



KATHLEEN NEEL, CLERK & RECORDER

LIQUOR LICENSING

(970) 453-3472

Summit County Government

208 East Lincoln Ave. | P.O. Box 1538

Breckenridge, CO 80424

liquorlicensing@summitcountyco.gov

LIQUOR LICENSE REVIEW - RENEWAL

Licensee Organization: Keystone Food & Beverage Co.
Establishment Name (DBA): Keystone Ranch
Physical Address: 1239 Keystone Ranch Road Keystone, CO 80435
Mailing Address: P.O. Box 38 K79 Keystone, CO 80435
Licensee Name/Representative/Agent: Jody Churich
Date of Application: July 29, 2020
Type of License: Hotel & Restaurant
Registered Manager: Steven Nguyen

STAFF COMMENTS:

SHERIFF'S OFFICE COMMENTS:

See attached letter, no concerns.

CLERK & RECORDER COMMENTS:

Complete application and proper fees submitted.

BOCC INFORMATION:

LOCAL LICENSING AUTHORITY:

Summit County Board of Commissioners

MEETING AGENDA DATE:

Tuesday, August 11, 2020

Submit to Local Licensing Authority

**KEYSTONE RANCH
PO BOX 38 K79 ATTN: KIM GILBERT
Keystone CO 80435**

Fees Due		
Renewal Fee		500.00
Storage Permit	\$100 X _____	\$
Sidewalk Service Area	\$75.00	\$
Additional Optional Premise Hotel & Restaurant	\$100 X <u>3</u>	\$ <u>300</u>
Related Facility - Campus Liquor Complex	\$160.00 per facility	\$
Amount Due/Paid		\$ <u>800</u>

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name KEYSTONE FOOD & BEVERAGE CO			Doing Business As Name (DBA) KEYSTONE RANCH	
Liquor License # 05-13221-0008	License Type Hotel & Restaurant /	Sales Tax License # 05132210008	Expiration Date 09/20/2020	Due Date 08/06/2020
Business Address 1239 KEYSTONE RANCH RD Keystone CO 80435-8801				Phone Number 9704961484
Mailing Address PO BOX 38 K79 ATTN: KIM GILBERT Keystone CO 80435			Email kgilbert@vailresorts.com	
Operating Manager Steve Nguyen				
<p>1. Do you have legal possession of the premises at the street address above? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the premises owned or rented? <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Rented* *If rented, expiration date of lease <u>auto renew</u></p>				
<p>2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>				
<p>3a. Since the date of filing of the last application, 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
<p>3b. Since the date of filing of the last application, 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.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
<p>4. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
<p>5. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
<p>6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
<p>7. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>				

DR 8495 (07/23/19)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division

Tax Check Authorization, Waiver, and Request to Release Information

I, Jody Church am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Keystone Ranch (the "Applicant/Licensee") 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) <u>Keystone Ranch</u>		Social Security Number/Tax Identification Number <u>05132210008</u>	
Address <u>1239 Keystone Ranch Rd. Po Box 38 K-79</u>			
City <u>Keystone</u>		State <u>CO</u>	Zip <u>80435</u>
[Redacted]		Business/Work Phone Number <u>970-496-1484</u>	
Printed name of person signing on behalf of the Applicant/Licensee <u>Jody Church</u>			
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)		DocuSigned by: <u>Jody Church</u>	Date signed <u>7/16/2020</u>

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).

DR 8400 (07/24/19)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division

Affirmation & Consent

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.

Type or Print Name of Applicant/Authorized Agent of Business	Jody Church	Title	VP/General Manager
Signature		Date	7/16/2020

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For		Date	
Signature	Title	Attest	

ATTACHMENT TO DR 8400 RENEWAL APPLICATION

Beaver Creek Food Services, Inc. appointed new corporate officers and directors, effective May 1, 2019, and filed Reports of Changes accordingly. The officers and directors of the applicant, none of which are materially interested in this or any other license held by the applicant, are:

Nadia Guerriero – VP & COO – Beaver Creek Resort
Ryan Siurek – VP, Controller & CAO, Director
Emily Barbara – Corporate Counsel, Securities & Corp. Gov., Secretary, Director

Keystone Food & Beverage Company appointed new corporate officers and directors, effective February 21, 2020 and filed Reports of Changes accordingly. The officers and directors of the applicant, none of which are materially interested in this or any other license held by the applicant, are:

John L. Buhler – VP & COO – Breckenridge Resort
Jody S. Churich – GM & COO – Keystone Resort
James O'Donnell – EVP – Hospitality, Retail & Real Estate
Patricia A. Campbell – President, Mountain Division
Ryan Siurek – VP, Controller & CAO, Director
Emily Barbara – Corporate Counsel, Securities & Corp. Gov., Secretary, Director

The Village at Breckenridge Acquisition Corp., Inc. appointed new corporate officers and directors, effective June 1, 2016 and December 2, 2016, and filed Reports of Changes accordingly. The officers and directors of the applicant, none of which are materially interested in this or any other license held by the applicant, are:

John Buhler – VP & COO – Breckenridge Resort
James O'Donnell – EVP – Hospitality, Retail & Real Estate
Ryan Siurek – VP, Controller & CAO, Director
Emily Barbara – Corporate Counsel, Securities & Corp. Gov., Secretary, Director

Vail Food Services, Inc. appointed new corporate officers and directors, effective May 1, 2019, and filed Reports of Changes accordingly. The officers and directors of the applicant, none of which are materially interested in this or any other license held by the applicant, are:

Beth S. Howard – VP & COO – Vail Mountain
Ryan Siurek – VP, Controller & CAO, Director
Emily Barbara – Corporate Counsel, Securities & Corp. Gov., Secretary, Director

**LIQUOR LICENSED PREMISES AND PHYSICAL ADDRESSES HELD BY
BEAVER CREEK FOOD SERVICES, INC.**

(The Vail Corporation, a Colorado corporation d/b/a Vail Associates, Inc., is the 100% shareholder of
Beaver Creek Associates, Inc., a Colorado corporation,
which is the 100% shareholder of Beaver Creek Food Services, Inc.)

LICENSED PREMISES	PHYSICAL ADDRESS/ LEGAL DESCRIPTION
Allie's Cabin	Southwest Quarter of Section 19, Township 5 South, Range 81 West, Beaver Creek Mountain, Eagle County, Colorado
Arrowhead Alpine Club	Section 10, Township 5 S., Range 82 West, 6 th P.M., Eagle County, Colorado
Bachelor Gulch Club	130 Daybreak Ridge Road, Unit C-3 Avon, Eagle County, Colorado
Beano's Cabin	Sections 25, 26, 35 and 36, Township 5 S., Range 82 West, 6 th P.M., Eagle County, Colorado
Broken Arrow Cafe	0142 Arrowhead Circle, Unit C-1 Edwards, Eagle County Colorado 81632
The Rendezvous Club (f/k/a Beaver Creek Golf Club Bar & Grill and Holden's Restaurant)	51 Offerson Road, Beaver Creek, Colorado More fully described as: Lot 9, Tract A, Block 4, Beaver Creek Subdivision, Eagle County, Colorado
Osprey at Beaver Creek (f/k/a The Inn at Beaver Creek)	10 Elk Track Road Beaver Creek, Eagle County, Colorado
Saddleridge at Beaver Creek	44 Meadow Lane Beaver Creek, Eagle County, Colorado
Silver Sage Restaurant (f/k/a Red Sky Golf Club Member Clubhouse Restaurant)	1099 Red Sky Road Wolcott, Eagle County Colorado 81655
Spruce Saddle	Section 30, Township 5 S., Range 82 West, 6 th P.M., Eagle County, Colorado
Talons	SE ¼ SW ¼, Section 25, Township 5 South, Range 82 West, Avon, Eagle County, Colorado
Toscanini	61 Avondale Lane Beaver Creek, Eagle County, Colorado
Trapper's Cabin	Section 23, Township 5 S., Range 82 West, 6 th P.M., Eagle County, Colorado
Zach's Cabin	Section 14, Township 5 S., Range 82 West, 6 th P.M., Eagle County, Colorado

**LIQUOR LICENSED PREMISES AND PHYSICAL ADDRESSES HELD BY
KEYSTONE FOOD & BEVERAGE COMPANY**

(The Vail Corporation, a Colorado corporation d/b/a Vail Associates, Inc.
is the 100% shareholder of Vail Summit Resorts, Inc., a Colorado corporation, which is the 100%
shareholder of Keystone Food & Beverage Company)

LICENSED PREMISES	PHYSICAL ADDRESS/ LEGAL DESCRIPTION
9280' (formerly Parrot Eyes)	140 Ida Belle Drive, Ste F-11 River Run Village, Keystone, Summit County CO
Dercum Square Ice Rink	120 River Run Road, Keystone, Summit County, Colorado
Keystone Conference Center	0633 Tennis Club Road Dillon, Summit County, Colorado
Double Tree at Breckenridge (f/k/a Great Divide Lodge)	550 Village Road Breckenridge, Summit County Colorado 80424
Keystone Inn, The	23044 Highway 6 Keystone, Summit County, Colorado
Keystone Lodge, The	22010 Highway 6 Keystone, Summit County, Colorado
Mountain House	Section 24, Township 55, Range 77, Keystone, Summit County, Colorado
Mountain Thunder Lodge	50 Mountain Thunder Drive Breckenridge, Summit County CO 80424
One Ski Hill Place	1521 Ski Hill Road, Breckenridge, Summit County, Colorado
Ranch, The	1239 Keystone Ranch Road Keystone, Summit County, Colorado
River Course Grill	155 River Course Drive Keystone, Summit County, Colorado
Sevens Restaurant	1979 Ski Hill Road Breckenridge, Summit County CO 80424
Ski Tip Ranch	0764 Montezuma Road Keystone, Summit County, Colorado
Vista Haus	Peak 8 Ski Area Breckenridge, Summit County, Colorado

**LIQUOR LICENSED PREMISES AND PHYSICAL ADDRESSES HELD BY
VAIL FOOD SERVICES, INC.**

(The Vail Corporation, a Colorado corporation d/b/a Vail Associates, Inc.,
is the 100% shareholder of Vail Food Services, Inc.)

LICENSED PREMISES	PHYSICAL ADDRESS/ LEGAL DESCRIPTION
Eagle's Nest	Section 18, Township 5 S., Range 80 West, Eagle County, Colorado
Game Creek Club	SW ¼ of NE ¼ and SE ¼ of NW ¼ of Section 19, Township 5 South, Range 80 West, 6 th P.M., Eagle County, Colorado
Game Creek Club Village Clubhouse	Vail Village Filing 1, Block 2, Lots A & B, 278 Hanson Ranch Road, Vail, Eagle County, Colorado
Golden Peak Grill (f/k/a The Wreck Room)	Tract F, Block 3, Vail, Eagle County, Colorado
Lodge at Vail	A Part of Lots A, B and C, Block 5-C, Vail Village, First Filing, Eagle County, Colorado
Mid-Vail Restaurant	South Half of Section 17, Township 5 South, Range 80 West, Eagle County, Colorado
The Express Lift	280 Vail Lane, Vail, Eagle County, Colorado
The 10 th	NE ¼ of Section 20, Township 5 South, Range 80 West, 6 th P.M., Eagle County, Colorado
Two Elk Restaurant	Section 22, Township 5 South, Range 80 West, 6 th P.M., Eagle County, Colorado
Wildwood Shelter	Section 20, Township 5 South, Range 80 West, Eagle County, Colorado

**LIQUOR LICENSED PREMISES AND PHYSICAL ADDRESSES HELD BY
ROCKRESORTS ARRABELLE, LLC**

(Rockresorts International, LLC, a Delaware limited liability company and wholly-owned subsidiary of Vail RR, Inc., which is a wholly-owned subsidiary of The Vail Corporation, is the majority equity interest holder of Rockresorts Arrabelle, LLC)

LICENSED PREMISES	PHYSICAL ADDRESS/ LEGAL DESCRIPTION
The Arrabelle at Vail Square	675 Lionshead Place Vail, Eagle County ,Colorado

**LIQUOR LICENSED PREMISES AND PHYSICAL ADDRESSES HELD BY
VAIL HOTEL MANAGEMENT COMPANY, LLC**

(Rockresorts International, LLC, a Delaware limited liability company and wholly-owned subsidiary of Vail RR, Inc., which is a wholly-owned subsidiary of The Vail Corporation, is the majority equity interest holder of Vail Hotel Management Company, LLC)

LICENSED PREMISES	PHYSICAL ADDRESS/ LEGAL DESCRIPTION
Vail Marriott Mountain Resort and Spa	715 West Lionshead Circle Vail, Eagle County, Colorado

**LIQUOR LICENSED PREMISES AND PHYSICAL ADDRESSES HELD BY
THE VILLAGE AT BRECKENRIDGE ACQUISITION CORP., INC.**

(The Vail Corporation, a Colorado corporation d/b/a Vail Associates, Inc.
is the 100% shareholder of Vail Summit Resorts, Inc., a Colorado corporation, which is the 100% shareholder of The Village at Breckenridge Acquisition Corp., Inc.)

LICENSED PREMISES	PHYSICAL ADDRESS/ LEGAL DESCRIPTION
The Village at Breckenridge Resort	605 S. Park Breckenridge, Summit County CO 80424



OFFICE OF THE SUMMIT COUNTY SHERIFF

SHERIFF
Jaime FitzSimons

UNDERSHERIFF

DIVISION COMMANDERS

Commander Peter Haynes –
Operations
Commander David Bertling –
Detentions
Director Lesley Hall-
Animal Control & Shelter

ADMINISTRATION

Cristina Cevallos
Teri Furl
Erin Opsahl

CIVIL

Kenneth Wu

RECORDS

Mary White
Cassie Klausner

PATROL SUPERVISORS

Lieutenant Tom Whelan
Sr. Sgt. Dave Martinez
Sgt. Mark Gafari
Sgt. Jake Straw

JAIL SUPERVISORS

Lieutenant Cynthia Gilbert
Lieutenant Sylvia Simms
Sr. Sgt. Ron Hochmuth
Sgt. John Velasquez
Sgt. Dustin Roth
Sgt. Robin Kintz

INVESTIGATIONS

Sgt. Robert Pearce

SPECIAL OPERATIONS

Sgt. Mark Watson

ANIMAL CONTROL and SHELTER

Meg Leroux
Jesslyn Swirka

*‘Professionally
Serving Our
Community Since
1861’*

DATE: August 3, 2020
TO: Office of the Clerk & Recorder
RE: Establishment Application for Liquor License

The Summit County Sheriff’s Office has completed a background check on:

Applicant: Keystone Food & Beverage Co.
DBA: Keystone Ranch
License Type: Hotel & Restaurant w/ Optional Premises
1239 Keystone Ranch Road
Keystone, CO 80435

We have no record of negative information on the above establishment.

The Summit County Sheriff’s Office recommendation is:

No reason found to disapprove this establishment at this time.

Disapproval

Area of Concern

Cassie Klausner
Records Clerk

Jaime FitzSimons
Sheriff