

**GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
October 6, 2021**

I. Call to Order

The meeting was called to order at 2:04 p.m. Those present were Hearing Officer Sam D. Starritt, City Attorney John Shaver and Deputy City Clerk Janet Harrell.

II. License Renewal Applications

1. GMRI, Inc. dba Olive Garden Italian Restaurant #1580, 2416 Highway 6 & 50 Grand Junction, CO 81505, Hotel & Restaurant
2. The Platinum Cleaver, LLC dba Pantuso's Ristorante, 755 Horizon Drive, Grand Junction, CO 81506, Hotel & Restaurant
3. TMPTF8, Inc. dba Rib City Grill, 2830 North Avenue, Grand Junction, CO 81501, Hotel & Restaurant
4. El Mescal, Inc. dba Tequila's Mexican Family Restaurant, 2454 Highway 6 & 50 Units 119-120, Grand Junction, CO 81505, Hotel & Restaurant
5. Sang Garden, Inc. dba Sang Garden, 687 Horizon Drive, Grand Junction, CO 81506, Hotel & Restaurant
6. Natures Revival, LLC dba Natures Revival, 683 Horizon Drive #101, Grand Junction, CO 81506, Lodging & Entertainment
7. Azzamco, Inc. dba Freeway Bowl Fun Center, 1900 Main Street, Grand Junction, CO 81501, Lodging & Entertainment
8. C&E Productions dba Mesa Theater, 538 Main Street, Grand Junction, CO 81501, Tavern and Outdoor Dining Lease
9. ZCI Investments, LLC dba Smokin' Oak Wood-Fired Pizza, 2478 B Highway 6 & 50, Grand Junction, CO 81505, Beer & Wine
10. Maverik, Inc. dba Maverik #482, 2902 D Road, Grand Junction, CO 81504, Fermented Malt Beverage Off-Premises

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

Hearing Officer Starritt read renewals 1 – 11 into the record and verified with Ms. Harrell the applications were in order. Hearing Officer Starritt 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

1. Ginger Restaurant, Inc. dba Ginger Restaurant, 2381 Patterson Road Unit 111, Grand Junction, CO 81505, Beer & Wine - 39 days late – Continued from September 15, 2021

Hearing Officer Starritt read the renewal with the late filing letter of explanation (attached) into the record. Bookkeeper Janet Trinh was present and explained the reason for the late filing. Hearing Officer Starritt found good cause for the late filing and asked if anyone was present to speak against the application, there was no one. Hearing Officer Starritt approved the renewal application.

IV. Change of Location Applications

1. L V S, LLC dba Teller Arms Liquor, 2355 Belford Avenue, Grand Junction, CO 81501, Liquor Store

Request to move to 2790 Belford Avenue

Owners Vises Va and Da Sun were present to answer questions regarding the business and how the survey was conducted, however due to a language barrier Hearing Officer Starritt continued this item to October 20, 2021.

V. New License Applications - Resolutions, Findings and Decision

1. Koi Sushi & Ramen, LLC dba Koi Ramen & Sushi, 2880 North Avenue, Grand Junction, CO 81501, Beer & Wine

Member/Manager: Guangyu Zhu, 1616 10th Street SW, Loveland, CO 80537

Member: Quanyou Yu, 7414 Huntz Drive, Cheyenne, WY 82009

Member: Duan Yang, 821 Morningside Drive, Cheyenne, WY 82001

Member: Mingyang Zhu, 733 Rodeo Avenue, Cheyenne, WY 82009

Member Guangyu Zhu was present and Liquor Pros Owner/Surveyor Eva Garretson was present via conference call to answer questions regarding how the survey was conducted. Ms. Harrell reported the application was in order.

Hearing Officer Starritt read the survey results into the record (attached) and 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.

VI. Special Event Permit Applications

1. Colorado Mesa University (CMU) Foundation, 1100 North Avenue, Grand Junction CO 81501, "Track and Field Beer Mile Fundraiser - 2021" Located at 1100 North Avenue, CMU Track, Grand Junction, CO 81501 on October 30, 2021 from 12:00 p.m. - 3:00 p.m.

Vice President: Robin Brown, 452 Wildwood Drive, Grand Junction, CO 81505
Event Manager: Brad Gamble, 350 Ash Street, Fruita, CO 81521

Coordinator of Alumni Engagement for Colorado Mesa University Emma Leenerman was present and answered a series of questions regarding the event location, security and how it will be conducted lawfully.

Hearing Officer Starritt asked if there was anyone present 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 CMU Foundation for the "Track and Field Beer Mile Fundraiser - 2021" was in order and approved.

V. Other Business

There was none.

VI. Adjournment

The meeting adjourned at 2:45 p.m.

~~eg~~ 09/08/2021

The liquor license renewal was late due to my irresponsibility and forgetting the due date.

- Janet Minh
(970) 314-5033



CITY CLERK

MEMO: Local Licensing Authority
FROM: Selestina Sandoval, Deputy City Clerk
DATE: September 22, 2021
SUBJECT: Koi Sushi & Ramen, LLC dba Koi Sushi & Ramen – 2880 North Avenue, Grand Junction, CO 81501

A liquor license application permitting sales of malt and vinous beverages for consumption at place where sold, was filed with the Local Licensing Authority on July 21, 2021, and a "Notice of Hearing" was posted on the property on or before noon on September 22, 2021.

A survey was conducted to address the reasonable requirements of the neighborhood. The neighborhood was defined on the north by Elm, on the south by Gunnison Avenue, on the east by 29 Road and on the west by 28 1/2 Road. The results are as follows:

Business Results:	Residential Results:
FAVOR: 29	FAVOR: 64
OPPOSE: 0	OPPOSE: 4

Two entries were disqualified for the following: out of the designated area (2).

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

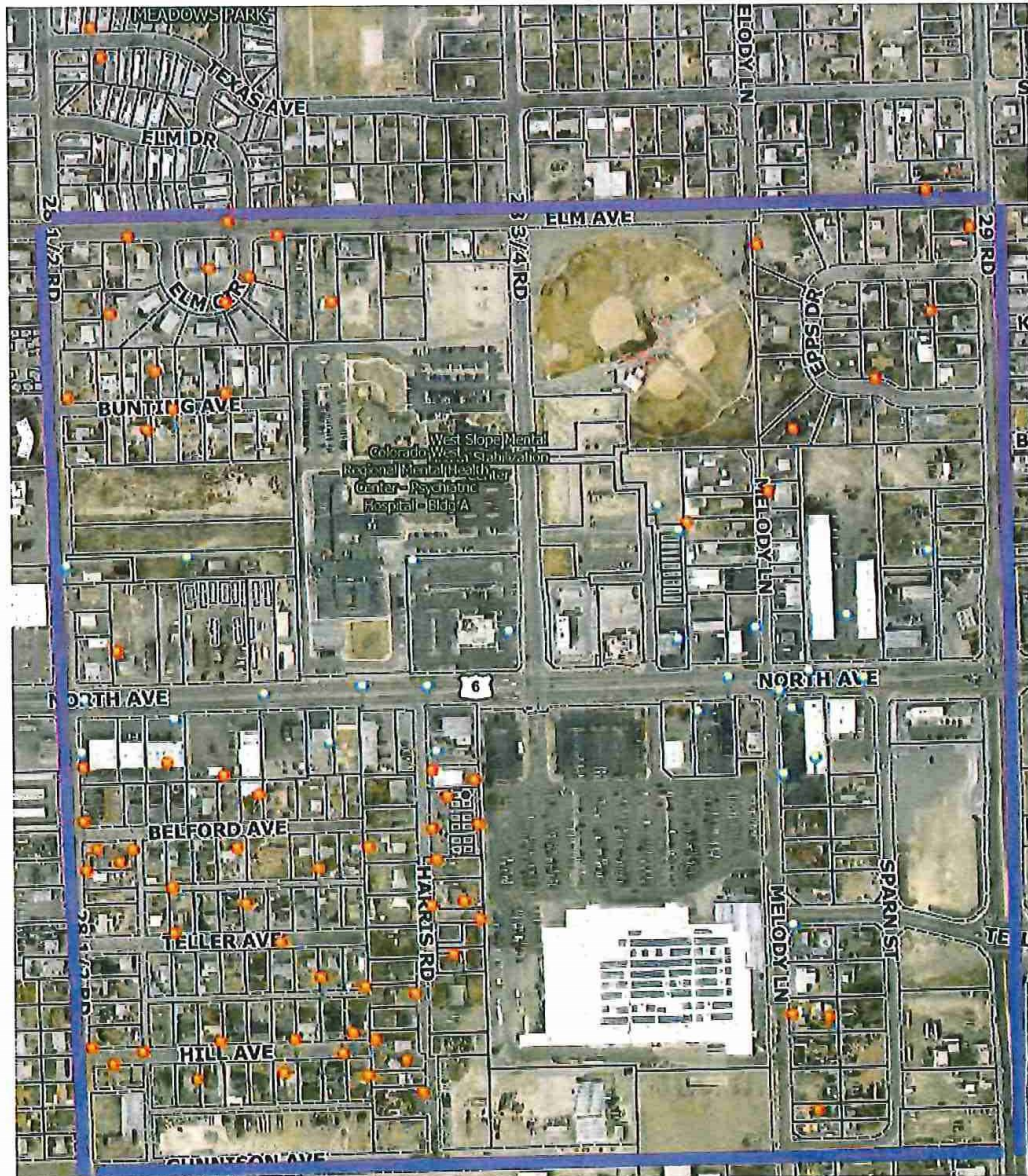
The Grand Junction Police Department will investigate the individuals for local criminal history. Reports have also been requested from the City of Grand Junction Sales Tax Department, the Fire Department, and Mesa County Health Department.

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

Hotel and Restaurant – 2 (Texas Roadhouse and Zen Garden)
Retail Liquor Store – 1 (Fun Junction Liquors)
Fermented Malt Beverage (Off Premises) – 2 (Alta #6151, Walmart #1280)

cc: Guangyu Zhu, Applicant
Sam D. Starritt, Hearing Officer
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File

**Koi Sushi & Ramen, LLC dba Koi Sushi & Ramen
Neighborhood Area**



Blue – Business
Orange - Residential

September 17, 2021

RESULTS OF THE LIQUOR LICENSE SURVEY REGARDING: **Koi Ramen & Sushi**
 2880 North Avenue
 Grand Junction, CO 81501

Applicant: Koi Sushi & Ramen, LLC
 Purpose: Application for a New Beer and Wine Liquor License

ISSUE: A petition was circulated to determine if the needs of the neighborhood and desires of the inhabitants were or were not being presently met by existing similar alcoholic beverage outlets. Those in favor of Koi Ramen & Sushi being granted a Beer and Wine License indicated by checking the "Favor – YES" column of the signature sheet and those opposed checked the "Oppose - NO" column. The results were as follows:

Favor "YES"		Oppose "NO"		<u>TOTAL SIGNATURES</u>
96%	91	4%	4	95

SURVEY STATISTICS

	Favor "YES"		Oppose "NO"		TOTAL
Business Survey Results	100%	29	---	0	29
Residential Survey Results	94%	62	6%	4	66

Percentages in this report have been rounded to the nearest whole number.

	BUSINESS	RESIDENTIAL	TOTAL
No Response	16	136	152
Declined to Participate	3	8	11
Not Qualified to Sign	7	4	11
Disqualified	0	0	0
"No" Signatures	0	4	4
"Yes" Signatures	29	62	91
TOTAL CONTACTS & ATTEMPTS	55	214	269

SURVEY STATISTICS Koi Ramen & Sushi GRAND JUNCTION

>Number of Businesses and Residents Contacted: 271 Attempts – 152 No Response = 119
 >Business Survey Participation Rate: 29 Signatures/ 32 Qualified Contacts = 91%
 >Residential Survey Participation Rate: 68 Signatures/ 76 Qualified Contacts = 89%
 >Percentage of Residents Home During Survey: 80 Contacts/ 216 Attempts = 37%

REASONS FOR OPPOSITION SIGNATURES		REASONS FOR DECLINING TO PARTICIPATE	
No Reason	1	Do Not Sign Any Petitions/Survey/COVID	6
RELIGION	2	Not Interested	3
MUCH PROBLEMS	1	Against Company Policy	1
Total	4	Too Busy	1
		Total	11
		CONTACTS NOT QUALIFIED TO SIGN	
		Owner / Manager Unavailable	6
		Under 21	3
		No English Spoken or Read	2
		Total	11

Reasons for opposition in **BOLD** may be considered as invalid or irrelevant to the needs and desires issue of this survey. If irrelevant or invalid reasons are discounted from the final tally, the results would be:

FAVOR "YES"		OPPOSE "NO"		TOTAL
99%	91	1%	1	92

PETITION METHODOLOGY

- Survey Date and Times:

Business & Residential:	Thursday	September 16, 2021	2:00 pm – 6:00 pm
Business & Residential:	Friday	September 17, 2021	11:00 am – 3:00 pm

- Survey Areas: Circulators started in close to the site and then obtained samples within the survey area. Please see attached map.
- Circulators of the Survey: There were two circulators for this survey. Prior to the start of the survey, the circulators were briefed on the type of liquor license application, the areas to be surveyed and reminded to remain unbiased in their approach to residents and businesspeople. The circulators had with them a face sheet with the applicant business name, location and hearing information, instructions, and the petition/survey issue along with signature sheets and a map of the proposed location. The circulators used tally sheets to record all contacts, attempts and reasons for opposition signatures and refusals. Upon conclusion of the survey, the circulators signed notarized affidavits of circulation. The original survey packets were pre-filed with the Grand Junction City Clerk's Office.

Report prepared and respectfully submitted by,

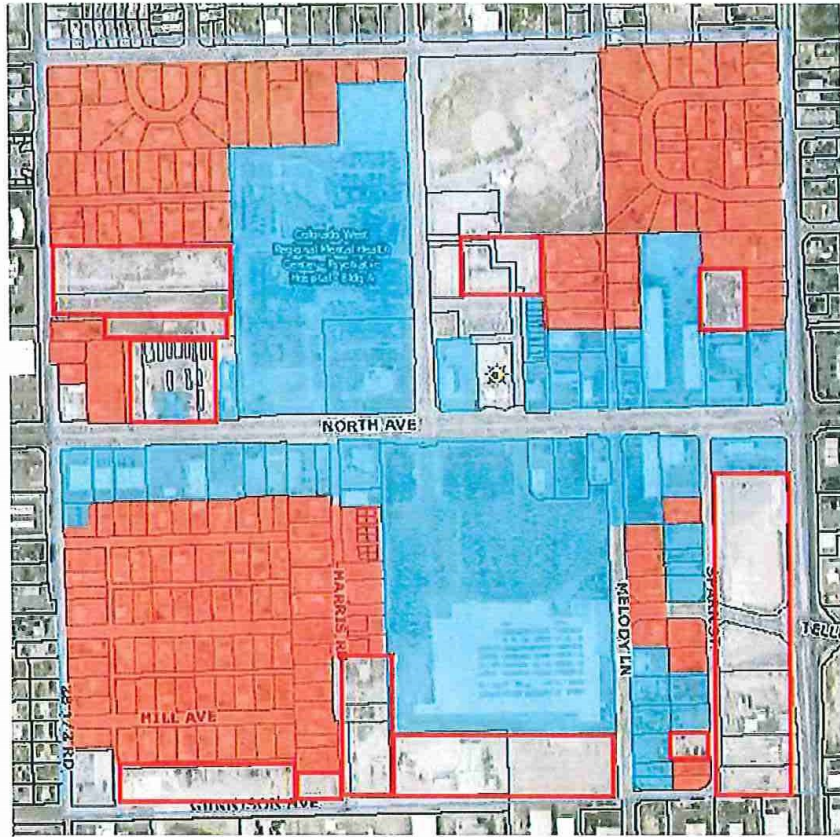


Eva L. Garretson
Liquor Licensing Professionals, LLC

Need & Desires Surveys / Petitions
Colorado Responsible Vendor Trainer

5515 Saddle Rock Place
Colorado Springs, CO 80918

719.390.8844
LiquorPros@msn.com



Koi Sushi & Ramen, LLC
Survey Petition Boundaries
 North: Elm Street
 West: 28 ½ Road
 South: Gunnison Avenue
 East: 29 Road
Includes both sides of the streets/boundary



SURVEY RESULTS

APPLICATION
FOR A BEER
AND WINE
LICENSE



BUSINESS
AREAS
COVERED
IN SURVEY



RESIDENTIAL
AREAS
COVERED
IN SURVEY



GATED/
LOCKED/
CONSTRUCTION/
NO TRESPASSING
AREAS IN SURVEY

SURVEY DATES: SEPTEMBER 16 & 17, 2021

A

SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: CMU Track and Field Beer Mile Fundraiser

2. How many attendees are expected at the event? 200

3. Has the event been held in the past? If so, how many years? 0

4. Have there ever been any violations or citations issued during the event in the past?
This event has not been held in the past.

5. Describe the premises at which the event will take place.
This event will be at the on campus CMU track. Please see attached map for details.

6. What type of and how many security will be provided at this event and how will they be identified?
There will be one Citadel officer in uniform and five track and field/athletic coaches in CMU t-shirts.

7. What is the Control Plan for security at this event? (Use additional sheet if necessary)
There will be a single entrance and exit to come in to the event. At the single entrance ID will be checked by hired security and anyone 21+ will be wristbanded. The entire area is fenced so the guard here will be responsible for making sure no alcohol leaves or enters the premise. Only those who are wristbanded will be served at the bar. All beer will be served by trained athletics staff/administration and will only be served to those who are wristbanded. If they question the age of an attendee at the bar or the patron is not wristbanded they will direct them back to the entrance to be wristbanded before they are served. These TIPS trained servers will be monitoring intoxication and conduct throughout the event.

8. How will security personnel be identified?
Citadel will be in uniform and CMU staff will be in CMU athletics shirts.

9. If this event is being held outdoors, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?
The entire area is fenced with permanent fencing around the track. This will act as the service area. Please see attached map for details.

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.)

All participants 21+ who want to be served will be ID checked and wristbanded upon entry. Only those with wristbands will be served at the bar.

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

Level of intoxication will be monitored by trained athletics staff serving alcohol and monitoring the intoxication throughout the event.

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

Yes, many of our athletic coaches and administration have previously done tips training or GJ safe server training.

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

There will be water and pizza available to all attendees.

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.

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

9/21/21
Date

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

Subscribed and sworn to before me this 21 day of September, 2021.

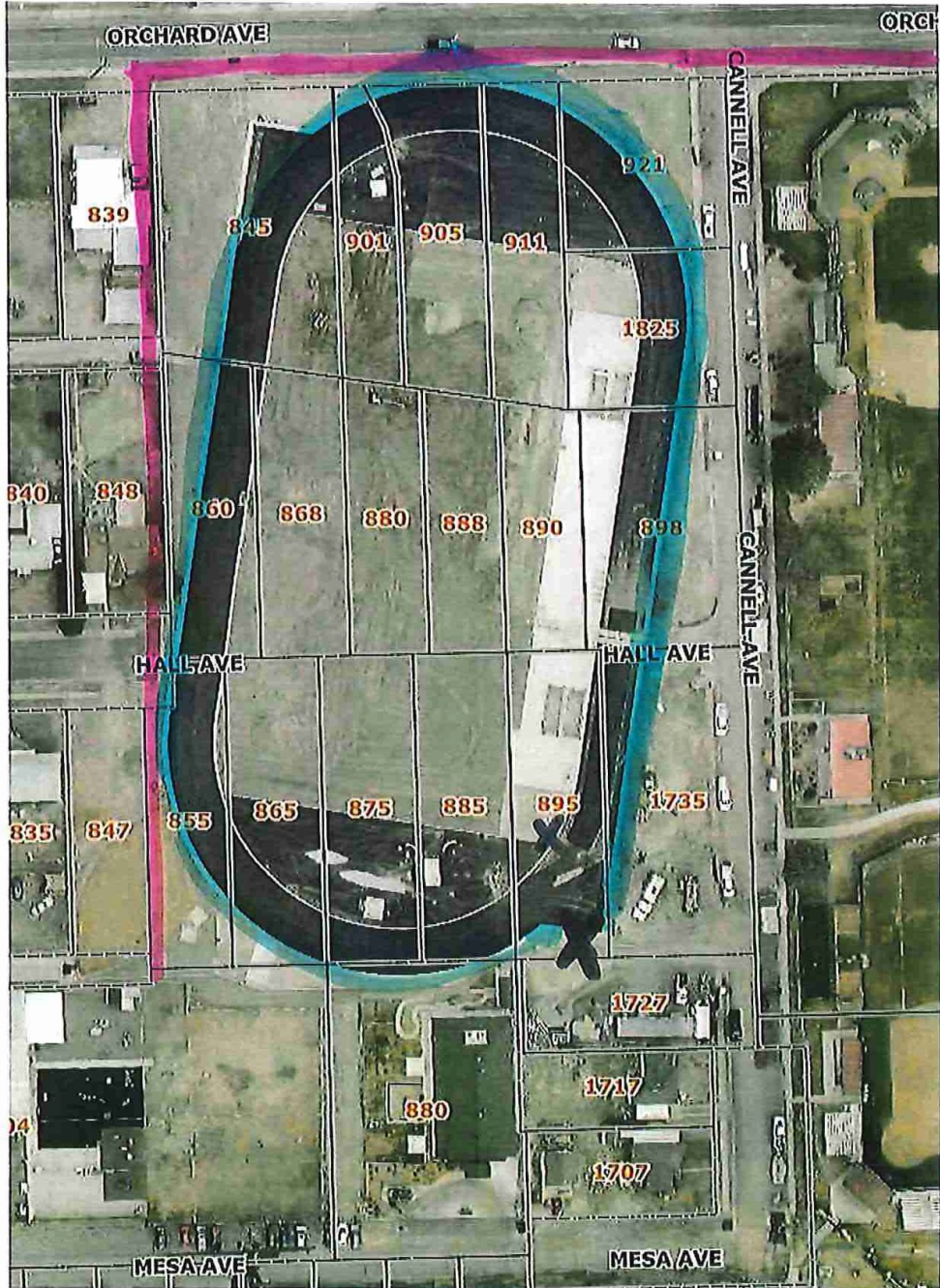
Witness my hand and official Seal.

[Signature]
Notary Public

10/08/2021
My commission expires



B



X-entrance

— construction fencing

— fenced area (permanent track fence)