

GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
June 5, 2024

I. Call to Order

The meeting was called to order at 2:02 p.m. Those present were Hearing Officer Sam D. Starritt, City Attorney John Shaver, City Clerk Selestina Sandoval and Deputy City Clerk Krystle Koehler.

II. License Renewal Applications

1. El Tapatio, LLC dba El Tapatio, 1145 North Avenue, Grand Junction, CO 81501, Hotel & Restaurant
2. Kuniko Corporation dba Kuniko's Teriyaki Grill, 2695 Patterson Road #11, Grand Junction, CO 81506, Beer & Wine
3. City of Grand Junction dba Las Colonias Amphitheater, 925 Struthers Ave, Grand Junction, CO 81501, Lodging & Entertainment
4. J & K Enterprises, Inc. dba Citrolas, 759 Horizon Drive, Units M, N, and O, Grand Junction, CO 81506, Hotel & Restaurant
5. Hangdog Hospitality, LLC dba Junct'n Square Pizza, 119 N 7th Street, Grand Junction, CO 81501, Hotel & Restaurant with Outdoor Dining Lease
6. Main Street Management, LLC dba Spring Hill Suites, 236 Main Street, Grand Junction, CO 81501, Tavern with Outdoor Dining Lease
7. Ulfur, LLC dba Trail Life Brewing, 436 Main Street, Grand Junction, CO 81501, Brew Pub with Outdoor Dining Lease

Hearing Officer Starritt read renewals 1 – 7 into the record and verified with Ms. Sandoval 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 – 7 were approved.

III. New License Applications – Resolutions, Finding and Decisions

1. Doughp, LLC dba Coloradough, 1410 North Avenue, Grand Junction, CO 81501, Hotel & Restaurant

Member: Aaron Badolato, 14 Buckskin Circle, New Castle, CO 81647
Member: Anne Badolato, 14 Buckskin Circle, New Castle, CO 81647

Aaron and Anne Badolato were present to answer questions regarding the new license application and how the needs and desires survey was conducted.

Hearing Officer Starritt asked Ms. Sandoval to read the survey results into the record (attached).

Hearing Officer Starritt verified with Ms. Sandoval the application was in order and 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 Doughp, LLC dba Coloradough was approved. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

2. 476 Eatery, LLC dba 476 Food District, 2480 US Highway 6 & 50, Unit A, Grand Junction, CO 81505, Hotel & Restaurant

Member: Phakhaphon Rodthanong, 604 Dodge Street, Delta, CO 81416

Manger for 476 Eatery Patchoravadee Talley was present to answer questions regarding the new license application and how the needs and desires survey was conducted. Hearing Officer Starritt asked Ms. Sandoval to read the survey results into the record (attached).

Hearing Officer Starritt verified with Ms. Sandoval the application was in order and 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 476 Eatery, LLC dba 476 Food District was approved. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

IV. Other Business

1. Cornhole Etc. dba Cornhole Etc., 2757 South Highway 50, Unit B, Grand Junction, CO 81503, Lodging & Entertainment - Update from Applicant

President and Registered Manager: Toby Smith, 271 E. Danbury Circle, Grand Junction, CO 81503

Toby Smith gave the Liquor Licensing Authority an update on the progress obtaining his Certificate of Occupancy (C.O.) for Cornhole Etc. He stated he hoped to have the C.O. by the end of the week. Hearing Officer Starritt asked to put this on the September 4th agenda if the C.O. is not received before that time.

V. Other Business

There was none.

VI. Adjournment

The meeting was adjourned at 2:48 p.m.



MEMO: Local Licensing Authority
FROM: Selestina Sandoval, Deputy City Clerk
DATE: May 28, 2024
SUBJECT: Doughp, LLC dba Coloradough

A liquor license application for a Hotel & Restaurant liquor license permitting sale of malt, vinous and spirituous liquor for consumption at place where sold was filed with the Local Licensing Authority on May 3, 2024, and on May 11, 2024, a "Notice of Hearing" was posted on the property. On May 22, 2024, a legal notice was published in the Daily Sentinel.

A survey was conducted by the applicant to address the reasonable requirements of the neighborhood. The neighborhood was defined as the area bounded by Mesa Avenue on the north, Chipeta Avenue on the south, North 10th Street on the west and 19th Street on the east 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: 29
OPPOSE: 0

Residential Results:

FAVOR: 77
OPPOSE: 0

Six signatures were disqualified due to being outside the neighborhood area, 1 for being under the age of 21 and four for incomplete entries. To date, no counter petitions or remonstrances have been filed. Exhibits to survey sheets showed 132 addresses attempted without success.

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:

Beer & Wine – 1 (Colorado Craft Coffee)

Campus Liquor Complex – 1 (Sodexo)

Hotel & Restaurant – 2 (El Tapatio, and Wrigley Field Sports Bar)

Fermented Malt Beverage Off Premises – 3 (Circle K 2744116, Canyon Convenience and The Park)

Lodging & Entertainment – 1 (Lincoln Park Sports Complex)

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

Doughp, LLC dba Coloradough



North – Mesa Avenue
West – 10th Street
South – Chipeta Avenue
East – 19th Street



MEMO: Local Licensing Authority
FROM: Selestina Sandoval, Deputy City Clerk
DATE: May 22, 2024
SUBJECT: 476 Eatery, LLC dba 476 Food District

A liquor license application for a Hotel & Restaurant liquor license permitting sale of malt, vinous and spirituous liquor for consumption at place where sold was filed with the Local Licensing Authority on May 2, 2024, and on May 8, 2024, a "Notice of Hearing" was posted on the property. On May 22, 2024, a legal notice was published in the Daily Sentinel.

A survey was conducted by the applicant to address the reasonable requirements of the neighborhood. The neighborhood was defined as the area bounded by Patterson Road on the north, Independent Avenue on the south, West Crete Circle on the east and 24 ½ 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: 33
OPPOSE: 0

Residential Results:

FAVOR: 13
OPPOSE: 0

Three signatures were disqualified due to being outside the neighborhood area. To date, no counter petitions or remonstrances have been filed. Exhibits to survey sheets showed four addresses attempted without success due to the absence of an authorized business manager.

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:

Beer & Wine – 6 (Pho 88, Axeology, Smokin' Oak Wood Fired Pizza, Angelo's Paint Your Own Pottey Studio, Bamboo City and Grand International Buffet)

Hotel & Restaurant – 6 (Chili's Grill & Bar, Tequila's Mexican Family Restaurant, Chipotle Mexican Grill, Genghis Grill, Red Robin America's Gourmet Burgers + Brews, and Thai Chili & Pho)

Fermented Malt Beverage Off Premises – 2 (Stinker #321 and Natural Grocers)

Lodging & Entertainment – 1 (X-Golf Grand Junction)

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

476 Eatery, LLC dba 476 Food District



North – Patterson Road
East – W. Crete Circle
South – Independent Avenue
West – 24 ½ Road