without the approval of the Authority.

The Applicant IS ENTITLED to possession of the premises. A COMPLETE DR 8442 form with Exhibits A-D has been filed with the Clerk's Office. The selling of

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liquors in the manner proposed is in compliance with the Zoning Codes of the City of Loveland. The annual Occupational Tax for this license is PAID as of April 15, 2025. The Applicant DOES HOLD a valid State Sales Tax License and a valid City Sales Tax License in good standing. The preliminary report from the Fire Marshal indicates that the selling of liquor in the manner proposed complies with the Fire Code. The premises is COMPLIANT with applicable Building Codes at this time.

The Authority APPROVED the modification and APPROVED the renewal on the CONDITION that the licensee accepts a SUSPENSION OF ONE WEEK, to be held in abeyance, in addition to a \$500.00 fine. The licensee WILL NOT receive an active suspension. During the 12-month term from May 2025 to May 2026, the Licensee MUST COMPLY with all rules and regulations of the Colorado Liquor Code. Mr. Liu accepted these conditions.

E. Renewal Application – Fache LLC dba CJ's Patio Grill

A complete application for the renewal of the Hotel & Restaurant Liquor License issued to Fache LLC, dba CJ's Patio Grill, located at 1331 Eagle Drive in Loveland, was filed late on July 23, 2025. The expiration date of this license is July 31, 2025. The licensee has been required to appear regarding a pattern of late filing. A notice of public hearing was posted on site and published in the Loveland Reporter Herald as the law requires. The premises were posted with a sign advertising the Public Hearing on August 29, 2025, and a notice was published in the Reporter Herald on September 7, 2025.

In Attendance: Fadil Astafaj, Owner/Manager

The business holds a pattern of late filings. During the renewal process, it was discovered that there was a change in the membership of Fache LLC. Mr. Bailey asked Mr. Astafaj to confirm his understanding of the Colorado Liquor Rules. Liquor Rule 47-304 states that all changes to the ownership structure of the business must be filed within 30 days of the change being made.

Mr. Astafaj described the timeframe and nature of the change in membership. He also included information about his lease agreement. Christopher Aloi, was removed from the LLC in 2022, but Mr. Astafaj left his partner's name on the lease agreement to prevent an increase in the rate of the rent until a new lease

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agreement could be established. A DR 8177 from WAS NOT filed with the City Clerk's Office in 2022.

Mr. Bailey asked the Licensee to confirm his understanding of Liquor License Renewal Filing Deadlines. The Licensee has not filed applications past the expiration date of the liquor license recently; however, the Licensee HAS filed AFTER the 45-day submittal deadline. The 2024 license renewal was filed TIMELY; however the two years prior were filed AFTER the 45-day deadline.

The Authority opened the chambers to receive public comment. No one was present in favor or opposition to this item, and the public hearing was closed.

The City recommended that the Authority approve this application with respect to the consequences of failing to file a timely renewal application and timely report changes in the license. Future failures to submit timely applications will require the licensee to appear before the Authority.

Findings and Action Taken:

The renewal application was filed UNTIMELY on July 23, 2025, after the 45-day filing deadline. Public Notice of the hearing was posted as the law requires. Initial concerns related to the lease agreement have been resolved and the Licensee appears to hold legal possession of the premises. The selling of liquors in the manner proposed is in compliance with the Zoning Codes of the City of Loveland. The annual Occupational Tax for this license is PAID as of July 23, 2025. The Applicant DOES HOLD a valid State Sales Tax License and a valid City Sales Tax License in good standing. The preliminary report from the Fire Marshal indicates that the selling of liquor in the manner proposed complies with the Fire Code. The premises is COMPLIANT with applicable Building Codes at this time. The Authority echoed the statements made by the Assistant City Attorney: future applications must be filed within the 45-day deadline as required by law. As long as all other aspects of the application are considered to be in good standing and the application is filed TIMELY, then an appearance before the Authority will not be required.

The Authority GRANTED this application for the Hotel & Restaurant License Issued to Fache LLC dba CJ's Patio Grill.

F. Special Event Liquor Permit – Friends of the Library & Loveland Public Library: 120th Anniversary Celebration: “Shhh – Silent Disco”

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A complete application for a Special Event Liquor Permit was submitted on July 25, 2025, by Loveland Public Library. The event will take place at Loveland Public Library, 300 N. Adams Ave. in Loveland, on September 27, 2025, from 5:00 p.m. to 9:30 p.m. Beer and Wine will be provided by New Belgium Brewing and Odell Brewing, and will be served by Library Volunteer Staff with alcohol-service training. Catered food trays will be available. Proceeds from the event will benefit Friends of the Library, Inc., a Charitable Organization under Colorado law. The event will be a 21-and-over “silent” dance party. Notice of the event was posted on location on August 11, 2025.

In Attendance: Amy Phillips, Director, Loveland Public Library

The Applicant described the event to the City's satisfaction. Food served will consist of small sandwiches, party subs, in addition to light prepackaged snacks.

Friends of the Library is a 501c3 organization; it raises funds and conducts advocacy work for the Loveland Public Library..

New Belgium Brewing will donate alcohol to the event. Odell may donate wine to the event; however, this is to be determined. The event will take place within the library. Alcohol will not be allowed outside of the premises.

No participants under 21 years of age will be permitted to enter the event and all participants must present ID for admission. All library staff working the event obtained alcohol server training from the City of Loveland on September 8, 2025. Library staff will regularly monitor the area and remove potential disruptive individuals. Alcohol will be served in 5 oz poured cups for wine and beer directly from the 12 ounce can. 3 library staff members and 5 additional Friends of the Library volunteers will monitor the area and serve food.

The event expects 100 to 150 participants and contract security WILL NOT be present during the event.

One entrance/exit is established at the Library's main door. Patrons will be monitored for signs of overconsumption by staff and volunteers.

The Library's last special event liquor permit was issued in 2018. COVID-19 restrictions and impacts delayed applications until recently.

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The event will take place outside of regular Library hours. The Library closes at 3pm and this will allow for setup of the event.

The diagram indicates that there is a small redlined area lacking a wall; this will be partitioned by stanchions in front of the area.

The Authority opened the chambers to receive public comment. No one was present in favor or opposition to this item, and the public hearing was closed.

The City recommended APPROVAL of this event.

Findings and Action Taken:

Friends of the Library MEETS the requirements of the Colorado Special Event Code as a not-for-profit entity (501c3). The Applicant's combined events WILL NOT exceed 15 events per calendar year. The Applicant will make sandwiches and light snacks available during the event. Security measures are considered to be ADEQUATE to the needs of the even Based upon the training and qualifications of the applicant. Identification check policies, boundaries, and barriers have been determined to be ADEQUATE to the needs of the event. The applicant DOES NOT hold a history of prior violations or incidents. The public notice requirements were SATISFIED pursuant to the SELP Code.

The Authority GRANTED this application for a Special Event Liquor Permit for Friends of the Library & Loveland Public Library.

G. Special Event Liquor Permit – Road Runner's Club of America dba Sweetheart City Racing: Long View Marathon 2025

A complete application for a Special Event Liquor Permit was submitted on August 4, 2025, at Fairgrounds Park, 700 S. Railroad Ave. in Loveland on October 11, 2025, from 9:00 a.m. to 2 p.m. Beer will be donated by New Belgium Brewery and served by New Belgium staff. The event hosts will provide pizza and light snacks to meet the food service requirements for this type of event. Proceeds will benefit various local non-profit organizations in the Ft. Collins and Loveland area. Public notice was posted at the event location on August 5, 2025.

In Attendance: Sara McWatters, Race Director

This is the 6th annual Long View Marathon. The Roadrunner's Club of America is a not-for-profit entity that supports community running events for all ages.

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Alcohol served is capped at one beer provided to each participant identified over 21 years of age. Participants must present the removable “tear tag” from their wristband if they of legal age and wish to consume alcohol. There will be one point of alcohol service designated as a “beer garden”, located under the pavilion at Fairgrounds Park at the event’s finish line within the general event space. The event space will be partitioned by traffic cones and rope barriers with one entrance/exit to the area. “No-Alcohol-Beyond-This-Point” signage will be posted. 600 to 700 participants are expected to attend. Between 6 to 8 Sweetheart City Racing Volunteers will be present at the event in addition to New Belgium Staff, who will dispense alcohol. New Belgium servers are certified by New Belgium Brewing. New Belgium Brewing Staff will conduct ID checks prior to service.

Only beer will be served at the event. Electrolyte drinks, soft drinks, and non-alcoholic beer will also be provided. Food will be provided by Krazy Karl’s Pizza and Natural Grocers.

No contracted security will be present at the event. Members of the Applicant’s organization hold security training and can intervene in the event of an incident. The Applicant will rely on Loveland Police Department via 911 in the event of emergencies or disturbances related to alcohol. Volunteer staff will primarily monitor situations related to the unhoused population in the area around Fairgrounds Park.

The Authority opened the chambers to receive public comment. No one was present in favor or opposition to this item, and the public hearing was closed.

The City Recommended APPROVAL of this event.

Findings and Action Taken:

The Applicant, Road Runner’s Club of America, dba Sweetheart City Racing, meets the definition of a not-for-profit entity. The hours proposed in the application ARE IN COMPLIANCE with the law. The total number of Special Event Liquor Permits (SELPs) issued to the applicant WILL NOT exceed 15 events per calendar year. Pizza and bananas will constitute food/snacks made available during all hours of the event. The issuance of this permit would not be injurious to the public welfare: this event has a one drink limit per participant. New Belgium Brewery staff will conduct all alcohol service and holds

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ADEQUATE training for an event of this type. Identification check policies, boundaries, and barriers have been determined to be ADEQUATE to the needs of the event. The applicant DOES NOT hold a history of prior violations or incidents. The public notice requirements were SATISFIED pursuant to the Special Event Liquor Permit Code of the State of Colorado. All fees and taxes are PAID to this date and the Authority finds no additional concerns related to this event.

The Authority GRANTED this application for a Special Event Liquor Permit for Sweetheart City Racing's Long View Marathon 2025.

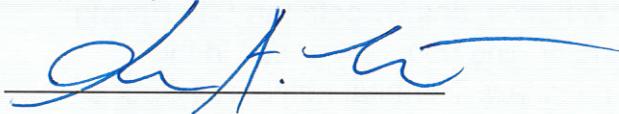
3. STAFF REPORT

- A. City Clerk's Office – The City Clerk's Office recommended that Special Event Liquor Permits should be approved administratively unless there are safety or service concerns identified in the application or history of the applicant. SELP applications will be brought to the Authority for a hearing if necessary, per Loveland Municipal Code.
- B. City Attorney's Office – The first reading of the proposed Municipal Code Changes to Title 8 is approaching in October. Additional amendments to Title 8 will be made prior to the first reading before City Council.
- C. PD/Compliance Officer – No representative for Loveland Police Department was present at the meeting.

ADJOURN

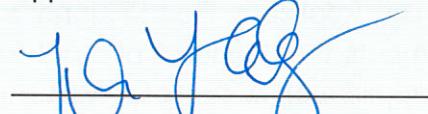
The meeting was adjourned at 11:30am. The next regularly scheduled LLA Meeting will be held on Friday, October 24, 2025, at 9:00 AM, in the City Council Chambers.

Respectfully submitted,



Sterling Wilson, Assistant City Clerk
Liquor Licensing Secretary

Approved:



Jennifer Edgley, Judge
Liquor Licensing Authority