

**GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
October 20, 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. Santos Enterprises, Inc. dba Cafe Sol, 420 Main Street, Grand Junction, CO 81501, Beer & Wine and Outdoor Dining Lease
2. Zen Garden, Inc. dba Zen Garden, 2886 North Avenue, Grand Junction, CO 81501, Hotel & Restaurant
3. Thai Chili, Inc. dba Thai Chili & Pho, 2536 Rimrock Drive Suite 700, Grand Junction, CO 81505, Hotel & Restaurant
4. El Balsante, Inc. dba Mi Mexico Family Mexican Restaurant, 624 Rae Lynn Street Unit C, Grand Junction, CO 81505, Hotel & Restaurant
5. Red Lobster Restaurants, LLC dba Red Lobster #0685, 575 24 1/2 Road, Grand Junction, CO 81505, Hotel & Restaurant
6. Las Marias, Inc. dba Las Marias, 118 South 7th Street, Grand Junction, CO 81501, Hotel & Restaurant and Outdoor Dining Lease
7. Buon Appetito, Inc. dba Il Bistro Italiano, 400 Main Street, Grand Junction, CO 81501, Hotel & Restaurant and Outdoor Dining Lease
8. The Goat and Clover Tavern, LLC dba The Goat and Clover Tavern, 336 Main Street, Grand Junction, CO 81501, Hotel & Restaurant and Outdoor Dining Lease
9. Myths & Legends, Inc. dba Quincy Bar & Grill, 609 Main Street, Grand Junction, CO 81501, Tavern

Hearing Officer Starritt read renewals 1 – 9 into the record and verified with Ms. Sandoval 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. Inafuku, Inc. dba Suherio Japanese Restaurant, 541 Main Street, Grand Junction, CO 81501, Hotel & Restaurant - 8 days late

Hearing Officer Starritt read the renewal with the late filing letter of explanation (attached) into the record. Stephan Boyd 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 – **Continued from October 6, 2021**

Request to move to 2790 Belford Avenue

Owners Vises Va and Teller Arms Liquor employee Amanda Kelsey were present to answer questions regarding the business and how the survey was conducted.

Ms. Sandoval reported the application was in order 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 change of location.

V. New License Applications - Resolutions, Findings and Decision

- . Board Fox Games, LLC dba Board Fox Games, LLC, 623 Main Street, Grand Junction, CO 81501, Beer & Wine - **Continued to November 3, 2021**

Member: Trudi R Wagner, 3039 B ½ Road, Grand Junction, CO 81503

Member: Sean M Wagner, 3039 B ½ Road, Grand Junction, CO 81503

Member: Zane A Fox-Wagner, 3039 B ½ Road, Grand Junction, CO 81503

2. Best Pizza, LLC dba MOD Pizza, 1221 Wellington Avenue, Grand Junction, CO 81501, Beer & Wine

Member: Kevin Embree, 12444 Highway 75, Ketchum, ID 83340

Member: Robert Merullo, 916 Dakota Drive, Castle Rock, CO 80108

Dill and Dill Attorney Kevin Coates and MOD Pizza CEO Scott Schooler (via phone)

were present to represent the applicant and spoke about the business and franchise and Liquor Pros Owner/Surveyor Eva Garretson was present to answer questions regarding how the survey was conducted. Ms. Sandoval reported the application was in order 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.

VI. Special Event Permit Applications

1. Colorado Mesa University (CMU) Foundation, 1100 North Avenue, Grand Junction CO 81501, "Great West Beer Fest - 2021" Located at 1100 North Avenue/Plaza, Grand Junction, CO 81501 on October 29, 2021 from 4 - 10 p.m.

Vice President: Robin Brown, 452 Wildwood Drive, Grand Junction, CO 81505
Event Manager: Shanae Munde, 681 Murifield Drive, Grand Junction, CO 81504

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", "B" and "C" (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 "Great West Beer Fest - 2021" was in order and approved.

V. Other Business

There was none.

VI. Adjournment

The meeting adjourned at 2:52 p.m.

To Whom it concerns,

We are From Soehiro Japanese Rest.
541 Main St. Grand Junction CO 81507,

We are Paying our lig. Lic. late
because change of ownership & moving things
all around, I was going through all the
mail and opened this 10-6-21 & then
Came in right away 10-7-21 to pay.



Steven D. Boyd

- Mang.



MEMO: Local Licensing Authority

FROM: Janet Harrell, Deputy City Clerk

DATE: September 16, 2021

SUBJECT: L V S, LLC dba Teller Arms Liquor – 2355 Belford Avenue, Grand Junction, CO 81501 – Liquor Store License

A liquor license change of location application to 2790 Belford Avenue, Grand Junction, CO 81501, permitting sales of malt, vinous and spirituous liquors for sale not for consumption at place where sold, was filed with the Local Licensing Authority on June 11, 2021 with a "Notice of Hearing" to be posted on the property on or before noon on September 22, 2021 and a legal notice to be published in the Daily Sentinel on September 22, 2021.

A survey was conducted to address the reasonable requirements of the neighborhood. The neighborhood was defined as the area bounded by Bunting Avenue on the north, Ouray Avenue on the south, 28 ¼ Road on the east, and N 23rd Street on the west, and includes both sides of the outer boundary streets. The City Clerk's Office reviewed the findings and obtained the following results (map attached).

Business Results (green map pins):	Residential Results (yellow map pins):
FAVOR: 16	FAVOR: 111
OPPOSE: 0	OPPOSE: 0

Seventy-seven responses were disqualified for the following reasons: out of area (63), incomplete entry (12), not age 21 or over (1) and a duplicate entry (1).

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 – 1 (Tequila's)

Tavern – 1 (Brass Rail Tavern)

cc: Sun Da, applicant
Sam D. Starritt, Hearing Officer
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File



Green – Business

Yellow – Residential



MEMO: Local Licensing Authority
FROM: Janet Harrell, Deputy City Clerk
DATE: October 12, 2021
SUBJECT: Best Pizza, LLC dba MOD Pizza – 1221 Wellington 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 September 2, 2021, and a "Notice of Hearing" was posted on the property on or before noon on October 6, 2021.

A survey was conducted to address the reasonable requirements of the neighborhood. The neighborhood was defined on the north by Hermosa Avenue, on the south by Walnut Avenue, on the east by N 15th Street and on the west by N 9th Street/Little Bookcliff Drive/26 $\frac{3}{4}$ Road. The results are as follows:

Business Results:	Residential Results:
FAVOR: 16	FAVOR: 97
OPPOSE: 0	OPPOSE: 4

One (1) entry was disqualified for being under the age of 21.

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

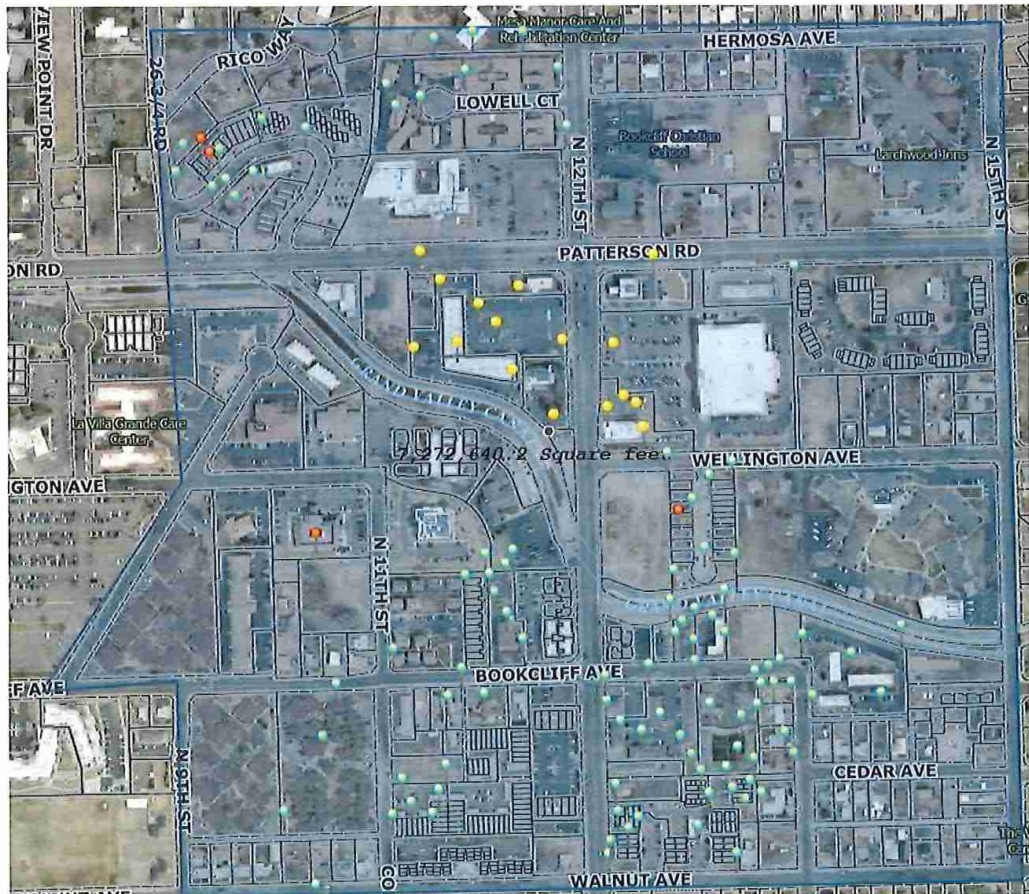
The Grand Junction Police Department will investigate the individuals for local criminal history. Reports have also been requested from the City of Grand Junction Sales Tax Department, the Fire Department, and Mesa County Health Department.

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

Beer & Wine – 1 (Kuniko's Teriyaki Grill)
Hotel & Restaurant – 1 (Breckenridge Ale House)
Liquor Store – 1 (College Liquors)
Fermented Malt Beverage (Off Premises) – 1 (City Market #44)

cc: Kevin M. Coates, Dill and Dill on behalf of Applicant
Sam D. Starritt, Hearing Officer
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File

**Best Pizza, LLC dba MOD Pizza
Neighborhood Area**



Yellow – Business/Favor
Green – Residential/Favor
Red – Residential/Oppose

September 30, 2021

RESULTS OF THE LIQUOR LICENSE SURVEY REGARDING: **MOD Pizza**
 1221 Wellington Avenue
 Grand Junction, CO 81501

Applicant: Best Pizza, 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 MOD Pizza 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"		TOTAL SIGNATURES
97%	113	3%	4	117

SURVEY STATISTICS

	Favor "YES"		Oppose "NO"		TOTAL
Business Survey Results	100%	16	---	0	16
Residential Survey Results	96%	97	4%	4	101

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

	BUSINESS	RESIDENTIAL	TOTAL
No Response	7	355	362
Declined to Participate	3	29	32
Not Qualified to Sign	5	7	12
Disqualified	0	1	1
"No" Signatures	0	4	4
"Yes" Signatures	16	97	113
TOTAL CONTACTS & ATTEMPTS	31	493	524

SURVEY STATISTICS MOD Pizza GRAND JUNCTION

>Number of Businesses and Residents Contacted: 524 Attempts – 362 No Response = **162**
 >Business Survey Participation Rate: 16 Signatures/ 19 Qualified Contacts = 84%
 >Residential Survey Participation Rate: 101 Signatures/ 131 Qualified Contacts = 77%
 >Percentage of Residents Home During Survey: 138 Contacts/ 493 Attempts = 28%

REASONS FOR OPPOSITION SIGNATURES		REASONS FOR DECLINING TO PARTICIPATE	
No Reason	2	Do Not Sign Any Petitions/Survey/COVID	26
Enough/Too Many	2	Not Interested	3
Total	4	Too Busy	2
		Against Company Policy	1
		Total	32
		CONTACTS NOT QUALIFIED TO SIGN	
		Owner / Manager Unavailable	8
		Under 21	3
		Non-Resident	1
		Total	12

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
97%	113	3%	4	117

PETITION METHODOLOGY

- Survey Date and Times:

Business:	Friday	September 17, 2021	2:00 pm – 6:00 pm
Business & Residential:	Saturday	September 18, 2021	10:00 am – 6:00 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,

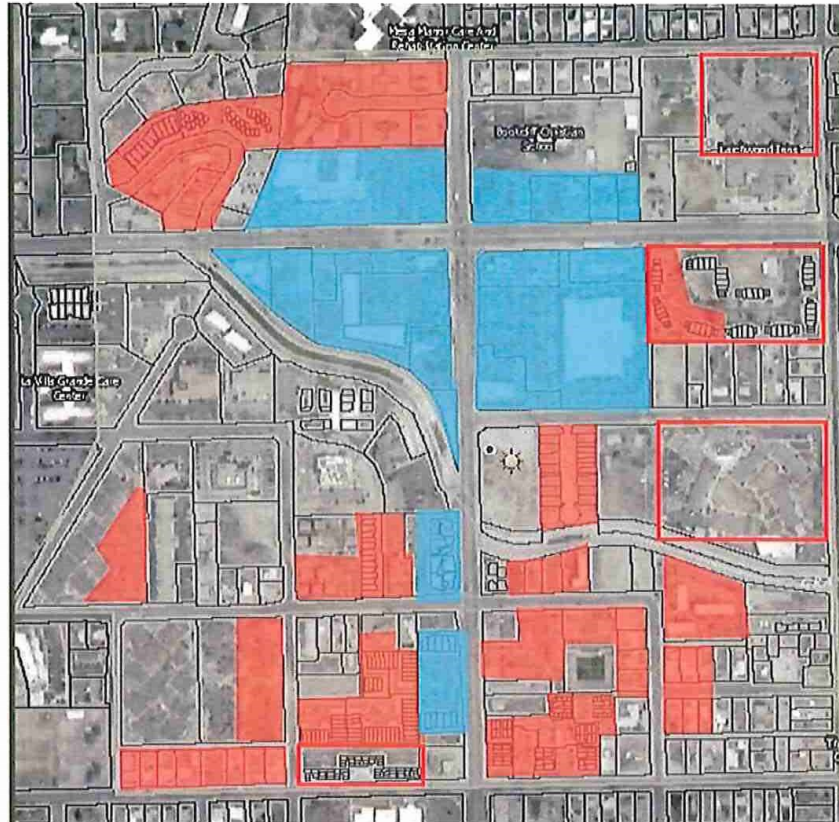


Eva L. Garretson
Liquor Licensing Professionals, LLC

Need & Desires Surveys / Petitions
Colorado Responsible Vendor Trainer

5515 Saddle Rock Place
Colorado Springs, CO 80918

719.390.8844
LiquorPros@msn.com



Best Pizza, LLC dba MOD Pizza
Survey Petition Boundaries
North: Hermosa Avenue
West: N 9th Street/Little Bookcliff Drive/26 ¾ Road
South: Walnut Avenue
East: N 15th Street
Includes both sides of the streets/boundary lines.



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 17 & 18, 2021

A

SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: Great West Beer Fest

2. How many attendees are expected at the event? 500

3. Has the event been held in the past? If so, how many years? Yes, this is the 5th year

4. Have there ever been any violations or citations issued during the event in the past?
There have not been any violations or citations during past events.

5. Describe the premises at which the event will take place.
This event will held on the CMU soccer field. 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 eight Citadel officers in uniform and four CMU administration in matching t-shirts.

7. What is the Control Plan for security at this event? (Use additional sheet if necessary)
This event will be held on the ~~soccer field~~ ^{CMU Plaza which will be} which is entirely fenced with two entrance/exit. ID will be checked by hired security and anyone 21+ will be wrist banded. The guard at the entrances 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 staff from Central Distributing and thier vendors. If they question the age of an attendee at the bar or the patron is not wristbanded, they will not be served and they will direct them back to the entrance to be wrist banded. These trained servers will be monitoring intoxication throughout the event as well as the six roaming security guards and CMU administration.

8. How will security personnel be identified?
Citadel will be in uniform and CMU staff will be in CMU 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~~ ^{PSD} fencing around the ~~soccer field~~ ^{plaza}. This will act as the service area. Please see attahced map for details.

A

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 wrist bands 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 vendors and Central Distributing staff serving alcohol and 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 administration and all vendors 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.

26665373-0000

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.

[Handwritten Signature]

Applicant's Signature

9/29/21

Date

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

Subscribed and sworn to before me this 29 day of September, 20 21.

Witness my hand and official Seal.

[Handwritten Signature]

Notary Public

10/08/2021

My commission expires

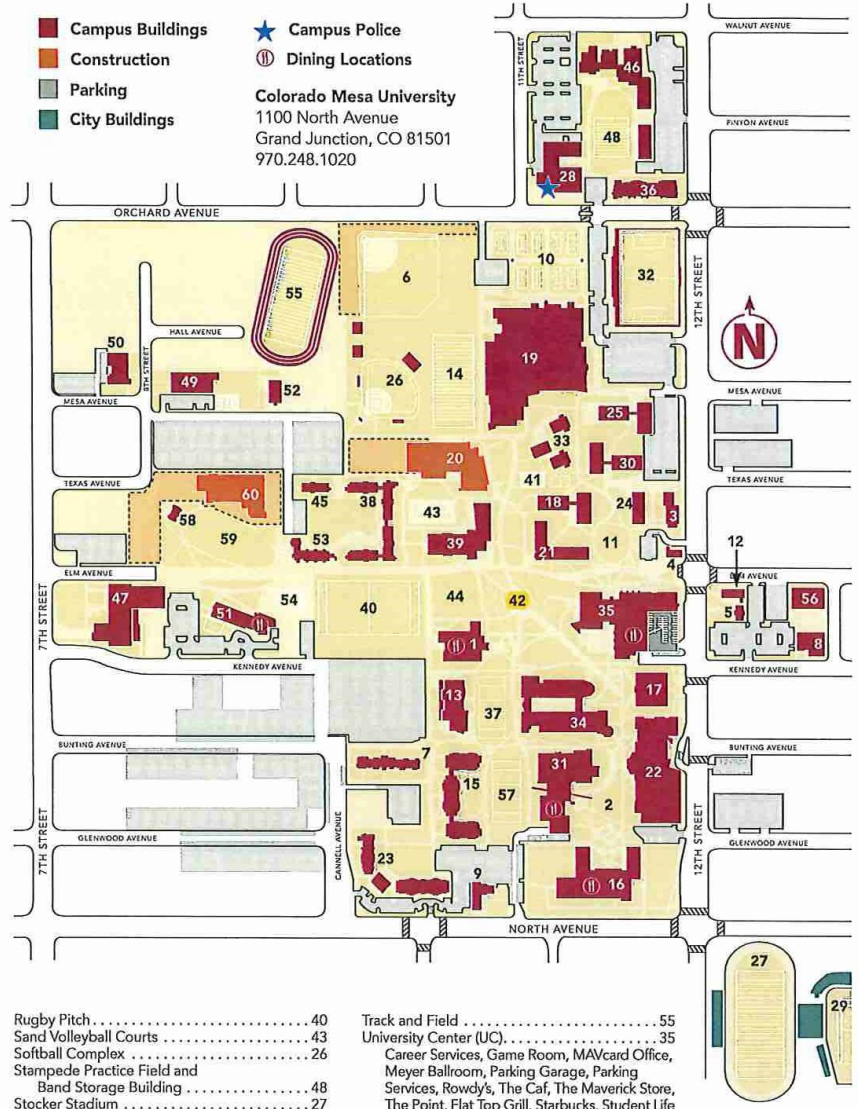


MAP LEGEND

Building (code) Number

Academic Quad	2
Admissions Administration Office (AO)	3
Admissions Welcome Center	24
Albers Hall (AH)	4
Alumni Association (A/F)	5
Alumni Field	44
Aspen Apartments	53
Basketball Court	41
Bergman Field	6
Bunting Hall	7
Campus Services Administration (CSA)	8
Mail Room, Purchasing	
Campus Services Shops	56
Center for Reflection	58
Community Hospital Unity Field	32
Confluence Hall (CH)	47
Eureka! McConnell Science Museum	
Delta Field	37
Dominguez Hall (DH)	1
Davis School of Business	
Elliott Tennis Complex	10
Elm Avenue Quad	11
Escalante Hall (EH)	39
Fellowship Field	59
Football Practice Field	14
Foundation (A/F)	5
Garfield Hall	38
Grand Mesa Field	57
Grand Mesa Hall	15
Health Sciences Building (HS)	46
Moss School of Nursing	
Hotel Maverick	51
Betty's Gourmet Coffee & Such, Devil's Kitchen	
Houston Hall (H)	16
Educational Access Services (EAS), Testing Center, TRIO Student Support Services, Tutorial Learning Center (TLC), Veterans Services, Writing Center	
Innovation and Cybersecurity Center (ICS)	50
Maverick Innovation Center, Cybersecurity Center	
Jac Kephart Fine Arts Building (FA)	13
Little Mavericks Learning Center	49
Lowell Heiny Hall (LHH)	17
Advising Center, Accounting and Financial Services, Distance Education, Financial Aid, Human Resources, IRIS, Student Success and Engagement, President's Office, Registrar's Office, Student Accounts, Student Services	
Lucero Hall	23
24-hour Fitness Center	
Maverick Center (MC)	19
Brownson Arena, El Pomar Natatorium, Hamilton Recreation Center, Monfort Family Human Performance Lab, Saunders Field House, Game Day by The Maverick Store	
Maverick Pavilion (MAVP)	20
Mini Mavericks Learning Center	52
Monument Hall	21
Moss Performing Arts Center (MPAC)	22
Box Office, Mesa Experimental Theatre (MET), Love Recital Hall, Robinson Theatre	
Orchard Avenue Apartments	36
Outdoor Program	9
Piñon Hall	25
The Plaza	42
Pump Track	54
Rait Hall	18
Residence Life	24
Rotary Hall (ROH)	12
eSports Arena, International Student Admissions and Program	

- Campus Buildings
 - Construction
 - Parking
 - City Buildings
 - ★ Campus Police
 - Ⓜ Dining Locations
- Colorado Mesa University**
1100 North Avenue
Grand Junction, CO 81501
970.248.1020



Rugby Pitch	40	Track and Field	55
Sand Volleyball Courts	43	University Center (UC)	35
Softball Complex	26	Career Services, Game Room, MAVcard Office, Meyer Ballroom, Parking Garage, Parking Services, Rowdy's, The Caf, The Maverick Store, The Point, Flat Top Grill, Starbucks, Student Life	
Stampede Practice Field and Band Storage Building	48	Walnut Ridge Apartments	33
Stocker Stadium	27	Wingate Hall	45
St. Mary's SCL Health Medical Education Center	60	Wubben Hall and Science Center (WS)	34
Student Wellness Center	28		
Diversity, Advocacy and Health; Grand Junction Police Department and Campus Safety Office; Parking Services			
Suplizio Field	29		
Tolman Hall	30		
Tomlinson Library (L)	31		
Developmental Education, Dining Services, IT Help Desk			

C

