

GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
July 17, 2024

I. Call to Order

The meeting was called to order at 2:06 p.m. Those present were Hearing Officer Sam D. Starritt, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams. City Attorney John Shaver was absent.

II. License Renewal Applications

1. Rosco's, Inc. dba Kannah Creek Brewing Company, 1960 N. 12th Street, Grand Junction, CO 81501, Brew Pub
2. Fisher's Liquor Barn, Inc. dba Fisher's Liquor Barn, 2438 Patterson Road, Grand Junction, CO 81505, Liquor Store and Tasting Permit
3. Koi Sushi & Ramen, LLC dba Koi Ramen & Sushi, 2880 North Avenue, Grand Junction, CO 81501, Beer & Wine
4. L V S, LLC dba Teller Arms Liquor, 2790 Belford Avenue, Grand Junction, CO 81501, Liquor Store and Tasting Permit
5. Hilda M. Landeros dba Taqueria Guadalajara, 719 Pitkin Avenue, Grand Junction, CO 81501, Hotel & Restaurant
6. Old Chicago Taproom II, LLC dba Old Chicago #27, 120 North Ave, Grand Junction, CO 81501, Hotel & Restaurant
7. Decoy Ranch Brewing, LLC dba Decoy Ranch Brewing/Mama Ree's Pizza & Brewhouse, 664 North Avenue, Grand Junction, CO 81501, Brew Pub
8. Weside Delicatessen, Inc. dba The Winery Restaurant, 642 Main Street, Grand Junction, CO 81501, Hotel & Restaurant with Outdoor Dining Lease

Hearing Officer Starritt read renewals 1 – 8 into the record. Hearing Officer Starritt verified with Ms. Williams the applications were in order. Hearing Officer Starritt asked if anyone was present to speak against any of the applications; there was no one.

Renewals 1 – 8 were approved as requested.

III. Change in Corporate Structure Applications

1. Loyal Order of Moose Grand Junction #270, Grand Junction Moose Lodge #270, 567 25 ½ Road, Grand Junction CO 81501, Hotel & Restaurant

President Duane Wheatley, 477 1/2 Tiger Tail Court, Grand Junction, CO 81520
Replaces Sharon Dangler.

Hearing Officer Starritt verified with Ms. Williams the application was in order and the results of the background check. Hearing Officer Starritt asked if there was anyone present to speak against the application; there was no one.

Change in Corporate Structure Application for Loyal Order of Moose Grand Junction #270, Grand Junction Moose Lodge was approved as requested.

IV. New License Applications - Resolutions, Findings and Decision

1. Taste of Chang An, LLC dba Taste of Chang An, 757 Horizon Drive, Grand Junction, CO 81506, Beer & Wine
Member: Zhan Li, 2662 Eagle Ridge Drive, Grand Junction, CO 81503 Member: Chen Li, 268 Everest Street, Grand Junction, CO 81501

Taste of Chang An Member Zhan Li was present to answer questions regarding the new license application and how the needs and desires survey was conducted. Hearing Officer Starritt asked Ms. Williams to read the survey results into the record (attached).

Hearing Officer Starritt verified with Ms. Williams the application was in order. Ms. Williams reported that background results for both members Zhan Li and Chen Li had been received and no records were noted.

Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one.

Hearing Officer Starritt found the needs and desires of the neighborhood are not being met and found no legal reason to deny the license. The new Beer and Wine license application for Taste of Chang An, LLC dba Taste of Chang An was approved. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

2. Surf to Turf INC, dba Surf to Turf, 1100 Independent Avenue, Grand Junction, CO 81505, Hotel & Restaurant
Member: Chengle Lin, 669 Alexia Ct, Grand Junction, CO 81505

Surf to Turf Member Chengle Lin was present along with Attorney John Howe to answer questions regarding the new license application. Patrick Maroney of Alcohol Petitioning Services appeared by phone & answered questions regarding how the needs and desires survey was conducted. Hearing Officer Starritt asked Ms. Williams to read the survey results into the record (attached).

Hearing Officer Starritt verified with Ms. Williams the application was in order. Ms. Williams reported that background results for Chengle Li, Member of Surf to Turf INC had not been received. Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one.

Hearing Officer Starritt found the needs and desires of the neighborhood are not being met and found no legal reason to deny the license. The new Hotel & Restaurant license application for Surf to Turf INC, dba Surf to Turf was approved conditionally on clear background results for Chengle Lin, as well as a certificate of occupancy for the building once renovations have been completed. A review of this application will be scheduled for the December 4, 2024, Liquor Licensing Authority Meeting, if the conditions above have not been met by that time. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

V. Other Business

There was none.

VI. Adjournment

The meeting was adjourned at 2:58 p.m.



MEMO: Local Licensing Authority

FROM: Krystle Koehler, Deputy City Clerk

DATE: July 1, 2024

SUBJECT: Taste of Chang An, LLC dba Taste of Chang An, 757 Horizon Dr, Grand Junction, CO 81506, 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 6, 2024 and on July 3, 2024 a legal notice will be published in the Daily Sentinel and a "Notice of Hearing" was posted on the property.

A survey was conducted by the applicant to address the reasonable requirements of the neighborhood. The neighborhood was defined as the area bounded by H Road on the north, G Road on the south, 27 ½ Road on the east and 28 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:

FAVOR: 17
OPPOSE: 0

Residential Results:

FAVOR: 21
OPPOSE: 0

Fifteen signatures were disqualified due to being incomplete. To date, no counter petitions or remonstrances have been filed. Exhibits to survey sheets showed 47 addresses attempted without success.

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:

Retail Liquor Store 1 – (Horizon Liquor)

Tavern 1 – (Cruisers)

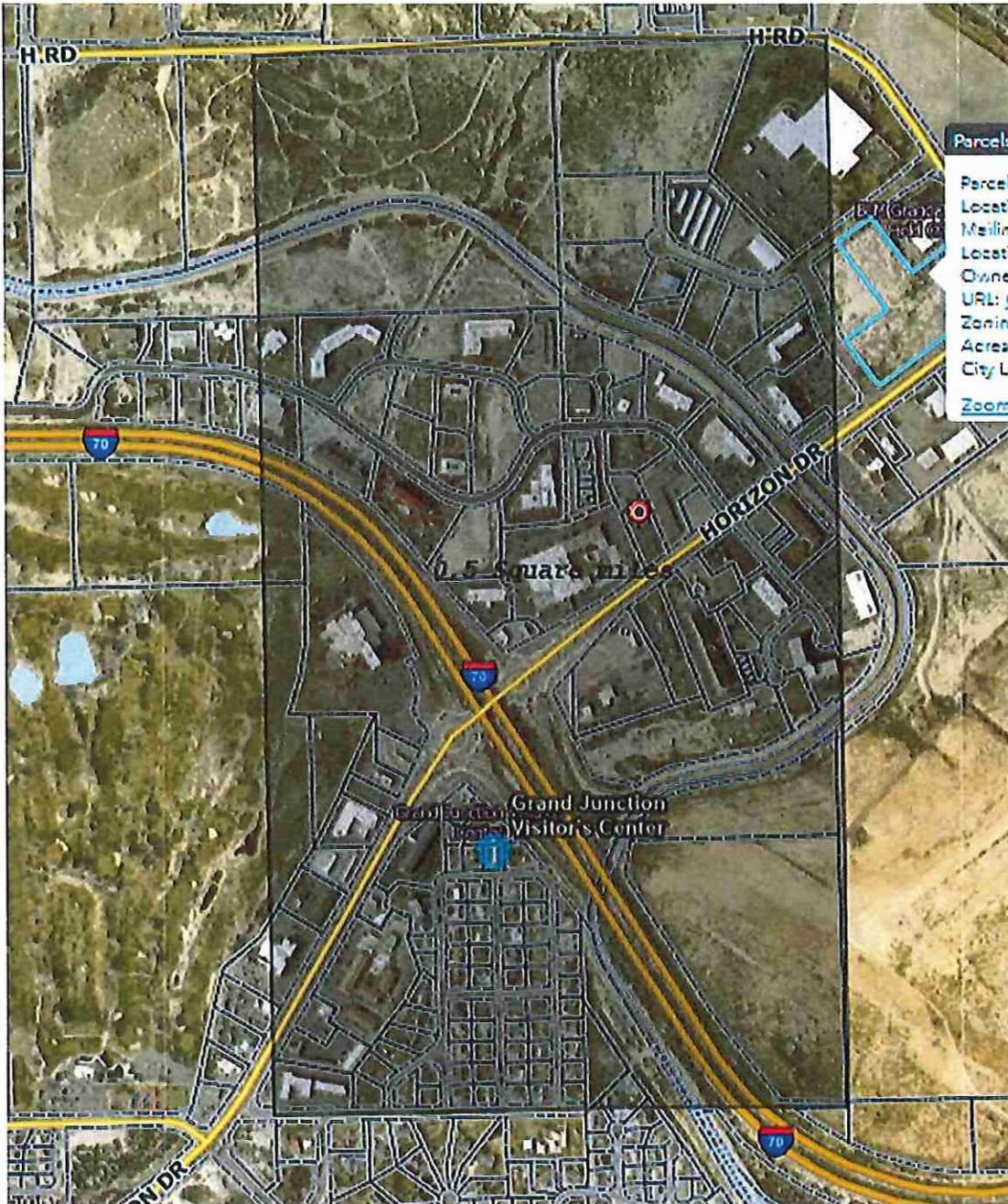
Fermented Malt Beverage and Wine 2 – (Stop N Save #3, Alta #6315)

Hotel & Restaurant – 5 (Tepanyaki Japanese Steak House, Citrolas, Grand Vista Hotel, Holiday Inn Hotel, Doubletree)

Lodging & Entertainment – 2 (Residence Inn Grand Junction, Courtyard by Marriott)

ec: Chen Li, Applicant
Sam Starritt, Hearing Officer
John Shaver, City Attorney
Meghan DeHaan, Grand Junction Police Department
File

Neighborhood Boundaries -Taste of Chang An



North-H Road

South - G Road

West - 28 Road

East-27½



MEMO: Local Licensing Authority

FROM: Krystle Koehler, Deputy City Clerk

DATE: July 8, 2024

SUBJECT: Surf to Turf, INC dba Surf to Turf, 1100 Independent Ave, Grand Junction, CO 81505, Hotel & Restaurant

A liquor license application permitting sales of malt, vinous and spirituous liquors for consumption at place where sold, was filed with the Local Licensing Authority on June 11, 2024 and on July 3, 2024 a legal notice was published in the Daily Sentinel and a "Notice of Hearing" was posted on the property.

A survey was conducted by the applicant to address the reasonable requirements of the neighborhood. The neighborhood was defined as the area bounded by W Pinyon Ave on the north, American Way on the south, Motor St on the east and 25 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:

FAVOR: 72
OPPOSE: 1

Residential Results:

FAVOR: 30
OPPOSE: 3

One signature was disqualified due to being incomplete. To date, no counter petitions or remonstrances have been filed. Exhibits to survey sheets showed 86 addresses attempted without success, 2 not 21 years old, 8 refused to sign, and 3 no solicitors.

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:

- Lodging & Entertainment 1** – (River City Sportplex)
- Liquor Licensed Drugstore 1** – (Sam's Club #6360)
- Beer & Wine 1** – (Grand International Buffet)
- Hotel & Restaurant – 3** (Chipotle Mexican Grill, Red Robin, Thai Chili & Pho)
- Fermented Malt Beverage and Wine 1** – (Walmart Store #5099)

ec: Chengle Lin, Applicant
Sam Starritt, Hearing Officer
John Shaver, City Attorney
Meghan DeHaan, Grand Junction Police Department
File

Surf to Turf Neighborhood Area Boundaries



North – W Pinyon Ave
South – American Way
West – 25 Road
East – Motor St