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**LIQUOR LICENSING AUTHORITY MINUTES
VIRTUAL MEETING**

**HEARING OFFICER SAM D. STARRITT
WEDNESDAY, JANUARY 20, 2021 @ 2:00 PM**

*Due to COVID-19, this meeting is not open to the public.
To attend please use [GoToMeeting](#) with access code: 753-769-861*

I. Call to Order

The meeting was called to order at 2:00 p.m. Those present via GoToMeeting virtual platform were Hearing Officer Sam Starritt, City Attorney John Shaver and Deputy City Clerk Selestina Sandoval.

II. License Renewal Applications

1. Vitamin Cottage Natural Food Markets, Inc. dba Natural Grocers, 2464 Highway 6 & 50 Unit 124, Grand Junction, CO 81505, Fermented Malt Beverage Off Premises
2. Breckenridge Ale House GJ, LLC dba Breckenridge Ale House, 2531 N 12th Street, Grand Junction, CO 81501, Hotel & Restaurant
3. Dynamic Adventures Ltd. dba Le Rouge, 317 Main Street, Grand Junction, CO 81501, Hotel & Restaurant and Outdoor Dining Lease
4. Orion Investments, LLC dba Charlie Dwellington's, 103 N 1st Street, Grand Junction, CO 81501, Hotel & Restaurant

Hearing Officer Starritt read renewals #1 - #4 into the record and verified with Ms. Sandoval the applications were in order. He asked if anyone wished to speak against any of the applications. There was no one. The renewal applications were approved.

III. Change in Corporate Structure Applications

1. Just B.E., LLC dba Barons, 539 Colorado Avenue, Grand Junction, CO 81501, Tavern

Benjamin R. Manchee, 404 Wilkins Drive, Grand Junction, CO 81504 - New Member

Tina M. Manchee, 404 Wilkins Drive, Grand Junction, CO 81504 - New Member

Tradename change from Baron's to Two Rivers Tavern

Member Benjamin Manchee was present remotely to answer questions regarding the applications. Hearing Officer Starritt verified with Ms. Sandoval the applications were in order and asked if anyone was present to speak against them; there was no one. The applications were approved.

IV. New License Applications - Resolutions, Findings and Decision

1. C&C Family, LLC dba Happy Stop Superstore, 2714 Hwy 50, Grand Junction, CO 81503, Fermented Malt Beverage Off Premises

Member: Ratanak Peng, 2219 DaVinci Place, Grand Junction, CO 81507

Member: Lam Vat, 2219 DaVinci Place, Grand Junction, CO 81507

Member Ratanak Peng represented the applicant remotely. Hearing Officer Starritt asked Mr. Peng about the business plan. Ms. Sandoval reported the application was in order, outlined the process used to conduct the mailer survey through the City Clerk's Office due to the COVID-19 pandemic and read the survey results into the record (attached).

Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one. Hearing Officer Starritt found the needs and desires of the neighborhood are not being met and approved the license. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

V. Other Business

There was none.

VI. Adjournment

The meeting was adjourned at 2:22 p.m.



MEMO: Local Licensing Authority

FROM: Selestina Sandoval, Deputy City Clerk

DATE: January 14, 2021

SUBJECT: C & C Family, LLC dba Happy Stop Superstore – 2714 Hwy 50, Grand Junction, CO 81503
– Fermented Malt Beverage Off Premises

A liquor license application permitting sales of fermented malt beverages in sealed containers not for consumption at place where sold, was filed with the Local Licensing Authority on November 25, 2020 and on January 6, 2021 a legal notice was published in the Daily Sentinel and a "Notice of Hearing" was posted on the property.

A survey was conducted to address the reasonable requirements of the neighborhood via mailers to 120 properties in the defined neighborhood by the City Clerk's Office due to COVID-19 restrictions. The neighborhood was defined by those addresses within a half mile radius from the applicant's location. The recipients of the mailers could take an online survey stating whether they supported or opposed the application. The results are as follows:

Business Results:	Residential Results:
FAVOR: 2	FAVOR: 1
OPPOSE: 0	OPPOSE: 0

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

The Grand Junction Police Department will investigate the individuals for local criminal history. Reports have also been requested from the City of Grand Junction Sales Tax Department, the Fire Department, and Mesa County Health Department.

The number of similar City licenses within in the survey area are as follows:

Beer and Wine – 2 (Thai Smile, and Dragon Treasure II)
FMB Off Premises – 1 (Maverik 500)
Hotel and Restaurant – 1 (Orchard Mesa Lanes)
Retail Liquor Store – 1 (Jack Rabbit Liquor)
Tavern – 1 (Cruisers Bar)

ec: Lam Vat and Ratanak Peng, Applicants
Sam Starritt, Hearing Officer
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File



C&C Family, LLC Neighborhood Area

