

GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
August 2, 2023

I. Call to Order

The meeting was called to order at 2:03 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. Dillon Companies, LLC dba City Market #1, 2770 Hwy 50 South, Grand Junction, CO 81503, Fermented Malt Beverage and Wine
2. Rosco's, Inc. dba Kannah Creek Brewing Company, 1960 N. 12th Street, Grand Junction, CO 81501, Brew Pub
3. Knayasi Enterprises, Inc. dba Pablo's Pizza, 319 Main Street, Grand Junction, CO 81501, Beer & Wine and Outdoor Dining Lease
4. 314 Main, LLC dba Dream Cafe, 314 Main Street, Grand Junction, CO 81501, Hotel & Restaurant and Outdoor Dining Lease
5. Weside Delicatessen, Inc. dba The Winery Restaurant, 642 Main Street, Grand Junction, CO 81501, Hotel & Restaurant and Outdoor Dining Lease

Hearing Officer Starritt read renewals 1 – 5 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. Renewals 1 – 5 were approved.

III. Change in Corporate Structure Applications

1. SSH TRS M and IH WL Acquisition Manager, LLC dba Courtyard by Marriott Grand Junction, 765 Horizon Drive, Grand Junction, CO 81506, Lodging & Entertainment

IH WL Acquisition Manager, LLC President Mark M. Chloupek, 3124 Hanover, Dallas TX 75225 Replaces Elie I. Khoury
2. SSH TRS M and IH WL Acquisition Manager, LLC dba Residence Inn Grand Junction, 767 Horizon Drive, Grand Junction, CO 81506, Lodging & Entertainment

IH WL Acquisition Manager, LLC President Mark M. Chloupek, 3124 Hanover, Dallas TX 75225 Replaces Elie I. Khoury

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 was approved.

IV. New License Applications – Resolutions, Findings and Decision

1. Grand Junction Art Impressions, LLC dba Angelo's A Paint Your Own Pottery Studio, 2478 Patterson Road, Unit 11, Grand Junction, CO 81505, Beer & Wine

Member: Lorena A. Thompson, 652 20 ½ Road, Grand Junction, CO 81505

Member: Lynn H. Thompson, 652 20 ½ Road, Grand Junction, CO 81505

Member Lorena Thompson was present to answer questions regarding the new license application. Hearing Officer Starritt verified with Ms. Harrell the application was in order and asked her to read the survey results into the record (attached). He asked if anyone was present to speak against the application. There was no one.

Hearing Officer Starritt found the needs of the neighborhood are not being met and found no legal reason to deny the license. The new Beer & Wine license application for Grand Junction Art Impressions, LLC dba Angelo's A Paint Your Own Pottery Studio was approved. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

2. The Platinum Clever, LLC dba Ristorante Pantuso, 421 Brach Drive, Grand Junction, CO 81507, Hotel & Restaurant

Member: Christopher Watson, 2410 Wellington Court, Grand Junction, CO 81501

Member: Krista Watson, 2410 Wellington Court, Grand Junction, CO 81501

Members Christopher and Krista Watson were present to answer questions regarding the new license application and how the survey was conducted. Hearing Officer Starritt verified with Ms. Harrell the application was in order and asked her to read the survey results into the record (attached). He asked if anyone was present to speak against the application. There was no one.

Hearing Officer Starritt found the needs of the neighborhood are not being met and found no legal reason to deny the license. The new Hotel & Restaurant license application for The Platinum Clever, LLC dba Ristorante Pantuso was approved. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

3. 7th & Grand Wine Bar, LLC dba 7th & Grand Wine Bar, 310 N. 7th Street, Unit 4, Grand Junction, CO 81501, Tavern

Managing Member: Kostas A. Iannios, 230 Hill Avenue, Grand Junction, CO 81501

Member: Richard E. O'Shields, 7725 Peppertree Drive, Ooltewah, TN 37363

Member: Kristian A. Gustavson, 1735 Tecalote Drive, Fallbrook, CA
92028

Managing Member Kostas “Konstantine” Iannios requested this item be continued via email. Hearing Officer Starritt granted a continuance to October 4, 2023.

V. Other Business

There was none.

VI. Adjournment

The meeting adjourned at 2:35 p.m.



MEMO: Local Licensing Authority
FROM: Janet Harrell, Deputy City Clerk
DATE: July 25, 2023
SUBJECT: Grand Junction Art Impressions, LLC dba Angelo's A Paint Your Own Pottery Studio, 2478 Patterson Road Unit 11, Grand Junction, CO 81505, Beer & Wine

A liquor license application permitting sales of malt and vinous liquor for consumption at place where sold, was filed with the Local Licensing Authority on June 13, 2023 and on July 19, 2023 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 via mailers to 120 properties in the defined neighborhood by the City Clerk's Office. The neighborhood was defined by those addresses within a half mile radius from the applicant's proposed location. The recipients of the mailers could take an online survey stating whether they supported or opposed the application. The results are as follows:

Business Results:
FAVOR: 0
OPPOSE: 0

Residential Results:
FAVOR: 1
OPPOSE: 0

To date, no counter petitions or remonstrances 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 number of similar City licenses within in the survey area are as follows:

- Beer & Wine – 3** (Axeology, Bamboo City, Pho 88)
- Fermented Malt Beverage and Wine – 3** (Stinker #321, Target and City Market #51)
- Hotel & Restaurant – 5** (Chili's Grill & Bar, Famous Dave's, Genghis Grill, Red Lobster #0685 and Tequila's)
- Lodging & Entertainment – 1** (X-Golf Grand Junction)
- Retail Liquor Store – 1** (Fisher's Liquor Barn)
- Tavern – 2** (Game Day Billiards and Scotland Yard Cigar & Spirits)

ec: Lynn and Lorena Thompson, Applicant
Sam Starritt, Hearing Officer
John Shaver, City Attorney
Meghan DeHaan, Grand Junction Police Department
File



MEMO: Local Licensing Authority

FROM: Janet Harrell, Deputy City Clerk

DATE: July 25, 2023

SUBJECT: The Platinum Cleaver, LLC dba Ristorante Pantuso, 421 Brach Drive, Grand Junction, CO 81507, Hotel & Restaurant

A liquor license application permitting sales of malt, vinous and spirituous liquor for consumption at place where sold, was filed with the Local Licensing Authority on June 22, 2023 and on July 19, 2023 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 as the area bounded by D ¾ Road on the north, Riverside Parkway on the east, C ½ Road on the south and Dressell Drive and Country Club Park Road 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 pins on map):

FAVOR: 23
OPPOSE: 0

Residential Results (red pins on map):

FAVOR: 85
OPPOSE: 0

Six responses were disqualified for the following reasons: out of area (2) and incomplete entry (4).

To date, no counter petitions or remonstrances have been filed.

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

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

Fermented Malt Beverage and Wine - 2 (Alta #6124 and Safeway Store #897)
Liquor Store -1 (Redlands Liquor)
Hotel & Restaurant – 1 (HandleBar)

ec: Christopher and Krista Watson, Applicants
Sam Starritt, Hearing Officer
John Shaver, City Attorney
Meghan DeHaan, Grand Junction Police Department
File

The Platinum Cleaver, LLC dba Ristorante Pantuso

