

**GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
May 19, 2021**

I. Call to Order

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

II. License Renewal Applications

1. Pinnacle Venue Services, LLC dba Avalon Theatre, 645 Main Street, Grand Junction, CO 81501, Lodging & Entertainment
2. Sunry & Kimsuann, LLC dba Canyon Convenience, 1134 N 12th Street, Grand Junction, CO 81501, Fermented Malt Beverage Off Premises
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. Scotland Yard Cigar & Spirits, LLC dba Scotland Yard Cigar & Spirits, 2454 Highway 6 & 50, Unit 112, Grand Junction, CO 81505, Tavern
5. Dancing Spirits, LLC dba Horizon Liquor, 715 Horizon Drive, Suite #207, Grand Junction, CO 81506, Retail Liquor Store
6. Tequila's II, Inc. dba Tequila's, 2560 North Avenue, Grand Junction, CO 81501, Hotel & Restaurant

Hearing Officer Starritt read renewals 1 - 6 into the record and verified with Ms. Sandoval the applications were in order. He asked if anyone was present to speak against the applications, there was no one. The renewals were approved.

III. License Renewal Applications with Late Filing and Registered Manager Change

1. Pinnacle Venue Services, LLC dba Two Rivers Convention Center, 159 Main Street, Grand Junction, CO 81501, Hotel & Restaurant - **13 Days Late**

Leslie Wilson, 2635 Knollwood Drive #4105, Grand Junction, CO 81505 replaces

Sheryl Thompson

Leslie Wilson and General Manager Maria Rainsdon were present to answer questions regarding the applications. Hearing Officer Starritt verified with Ms. Sandoval the applications were complete and asked if anyone was present to speak against them. There was no one. He read a letter regarding the late filing into the record (attached) and found good cause for the late filing. The application was approved contingent upon the completed background check on the new registered manager.

IV. Modification of Premises Applications

1. Lucky Me Liquor, LLC dba Lucky Me Liquor, 2648 Patterson Road, Suite A, Grand Junction, CO 81506, Retail Liquor Store

Expanding the store from space A1 into suites B1, B2, C1, and C2

Member Alex Vat and Broker Associate for Hill & Homes Stacey Cook were present to answer questions about the application. Ms. Sandoval reported the application was in order and read the survey results into the record (attached). Courtney Laney was present to answer questions regarding how the survey was conducted.

Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one. The application was approved.

V. New License Applications - Resolutions, Findings and Decision

1. Decoy Ranch Brewing, LLC dba Decoy Ranch Brewing, 664 North Avenue, Grand Junction, CO 81501, Brew Pub

Sole Member: Sandra Weckerly, 2310 West Ridges Boulevard, Grand Junction, CO 81507

Sole Member Sandra Weckerly and Attorney John Howe were present to answer questions regarding the application. Ms. Sandoval reported that the application is complete and Ms. Weckerly is working with review agencies on getting approvals for this premises. Mr. Howe explained that there is a small business loan involved in acquiring the building which requires a liquor license before approval. Upon reviewing the diagram, the applicant noted that the second floor diagram should be removed as that will no longer be built on the premises.

Auriell Duncan was present to answer questions regarding how the survey was conducted. City Attorney Shaver noted two areas that were lacking signatures. Ms. Duncan reported that she did not go to those areas. Hearing Officer Starritt asked that those areas be recanvased for signatures.

Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one. He found the needs and desires of the neighborhood are not being met and approved the license contingent upon the following:

- Successful closing of the premises
- Issuance of a certification of occupancy
- Supplemental record of needs & desires survey fulfilling areas missed previously (south of White between 7th and 12th and area west of Sherwood)

The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

VI. Other Business

There was none.

VII. Adjournment

The meeting adjourned at 2:55 p.m.

April 30, 2021

To Whom it May Concern:

Regarding the late filing and need to change the manager for the liquor license for the Two Rivers Convention Center, due to the COVID 19 Pandemic and resulting capacity limits, our staff was furloughed and then laid off. The former Banquet Manager and current Manager of Record on the Liquor License was laid off and made the decision to retire in April. Due to slow return to business, and the lack of events per mass gathering restrictions, we were delayed in filing the necessary paperwork.

Historically the Banquet Manager has been the Manager of Record for this Liquor License, but we have not rehired for that position yet. Leslie Wilson, Sales and Marketing Manager, will be filling that role for the time being. The change of Manager paperwork has been filled out and the completed application can be expected to arrive as soon as it is processed.

Sincerely,



Joni Fraser
Business Manager
Pinnacle Venue Services LLC

MEMO: Local Licensing Authority

FROM: Selestina Sandoval, Deputy City Clerk

DATE: May 14, 2021

SUBJECT: Lucky Me Liquor, LLC dba Lucky Me Liquor, 2648 Patterson Road, Suite A, Grand Junction, CO 81506, Retail Liquor Store Modification of Premises

A modification of premises application was filed with the Local Licensing Authority to expand Lucky Me Liquor from Suite A to B1, B2, C1 and C2 on April 29, 2021 and a "Notice of Hearing" was posted on the property.

A survey was conducted to address the reasonable requirements of the neighborhood. The neighborhood was defined on the north by F ½ Road, east by North 12th Street, south by Orchard Avenue, and west by North 1st Street. The results are as follows:

Business Results:	Residential Results:
FAVOR: 39	FAVOR: 57
OPPOSE: 5	OPPOSE: 5

Five entries were disqualified due to addresses outside the defined neighborhood. 81 addresses were submitted on exhibit to survey petition in which signatures were unable to be obtained either because of no answer or the individual refusing to sign.

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

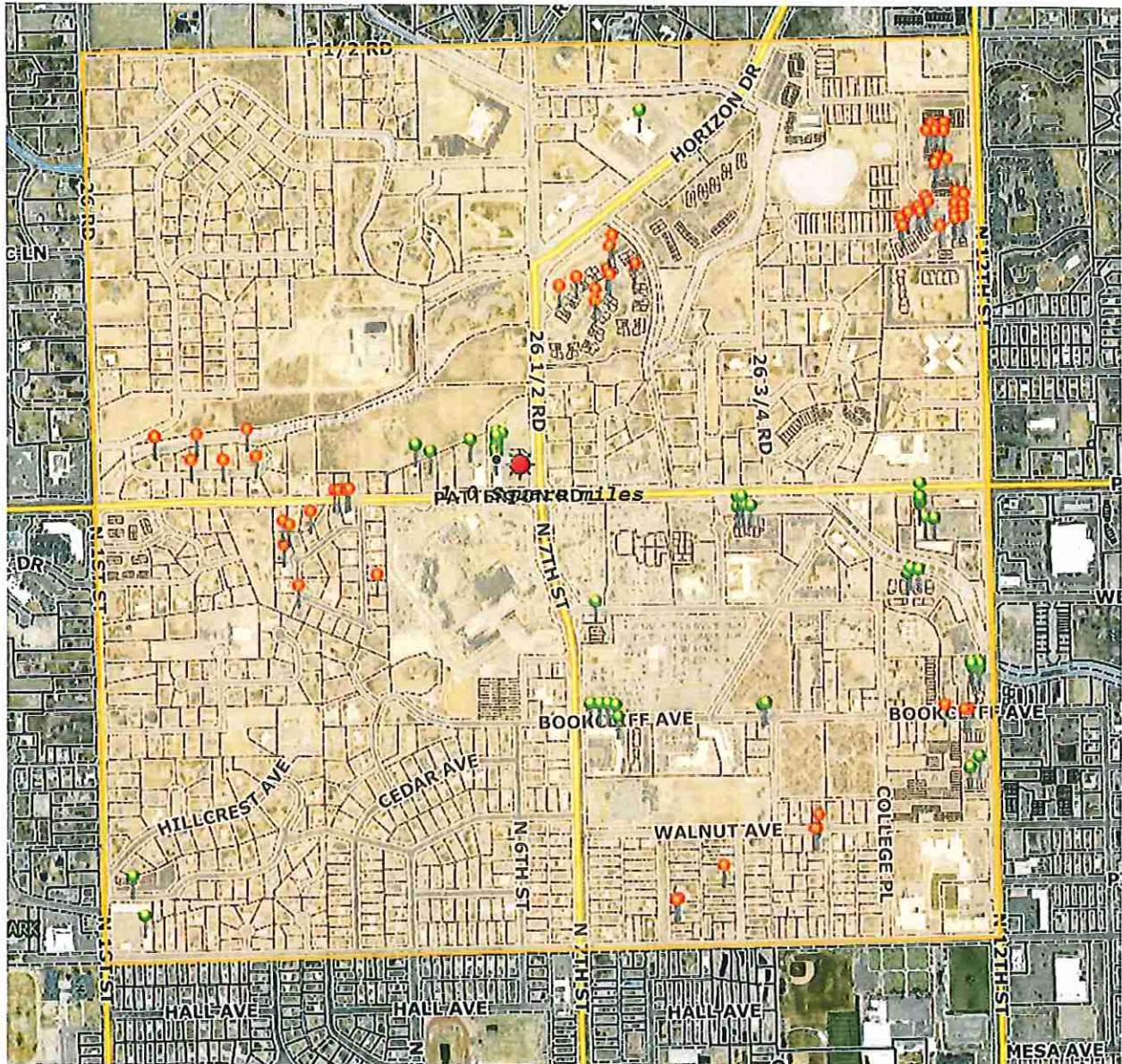
The Grand Junction Police Department will investigate the individuals for local criminal history. Reports have also been requested from the City of Grand Junction Sales Tax Department.

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

Arts – 1 (Western Colorado Center for the Arts)
Beer and Wine – 1 (Kuniko's Teriyaki Grill)
Hotel and Restaurant – 1 (Breckenridge Ale House)
Retail Liquor Store – 1 (College Liquors)

ec: Alex Vat and Retha Vann, Applicants
Sam Starritt, Hearing Officer
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File

Lucky Me Liquor, LLC dba Lucky Me Liquor Neighborhood Area



Green = Businesses
Red = Residences



MEMO: Local Licensing Authority

FROM: Selestina Sandoval, Deputy City Clerk

DATE: May 17, 2021

SUBJECT: Decoy Ranch Brewing, LLC dba Decoy Ranch Brewing, 664 North Avenue, Unit 5, Grand Junction, CO 81501, Brew Pub

A brew pub liquor license application was filed with the Local Licensing Authority permitting sales of malt, vinous and spirituous beverages for consumption where sold was filed with the Local Licensing Authority on April 14, 2021, and a "Notice of Hearing" was given by publishing a notice in the Daily Sentinel and by posting a sign on the property.

A survey was conducted to address the reasonable requirements of the neighborhood. The neighborhood was defined on the north by Orchard Avenue, east by North 1st Street, south by Grand Avenue, and west by North 12th street. The results are as follows:

Business Results:	Residential Results:
FAVOR: 47	FAVOR: 99
OPPOSE: 3	OPPOSE: 1

Six entries were disqualified due to addresses outside the defined neighborhood and 14 due to incomplete information.

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

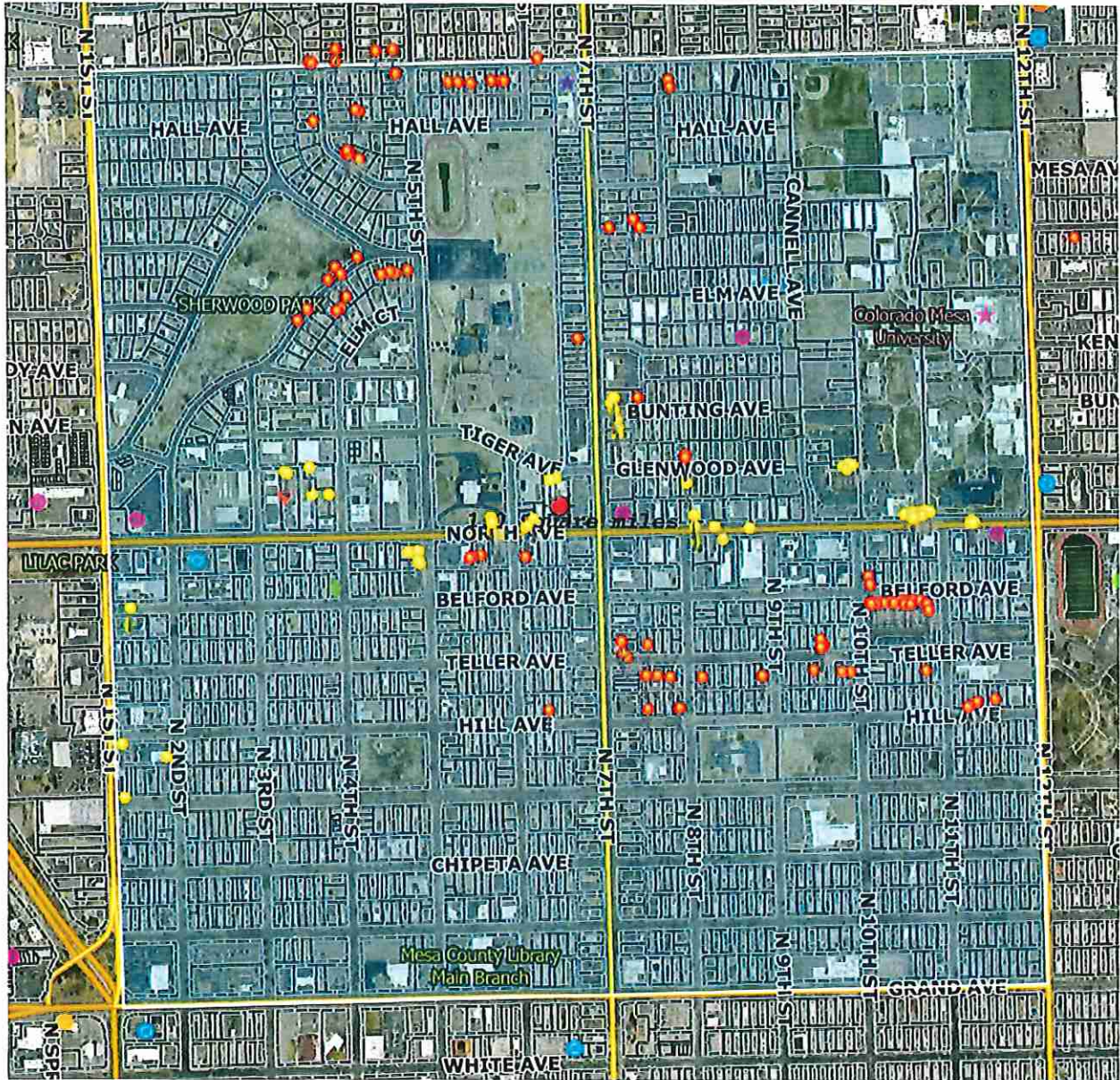
The Grand Junction Police Department will investigate the individuals for local criminal history. Reports have also been requested from the City of Grand Junction Sales Tax Department.

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

Arts – 1 (Western Colorado Center for the Arts)
Campus Liquor Complex – 1 (Sodexo)
FMB Off Premises – 1 (Stinker #323)
Hotel and Restaurant – 4 (Old Chicago, Fiesta Guadalajara, El Tapatio, and Hotel Maverick)
Lodging & Entertainment – 1 (Copeka Coffee)
Tavern – 1 (Volleys)

ec: Sandra Weckerly, Applicant
Sam Starritt, Hearing Officer
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File

Decoy Ranch Brewing, LLC dba Decoy Ranch Brewing Neighborhood Area



Yellow = Businesses
Red = Residences