



Liquor Licensing Authority Regular Meeting
September 11, 2025 - 9:00 AM
Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

Hearing Officer Ablao called the meeting to order at 8:58 a.m.

B. CONSENT CALENDAR

The authority has reviewed the minutes and approves them as written.

1. Approval of the July 10, 2025, Liquor Licensing Authority Regular Hearing Minutes - K. Bernhoft, Deputy Town Clerk

C. ACTION ITEMS

1. RENEWAL - Resort Complex License (City)
LL Holdings of Colorado LLC
DBA LL Holdings of Colorado LLC
801 Diamond Valley Dr. Windsor, CO 80550

Hearing Officer Ablao opened the public hearing for a Resort Complex License Renewal for LL Holdings of Colorado LLC, stating it would be conducted pursuant to the laws of Colorado and the ordinances and procedures of the Town of Windsor.

Attorney Adam Stapen, with Dill & Dill Law Firm, introduced himself as being licensed to practice in Colorado (registration number 27506) and representing the licensee. He was accompanied by Cassie Johns, the Event Coordinator for LL Holdings of Colorado LLC.

Mr. Stapen acknowledged the reason for the renewal hearing was that the hotel, which serves as the foundation for the Resort Complex designation, had not been built, creating issues with maintaining that designation. He proposed filing a Modification of Premises to change from a Resort Complex designation to a standard Hotel and Restaurant license with the restaurant being the concession stand and the fields being Optional Premises. This would bring the license into proper compliance with the liquor code and town ordinances. He explained that if and when a hotel is built, they would return to request modification to potentially add those areas to the license premises.

Kim Mihm, Deputy Town Attorney, indicated the Town had no objection to the proposal but questioned whether a Modification of Premises would be sufficient or if a Change of Class of license would be required. Officer Ablao expressed the view that it would require a Change of Class of license rather than just a Modification of Premises.

There was extensive discussion about the technical classification of the license. Mr. Stapen referred to Colorado State Statute 44-3-413, noting that a Resort Complex falls under the Hotel and Restaurant license category, not as a separate license itself. However, Officer Ablao maintained that the Town's process treats each type of license differently, and a Change of Class would be required.

The parties agreed to proceed with filing a new application for a Hotel and Restaurant license with Optional Premises. Officer Ablao set October 9, 2025, as the deadline for filing the application and continued the hearing to November 13, 2025, at 9:00 AM.

Officer Ablao waived the requirement for a new petition, acknowledging that the need and desire for the license had already been established.

Hearing Officer Ablao opened the meeting for public comment, to which there was none.

D. COMMUNICATIONS

No communications were presented.

E. ADJOURN

Having no further business, the hearing was adjourned at 9:12 a.m.

Kaitlyn Bernhoft

Kaitlyn Bernhoft, Deputy Town Clerk

LOCAL LIQUOR LICENSING AUTHORITY, WINDSOR, COLORADO

INTERIM ORDER re: RENEWAL APPLICATION of LL HOLDINGS, LLC -RESORT COMPLEX LICENSE

This matter came before the Authority on September 11, 2025 for a public hearing on LL Holdings, LLC's ("LL Holdings" or "the Applicant") request for approval of its renewal application for its resort complex license at 801 Diamond Valley Parkway in Windsor, Colorado. The Applicant appeared through attorney Adam Stapen and Event Manager, Cassie Johns. Kim Mimh appeared for the Town. Having reviewed the file and statements from both parties at the public hearing, the Authority make the following Rulings and Order:

1. The Applicant timely filed its renewal application and posting and publication of the public was properly done. No member of the public appeared at the hearing. The Applicant does not dispute that it is not in compliance with the requirements needed to maintain a resort complex license. The Applicant requested leave to file a Modification of Premises to change remove certain areas from the diagram denting the licensed premises in order to change the license from a Resort Complex license to a standalone Hotel Restaurant license.

2. The Authority finds that the appropriate process is for the Applicant to file a request for change in class of license under ****. The Town did not object.

3. The Authority continued the public hearing on the renewal application to November 13, 2025 at 0900. The Applicant has until close of business on October 9, 2025 to file a change of class of license. If the Applicant does so, the Authority will conditionally approve the license so that the Applicant can continue operating under the Resort Complex license during the pendency of the change of class of license application.

4. The Authority will waive the requirement of establishing needs and desires of the neighborhood as this is an existing licensed premises. All other requirements (including posting and publication) will need to be complied with.

For the above and forgoing reasons, the public hearing on the renewal application is CONTINUED to November 13, 2025 at 9:00a.m. The Applicant has up to close of business to file its change of class of license application.

Done and ordered this 11th day of September, 2025.



By: _____
Teresa Ablao, Liquor Licensing Authority

Certificate of Service

I hereby certify that I sent the forgoing on September 12, 2025 to counsel for the Applicant delivery and to the Town Attorney via email at the addresses contained in the Authorities' file.

Kaitlyn Bernhoft

Kaitlyn Bernhoft , Liquor Licensing Authority Secretary