

**GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
DECEMBER 15, 2021**

I. Call to Order

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

II. License Renewal Applications

1. JN Restaurants, LLC dba Bin 707 Food Bar, 225 North 5th Street, Suite 105, Grand Junction, CO 81501, Hotel & Restaurant
2. Sam's West, Inc. dba Sam's Club #6360, 1040 Independent Avenue, Grand Junction, CO 81505, Liquor Licensed Drugstore
3. C&C Family, LLC dba Happy Stop Superstore, 2714 Hwy 50, Grand Junction, CO 81503, Fermented Malt Beverage Off Premises
4. Target Corporation dba Target Store T-0093, 2422 Hwy 6 & 50, Unit C, Grand Junction, CO 81505, Fermented Malt Beverage Off Premises
5. Safeway Stores 46, Inc. dba Safeway Store #1533, 2901 Patterson Road, Grand Junction, CO 81504, Fermented Malt Beverage Off Premises
6. Brinker Restaurant Corporation dba Chili's Grill & Bar, 584 24 ½ Road, Grand Junction, CO 81505, Hotel & Restaurant
7. Pho 88, LLC dba Pho 88, 2463 Patterson Road, Grand Junction, CO 81505, Beer & Wine

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. Hearing Officer Starritt asked if anyone was present to speak against the applications, there was no one. The renewals were approved.

III. Modification of Premises Applications

1. Vin Hospitality, LLC dba 626 on Rood Modern American Cuisine & Wine Bar, 626 Rood Avenue, Grand Junction, CO 81501, Hotel & Restaurant

Adding Outdoor Dining Parklet from a temporary modification during COVID-19 to a permanent part of licensed premises

Managing Member Theo Otte was present to answer questions regarding the modification of premises. Hearing Officer Starritt verified with Ms.

Sandoval the application was in order. He asked if anyone was present to speak against the application. There was no one. The application for modification of premises was approved.

2. Santos Enterprises, Inc. dba Cafe Sol, 420 Main Street, Grand Junction, CO 81501, Hotel & Restaurant

Adding Outdoor Dining Parklet from a temporary modification during COVID-19 to a permanent part of licensed premises

Owner of Café Sol Nick Santos was present to answer questions regarding the modification of premises. Hearing Officer Starritt verified with Ms. Sandoval the application was in order. He asked if anyone was present to speak against the application. There was no one. The application for modification of premises was 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 December 1, 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, Connor and Sean Wagner were present to answer questions regarding how the surveys were conducted. Ms. Sandoval reported the application was in order and read the second survey results into the record (Exhibit A). 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 2:20 p.m.



MEMO: Local Licensing Authority

FROM: Selestina Sandoval, Deputy City Clerk

DATE: December 7, 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 9th Street and on the west by 4th Street. The results are as follows:

Business Results:	Residential Results:
FAVOR: 0	FAVOR: 12
OPPOSE: 0	OPPOSE: 0

According to exhibit forms included in petition forms 27 addresses were attempted without signatures due to no answer/restricted access/vacant and one due to no solicitors 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 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 Bistro, 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