

GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
September 6, 2023

I. Call to Order

The meeting was called to order at 1:57 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. Maverik, Inc. dba Maverik #482, 2902 D Road, Grand Junction, CO 81504, Fermented Malt Beverage and Wine
2. Maverik, Inc. dba Maverik #500, 2696 Highway 50, Grand Junction, CO 81503, Fermented Malt Beverage and Wine
3. Thai Smile, LLC dba Thai Smile, 2692 Highway 50, Suite E, Grand Junction, CO 81503, Beer & Wine
4. ZCI Investments, LLC dba Smokin' Oak Wood-Fired Pizza, 2478 B Highway 6 & 50, Grand Junction, CO 81505, Beer & Wine
5. Black Dog Grills, LLC dba Genghis Grill, 2474 C Highway 6 & 50, Grand Junction, CO 81506, Hotel & Restaurant
6. Hilda M. Landeros dba Taqueria Guadalajara #2, 683 Horizon Drive #112, Grand Junction, CO 81506, Hotel & Restaurant
7. Sang Garden, Inc. dba Sang Garden, 687 Horizon Drive, Grand Junction, CO 81506, Hotel & Restaurant
8. Azzamco, Inc. dba Freeway Bowl Fun Center, 1900 Main Street, Grand Junction, CO 81501, Lodging & Entertainment
9. Scallywags Bar and Grill, LLC dba Scallywags Bar and Grill, 509 28 ½ Road, Grand Junction, CO 81501, Tavern

Hearing Officer Starritt read renewals 1 – 9 into the record and verified with Ms. Harrell the applications were in order. Ms. Harrell verified the applications were in order, except for Genghis Grill which required a successful reinspection by the Mesa County Health Department (MCHD). Genghis Grill Manager Marvin Stafford said all issues have been corrected for the reinspection.

Hearing Officer Starritt asked if anyone was present to speak against any of the applications; there was no one. Renewals 1 – 4 and 6 - 9 were approved. Genghis Grill was conditionally approved pending a successful MCHD reinspection and was scheduled to reappear on September 20, 2023 if they do not pass.

III. Modification of Premises and Change of Trade Name Applications

1. Red Light Blue Light, LLC dba College Liquors, 2695 Patterson Road,

Unit 9, Grand Junction, CO 81506, Liquor Store

Move the register counter to the east side of the premises and realign the shelving, and change the trade name to Full Monty Liquors.

Member Monty Haltiner was present to explain the proposed modification. Hearing Officer Starritt verified the applications were in order with Ms. Harrell and asked if anyone was present to speak against them; there was no one. The modification of premises and change of trade name applications were approved.

IV. New License Applications – Resolutions, Findings and Decision

1. Tepanyaki GJ, LLC dba Tepanyaki Japanese Steak House, 752 ½ Horizon Drive, Grand Junction, CO 81506, Hotel & Restaurant

Member: Iva Margaretha, 639 29 ¼ Road, Grand Junction, CO 81504

Member: Igede Darmawan, 639 29 ¼ Road, Grand Junction, CO 81504

Members Iva Margaretha and Igede Darmawan were 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 Hotel & Restaurant license application for Tepanyaki GJ, LLC dba Tepanyaki Japanese Steak House was approved. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

V. Special Event Permit Applications

1. Eagles Aerie #595 FOE, 1674 Highway 50, Grand Junction, CO 81503, "Central Wrestling Yard Sale & BBQ Fundraiser - 2023," Located at 1674 Highway 50, Grand Junction, CO 81503 on September 9, 2023 from 11 a.m. to 6 p.m. and September 10, 2023 from 10:30 a.m. to 5 p.m.

Board of Trustee Chair/Event Coordinator: James Stepisnik, 3006 N Ronlin Place, Grand Junction, CO 81504

Eagles Aerie Board Chair James Stepisnik 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 anyone was present to speak 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 the special event permit submitted by Eagles Aerie #595 FOE for "Central Wrestling Yard Sale & BBQ Fundraiser - 2023" was in order and approved.

2. Hilltop Community Resources, 1331 Hermosa Avenue, Grand Junction, CO 81506, "The Beacon and Hilltop Senior Living Communities Garden Party - 2023," Located at 625 27 ½ Road, Grand Junction, CO 81506 on October 6, 2023 from 5 to 9 p.m.

CEO: J. Michael Stahl, 2599 Kayden Court, Grand Junction, CO 81505
Event Coordinator: Paige Cadman, 636 Courtney Way, Grand Junction, CO 81504

Event Manager Paige Cadman 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 anyone was present to speak 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 the special event permit submitted by Hilltop Community Resources for "The Beacon and Hilltop Senior Living Communities Garden Party - 2023" was in order and approved.

VI. Other Business

There was none.

VII. Adjournment

The meeting adjourned at 2:42 p.m.



MEMO: Local Licensing Authority

FROM: Janet Harrell, Deputy City Clerk

DATE: August 24, 2023

SUBJECT: Tepanyaki GJ, LLC dba Tepanyaki Japanese Steak House, 752 ½ Horizon Drive, Grand Junction, CO 81506, 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 July 25, 2023 and on August 23, 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 one 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: 1
OPPOSE: 0

Residential Results:

FAVOR: 6
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:

Fermented Malt Beverage and Wine (Off Premises) - 3 (Safeway #2625, Stop N Save No. Three and Alta 6315)
Hotel & Restaurant – 11 (Tailwind GJT, Grand Vista Hotel, Citrolas, Holiday Inn Hotel & Suites Grand Junction, Doubletree Grand Junction, Taqueria Guadalajara #2, Sang Garden Chinese Restaurant, Bookcliff Country Club, Aztecas Family Mexican Restaurant, Enzo's Pizzeria & Italian Cafe and Applebee's)
Liquor Store – 2 (Country Club Liquors and Horizon Liquor)
Lodging & Entertainment – 2 (Courtyard by Marriott Grand Junction and Residence Inn Grand Junction)
Tavern – 1 (Cruisers)

ec: Igede Darmawan and Iva Margaretha, Applicants
Sam Starritt, Hearing Officer
John Shaver, City Attorney
Meghan DeHaan, Grand Junction Police Department
File

A

SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: Central Wrestling Yard Sale and BBQ, Fund Raiser

2. How many attendees are expected? 100-200 throught the two days

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

4. Have there ever been any violations or citations issued during the event in the past?
N/A

5. Describe the premises at which the event will take place (attach diagram).
This event will be held in the parking lot at the Eagles #595 facility.

6. What type of and how many security will be provided?
We will have a team of five (5) Security members which will be made up of Officers and mebers of the Eagles.

7. Describe the Security Control Plan (use additional sheet if necessary).
We will post Security Members at both the entrance and exit. They will be present throughout the event as three (3) roving members that will walk the venue throughout the event.

8. How will security personnel be identified?
All Members of the Security Team will be wearing black tee shirts with large white letters that read SECURITY:

9. If this event is an outdoor event, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?
There is one entrance and one exit into and out of the parking lot. The rest of the lot sill be fenced off with a 4' high orange temporary construction fence.

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 ID's will be verified by trained bar servers in the purchase line. Once ID's are verified, colored bracelets will be put on all patrons who are 21 or older and be checked at each purchase.

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

All servers will monitor those purchasing alcohol to observe signs of intoxication. The Security team will also be monitoring conduct in the parking lot throughout the event. Also event co-chairmen will be available

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

All servers of Alcoholic Beverages have received proper training and either are current or past bartenders.

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

Soda, Bottled Water, Hamburgers, Brats and Hot Dogs. These will be grilled and sold at a location separate from the alcohol sales.

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?

We are in good standing with the State of Colorado and our tax ID# is 00403584-0000

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.

[Signature]
Applicant's Signature

08/01/2023
Date

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

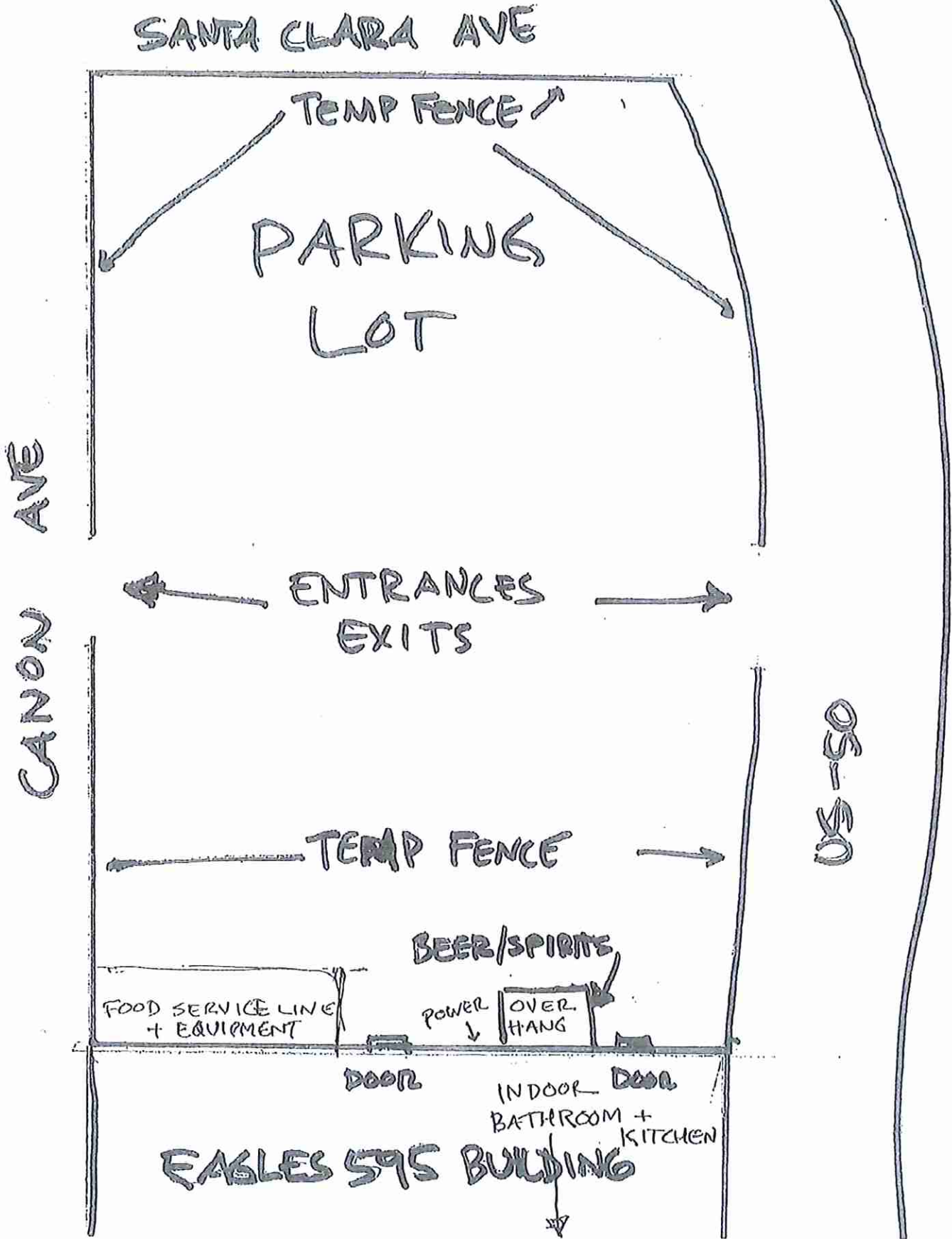
Subscribed and sworn to before me this 1st day of August, 20 23.

Witness my hand and official Seal.

[Signature]
Notary Public

May 4 2025
My commission expires





SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

A

1. Name of Event: The Beacon and Hilltop Senior Living Communities Garden Party

2. How many attendees are expected? Approx 100-150

3. Has the event been held in the past? If so, how many years? Four: 2017, 2018, 2019, 2021, 2022

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).
This event is planned to be held in the outdoor courtyard of The Commons of Hilltop - 625 27 1/2 Road

6. What type of and how many security will be provided?
Two members of Hilltop's staff will provide security for this event and will wear badges to identify themselves as such.

7. Describe the Security Control Plan (use additional sheet if necessary).
Fisher's Liquor Barn will be ID'ing people as they serve drinks at the bar to ensure no underage drinking. Bartenders, as well as Hilltop staff, will observe attendee behavior to detect any inappropriate alcohol related behavior. Taxis will be called for anyone deemed unable to drive.

8. How will security personnel be identified?
All security will wear clearly identifiable badge marking them as the event's security.

9. If this event is an outdoor event, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?
The majority of the boundaries are existing with the exterior of the permanent building and fencing. The additional control barriers will be marked with stakes and caution tape to clearly mark where the alcohol is allowed.

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.)? A

This event is marketed to those age 55 and older, and all staff will be over the age of 21. Fisher's Liquor Barn staff will be responsible for checking IDs at the bar as they are serving drinks. If someone does attend who appears to be underage, we will mark their hands with an "X" with a permanent marker.

11. How will the conduct and level of intoxication of attendees be monitored and by whom?
All staff will pay attention for any signs of intoxication. The bartenders, provided by The Liquor Barn, will be the ones who will stop serving to anyone who they believe to be intoxicated.

12. Have the volunteers or members of your organization been trained in the sale/service of alcohol beverages?
Two members of Hilltop's staff have completed the Alcohol Server Responsibility training provided by the City.

13. What other types of beverages and food/snacks will be available?
In addition to our cash bar, an array of hot and cold BBQ menu items will be served for an additional fee, as well as a range of non-alcoholic drinks and water stations (free)

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. Michael Hill
Applicant's Signature

Aug 2, 2023
Date

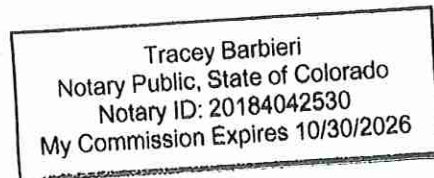
STATE OF COLORADO)
COUNTY OF MESA) SS.
CITY OF GRAND JUNCTION)

Subscribed and sworn to before me this 2nd day of August, 2023.

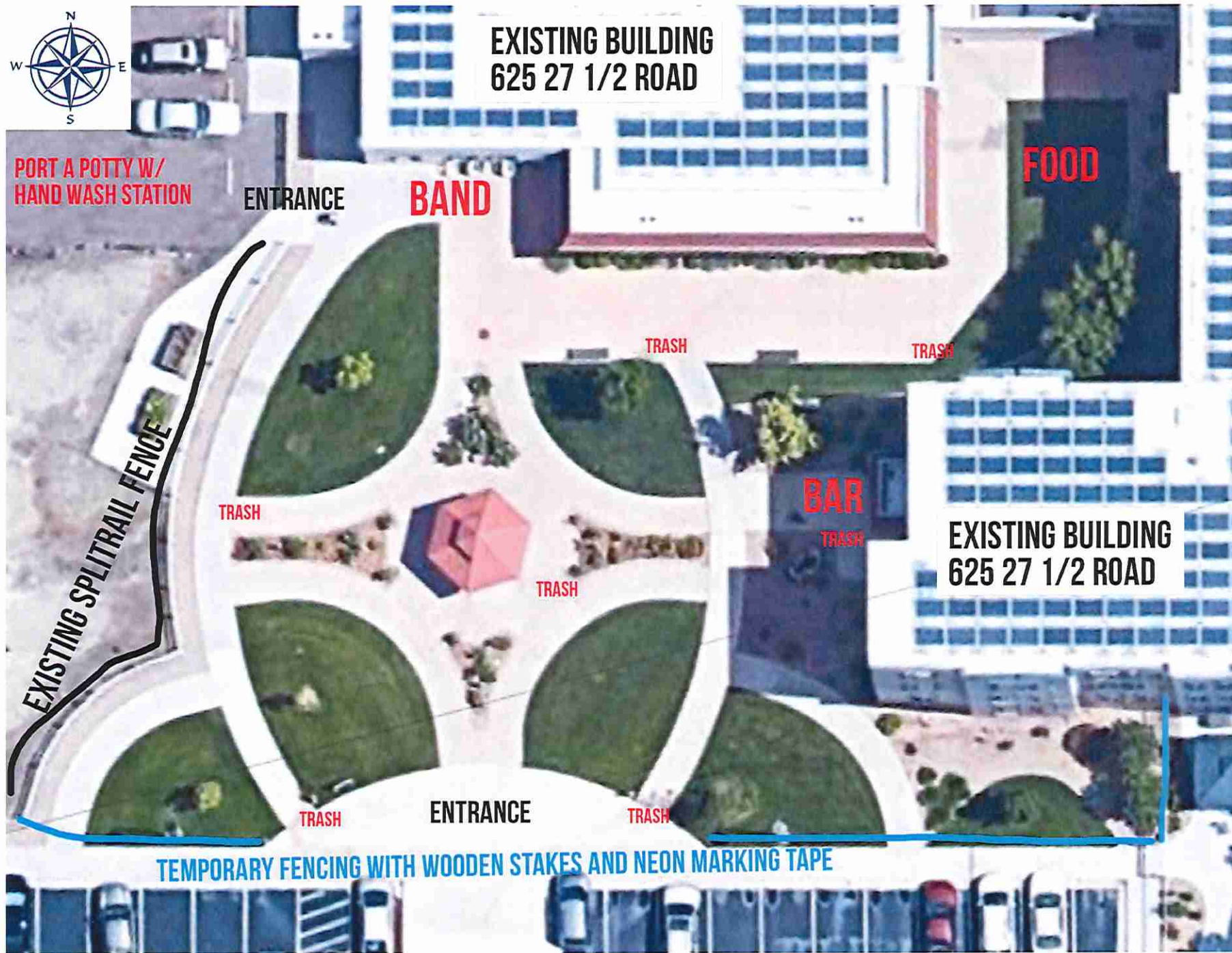
Witness my hand and official Seal.

Tracey Barbieri
Notary Public

Oct. 30, 2026
My commission expires



HILLTOP SENIOR LIVING COMMUNITIES GARDEN PARTY - LOCATION A - 625 27 1/2 ROAD



EXISTING BUILDING
625 27 1/2 ROAD

FOOD

PORT A POTTY W/
HAND WASH STATION

ENTRANCE

BAND

TRASH

TRASH

TRASH

BAR

TRASH

EXISTING BUILDING
625 27 1/2 ROAD

TRASH

TRASH

ENTRANCE

TRASH

TEMPORARY FENCING WITH WOODEN STAKES AND NEON MARKING TAPE

ELECTRICAL ALL ALONG BUILDING,
WATER INSIDE KITCHEN

↓ TO HERMOSA AVE ↓

APPROX 120FT DEEP AND 140FT WIDE EVENT AREA

↑ TO 27 1/2 ROAD ↓

B