

GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
April 6, 2022

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 Janet Harrell.

II. License Renewal Applications

1. Fantasy, LLC dba Fantasy, 2258 Colex Drive, Grand Junction, CO 81505, Tavern
2. City of Grand Junction dba Canyon View Softball Complex, 728 24 Road, Grand Junction, CO 81505, Beer & Wine
3. Loyal Order of Moose Grand Junction Lodge 270 dba Loyal Order of Moose Grand Junction Lodge 270, 567 25 ½ Road, Grand Junction, CO 81505, Club
4. Western Colorado Center for the Arts, Inc. dba Western Colorado Center for the Arts, 1803 N. 7th Street, Grand Junction, CO 81501, Arts
5. CF Altitude, LLC dba Alta #6124, 2525 Broadway, Grand Junction, CO 81507, Fermented Malt Beverage Off Premises
6. Thai Number Nine, LLC dba Thai Number Nine, 539 N. 1st Street, Grand Junction, CO 81501, Beer & Wine
7. Pinnacle Venue Services, LLC dba Two Rivers Convention Center, 159 Main Street, Grand Junction, CO 81501, Hotel & Restaurant
8. Pinnacle Venue Services, LLC dba Avalon Theatre, 645 Main Street, Grand Junction, CO 81501, Lodging & Entertainment
9. SSH TRS M and IH WL Acquisition Manager, LLC dba Courtyard by Marriott Grand Junction, 765 Horizon Drive, Grand Junction, CO 81506, Lodging & Entertainment
10. Krosky Enterprises, LLC dba The Brass Rail Tavern, 476 28 Road, Grand Junction, CO 81501, Tavern

Hearing Officer Starritt read renewals 1 – 10 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. Transfer of Ownership Applications

1. Ginger Restaurant, LLC dba Ginger Restaurant, 2381 Patterson Road, Unit 111, Grand Junction, CO 81505, Beer & Wine

Sole Member: Jianmei Mo, 882 Field Point Street, Grand Junction, CO 81505

Member Jianmei Mo and interpreter Wendy Trihn were present.

Hearing Officer Starritt verified with Ms. Harrell the application was in order and asked if anyone was present to speak against the application. There was no one. The application for transfer of ownership was approved.

IV. Special Event Permit Applications

1. City of Grand Junction, 1340 Gunnison Avenue, Grand Junction, CO 81501, "Southwest Arbor Fest - 2022" Located at 1340 Gunnison Avenue, Grand Junction, CO 81501 on April 23, 2022 from 11 a.m. to 5:30 p.m.

Parks & Recreation Director: Ken Sherbenou, 919 Chipeta Avenue, Grand Junction, CO 81501

Event Manager: Tricia Rothwell, 1384 M Road, Loma, CO 81524

Parks & Recreation Superintendent Emily Krause 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 the City of Grand Junction for "Southwest Arbor Fest – 2022" was in order and approved.

2. Colorado Mesa University Foundation, 1100 North Avenue, Grand Junction, CO 81501, "CMU 'Kegathon' Brew Fest - 2022" Located at 1100 North Avenue/CMU Bergman Field, Grand Junction, CO 81501 on April 9, 2022 from 11:30 a.m. to 4 p.m.

CEO and Vice President: Robin Brown, 452 Wildwood Drive, Grand Junction, CO 81507

Event Manager: Jared Meier, 2695 Kayden Court, Grand Junction, CO 81505

CMU Coordinator of Alumni Engagement 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 Colorado Mesa University Foundation for "CMU 'Kegathon' Brew Fest – 2022" was in order and approved.

3. Hilltop Health Services Corporation (Hilltop), 1331 Hermosa Avenue, Grand Junction, CO 81506, "Cinco de Mayo - 2022" Located at the Intersection of 5th and Main Streets, Grand Junction, CO 81501 on May 7, 2022 from 10 a.m. to 11 p.m.

President: J. Michael Stahl, 2599 Kayden Court, Grand Junction, CO 81505

Event Manager: Michael Archuleta, 667 Cordial Court, Grand Junction, CO 81506

Hilltop Special Events Coordinator Paige Cadman and Event Manager Michael Archuleta were 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 Hilltop Health Services Corporation for "Cinco de Mayo - 2022" was in order and approved.

4. Community Hospital Foundation, Inc., 2351 G Road, Grand Junction, CO 81505, "Tequila Tasting - 2022" Located at 625 24 ½ Road, Unit A, Grand Junction, CO 81505 on May 5, 2022 from 3 to 11 p.m.

President & CEO: Chris Thomas, 1871 S. Deer Park Circle, Grand Junction, CO 81507

Event Manager: Brandi Pollock, 1041 24 Road, Grand Junction, CO 81505

Community Hospital Foundation member and Event Manager Brandi Pollock 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 Community Hospital Foundation for "Tequila Tasting - 2022" was in order and approved.

V. Other Business

There was none.

VI. Adjournment

The meeting adjourned at 2:54 p.m.

A

SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: Southwest Arbor Fest

2. How many attendees are expected? 4,000 - 5,000

3. Has the event been held in the past? If so, how many years? Yes. 19 years.

4. Have there ever been any violations or citations issued during the event in the past?
None to my knowledge.

5. Describe the premises at which the event will take place (attach diagram).
The event is held in Lincoln Park, south of the Lincoln Park Barn and west of the Lincoln Park Pool.

6. What type of and how many security will be provided?
Parks and Recreation staff (18 - 24 depending on time of day) and hired Citadel Security officers (4 officers).

7. Describe the Security Control Plan (use additional sheet if necessary).
The beer area will be completely fenced with 3 entrances. At each entrance a Citadel Security officer or Parks and Recreation staff will be stationed. All of the other hired Citadel staff will be inside of the beer area looking for over-serving and monitoring the participants.

8. How will security personnel be identified?
All security personnel will have on a Citadel staff uniform.

9. If this event is an outdoor event, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?
Portable fencing provided by FCI. Gates will be staffed by event and security personnel. Signs will be posted for control of alcohol limits.

A

10. What method of age verification will be used (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.)?

Driver's licenses or other acceptable photo ID will be required and checked by trained staff. Wristbands will be used to verify that patrons have been checked and are able to be served.

11. How will the conduct and level of intoxication of attendees be monitored and by whom?
Grand Junction Parks and Recreation and Citadel Security staff will be monitoring behavior and watching for signs and symptoms in accordance with their training.

12. Have the volunteers or members of your organization been trained in the sale/service of alcohol beverages?
Yes, they have been certified by the State of Colorado.

13. What other types of beverages and food/snacks will be available?
Vendors selling food, soft drinks and water will be available.

14. Does this organization (applicant) have a State and City Sales Tax Number ? If so, provide those numbers below. If not, what is the application submission date?
State of Colorado: 41-74953-000, City of Grand Junction: 4890

I hereby certify, under penalty of perjury, that the information provided to the Grand Junction Liquor Licensing Authority contained in this questionnaire/affidavit is true and accurate to the best of my knowledge.

Travis Tottwell
Applicant's Signature

3-2-2022
Date

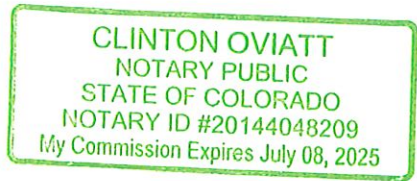
STATE OF COLORADO)
COUNTY OF MESA) SS.
CITY OF GRAND JUNCTION)

Subscribed and sworn to before me this 2nd day of March, 20 22.

Witness my hand and official Seal.

Clinton Oviatt
Notary Public










7/8/25
My commission expires



Southwest Arbor Fest – April 23, 2022

B



- | | |
|---|--|
|  Restrooms |  Hand Washing Station |
|  Beer Tokens and ID Checking |  Tree Give-a-Way |
|  Beer Vendors |  Booths and Earth Day Vendors |
|  Touch-A-Truck and Kids Activities |  Trash Dumpster |
|  Food Vendor | |

SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: CMU "Kegathon" Brew Fest

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

3. Has the event been held in the past? If so, how many years? No, 1st year

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

5. Describe the premises at which the event will take place.
The event will take place on campus in the Bergman field complex, please see attached map.

6. What type of and how many security will be provided at this event and how will they be identified?
3 hired Citadel security officers in uniform and 5 CMU staff in staff shirts.

7. What is the Control Plan for security at this event? (Use additional sheet if necessary)
The event will be held in an entirely fenced area with two entrance/exits manned by guards. A Citadel officer will be checking ID's and verifying 21+ age upon entry. Anyone under 21 will be marked on both hands. There will be only one entrance and exit that everyone will have to check in at. Trained servers will be the only ones serving alcohol. The guards at entrance and exit will also be ensuring that no alcohol enters or leaves the premise. Trained bartenders, volunteers and Citadel security will be monitoring intoxication all night.

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

9. If this event is being held outdoors, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?
All exterior boundaries will be fenced with portable fencing and permanent. Please see attached 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.)

ID will be checked by Citadel officer upon entry. All attendees 21+ will be wrist banded. At the bar only those with a wristband will be served. If the server questions age of attendee, or they are not wrist banded they will send them back to ID check to be verified and wrist banded.

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

Intoxication and conduct will be monitored by all trained servers and 2 roaming Citadel security as well as safe server trained CMU staff. (1 officer positioned at entrance for age verification and perimeter security)

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

Yes, the bartenders have all been trained in sale and service of alcohol. Additionally we will have trained CMU staff volunteers who are also trained.

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

There will be light snacks, chips, pretzels as well as full concessions available. Water and pop will also be available all night.

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.

0665373-000

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.

Applicant's Signature

3/8/2022

Date

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

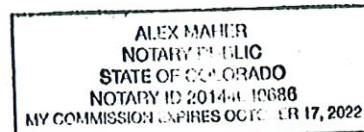
Subscribed and sworn to before me this 8TH day of MARCH, 20 22.

Witness my hand and official Seal.

Notary Public

10/17/2022

My commission expires





COLORADO MESA UNIVERSITY

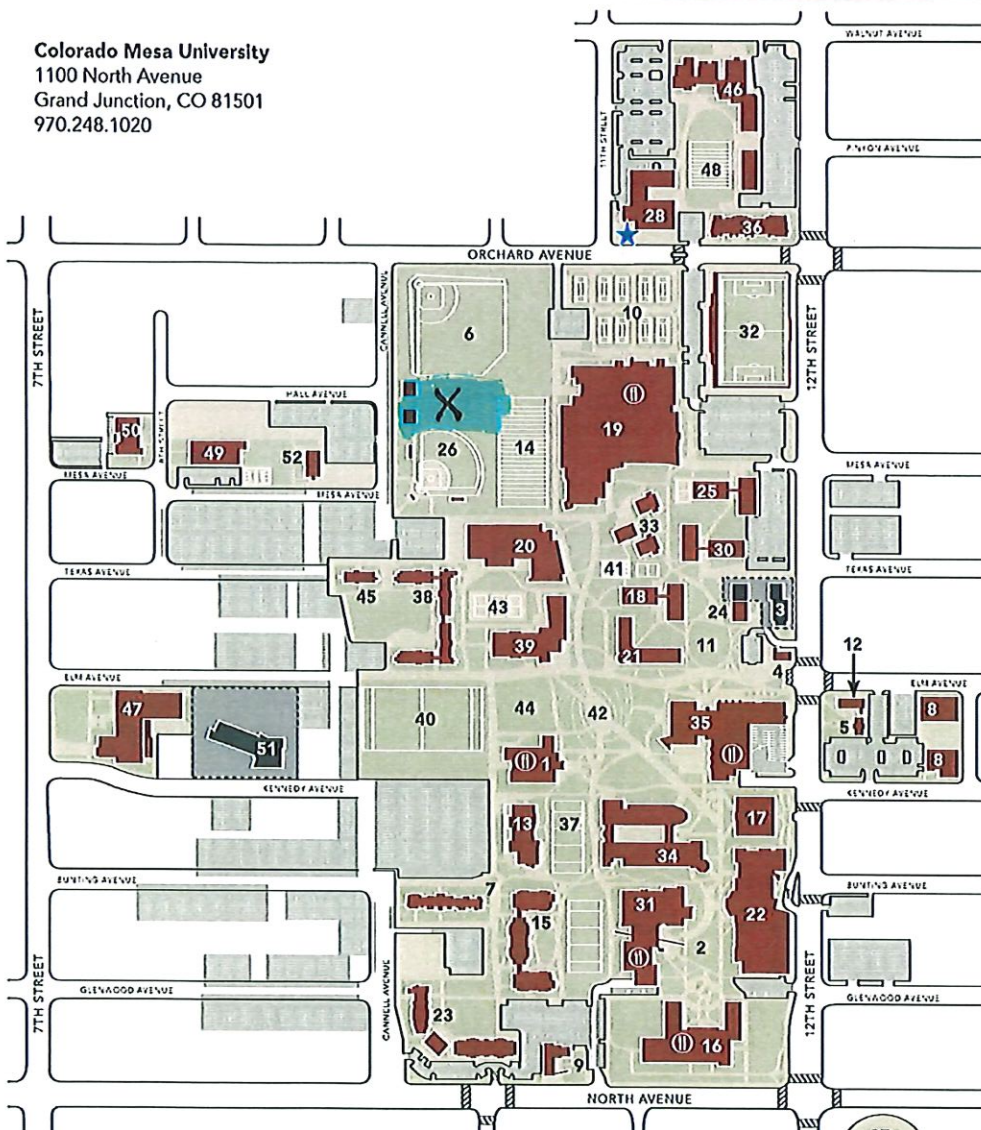
MAIN CAMPUS

MAP LEGEND

Building (code) Number

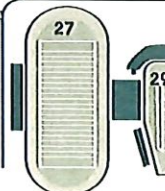
Academic Quad	2
Admissions Welcome Center (AO)	12
Temporary office during construction	
Albers Hall (AH)	4
Diversity, Advocacy and Health;	
Office of Student Success	
Alumni Association (A/F)	5
Alumni Field	44
Basketball Court	41
Bergman Practice Field	6
Bunting Hall	7
Campus Services, Facilities (CSA)	8
Mail Room, Purchasing, Maintenance Shops	
Confluence Hall (CH)	47
Eureka! McConnell Science Museum	
Delta Field	37
Dominguez Hall (DH)	1
Elliott Tennis Complex	10
Elm Avenue Quad	11
Escalante Hall (EH)	39
Fine Arts Building (FA)	13
Football Practice Field	14
Foundation (A/F)	5
Garfield Hall	38
Grand Junction Police Substation (UC)	28, 35
Grand Mesa Hall	15
Health Sciences Building (HS)	46
Hotel Maverick	51
Houston Hall (H)	16
Educational Access Services (EAS),	
Testing Center, Tutorial Learning Center	
(TLC), Writing Center	
Innovation and Cyber Security Center (ICS)	50
Maverick Innovation Center,	
Cyber Security Center	
Little Mavericks Learning Center	49
Lowell Heiny Hall (LHH)	17
Advising Center, Accounting and Financial	
Services, Distance Education, Financial	
Aid, Human Resources, IRIS, 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
Plaza	42
Rait Hall	18
Residence Life Center	24
Rotary Hall (ROH)	12
International Student Admissions	
and Program	
Rugby Pitch	40
Sand Volleyball Courts	43
Softball Complex	26
Stampede Practice Field	48

Colorado Mesa University
 1100 North Avenue
 Grand Junction, CO 81501
 970.248.1020



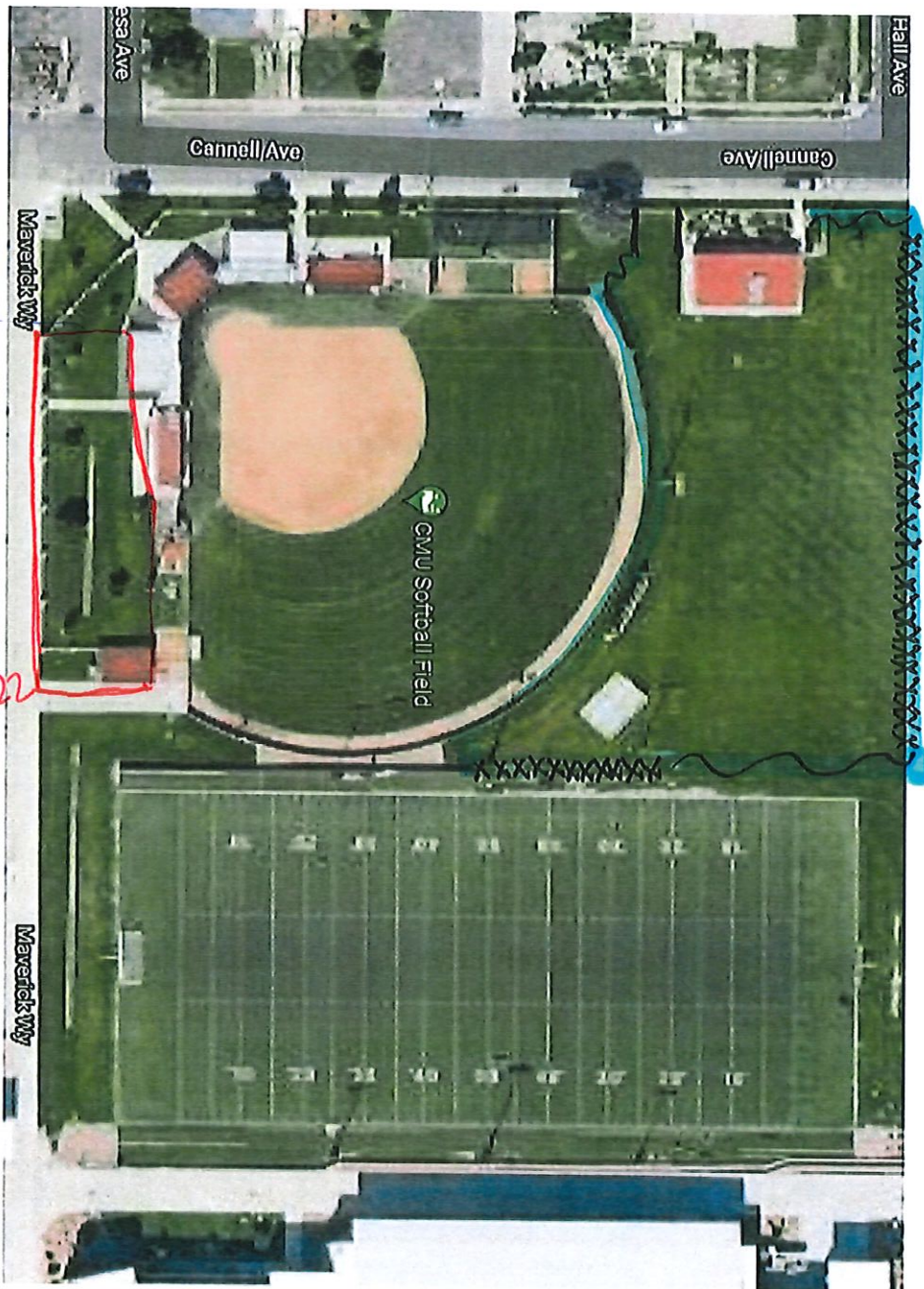
Stocker Stadium	27
Student Wellness Center	28
Suplizio Field	29
Tolman Hall	30
Tomlinson Library (L)	31
Developmental Education, Dining Hall,	
IT Help Desk	
Walker Field Stadium	32
Walnut Ridge Apartments	33
Wingate Hall	45
Wubben Hall and Science Center (WS)	34
University Center (UC)	35
Career Services, Dining Hall, Game Room,	
MAVcard Office, Meyer Ballroom, Parking	
Garage, Parking Services, Rowdy's, The	
Maverick Store, The Point, Flat Top Grill,	
Starbucks, Student Life	

Campus Buildings
 Construction
 Campus Police
 Parking
 City Buildings
 Dining Locations



C

W



Single entrance

S

EL
4/16/22

New
CMU
Baseball
Field
N

E

xxxxxxx - existing fence

~~~~~ - temporary fencing

——— - perimeter



A

SPECIAL EVENT PERMIT  
QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: Cinco de Mayo

2. How many attendees are expected? 2,000-5,000

3. Has the event been held in the past? If so, how many years? Yes - 39 years

4. Have there ever been any violations or citations issued during the event in the past?  
No

5. Describe the premises at which the event will take place (attach diagram).  
Event will take palce on Main Street between 3rd Street and 7th Street

6. What type of and how many security will be provided?  
Eight uniformed security guards and volunteer security will have vests that are marked

7. Describe the Security Control Plan (use additional sheet if necessary).  
Professional security will be stationed at each entrance and exit at the beer garden, along with volunteers.  
Metal barricades will be erected along primiter to control traffic of cars and pedestrians.

8. How will security personnel be identified?  
Professional security will have uniforms and volunteers will have vests

9. If this event is an outdoor event, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?  
Exterior boundries will be marked by steel fences

A

10. What method of age verification will be used (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 persons purchasing beer and wine tickets will have their IDs checked and given a wrist band indicating 21 years and over

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

Mostly by people selling tickets and at point where beer/wine will be served. They have authority to refuse sales

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

yes, some members have taken the classes and have taught others.

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

There will be soda, water, juice, Mexican foods of all kinds, burgers, popcorn, icecream

14. Does this organization (applicant) have a State and City Sales Tax Number ? If so, provide those numbers below. If not, what is the application submission date?

State Sales Tax License: 04136961-0001; Sales/Use Tax License: 3360

I hereby certify, under penalty of perjury, that the information provided to the Grand Junction Liquor Licensing Authority contained in this questionnaire/affidavit is true and accurate to the best of my knowledge.

*J. M. Hill*

*3-11-22*

Applicant's Signature

Date

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

Subscribed and sworn to before me this 11<sup>th</sup> day of March, 20 22.

Witness my hand and official Seal.

*Tracey Barbieri*

TRACEY BARBIERI  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184042530  
MY COMMISSION EXPIRES OCTOBER 30, 2022

Notary Public

October 30, 2022

My commission expires



- 1) Stage
- 2) +3) Canopies
- 4) Beer Booth
- 5) Cash trailer
- 6) Dumpster
- 7) Porta Potties

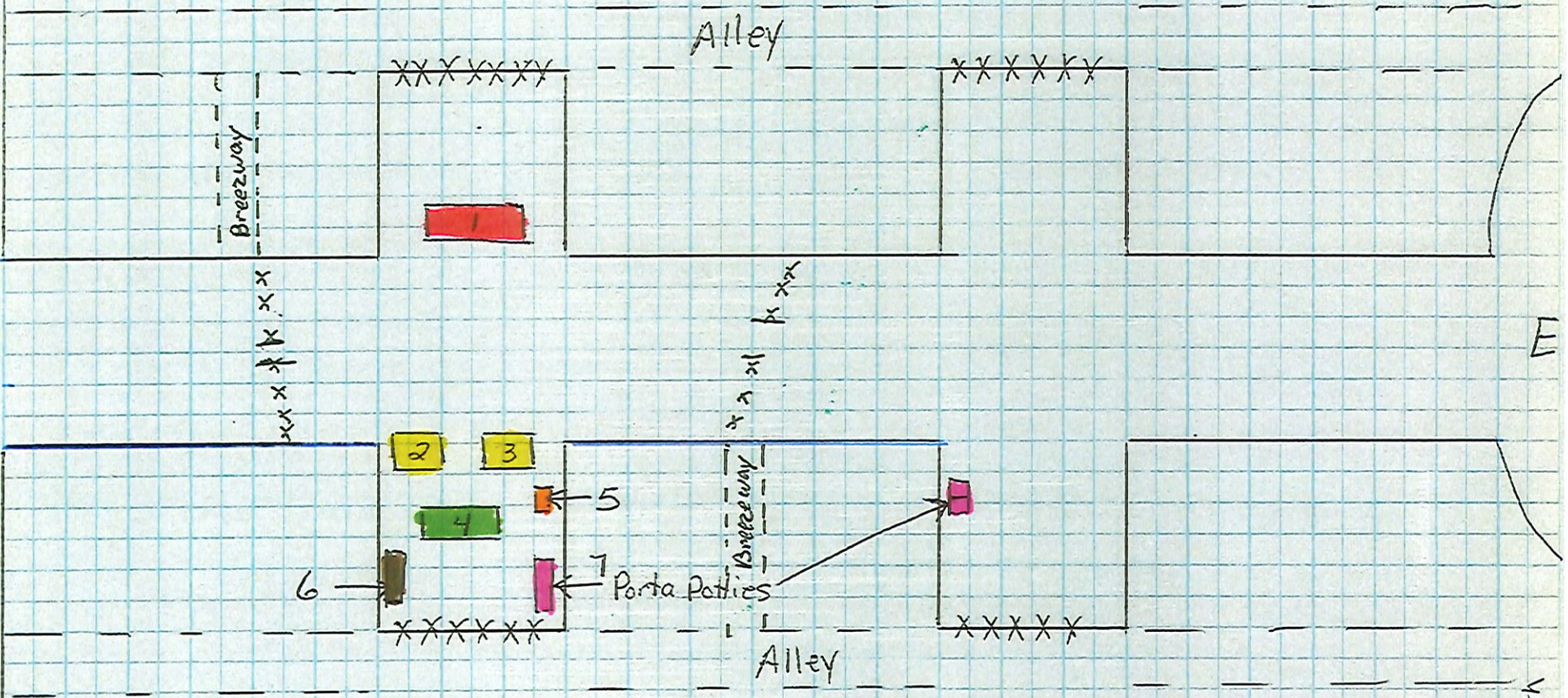
Site Plan

N

Cinco de Mayo

xxxx - fencing beer garden

W  
4th



E

5th

6th

S

B



*Your Way*

**ALEXANDER UNTIED D.B.A**

**YOUR WAY**  
**TRAFFIC CONTROL**  
 2886 I-70 BUSINESS LOOP  
 GRAND JCT. CO 81501  
 970 - 263 - 4520

Date: *5/7/22* Author: Matthew Blindt CCA Certified Project: *2022* CINCO DE MAYO  
 LATIN ANGLU ALLIANCE: 970-248-3658 MIKE ARCHULETA: *970-216-7332*

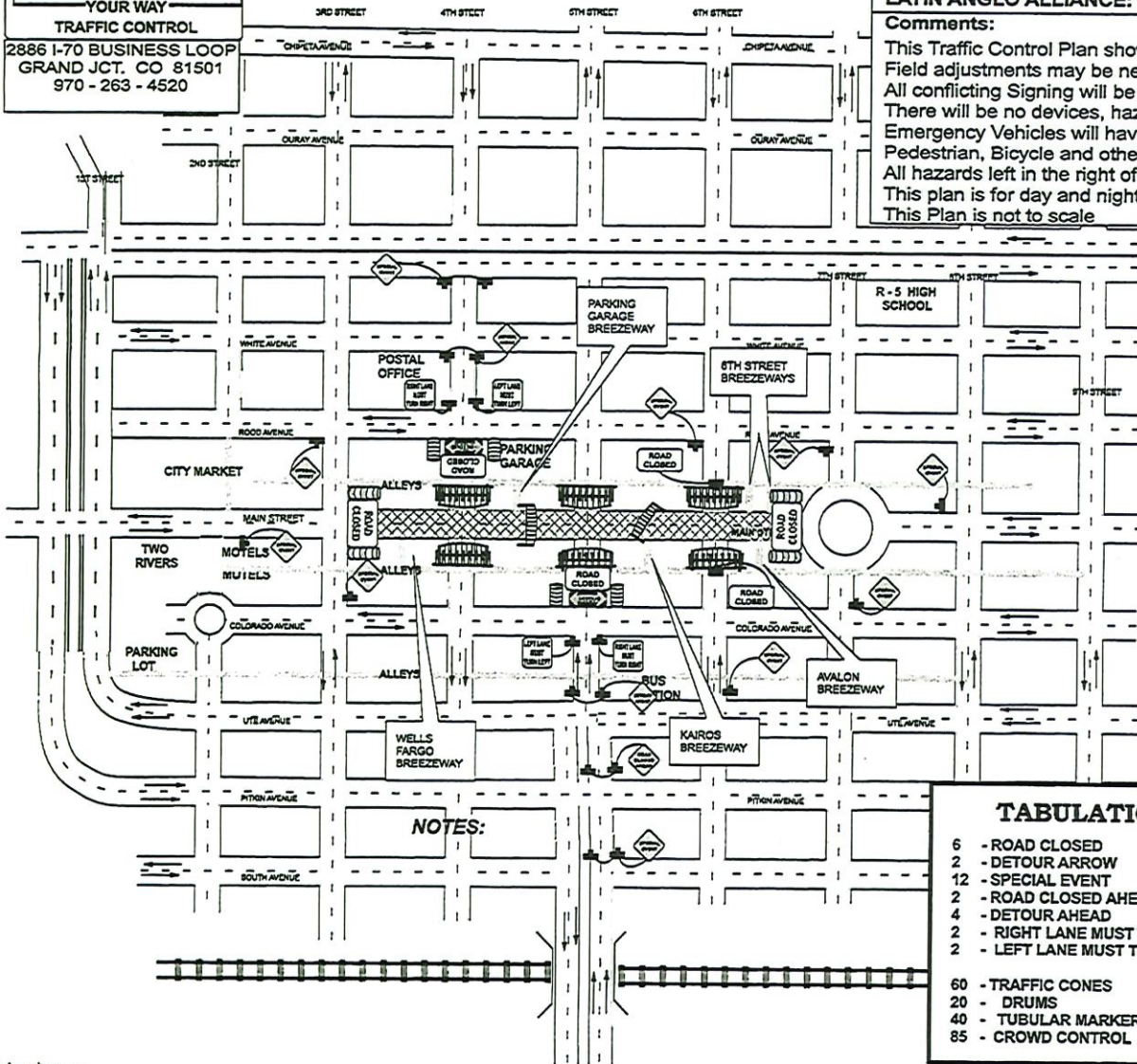
**Comments:**  
 This Traffic Control Plan shows a Closure of Main St from 3rd St to 7th St.  
 Field adjustments may be necessary.  
 All conflicting Signing will be masked, removed or turned away from traffic.  
 There will be no devices, hazards or machinery in the Open Travel Lanes.  
 Emergency Vehicles will have right-of-way into and past the Work Zone.  
 Pedestrian, Bicycle and other non-vehicular traffic will obey all signing and will move with traffic.  
 All hazards left in the right of way will be barricaded as necessary.  
 This plan is for day and night time use.  
 This Plan is not to scale

**CINCO DE MAYO**

*May 7th, 2022*  
**6:00 AM - SET UP**  
**MIDNIGHT - TEAR DOWN**



**NOTE:**  
 1. LEAVE AN EXTRA PIECE OF PED FENCE AT EACH END OF FENCE TO BE ABLE TO CLOSE SIDEWALKS TOWARDS NIGHTFALL



**NOTES:**

**TABULATIONS**

|    |                              |
|----|------------------------------|
| 6  | - ROAD CLOSED                |
| 2  | - DETOUR ARROW               |
| 12 | - SPECIAL EVENT              |
| 2  | - ROAD CLOSED AHEAD          |
| 4  | - DETOUR AHEAD               |
| 2  | - RIGHT LANE MUST TURN RIGHT |
| 2  | - LEFT LANE MUST TURN LEFT   |
| 60 | - TRAFFIC CONES              |
| 20 | - DRUMS                      |
| 40 | - TUBULAR MARKER             |
| 85 | - CROWD CONTROL              |

**SIGNATURES:**

|                  |       |
|------------------|-------|
| CDOT:            | DATE: |
| CONTRACTOR:      | DATE: |
| TRAFFIC CONTROL: | DATE: |



A

SPECIAL EVENT PERMIT  
QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: Tequila Tasting

2. How many attendees are expected? 50

3. Has the event been held in the past? If so, how many years? 5 or 6 years

4. Have there ever been any violations or citations issued during the event in the past?  
no

5. Describe the premises at which the event will take place (attach diagram).  
Forner Restaurant (Conchita's) Now used for Training and Speical Events

6. What type of and how many security will be provided?  
Fisher's Liquor Barn TIPS Trained Employees, will be identified by Fisher's Uniforms

7. Describe the Security Control Plan (use additional sheet if necessary).  
Each guest will be asked for their purchased ticket and identified with their state issued ID by a TIPS certified employee of Fisher's Liquor Barn.  
The tasting will be held in a "classroom" style setting. Each tequila will be poured by a TIPS certified person. Each Tequila will be explained by a representative of the Liquor Supplier as they are poured.  
The guests will be asked to dump their remining tequila out before the following tequila is tasted,  
There will be heavy appetizers served during the entire event.

8. How will security personnel be identified?  
Security will be identified by Fisher's Liquor Barn uniforms.

9. If this event is an outdoor event, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?  
This is an inside event



A

10. What method of age verification will be used (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.)?

Each guest will be carded by a TIPS Certified employee of Fisher's Liquor Barn at the entrance. There will be no one admitted into the tasting that is under the age of 21.

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

The TIPS certified representative will monitor the level of intoxication, and anyone that appears to be intoxicated will not be served additional samples.

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

Yes they have all been TIPS certified within the past 2 years.

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

There will be heavy appetizers served between each flight and water at each seat.

14. Does this organization (applicant) have a State and City Sales Tax Number ? If so, provide those numbers below. If not, what is the application submission date?

98-01267-0000

I hereby certify, under penalty of perjury, that the information provided to the Grand Junction Liquor Licensing Authority contained in this questionnaire/affidavit is true and accurate to the best of my knowledge.

*Beaubien Pillek*

3/17/22

Applicant's Signature

Date

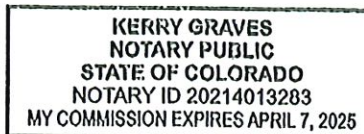
STATE OF COLORADO )  
COUNTY OF MESA ) SS.  
CITY OF GRAND JUNCTION )

Subscribed and sworn to before me this 17 day of March, 2022.

Witness my hand and official Seal.

*Kerry Graves*

Notary Public

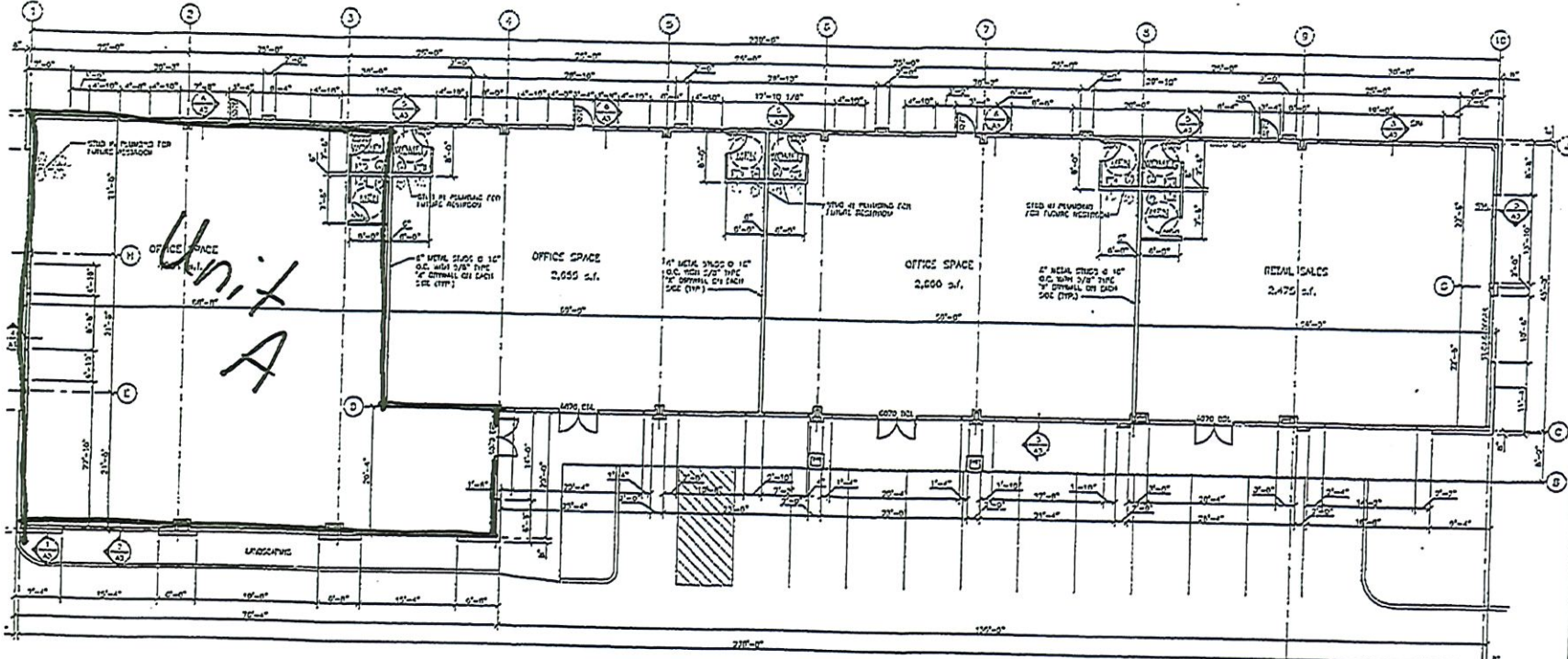


April 7, 2025

My commission expires



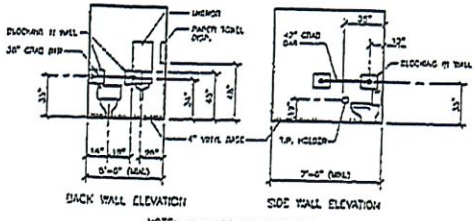
N



**FLOOR PLAN**  
1/8"=1'-0"  
ALL WOODS TO CE  
LIVE & DANCE



**TYPICAL INTERIOR COMMON WALL PLAN**  
1/8"=1'-0"



**TYP. TOILET ROOM ELEVATIONS**  
1/4"=1'-0"  
NOTE: ALL WALLS TO BE FINISH WITH A  
SPRINKLER TRACED PLAN

| CODE REVIEW DATA SHEET           |                                   |
|----------------------------------|-----------------------------------|
| TYPE                             | RETAIL                            |
| PROJECT LEVEL                    | 1 - 2ND FLOOR                     |
| OCCUPANCY CLASSIFICATION         | GROUP INTERNATIONAL BUILDING CODE |
| TYPE CONSTRUCTION                | V-MB                              |
| ACTUAL FLOORING AND FLOOR FINISH | 11,981 S.F. 151 FLOOR             |
| MINIMUM HEIGHT                   | 1 STORY                           |
| FIRE SUPPRESSION                 | NFPA 13 WET PIPE SYSTEM           |
| TABLE 503 - B OCCUPANCY          | TYPE OF CONSTRUCTION - V-D        |
| ALLOWABLE HEIGHT                 | 1 STORY                           |
| ALLOWABLE AREA NON SPRINKLERED   | 0,000 S.F.                        |
| OPEN SPACE                       | 245 2,100 S.F.                    |
| SPRINKLER INCREASE               | 300% 29,000 S.F.                  |
| PERMITTED AREA PER FLOOR         | 38,100 S.F.                       |
| OCCUPANT LOAD                    | 118 LKS 151 FLOOR                 |
| TRAVEL TIME TO EXITS             | 7                                 |
| CONFINED WALKWAYS                | NO CONFINEMENT                    |
| MAXIMUM TRAVEL DISTANCE          | 400 FEET                          |
| EXIT SEPARATIONS                 | 1/3 DIAGONAL                      |
| EXIT AND CORRIDOR WIDTHS         | 41 x 0.15 w 0.15"                 |

PREPARED FOR:  
 FERRIS CONSTRUCTION AND DEVELOPMENT  
 2391 S. AVENUE COURT  
 COVADO, COLORADO 81601  
 (970) 255-8115

IN DATE: 11/17/2023  
 11/17/2023 10:43 AM

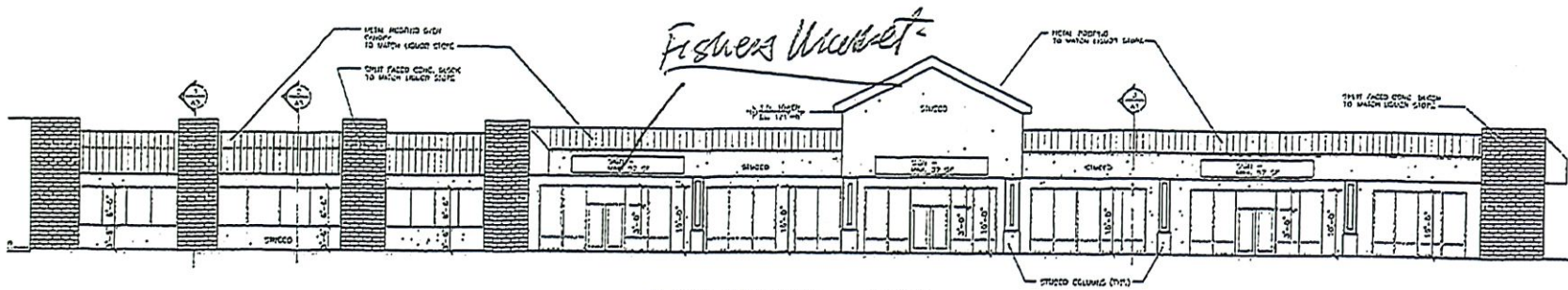
ARCHITECTS AND PLANNERS:  
 514 WEST STREET  
 COVADO, COLORADO 81601  
 (970) 241-1803

**Design Specialists**

PROJECT NAME: FERRIS PLAZA  
 514 WEST STREET  
 COVADO, CO 81601

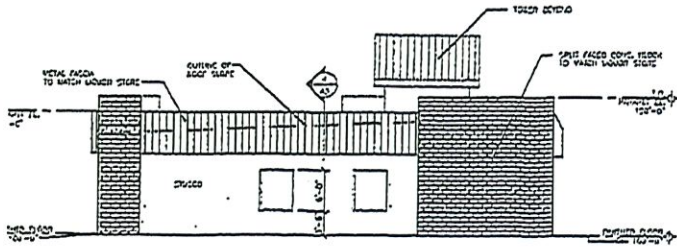
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 SHEET OF: A1

B

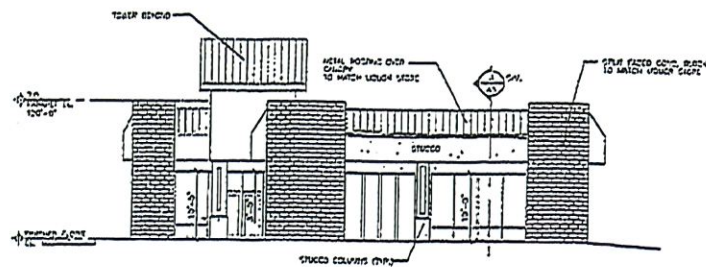


**FRONT ELEVATION - SOUTH**

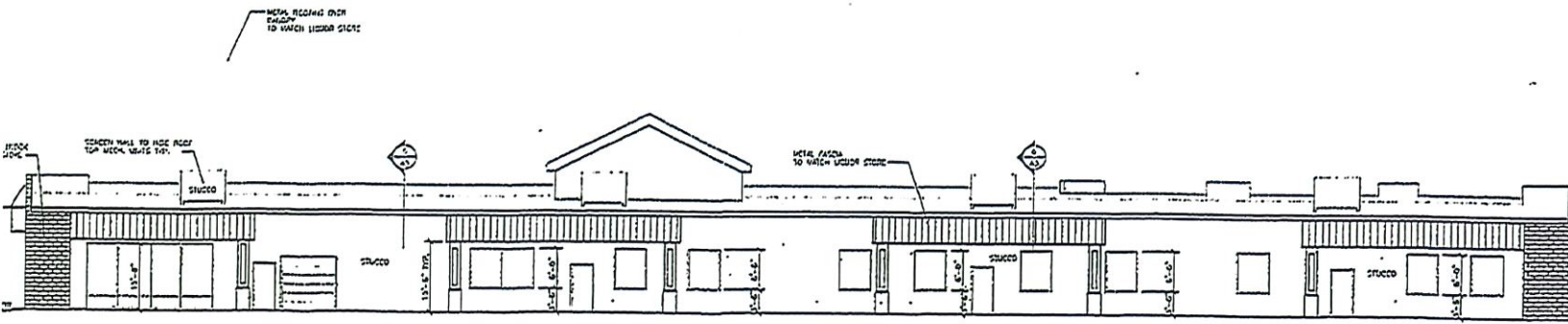
7/21 ALLOWANCE 2 STAIRS  
 EAST OF FRONT - 100 SF  
 1" = 1/8" OF FINISH  
 SQUARE IN HAND = 32' OF FINISH  
 (1/4" = 1'0")  
 ALL WINDOWS TO BE LOW E CURT



**LEFT SIDE ELEVATION - WEST (HOME DEPOT)**



**RIGHT SIDE ELEVATION - EAST (24 1/2 RD)**



**REVISED REAR ELEVATION - NORTH**

PREPARED FOR:  
 OFFICE OF CONSTRUCTION AND DEVELOPMENT  
 2201 SQUARE COURT  
 6700 JEFFERSON CIRCLE  
 (970) 233-8116

DATE: 11/17/03  
 SCALE: AS SHOWN  
 DRAWN BY: J. W. BAKER  
 CHECKED BY: J. W. BAKER  
 APPROVED BY: J. W. BAKER

ARCHITECTS AND PLANNERS  
 517 MAIN STREET  
 COVINGTON, MISSISSIPPI  
 (970) 241-1800  
**Design Specialists**

PROJECT NO: 030000-01  
 SHEET NO: 030000-01-01  
 BUILDING ELEVATIONS

01/17/03  
 A2  
 01

