

**GRAND JUNCTION LIQUOR LICENSING AUTHORITY  
MINUTES  
DECEMBER 1, 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. P&J Entertainment, LLC dba Ciara's Café & Cantina, 701 Main Street, Grand Junction, CO 81501, Tavern and Outdoor Dining Lease
2. Eagles Fraternal Order of 595 dba Eagles Fraternal Order of 595, 1674 Highway 50, Grand Junction, CO 81503, Club
3. JEMSKT, Inc. dba Country Club Liquors, 683 Horizon Drive #105, Grand Junction, CO 81506, Liquor Store and Tasting Permit
4. The Palette dba The Palette, 441 Main Street, Grand Junction, CO 81501, Beer & Wine
5. Maverik, Inc. dba Maverik, Inc. #418, 2948 Patterson Road, Grand Junction, CO 81504, Fermented Malt Beverage Off Premises
6. B P O E Lodge dba Grand Junction Lodge No. 575, 249 S 4th Street, Grand Junction, CO 81501, Club
7. KMG Enterprises, Inc. dba Boston's The Gourmet Pizza, 2404 Patterson Road, Grand Junction, CO 81505, Hotel & Restaurant

Hearing Officer Starritt read renewals 1 – 7 into the record and verified with Ms. Sandoval the applications were in order. Ms. Sandoval stated that they were and that there had been a warning letter sent to Ciara's Café & Cantina that had been shared with the Liquor Licensing Authority previously. Hearing Officer Starritt asked if anyone was present to speak against the applications, there was no one. The renewals were approved.

**III. New License Applications - Resolutions, Findings and Decision**

1. Board Fox Games, LLC dba Board Fox Games, LLC, 623 Main Street, Grand Junction, CO 81501, Beer & Wine - **Continued from October 20, 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

Members Trudi and Sean Wagner 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 (Exhibit A). Hearing Officer Starritt requested additional canvassing for residential areas not previously covered or that the other individuals that helped conduct the survey be present to answer questions regarding attempts made that didn't result in signatures. This item was continued to the December 15, 2021 meeting.

2. Canyon View Resort, LLC dba Canyon View RV Resort, 746 23 1/2 Road, Grand Junction, CO 81505, Fermented Malt Beverage Off Premises

Member: Eric Helm Trust, 167 Sinclair Lane, Snowmass Village CO 81615  
Member: Craig Helm Trust, 1491 Oak Way Avenue, Glenwood Springs, CO 81601  
Member: Jean Helm Trust, 1650 S. Hance Drive, Freeport, IL 61032  
Member: Bonnie Helm Trust, 1700 Bassett Street #1106, Denver, CO 80202  
Member: Brian Helm Trust, 2220 Harlem Boulevard, Rockford, IL 61103  
Member: Mark Helm Trust, 2667 Marvin Lane, Freeport, IL 61032  
Member: Ashley Helm Trust, 8179 127th Street, Blue Grass, IA 52726

Members Jean Barel-Helm and Craig Helm 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 (Exhibit B).

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

#### IV. **Other Business**

There was none.

#### V. **Adjournment**

The meeting was adjourned at 2:38 p.m.



A

MEMO: Local Licensing Authority

FROM: Selestina Sandoval, Deputy City Clerk

DATE: November 19, 2021

SUBJECT: Board Fox Games, LLC dba Board Fox Games, LLC – 623 Main Street, 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 1, 2021, and a “Notice of Hearing” was posted on the property on October 8, 2021.

A survey was conducted to address the reasonable requirements of the neighborhood. The neighborhood was defined on the north by Grand Ave, on the south by South Avenue, on the east by 9<sup>th</sup> Street and on the west by 4<sup>th</sup> Street. The results are as follows:

Business Results:	Residential Results:
FAVOR: 103	FAVOR: 25
OPPOSE: 0	OPPOSE: 1

One entry was disqualified for being out of the designated area and eight were disqualified due to incomplete entries.

According to exhibit forms included in petition forms eight people refused to sign, 149 addresses were attempted without signatures due to no answer/no soliciting signs/other and one due to no one available over 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.

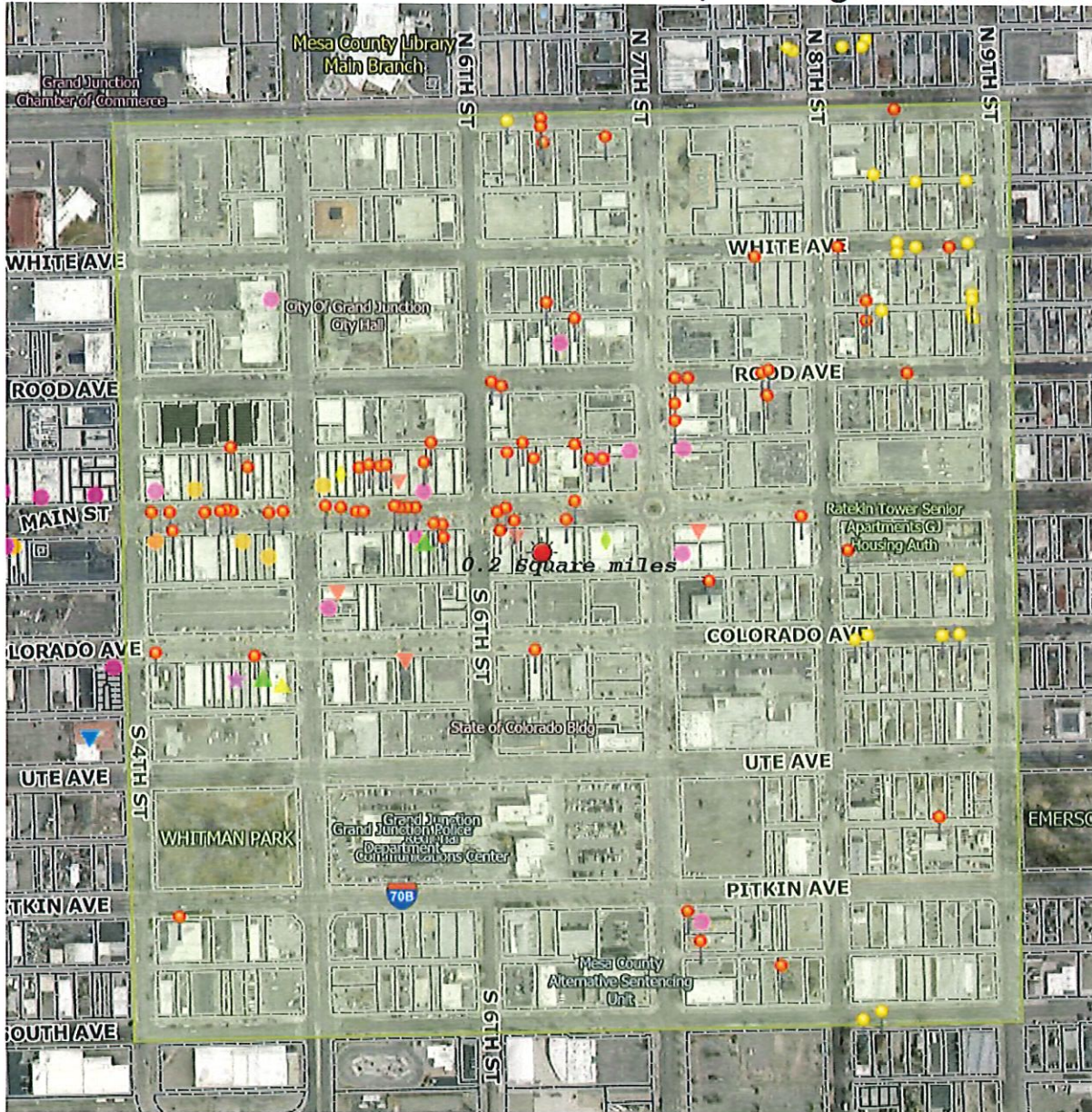
The number of similar City licenses within in the survey area are as follows:

- Art – 1** (CMU DT Art Gallery)
- Beer & Wine – 3** (Café Sol, Uncanny Valley Art Gallery, The Palette)
- Brew Bub – 1** (Rockslide)
- Hotel and Restaurant – 9** (Bin 707, 626 on Rood, Il Bistrot, Moody’s, Winery, Junct’n Square Pizza, Blue Moon, Suehiro, and Las Marias)
- Lodging & Entertainment – 1** (Avalon Theatre)
- Retail Liquor Store – 1** (Hog and the Hen)
- Tavern – 4** (Mesa Theater, Ciara’s, Quincy’s and Two Rivers Tavern)

ec: Trudi Wagner, Applicant

Sam D. Starritt, Hearing Officer  
John Shaver, City Attorney  
Meghan Woodland, Grand Junction Police Department  
File

### Board Fox Games, LLC dba Board Fox Games, LLC Neighborhood Area



Red – Business  
Yellow - Residential



B

MEMO: Local Licensing Authority  
FROM: Selestina Sandoval, Deputy City Clerk  
DATE: November 18, 2021  
SUBJECT: Canyon View Resort, LLC dba Canyon View RV Resort – 746 23 ½ Rd, Grand Junction, CO 81505

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 October 25, 2021 and on November 17, 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. The neighborhood was defined on the north by H Road, on the south by G Road, on the east by 24 Road and on the west by 23 Road. The results are as follows:

Business Results:	Residential Results:
FAVOR: 49	FAVOR: 27
OPPOSE: 0	OPPOSE: 1

Four entries were disqualified for incomplete entries.

According to exhibit forms included with petitions 29 addresses had no trespassing signs posted/locked gates, and 25 addresses had no answer/were unoccupied/closed to the public due to COVID-19.

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

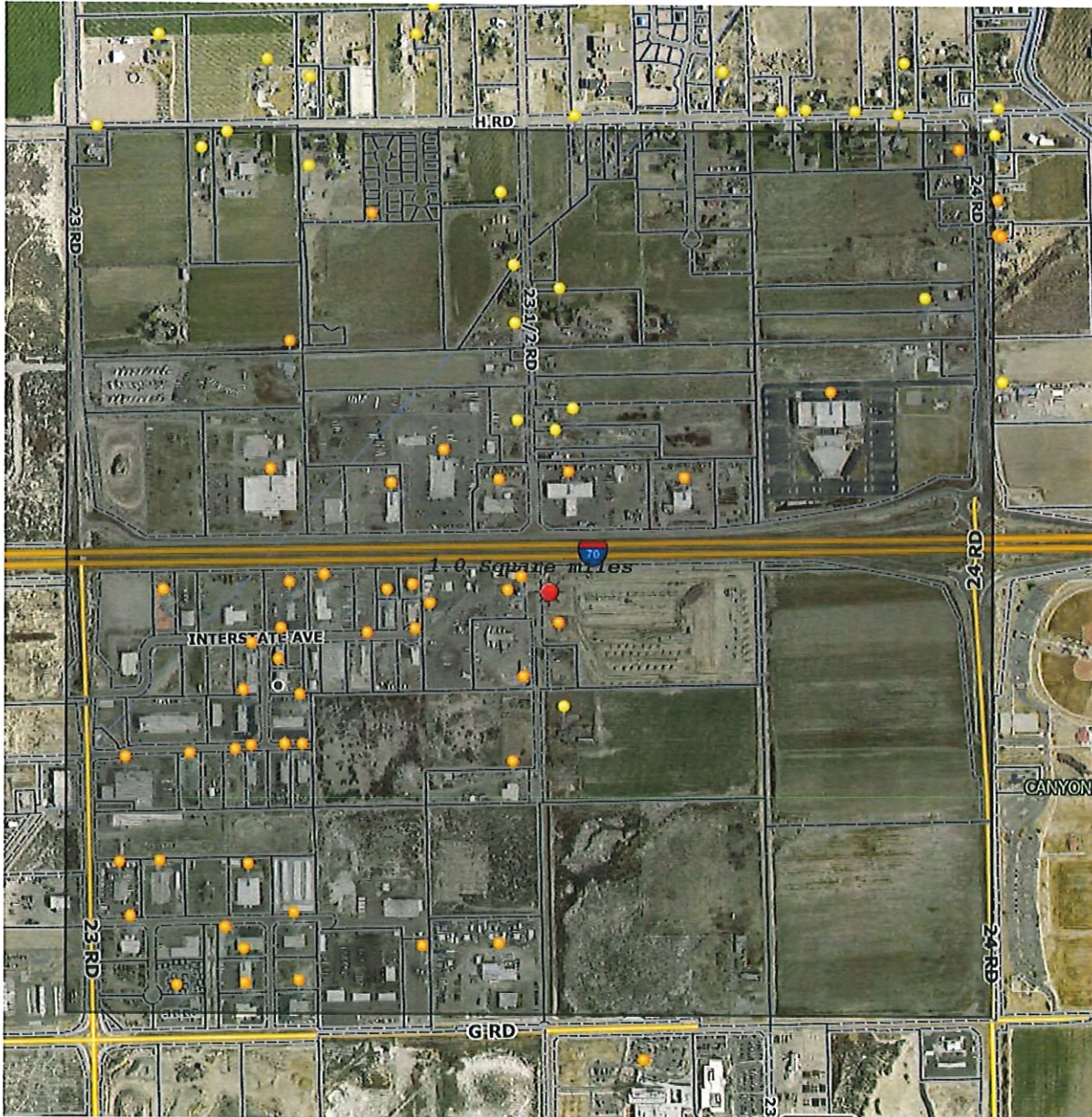
The Grand Junction Police Department will investigate the individuals for local criminal history. Reports have also been requested from the City of Grand Junction Sales Tax Department, the Fire Department, and Mesa County Health Department.

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

**Fermented Malt Beverage (Off Premises) – 1 (Golden Gate Petroleum)**

ec: Jean BarelHelm, Applicant  
Sam D. Starritt, Hearing Officer  
John Shaver, City Attorney  
Meghan DeHaan, Grand Junction Police Department  
File

# Canyon View Resort, LLC dba Canyon View RV Resort Neighborhood Area



Orange – Business  
Yellow - Residential