

**LIQUOR AND BEER MEETING  
LOCAL LICENSING AUTHORITY  
CITY OF GRAND JUNCTION, COLORADO  
MUNICIPAL HEARING ROOM, CITY HALL, 250 NORTH 5<sup>TH</sup> STREET**

**MINUTES  
WEDNESDAY, JUNE 5, 2019, 2:00 P.M.**

**HEARING OFFICER SAM D. STARRITT**

**I. CALL TO ORDER**

The meeting was called to order at 2:01 p.m. Those present were Hearing Officer Sam Starritt, City Attorney John Shaver and Deputy City Clerk Janet Harrell.

**II. APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES**

1. SINH, LLC dba Redlands Liquor, 2518 Broadway, Space B7, Grand Junction, CO 81507, Liquor Store
2. WTB Enterprises, Inc. dba Blue Moon Bar & Grille, 120 N 7<sup>th</sup> Street, Grand Junction, CO 81501, Hotel & Restaurant with Outdoor Dining Lease
3. SSH TRS M and IH WL Acquisition Manager, LLC dba Courtyard by Marriott Grand Junction, 765 Horizon Drive, Grand Junction, CO 81506, Lodging & Entertainment
4. SSH TRS M and IH WL Acquisition Manager, LLC dba Residence Inn Grand Junction, 767 Horizon Drive, Grand Junction, CO 81506, Lodging & Entertainment
5. CEC Entertainment, Inc. dba Chuck E Cheese's 708, 2424 Hwy 6 & 50, Ste #232, Grand Junction, CO 81505, Hotel & Restaurant
6. El Tapatio, LLC dba El Tapatio, 1145 North Avenue, Grand Junction, CO 81501, Hotel & Restaurant

Hearing Officer Starritt read the renewals into the record and verified with Ms. Harrell the applications were in order. Hearing Officer Starritt asked if anyone was present to speak against any of the renewal applications. There was no one. Renewal applications #1 through #6 were approved.

### **III. APPLICATIONS FOR MODIFICATION OF PREMISES**

1. Maverik, Inc. dba Maverik, Inc. #418, 2948 Patterson Road, Grand Junction, CO 81504, Fermented Malt Beverage – Off Premises

Additional shelving for fermented malt beverages.

Ms. Harrell stated the application is in order. Maverik, Inc. District Manager Crystal Porter answered questions explaining the proposed modification of premises and that only shelving space for fermented malt beverage products would be increased. There would be no change to the physical footprint of the store.

Hearing Officer Starritt entered Exhibits “1” and “2” (attached) into the record. The application for modification of premises was found to be in order and approved.

2. Maverik, Inc. dba Maverik #500, 2696 Hwy 50, Grand Junction, CO 81503, Fermented Malt Beverage – Off Premises

Additional shelving for fermented malt beverages.

Ms. Harrell stated the application is in order. Maverik, Inc. District Manager Crystal Porter answered questions explaining the proposed modification of premises and that only shelving space for fermented malt beverage products would be increased. There would be no change to the physical footprint of the store.

Hearing Officer Starritt entered Exhibits “1” and “2” (attached) into the record. The application for modification of premises was found to be in order and approved.

### **IV. APPLICATIONS FOR NEW LIQUOR LICENSES – RESOLUTION, FINDINGS AND DECISION**

1. Pester Marketing Company dba Alta #6151, 2896 North Avenue, Grand Junction, CO 81501, Fermented Malt Beverage – Off Premises

Managing Partner/Chairman: Phil Zaccaria, 19203 Preserve Oak, San Antonio, TX, 78258

Director/President: Richard Spresser, 7740 W Grand Avenue, Littleton, CO 80123

Secretary: Sam C Youngblood, 810 Garraty Hill, San Antonio, TX 78209

Ms. Harrell reported the paperwork is in order and read the results of the survey (attached). Vice President of Retail Operations Denis Dirkse read a statement on behalf of Pester Marketing Company regarding the company’s business plan. Oedipus, Inc. Owner/Operator Max Scott answered questions about how the survey was conducted.

Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one. He said based on the information presented, the needs and desires of the neighborhood are not being met by the current licenses in the area and approved the application. The City Clerk’s Office will prepare a resolution of findings for Hearing Officer Starritt’s signature.

2. Golden Gate Petroleum of Nevada, LLC dba Golden Gate Gas, 2395 G Road, Grand Junction, CO 81505, Fermented Malt Beverage – Off Premises

Managing Member: Dennis M O’Keefe, 5940 Cartier Drive, Reno, NV 89511

Ms. Harrell reported the paperwork is in order and read the results of the survey (attached). Lewis Roca Rothgerber Christie, LLP Associate Attorney Dietrich Hoefner represented the applicant and asked questions to Golden Gate Petroleum of Nevada, LLC owner Dennis O’Keefe and Colorado Area Manager David Collier regarding business operations and Oedipus, Inc. Owner/Operator Max Scott on how the survey was conducted.

Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one. He said based on the information presented, the needs and desires of the neighborhood are not being met by the current licenses in the area and approved the application. The City Clerk’s Office will prepare a resolution of findings for Hearing Officer Starritt’s signature.

3. Matthew Goss dba Uncanny Valley Art Gallery, 455 Main Street, Grand Junction, CO 81501, Beer & Wine

Owner: Matthew Goss, 1745 N 15<sup>th</sup> Street, Grand Junction, CO 81501

Ms. Harrell reported the paperwork is in order and read the results of the survey (attached). Matthew Goss and Vinje Lawson answered questions about how the survey was conducted.

Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one. He said based on the information presented, the needs and desires of the neighborhood are not being met by the current licenses in the area and approved the application. The City Clerk’s Office will prepare a resolution of findings for Hearing Officer Starritt’s signature.

## **V. APPLICATION FOR SPECIAL EVENT PERMIT**

1. Colorado Plateau Mountain Bike Trail Association, Inc. (COPMOBA), PO Box 4602, Grand Junction, CO 81502 – “Rhythm & Brews Summer Concerts – 2019”, Main Street between 3<sup>rd</sup> and 7<sup>th</sup> Streets, Grand Junction, CO 81501, Malt, Vinous and Spirituous

June 20, July 25 & August 22, 2019 from 5:30 to 10:00 p.m.

President: Scott Winans, 713 E Aspen Avenue, Fruita, CO 81521

Event Manager: John Howe, 339 Sienna Court, Grand Junction, CO 81507

Board member and event manager John Howe answered a series of questions regarding the event location, security and how it will be conducted lawfully.

Hearing Officer Starritt asked if anyone present was in opposition of this special event permit being issued. There was no one. Hearing Officer Starritt entered Exhibits “A” and “B” (attached) into the record.

Hearing Officer Starritt found that pursuant to Colorado State Statute 44-5-106, there are no grounds to deny the special event permit; it would not be injurious to the public welfare because of the nature of the special event, its location within the community, or the failure of the applicant in a past special event to conduct the event in compliance with applicable laws. The application for a special event permit submitted by COPMOBA for the “Rhythm & Brews Summer Concerts - 2019” was in order and approved.

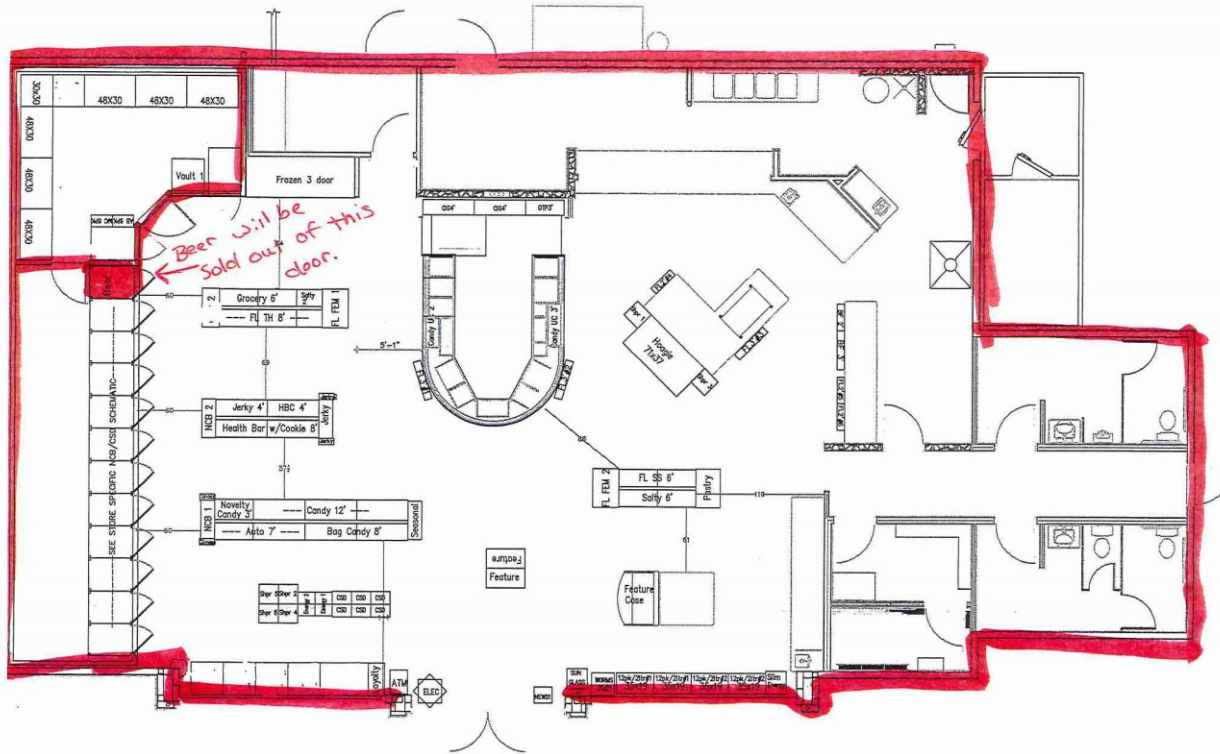
**VI. OTHER BUSINESS**

There was none.

**VII. ADJOURNMENT**

The meeting adjourned at 3:22 p.m.

**NEXT REGULAR MEETING – June 19, 2019**



LAYOUT 15 Grand Junction, CO 418















MEMO: Local Licensing Authority  
FROM: Janet Harrell, Deputy City Clerk  
DATE: May 21, 2019  
SUBJECT: Pester Marketing Company dba Alta 6151 (2896 North Avenue)

A Fermented Malt Beverage Off Premises liquor license application, permitting sales of sealed malt beverages not for consumption where sold, was filed with the Local Licensing Authority on April 23, 2019.

A survey was conducted by Oedipus, Inc. (results attached) to address the reasonable requirements of the neighborhood. The neighborhood was defined on the North by Orchard Avenue, on the South by D ½ Road, on the East by 29 ½ Road and on the West by 28 ½ Road and includes both sides of the streets as the outer boundaries. The City Clerk's Office reviewed the findings by Oedipus, Inc. and obtained the following results.

Business		Residential	
	Favor: 35		Favor: 117
	Oppose: 4		Oppose: 29

Six signatures were disqualified; five for being out of the defined neighborhood/address not found and one for not specifying being in favor or against.

To date, no letters of opposition or counter petitions have been filed.

Similar-type licensed outlets within the survey area:

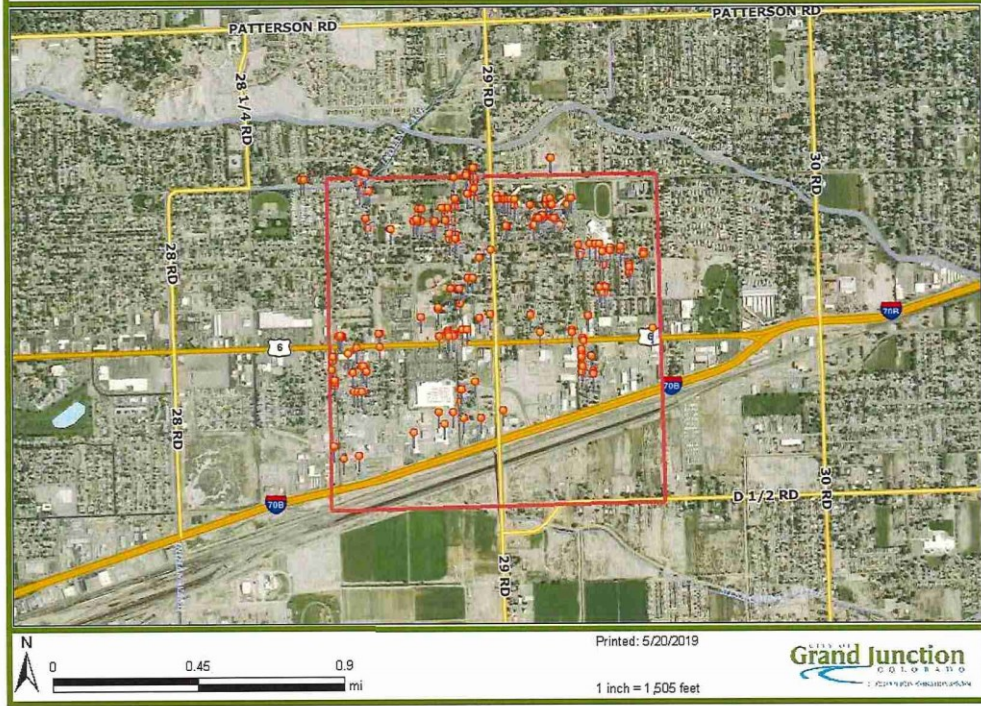
- Fermented Malt Beverage (Off Premises)** – Two (Stinker #322, Walmart #1280)
- Hotel & Restaurant** – Two (Texas Roadhouse, Zen Garden)
- Liquor Store** – One (Fun Junction Liquors)

ec: Pester Marketing Company, Applicant  
Oedipus, Inc., Survey Company  
Sam D. Starritt, Hearing Officer  
John Shaver, City Attorney  
Meghan Woodland c/o Lauren Archuleta, Grand Junction Police Department  
File

**PETITION/OPINION POLL RESULTS**

1. <u>Total Doorknocks:</u>			
Not-at-Homes and/or Business Owners/Managers Not Available			35
Not Qualified to Sign			1
Preferred to Not Participate			9
Parties in Interest that Participated			189
Deleted Signatures			<u>1</u>
<b>Total Base Figure</b>			<b>235</b>
2. <u>Qualified Contacts:</u>			
A. <u>Signatures</u>			
Signatures Favoring Issuance			155
Businesses	35		
Residences	120		
Signatures Opposing Issuance			34
Businesses	4		
Residences	30		
<b>Total Contacts</b>			<b>189</b>
B. <u>Breakdown of Reasons of Signatures in Opposition:</u>			
No Need		16	
Abhorrence of Alcohol		7	
Religious Objections		2	
Usage Objections		5	
Miscellaneous Reasons		4	
No Reason Given		<u>0</u>	
<b>Total Signatures</b>			<b>34</b>

Alta 6151





MEMO: Local Licensing Authority  
FROM: Janet Harrell, Deputy City Clerk  
DATE: May 21, 2019  
SUBJECT: Golden Gate Petroleum of Nevada, LLC dba Golden Gate Gas (2395 G Road)

A Fermented Malt Beverage Off Premises liquor license application, permitting sales of sealed malt beverages not for consumption where sold, was filed with the Local Licensing Authority on May 2, 2019.

A survey was conducted by Oedipus, Inc. (results attached) to address the reasonable requirements of the neighborhood. The neighborhood was defined on the North by I-70, on the South by Patterson Road, on the East by 25 Road and on the West by 23 Road and includes both sides of the streets as the outer boundaries except I-70. The City Clerk's Office reviewed the findings by Oedipus, Inc. and obtained the following results.

Business		Residential	
Favor:	44	Favor:	119
Oppose:	0	Oppose:	26

Six signatures were disqualified; four for being out of the defined neighborhood/address not found, one for not specifying being in favor or against and one for not being a business owner/manager.

To date, no letters of opposition or counter petitions have been filed.

Similar-type licensed outlets within the survey area:

- Beer & Wine** – Four (Bamboo City, Canyon View Softball Complex, Ginger Restaurant, Pho 88)
- Fermented Malt Beverage (Off Premises)** – Three (City Market No. 51, Stinker #321, Target Store T-0093)
- Hotel & Restaurant** – Three (Chuck E. Cheese, Garlic Knot, Boston's The Gourmet Pizza)
- Liquor Store** – One (Fisher's Liquor Barn)
- Lodging & Entertainment** – One (X-Golf Grand Junction)
- Tavern** – One (Bank 8 Billiards)

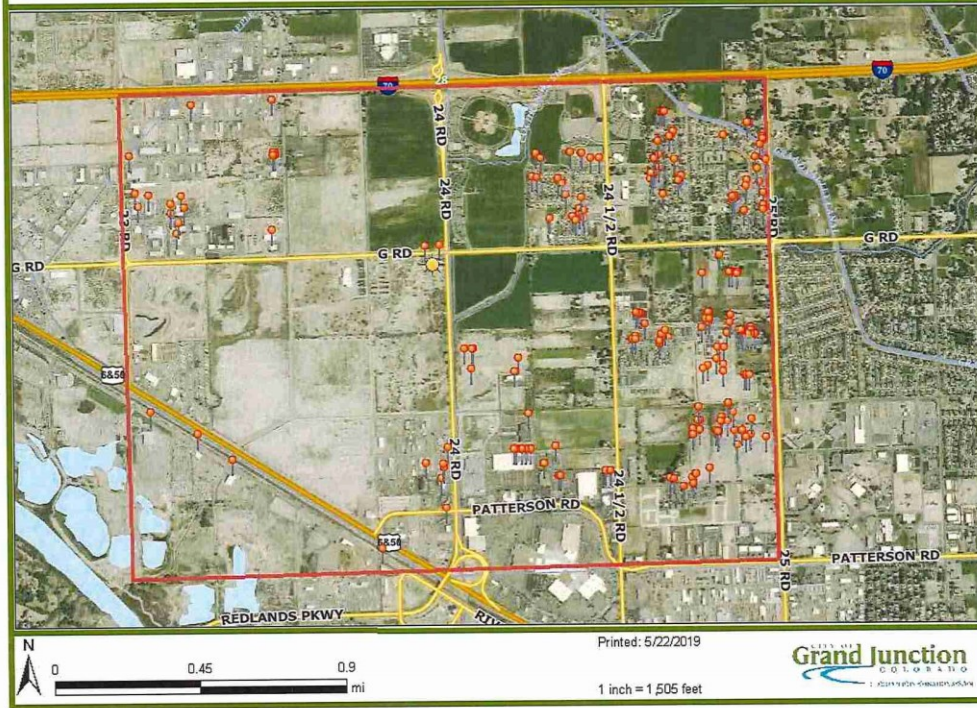
ec: Golden Gate Petroleum of Nevada, LLC, Applicant  
Oedipus, Inc., Survey Company  
Sam D. Starritt, Hearing Officer  
John Shaver, City Attorney  
Meghan Woodland c/o Lauren Archuleta, Grand Junction Police Department  
File

**PETITION/OPINION POLL RESULTS**

1. <u>Total Doorknocks:</u>			
Not-at-Homes and/or Business Owners/Managers Not Available			73
Not Qualified to Sign			9
Preferred to Not Participate			12
Parties in Interest that Participated			189
Deleted Signatures			<u>1</u>
<b>Total Base Figure</b>			<b>284</b>
2. <u>Qualified Contacts:</u>			
A. <u>Signatures</u>			
Signatures Favoring Issuance			163
Businesses	39		
Residences	124		
Signatures Opposing Issuance			26
Businesses	0		
Residences	26		
<b>Total Contacts</b>			<b>189</b>
B. <u>Breakdown of Reasons of Signatures in Opposition:</u>			
No Need	8		
Abhorrence of Alcohol	0		
Religious Objections	0		
Usage Objections	7		
Miscellaneous Reasons	11		
No Reason Given	<u>0</u>		
<b>Total Signatures</b>	<b>26</b>		



### Golden Gate Gas





MEMO: Local Licensing Authority  
FROM: Janet Harrell, Deputy City Clerk  
DATE: May 21, 2019  
SUBJECT: Matthew Goss dba Uncanny Valley Art Gallery (455 Main Street)

A Beer and Wine liquor license application, permitting sales of malt and vinous beverages for consumption where sold, was filed with the Local Licensing Authority on April 16, 2019.

A survey was conducted by the applicant to address the reasonable requirements of the neighborhood. The neighborhood was defined on the North by Teller Avenue, on the South by 4<sup>th</sup> Avenue, on the East by North 11<sup>th</sup> Street and on the West by S Spruce Street and includes both sides of the streets as the outer boundaries.

Business Results		Residential Results	
Favor:	59	Favor:	68
Oppose:	0	Oppose:	0

Seven signatures were disqualified; five for being out of the defined neighborhood and two for not specifying being in favor or against.

To date, no letters of opposition or counter petitions have been filed.

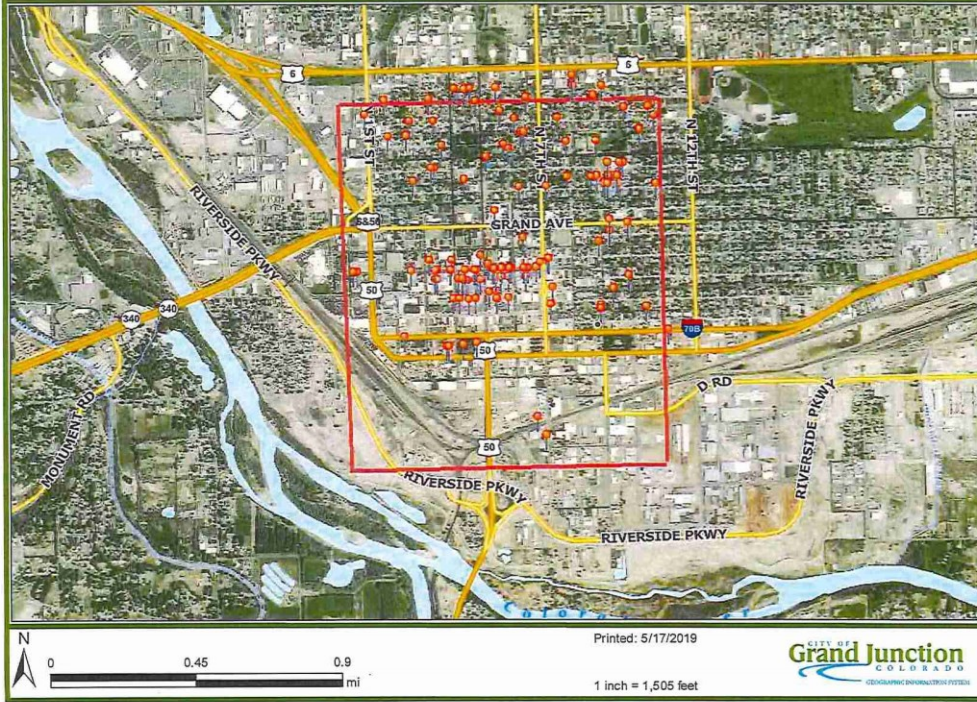
Similar-type licensed outlets within the survey area:

**Arts** – One (Colorado Mesa University Downtown Art Gallery)  
**Arts Gallery** – Three (Red Lion Arts Gallery & Studios, The Main Street Gallery, The Raw Canvas)  
**Beer & Wine** – Three (Café Sol, Pablo’s Pizza, The Palette)  
**Brew Pub** – One (Rockslide Brew Pub)  
**Club** – One (BPO Elks Lodge No. 575)  
**Fermented Malt Beverage (Off Premises)** – One (Alta 6312)  
**Hotel & Restaurant** – Seventeen (626 on Rood, Bin 707 Food Bar, Blue Moon Bar & Grille, Dream Café, Feisty Pint, Il Bistro Italiano, Junc’t’n Square Pizza, Las Marias, Inc., Le Rouge, MX Tapas Bar Restaurante, Nepal Restaurant, Suehiro Japanese Restaurant, Taco Party, Taqueria Guadalajara, The Goat & Clover Tavern, The Winery Restaurant, Two Rivers Convention Center)  
**Liquor Store** – Two (GC Discount Liquors, The Hog & the Hen Spirits)  
**Lodging & Entertainment** – One (Avalon Theatre)  
**Tavern** – Eight (Barons, Charlie Dwellington’s, Fairfield Inn & Suites, La Calle 5, Mesa Theater & Lounge, Quincy Bar & Grill, Spring Hill Suites, Twisted Turtle)

ec: Matthew Goss, Applicant  
Sam D. Starritt, Hearing Officer  
John Shaver, City Attorney  
Meghan Woodland c/o Lauren Archuleta, Grand Junction Police Department  
File



### Uncanny Valley Art Gallery



A

SPECIAL EVENT PERMIT  
QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: Rhythm & Brews Summer Concerts

2. How many attendees are expected at the event? 600

3. Has the event been held in the past? If so, how many years? No; similar events have been held

4. Have there ever been any violations or citations issued during the event in the past?  
N/A

5. Describe the premises at which the event will take place.  
300 to 600 Blocks of Main Street; 100 South and 100 North Blocks of 4th, 5th and 6th Streets,  
Grand Junction, Colorado

6. What type of and how many security will be provided at this event and how will they be identified?  
Citadel Security will provide 5-6 uniformed security officers. Entrances/exits will also be monitored by  
volunteers; volunteers will be identified by an orange (or similar bright colored) vest

7. What is the Control Plan for security at this event? (Use additional sheet if necessary)  
Volunteers will monitor the entrances to the licensed area and perimeter in order to prevent alcohol  
being removed from or brought into the licensed area. Additional security within the licensed area will be  
by paid security and volunteers to monitor participant behavior and to prevent participants from becoming  
noticeably intoxicated. COPMOBA will refuse to serve any participant who is noticeably intoxicated. GJPD  
will be called if any illegal activity or behavior that cannot be controlled by security occurs. When the  
Licensed area is reduced at about 8:00 pm, paid security and volunteers will sweep Main Street to make  
sure alcohol is consumed only in the 300 and 400 Blocks of Main Street and 4th Street area.

8. How will security personnel be identified?  
See #6 above.

9. If this event is being held outdoors, how will the exterior boundaries of the premises be marked (i.e.,  
roped, fenced, etc.)?  
The exterior boundaries will be the buildings along Main Street and 4th, 5th and 6th Streets; streets and  
other walkways will be fenced with security fencing. "No Alcohol Beyond This Point Signs" will be posted  
at all exits from the licensed area.

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10. What method will be used in checking identification for proper age of attendees (i.e., at the door, at the bar, etc.) and how will underage patrons be identified so as not to be served alcohol beverages (i.e., stamp or mark on the hand, etc.)

Identification will be checked by paid security/volunteers at the token sales area and wristbands provided to persons over the age of 21. Persons under the age of 21 will not be provided wristbands or served alcohol. Wristbands will be checked at the beer service booth and persons without a wristband will not be served.

11. How will the conduct and level of intoxication of attendees be monitored and by whom?

See #7 above.

12. Have the volunteers or members of your organization been trained in the sale/service of alcohol beverages?

COPMOBA has TIPS trained volunteers who will be monitoring the licensed area for identification verification and for participants who may become noticeably intoxicated.

13. What types of alternate beverages and food/snacks will be available?

Food trucks/trailers will be available in the licensed area.

14. Has a State and City Sales Tax Number been initiated by you or a member of your organization? If so, provide those numbers in the space provided.

State: 04148617000

I hereby certify, under penalty of perjury, that the information provided to the Grand Junction Liquor Licensing Authority contained in this affidavit is true and accurate to the best of my knowledge.

[Signature]  
Applicant's Signature

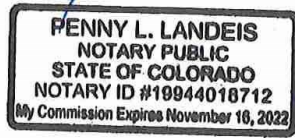
5/3/2019  
Date

STATE OF COLORADO )  
COUNTY OF MESA ) SS.  
CITY OF GRAND JUNCTION )

Subscribed and sworn to before me this 3<sup>rd</sup> day of May, 20 19.

Witness my hand and official Seal.

[Signature]  
Notary Public



11-16-2022  
My commission expires



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