

GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
August 21, 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. Maverik, Inc. dba Maverik #482, 2902 D Road, Grand Junction, CO 81504, Fermented Malt Beverage and Wine
2. Maverik, Inc. dba Walmart #500 2696 Hwy 50, Grand Junction, CO 81503, Fermented Malt Beverage and Wine

Hearing Officer Starritt read renewals 1 – 2 into the record. He verified with Mrs. Koehler 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 – 2 were approved as requested.

III. Modification of Premises Applications

1. Copeka Coffee, LLC dba Copeka Coffee, 1014 North 5th Street, Grand Junction, CO 81501, Lodging & Entertainment

Member: Jana Joramo, 959 Ouray Avenue, Grand Junction, CO 81501

Member: Lee Joramo, 959 Ouray Avenue, Grand Junction, CO 81501

Extending business into the adjacent unit

Member Jana Joramo was present to answer questions regarding the modification of premise. Hearing Officer Starritt verified with Mrs. Koehler the application was in order and asked if anyone was present to speak against the application. There was no one. Hearing Officer Starritt entered Exhibits “A” and “B” (attached) into the record. The application was approved conditionally based on the issuance of the Certificate of Occupancy (C.O.). This item will be placed on the October 2, 2024 agenda unless the C.O. is received before that time.

IV. Change in Corporate Structure Applications

1. Canyon View Resort LLC, Canyon View RV Resort, 746 23 1/2 Road, Grand Junction CO 81505, Fermented Malt Beverage and Wine

Managing Member: Paula Helm, 1491 Oak Way Ave, Glenwood Springs, CO 81601 Replaces Craig Helm

Managing Member Paula Helm was present to answer questions regarding the change in corporate structure. Hearing Officer Starritt verified with Mrs. Koehler the application was in order and asked if anyone was present to speak against the application. There was no one. The application was approved.

V. New License Applications - Resolutions, Findings and Decision

1. Colorado Mesa University, dba Asteria Theatre, 864 Bunting Ave, Grand Junction, CO 81501, Lodging & Entertainment

President: John Marshall, 930 26 Road, Grand Junction, CO, 81501, **Continued from August 21, 2024**

Colorado Mesa University Chief of Staff Derek Wagner, Colorado Mesa University Attorney John Williams, OVG360 General Manager Maria Rainsdon, 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 Mrs. Koehler the application was in order. Mrs. Koehler reported that background results for member John Marshall 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 entered Exhibits "A", "B", "C", and "D" (attached) into the record.

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 Lodging and Entertainment license application for Colorado Mesa University, dba Asteria Theatre was conditionally approved, based on the issuance of the Certificate of Occupancy and Mesa County Health Departments approval. this item will be placed on the September 4^t 2024 agenda unless contingencies have been satisfied prior to that date. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

VI. Special Event Permit Applications

1. Western Slope Harley Owners Group (H.O.G.), 2747 Crossroads Blvd., Grand Junction, CO 81506, "Rocky Mountain Rally Kick-Off Party - 2024", 2747 Crossroads Blvd, Grand Junction, CO 81506 on September 5, 2024, from 5 to 10 p.m., **Continued from August 21, 2024**

Director of Western Slope H.O.G.: Dean Nelson, 2747 Crossroads Blvd, Grand Junction, CO 81506

Event Manager: Traci Stapleton – Jones, 2134 Acadia Ct. Grand Junction, CO 81507

Director of Western Slope H.O.G. Dean Nelson was present and answered a series of questions regarding the event location, security, and how it will be conducted lawfully. Hearing Officer Starritt verified with Mrs. Koehler the application was in order and asked if there was anyone present to speak against the application. There was no one. Hearing Officer Starritt entered Exhibits "A", and "B" (attached) into the record.

Hearing Officer Starritt found that pursuant to the Colorado State Statue 44-05-106, 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 past special events to conduct the event in compliance with applicable laws. The application for the special event permit submitted by Western Slope Harley Owners Group (H.O.G.) for "Rocky Mountain Rally Kick-Off Party - 2024" was in order and approved.

2. Habitat for Humanity of Mesa County, 2936 North Avenue, Unit C, Grand Junction, CO 81504, "Hope Through Homes - The Door Project - 2024", Located at Stratton Drive-Hoffman Subdivision, Grand Junction, CO 81504 on October 12, 2024 from 11 a.m. - 2 p.m.

Event Representative: Marshe Washington, 2936 North Avenue, Unit C, Grand Junction, CO 81504

Event Manager: Laurel Cole, 2936 North Avenue, Unit C, Grand Junction, CO 81504

Event Manager Laurel Cole was present and answered a series of questions regarding the event location, security, and how it will be conducted lawfully. Hearing Officer Starritt verified with Mrs. Koehler the application was in order and asked if there was anyone present to speak against the application. There was no one. Hearing Officer Starritt entered Exhibits "A", "B" and "C" (attached) into the record.

Hearing Officer Starritt found that pursuant to the Colorado State Statue 44-05-106, 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 past special events to conduct the event in compliance with applicable laws. The application for the special event permit submitted by Habitat for Humanity of Mesa County for "Hope Through Homes – The Door Project - 2024" was in order and approved.

3. Loyal Order of Moose Grand Junction #270, 567 25 1/2 Road, Grand Junction CO 81501, "Rocky Mountain HOG Rally - 2024", Located at 567 25 1/2 Road, Grand Junction, CO 81501 on September 7, 2024, from 5 p.m. - 9 p.m.

President: Duane Wheatley, 477 1/2 Tigertail Ct, Grand Junction, CO 81520

Event Manager: Loriann Williams, 3208 Bunting Ave, Grand Junction, CO 81520

Event Manager Loriann Willams was present and answered a series of questions regarding the event location, security, and how it will be conducted lawfully. Hearing Officer Starritt verified with Mrs. Koehler the application was in order and asked if there was anyone present to speak against the application. There was no one. Hearing Officer Starritt entered Exhibits "A" and "B" (attached) into the record.

Hearing Officer Starritt found that pursuant to the Colorado State Statue 44-05-106, 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 past special events to conduct the event in compliance with applicable laws. The application for the special event permit submitted by Loyal Order of Moose Grand Junction #270 for "Rocky Mountain HOG Rally - 2024" was in order and approved.

4. Fraternal Order of Eagles #595, 1674 US Hwy 50, Grand Junction, CO 81503, "Turkey Roost Car and Bike Show - 2024", Located at 1674 US HWY 50, Grand Junction, CO 81503 on October 12, 2024 from 9 a.m. - 4 p.m.

Club Manager: Joseph Burns, 740 W. Orchard Avenue, Grand Junction, CO 81505

Club Manager Joseph Burns was present and answered a series of questions regarding the event location, security, and how it will be conducted lawfully. Hearing Officer Starritt verified with Mrs. Koehler the application was in order and

asked if there was anyone present to speak against the application. There was no one. Hearing Officer Starritt entered Exhibits "A" and "B" (attached) into the record.

Hearing Officer Starritt found that pursuant to the Colorado State Statue 44-05-106, 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 past special events to conduct the event in compliance with applicable laws. The application for the special event permit submitted by Fraternal Order of Eagles #595 for "Turkey Roost Car and Bike Show - 2024" was in order and approved.

5. Colorado Mesa University Foundation, 1100 North Avenue, Grand Junction CO 81501, "CMU Wrestling Steak and Crab Fest - 2024", Located at Lincoln Park, 910 N 12th Street, Grand Junction, CO 81501 on October 5, 2024, from 12 to 6 p.m.

Event Manager: Mike Mendoza, 2370 Rana Rd, Grand Junction, CO 81507

Vice President of Development: Robin Brown, 1450 N 12th St, Grand Junction, CO 81501

Event Manager Mike Mendoza, and Executive Director of Alumni Engagement and Career Services Sean Rubalcaba was present and answered a series of questions regarding the event location, security, and how it will be conducted lawfully. Hearing Officer Starritt verified with Mrs. Koehler the application was in order and asked if there was anyone present to speak against the application. There was no one. Hearing Officer Starritt entered Exhibits "A", "B", and "C" (attached) into the record.

Hearing Officer Starritt found that pursuant to the Colorado State Statue 44-05-106, 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 past special events to conduct the event in compliance with applicable laws. The application for the special event permit submitted by Colorado Mesa university Foundation for "CMU Wrestling Steak and Crab Fest - 2024" was in order and approved.

IV. Retail Event Permit Application

1. Mesa Spa and Nails LLC, 2695 Patterson Road, Suite 7-8, Grand Junction, CO 81506

Member: Hien Thy My Dao, 2695 Patterson Road Suite 7-8, Grand Junction, CO 81506

Representative Danny Huynh was present to answer questions regarding the retail event permit. Hearing Officer Starritt verified with Mrs. Koehler the application was in order and asked if anyone was present to speak against the application. There was no one. Hearing Officer Starritt entered Exhibits "A" (attached) into the record.

The application was approved.

V. Other Business

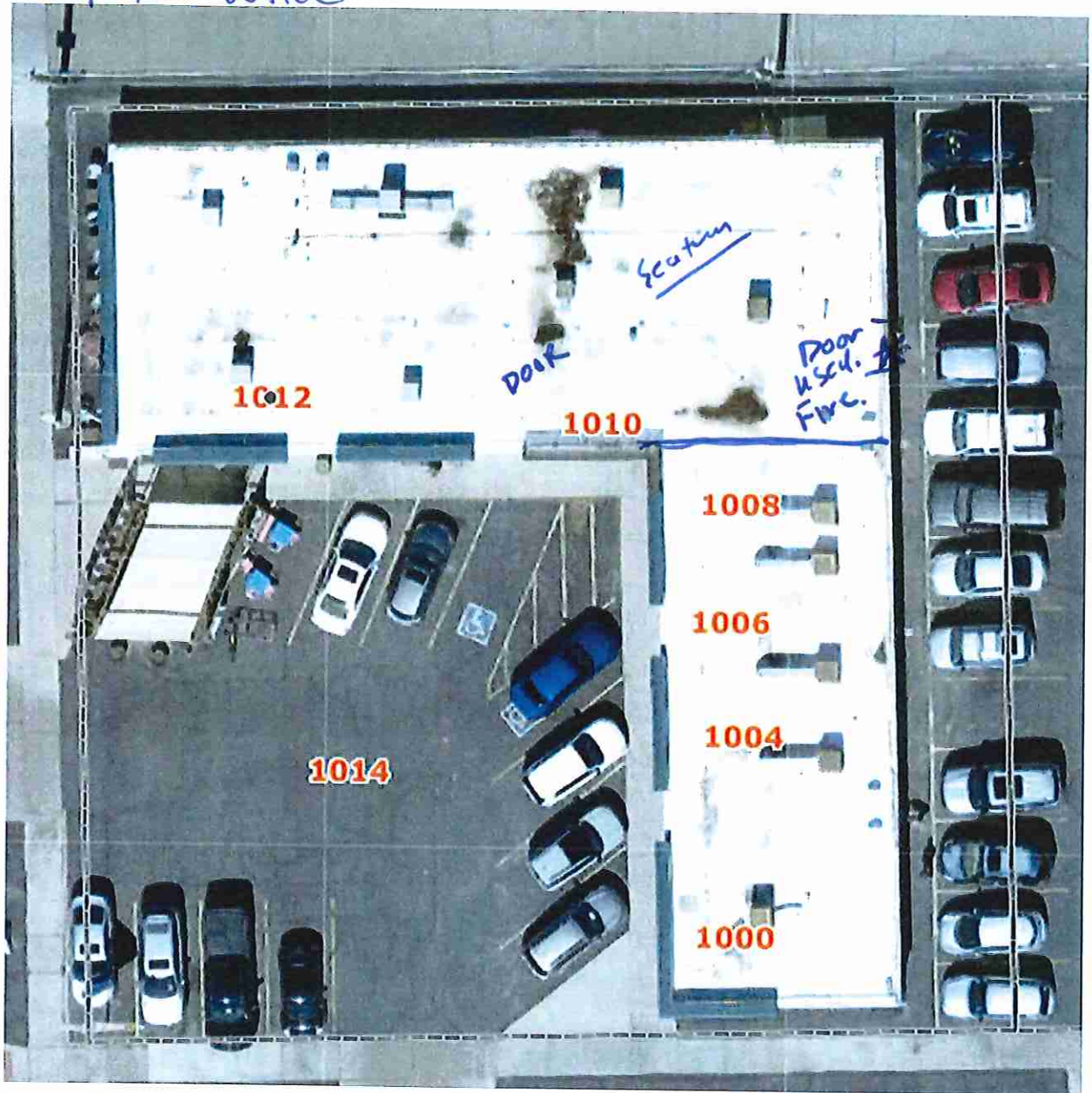
There was none.

VI. Adjournment

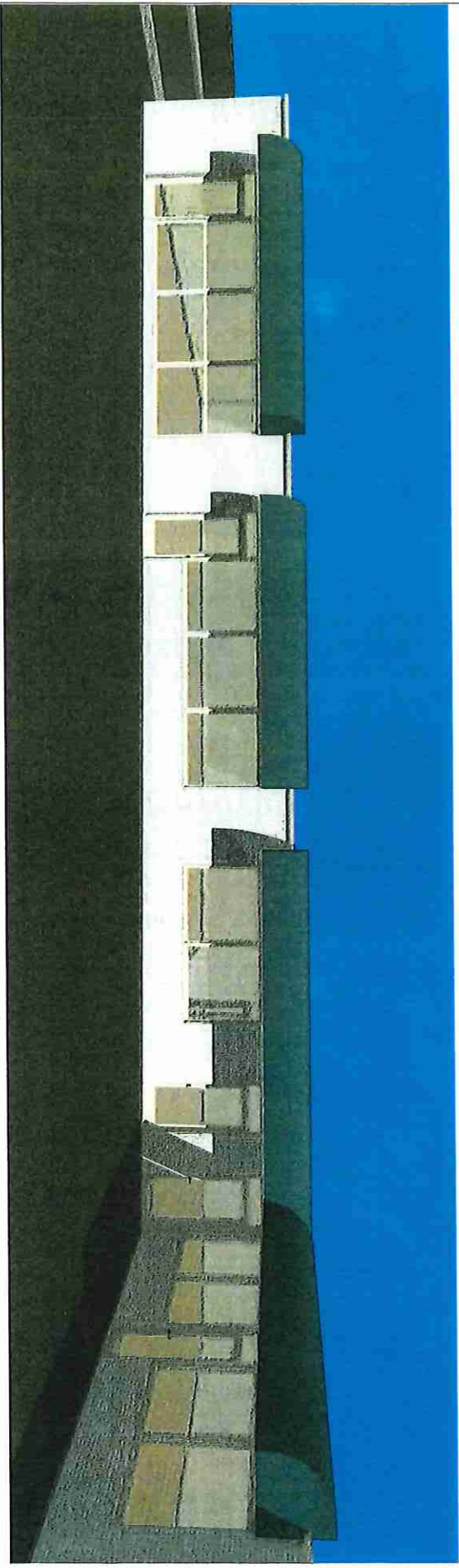
The meeting was adjourned at 4:24 p.m.

Copeka Coffee

Ex. A



RENDERING
FOR ILLUSTRATION ONLY



NOTES, DISCUSS AND CORRECT:

THE DRAWING IS OWNED AND CONTROLLED BY KAREN FISCHER, AND IS SOLELY FOR ILLUSTRATIVE PURPOSES. YOU MAY NOT REPRODUCE, TRANSMIT, OR OTHERWISE DISSEMINATE THIS DRAWING WITHOUT THE WRITTEN CONSENT OF KAREN FISCHER.

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GENERAL NOTES:

THIS PLAN SET PROVIDES CONCEPTUAL AND PLANNING DETAILS FOR THE PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SHOWN WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, AND ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CODE COMPLIANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. POSSIBLE VIOLATIONS SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SPECIFICATIONS ARE CORRECT AND AS SHOWN. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY. ALL DIMENSIONS SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

OWNER: JANET & BRET FOHRMANN

PROJECT SUMMARY:

PROJECT: FLOOR PLAN

ADDRESS: 1014 N STAY CO RD, GRAND JUNCTION, CO 81407

PERMITS: CITY OF GRAND JUNCTION, DIVISION OF COMMUNITY DEVELOPMENT, SEC. 14-15, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DESIGNER: KAREN FISCHER

DATE: 6/23/2024

SCALE: AS SHOWN

PROJECT NUMBER: 1

Karen Fischer
Grand Junction, CO
970.361.6963 - karenfischer@yahoo.com

COPEKA

PROJECT SUMMARY

24" X 36"
DATE: 6/23/2024
REV. DATE:
DRAWN BY:
KAREN FISCHER

SHEET NUMBER
1

Local Licensing Authority
City of Grand Junction

In re: Application for New License (Lodging and Entertainment)
Colorado Mesa University, d/b/a Asteria Theatre

AFFIDAVIT OF NOVA TUCKER

Nova Tucker, after first being sworn under oath, deposes and states:

1. My name is Nova Tucker. I am a resident of Mesa County, Colorado.
2. I was hired by Blitz Canvassing as an independent contractor to conduct a survey of the residents and business owners/lessors in the neighborhood that surrounds the new Asteria Theatre building located on the campus of Colorado Mesa University at 864 Bunting Avenue, Grand Junction, Colorado. The neighborhood was designated by the City of Grand Junction as bordered to the north by Orchard Avenue, to the south by Gunnison Avenue, to the east by 12th Street and to the west by 5th Street.
3. I have worked for more than five years for different companies to circulate petitions for ballot measures in Colorado. My work in this regard has been in Mesa County, Colorado. I have frequently worked for Blitz Canvassing on past projects.
4. I have attended annual on-line training classes put on by the Colorado Secretary of State's office concerning the appropriate methods and conduct to circulate ballot petitions. I re-enroll in this training each year to keep up to date with the proper ways to circulate petitions and surveys within neighborhoods. The last class I attended was on February 4, 2024. I also now teach other people about circulating petitions. I also received specific instructions from Blitz Canvassing for the liquor license for the Asteria Theatre
5. I have read the Blitz Canvassing Petition/Survey Results Report, a copy of which is attached to this Affidavit. The Petition Methodology written on page 2 of that Report is accurate except that I approached houses with "no solicitor signs," as I was not soliciting for a product or service. The people at those locations were receptive to being part of the survey for a liquor license and participated in the survey.
6. I was instructed by Blitz concerning the nature and type of liquor license applied for and the importance of explaining to people that the resident or business owner/lessee had the

opportunity to sign in favor of or sign as opposed to the issuance of the liquor license. At each house or business I approached, I explained that the resident had the option of being in favor or opposed, or not signing at all..

7. I circulated the surveys between July 8 and July 13, 2024. For the most part, I approached business entities during day business hours and residential neighborhoods during evening hours in an attempt to reach all the people that I could. I estimate that I knocked on more than 300 doors. More than half of the homes I knocked on were either not home or did not answer the door.
8. There were five people that were opposed to the license that did not sign a survey form as being opposed.
9. Most people that were "opposed" stated their opposition was based on a religious or personal belief that alcohol should not be allowed at all.
10. I personally wrote the "Qualitative Summary" found on page 3 of the Blitz Canvassing Report (attached). The Qualitative Summary accurately states my experience circulating the Survey for the Asteria Theatre liquor license application.
11. I had intended and was available to attend the originally scheduled liquor license hearing on August 7, 2024. I am unable to attend the liquor license hearing now continued to August 21, 2024. I am out of town that week on a long-planned vacation with family. I can be available by telephone.

Dated August 16, 2024




Nova Tucker

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The above affidavit was sworn to before me this 16 day of August, 2024, by Nova Tucker, who is personally known to me.

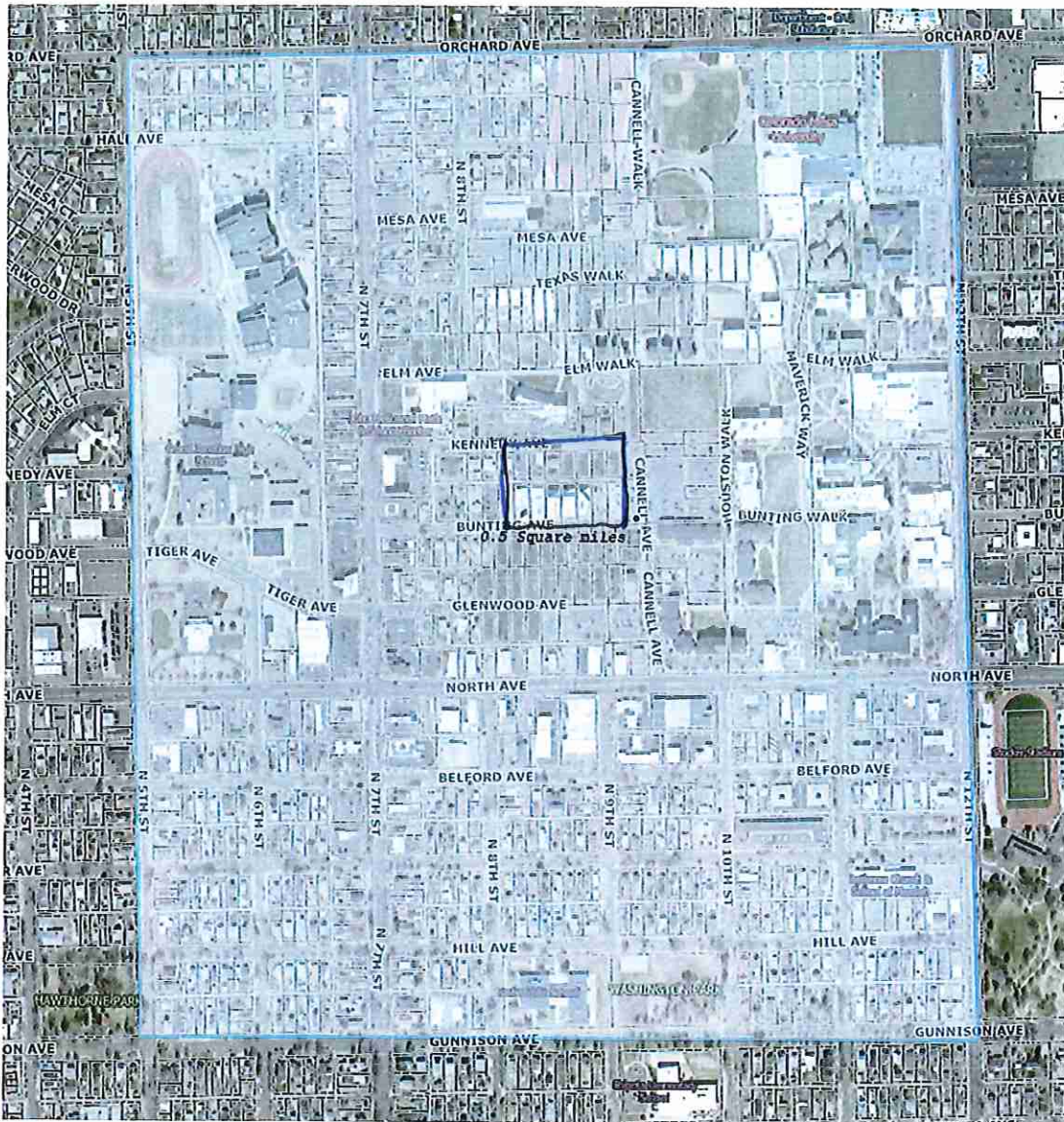
My Commission expires: 09/08/2025



Notary Public

KIM BOHRER
Notary Public
State of Colorado
Notary ID # 20214035542
My Commission Expires 09-08-2025

Colorado Mesa University dba Asteria Theatre



North – Orchard Avenue

South – Gunnison Avenue

East – N 12th Street

West – N 5th Street

Ex.C.



MEMO: Local Licensing Authority

FROM: Krystle Koehler, Deputy City Clerk

DATE: July 22, 2024

SUBJECT: Colorado Mesa University, dba Asteria Theatre, 864 Bunting Ave, Grand Junction, CO 81501, Lodging & Entertainment

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 27, 2024 and on July 24, 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 Orchard Ave on the north, Gunnison Ave on the south, N 12th Street on the east and N 5th Street 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: 45
OPPOSE: 1

Residential Results:

FAVOR: 89
OPPOSE: 2

To date, no counter petitions or remonstrances have been filed. Exhibits to survey sheets showed 92 addresses attempted without success, 2 not 21 years old, 13 refused to sign, and 1 marked as other.

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:

- Arts 1 – (Western Colorado Center for the Arts)
- Campus Liquor Complex with Related Facilities 1 – (Sodexo)
- Hotel & Restaurant – 3 (Hotel Maverick, Fiesta Guadalajara, El Tapatio)
- Fermented Malt Beverage and Wine 1 – (Circle K #2744116)
- Brew Pub – 1 (Mama Ree's Pizza & Brewhouse)
- Retail Liquor Store – 1 (North Avenue Liquor)

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

EX. C

https://www.gjsentinel.com/news/western_colorado/new-cmu-theater-ready-for-its-closeup/article_adf02d1a-4dd6-11ef-a895-bba2c64d5da1.html

New CMU theater ready for its closeup

By ANN WRIGHT Ann.Wright@gjsentinel.com

Aug 1, 2024



Colorado Mesa University President John Marshall points out some of the features during a tour of the new Asteria Theatre on campus on Tuesday. Along with meeting CMU's academic theater arts and music needs, the Asteria will serve as a civic forum for speakers and debates and a performance venue for community groups — the Grand Junction Symphony Orchestra and Colorado West Performing Arts Company already have dates at the Asteria — and touring professional shows, Marshall said.

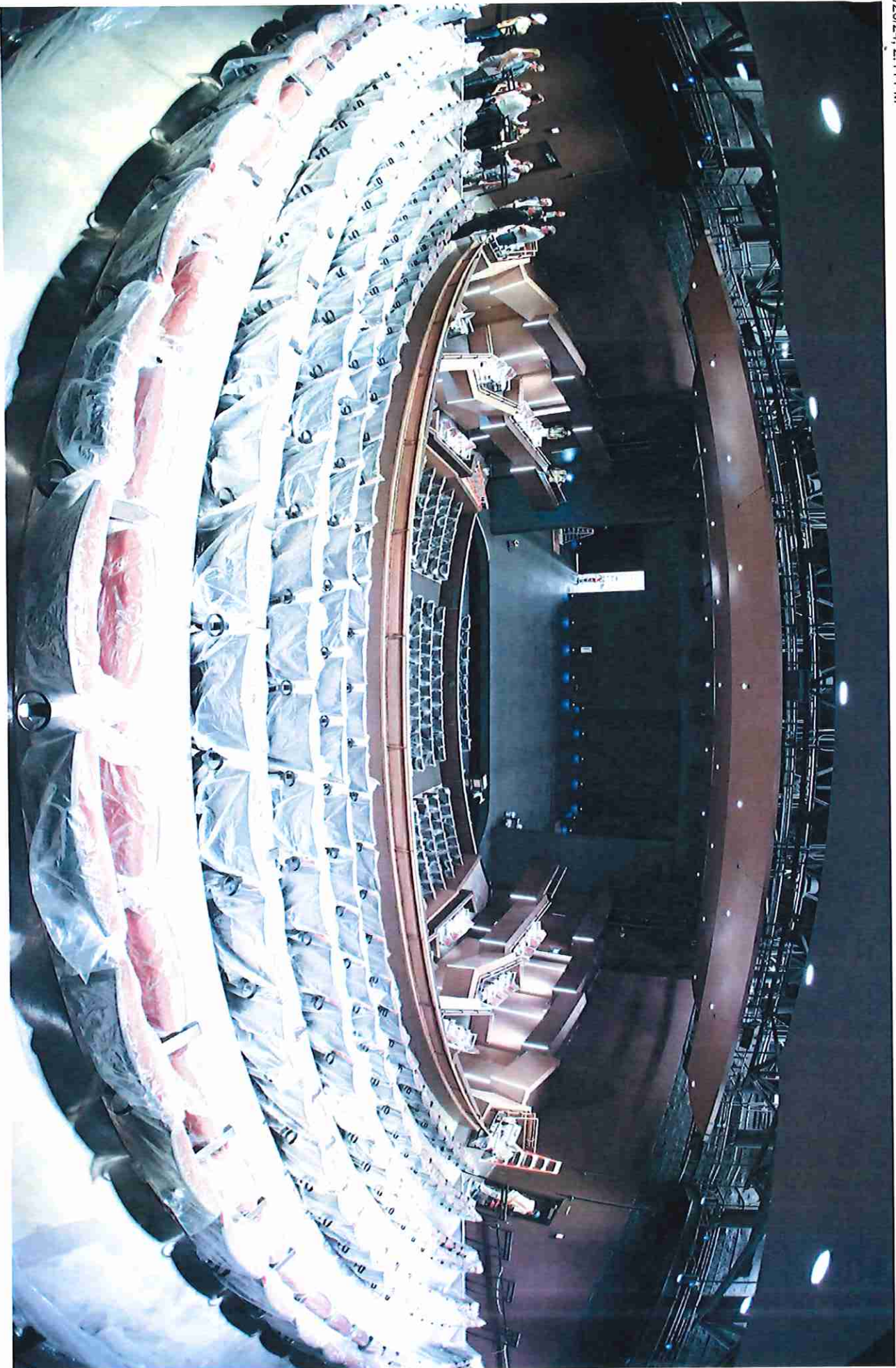
Christopher Tomlinson/The Daily Sentinel

Part inspirational and part aspirational, Colorado Mesa University has named its new theater for the stars.

The Asteria Theatre — Asteria selected for its “of the stars” Greek etymology — will roll out the red carpet for patrons to fill its 860 seats for its opening night featuring the play “Amadeus” on Sept. 27.

The public also will be invited into the Asteria for an open house in September to show off the new theater with auditorium seating that rises with balconies and boxes instead of going back, “which means there’s not a bad seat in the house,” said CMU President John Marshall while leading a tour of the Asteria for the Sentinel’s editorial board earlier this week.

But even before the tour arrived in the Asteria’s auditorium, Marshall as well as Mo LeMee, head of the theatre arts department, and Darin Kamstra, head of the music department, were keen to point out the Asteria’s special features.



The new Asteria Theatre on the Colorado Mesa campus has auditorium seating that rises with balconies and boxes instead of going back and will be operated by OVG360 with CMU's academic, community and financial goals in mind.

Christopher Tomlinson/The Daily Sentinel

The terrazzo floor in the main lobby depicts the confluence of the Colorado and Gunnison rivers, and the rust-colored plates along the stairs at the back of the lobby portray the canyons of the nearby Colorado National Monument.

Natural colors and materials are used throughout the Asteria so it “looks and feels very much attached to this place,” Marshall said.

Even the lighting fixtures are special. In a large room off the main lobby, lights hang in a pattern similar to lines on a topographical map, and on the exterior of the theater’s high fly tower there are small LED lights that will appear at night like soft starlight, Marshall said.

“There is a lot of intentionality in the design,” he said.



Photos by Christopher Tomlinson/The Daily Sentinel

The outside of the new Asteria Theatre on the Colorado Mesa University campus is shown Tuesday. Natural colors and materials are used throughout the Asteria so it "looks and feels very much attached to this place," CMU President John Marshall said.

Christopher Tomlinson/The Daily Sentinel

The Asteria comes with a \$54 million price tag covered in part by \$39 million from the state of Colorado. CMU designated \$6 million to the project with the balance coming from a capital campaign.

The theater will be operated by OVG360 with CMU's academic, community and financial goals in mind, Marshall said. OVG360 also manages the city-owned Avalon Theatre and Amphitheater at Las Colonias Park.

"This is the largest stage in western Colorado as of now," Marshall said over the noise of continued construction work as the tour moved into the Asterias auditorium.

Along with the benefit of the stage's size, the auditorium was designed to accommodate a wide range of needs both acoustically and technically, from music performances to theater and dance.

"We tried to find that sweet spot," Kamstra said as he looked down at the stage from the upper balcony.



Christopher Tomlinson/The Daily Sentinel

Colorado Mesa University President John Marshall giving a tour of the new Asteria Theatre on the CMU campus on Tuesday. The new 860-seat theater will roll out the red carpet for patrons for its opening night featuring the play "Amadeus" on Sept. 27.

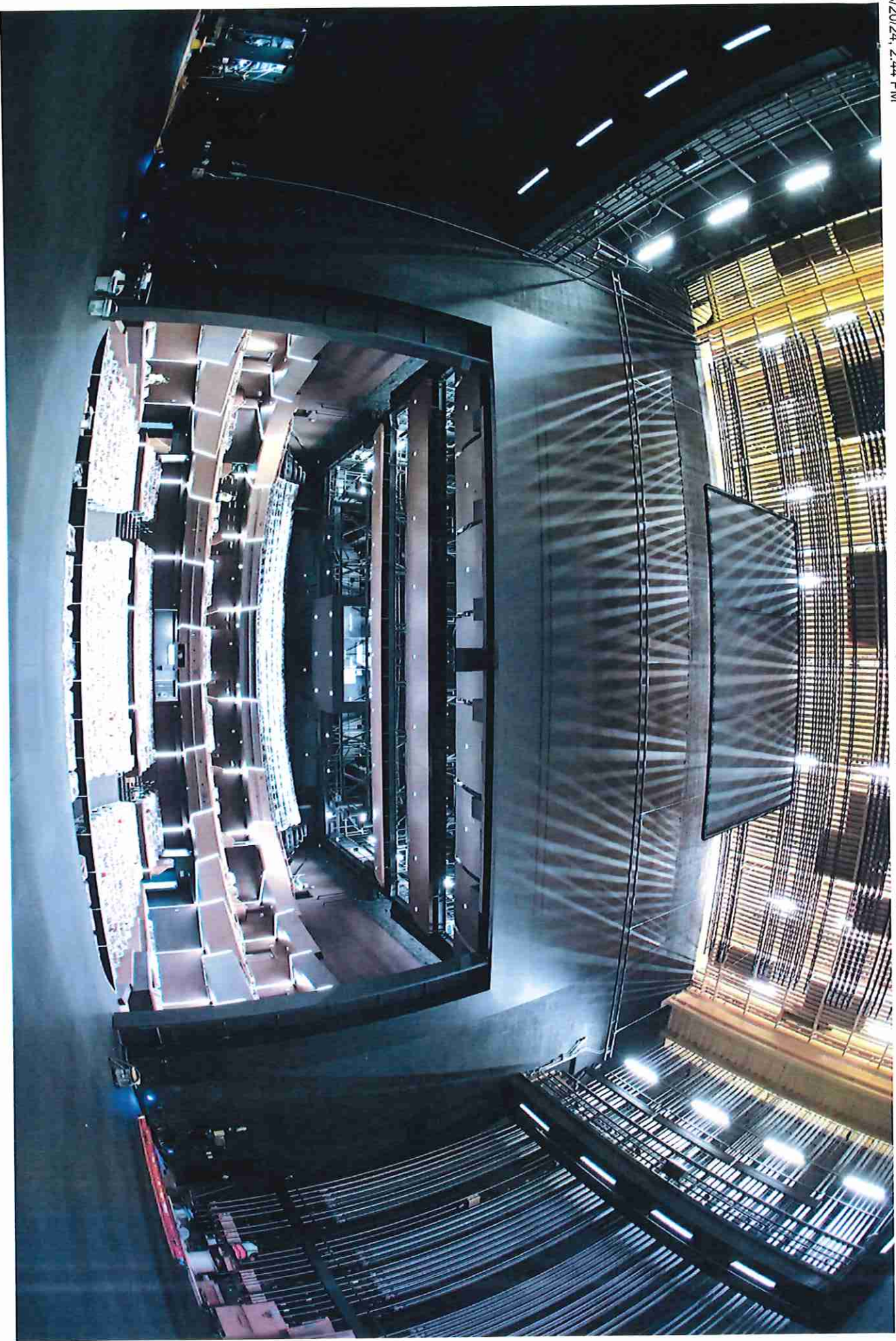
Christopher Tomlinson/The Daily Sentinel

In addition, the back of the house has dimensions not found at the city's Avalon Theatre or at Robinson Theatre, which until now has been CMU's main performing venue.

There are two semi-truck bays for large acts to easily access the facility. There is a large room where sets can be built off stage and tall doors that will allow those sets to be moved to and from the stage with ease. There is a room with a sprung floor where dancers can warm up without fear of injury due to concrete floors and musicians can play without being heard by an audience.

Along with meeting CMU's academic theater arts and music needs, the Asteria will serve as a civic forum for speakers and debates and a performance venue for community groups — the Grand Junction Symphony Orchestra and Colorado West Performing Arts Company already have dates at the Asteria — and touring professional shows, Marshall said.

"There are a lot of things we've missed out on. ... There's just a lot of limitations," said Maria Rainsdon, a general manager for OVG360, who was part of the tour along with Sam Garza, who will oversee the Asteria for OVG360.



A view from the stage looking out at the auditorium at the new Asteria Theatre on the Colorado Mesa University campus. The auditorium was designed to accommodate a wide range of needs both acoustically and technically, from music performances to theater and dance.

Christopher Tomlinson/The Daily Sentinel

Some of those limitations are related to space and some are technical. "No one is going to come if your sound system is insufficient," she said.

With the opening of Asteria, "we've hit it out of the park," she said.

The Asteria really is a "regional asset," Marshall said.

Creating something that didn't exist was a goal as well as an opportunity, he said, noting that for inspiration among other things "humans have always looked to the stars."

The Asteria is a chance "to aspire to something bigger," Marshall said.

ON STAGE

For information about Colorado Mesa University's Asteria Theatre, including details about tickets for the opening performance of "Amadeus," go to cmustages.com.

Tags

Performing Arts

Ann Wright

Ann received her bachelor's degree in English writing from Taylor University in Indiana. Ann and her husband have two children and a rascal called Wimbledon, a miniature schnauzer named for their love of tennis. Ann currently writes feature stories and entertainment content for The Daily Sentinel's news, Lifestyle and Off the Clock sections.

~~EXHIBIT C~~
COLORADO LIQUOR RETAIL LICENSE APPLICATION
COLORADO MESA UNIVERSITY – CMU THEATER

Ex. D

Paragraph 7

Applicant has applied for and been issued four liquor licenses in the past, as follows:

- Arts License for Moss Performing Center – This license has been relinquished
- 3.2 Beer License for The Point – This license has been relinquished
- Arts License for the Colorado Mesa Downtown Art Gallery at 437 Colorado Ave, Grand Junction, CO – Active License
- Hotel Restaurant Liquor License for Maverick Hotel – Active License
-

SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

A

1. Name of Event: Rocky Mountain Rally Kick-Off Party

2. How many attendees are expected? 200-500

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).

The event will take place at the Teddy Morse's Grand Junction Harley-Davidson dealership.

6. What type of and how many security will be provided?

We will use individuals (8-10) to monitor entrance/exit, as well as stationed throughout the boundaries.

7. Describe the Security Control Plan (use additional sheet if necessary).

As Rally participants arrive and register, we will check their i.d.s and give them a wrist band according to their age. We will have security individuals stationed at the entrance where the alcohol will be served as well as throughout the grounds/boundaries. Participants will be limited to two (2) drinks, and we will mark their hands for each drink given.

8. How will security personnel be identified?

Security personnel will have designated shirts and be marked "security".

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

We will distribute the alcohol in a fenced area with one entrance that is a permanent structure on the property. We will also use additional fencing to mark boundaries on the property.

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

We will utilize wrist bands for age verification, and mark underage patron's hands.

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

Security will monitor the conduct and level of attendees. We are also limiting drinks per person to two (2).

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

Yes

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

We will have multiple food trucks on site.

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?

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.

Dean Nelson
Applicant's Signature

6-27-24
Date

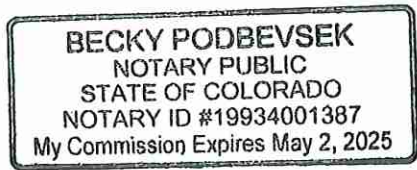
STATE OF COLORADO)
COUNTY OF MESA) SS.
CITY OF GRAND JUNCTION)

Subscribed and sworn to before me this 27 day of June, 2024.

Witness my hand and official Seal.

Becky Podbevsek
Notary Public

5/2/25
My commission expires

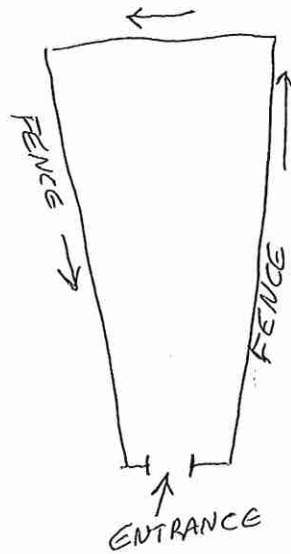


BEER GARDEN LOCATION
(THIS IS THE ONLY AREA LICENCED FOR ALCOHOL CONSUMPTION)

B



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 50 ft



A

SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: Hope Through Homes- The Door Project

2. How many attendees are expected? 100-200

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

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).
John Hoffman Subdivision-Habitat owned, on the empty house neighborhood streets of Waldeck Ave and Stratton Ave

6. What type of and how many security will be provided?
We Will have 2 paid security , three volunteer security and three additional security guards.

7. Describe the Security Control Plan (use additional sheet if necessary).
The event will have various types of security throughout the event monitoring intoxication levels, conduct of all participants and regulation of alcoholic consumption. Staff and security will have walkie talkies and rules will be set in place.
No weapons allowed, no outside alcohol permitted. A perimeter will be set around the event and the entrance will be staffed with volunteers and security to issue wristbands and to check for prohibited items. Should any incident occur hired security will be involved to escort participant(s) out of the event and police will be notified. Security will be present throughout the event.

8. How will security personnel be identified?
Security personnel will have identifiable security t-shirts to wear during the event.

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

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.)?

We will do a state I.D check for all participants. There will be two different color wristbands identifying underage patrons and age-verified patrons

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

All staff and security will be monitoring guests during the entirety of the event.

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

Staff and volunteers will not be serving alcohol, but vendors will be trained and TIPS certified.

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

We will have multiple food trucks available selling non-alcoholic beverages, water and various types of food.

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 number: 04139821-0000

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.

M. Washington
Applicant's Signature

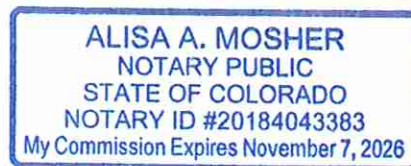
7/12/24
Date

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

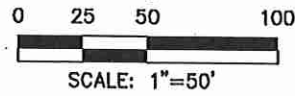
Subscribed and sworn to before me this 12 day of July, 2024.

Witness my hand and official Seal.

Alisa A. Mosher
Notary Public



11-07-2026
My commission expires



Lot 1
Arna Hoffman Subdivision
Reception 2317477
3041 D Road
Parcel Number: 2943-212-03-001

Tract A (landscape)

Lot 1 Lot 2 Lot 3
Emergency Access Easement

14' Multipurpose Easement (Typical)

Donna Roberts Lane

John H. Hoffman Subdivision
Reception 2526632

Lot 4 Lot 5 Lot 6

14' Multipurpose Easement (Typical)

44.0' Right-of-Way
Book 4480, Page 327-328

500'02'42"E 312.80'
150.00'

Wedgewood Avenue

14' Multipurpose Easement (Typical)



Central Grand Valley Sanitation District Easement
The North 30 feet of the South Half of the NE 1/4 NW 1/4 Section 21
Book 1521, Page 464

Parcel Number: 2943-211-00-918
Location: 3059 D Rd
Owner: United States Of America
Joint Owner: Bureau Of Reclamation

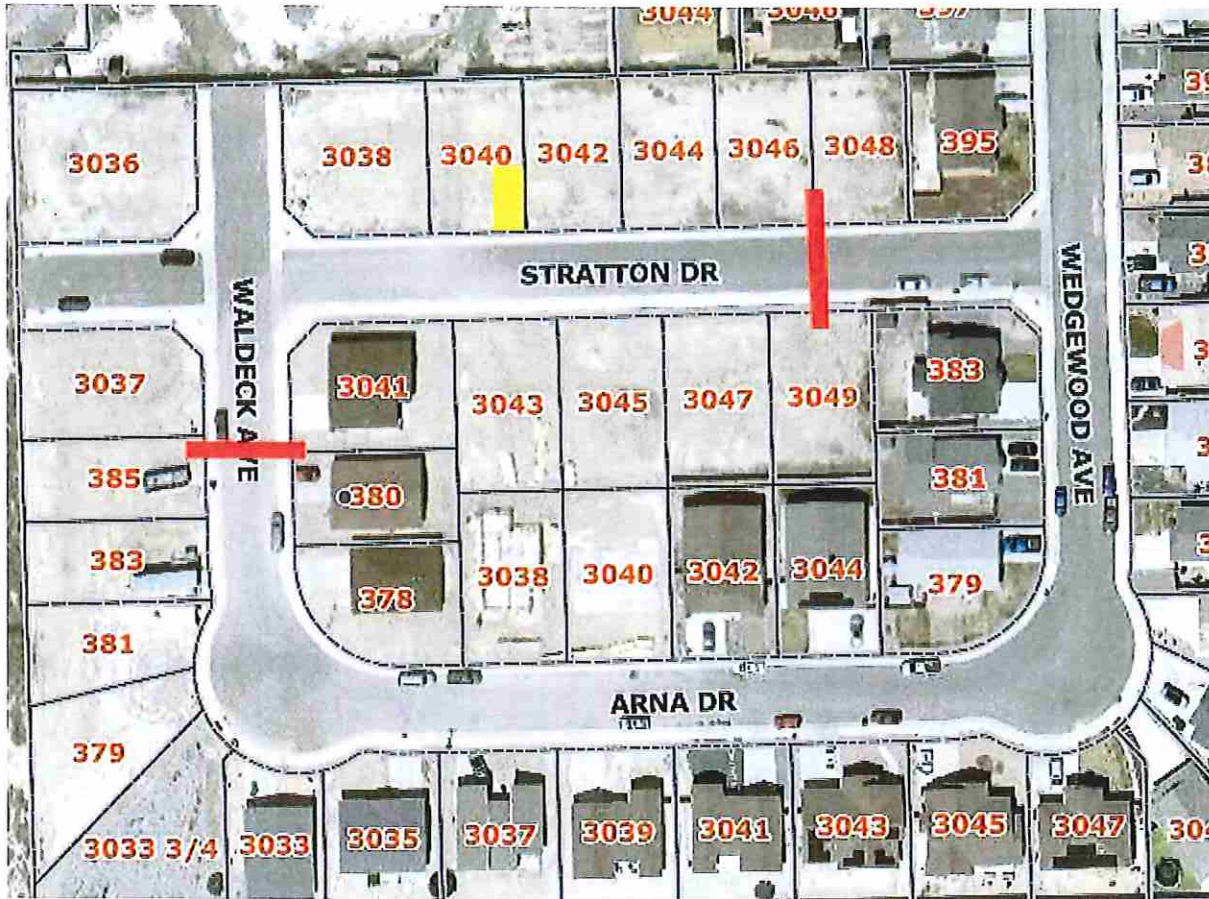
JM
Cap

Marshe Washington

C

From: Tricia Rothwell <triciar@gjcity.org>
Sent: Thursday, July 11, 2024 4:23 PM
To: Marshe Washington
Subject: Re: Block Party Trailer and Street Closure

Yep, like this?



Tricia Rothwell
Event Coordinator
City of Grand Junction
1340 Gunnison Avenue
O: 970-254-3801
gjcity.org | [EngageGJ](https://www.facebook.com/EngageGJ)



From: Marshe Washington <Mwashington@hfhmesa.org>
Sent: Thursday, July 11, 2024 12:47 PM

A

SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: Rocky Mountain HOG Rally

2. How many attendees are expected? 200 to 300 People

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).
Moose Lodge Dance Hall and back outdoor area at 567 25 1/2 Road. The room will accomodate 300 people and they will have access to the outdoor area and two women's and two men's restrooms.

6. What type of and how many security will be provided?
Moose Lodge #270 Board of Officers consisting of seven people and many volunteers

7. Describe the Security Control Plan (use additional sheet if necessary).
The Board of Officers will monitor the doors and the parking lot to ensure no alcohol is brought in from outside and no alcohol is taken out. A wrist band will be placed on attendees who are under the age of 21.

8. How will security personnel be identified?
They will wear shirts with Grand Junction Moose Lodge #270 name and logo.

9. If this event is an outdoor event, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?
The back outdoor area is fully fenced with two gates that will remain locked with a padlock.

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

Identification will be checked at the door and a wrist band will be put on anyone under the age of 21.

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

Bartenders will keep track of number of drinks served to each individual and will watch for signs of intoxication. Security will also keep a close eye out for any signs of intoxication.

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

Yes

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

A full dinner and bottled water, sodas, and tea will be available for sale.

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?

Yes, State License # - 0041369-0000, City License - 1294

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

7/17/24
Date

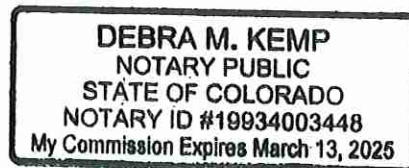
STATE OF COLORADO)
COUNTY OF MESA) SS.
CITY OF GRAND JUNCTION)

Subscribed and sworn to before me this 17th day of July, 20 24.

Witness my hand and official Seal.

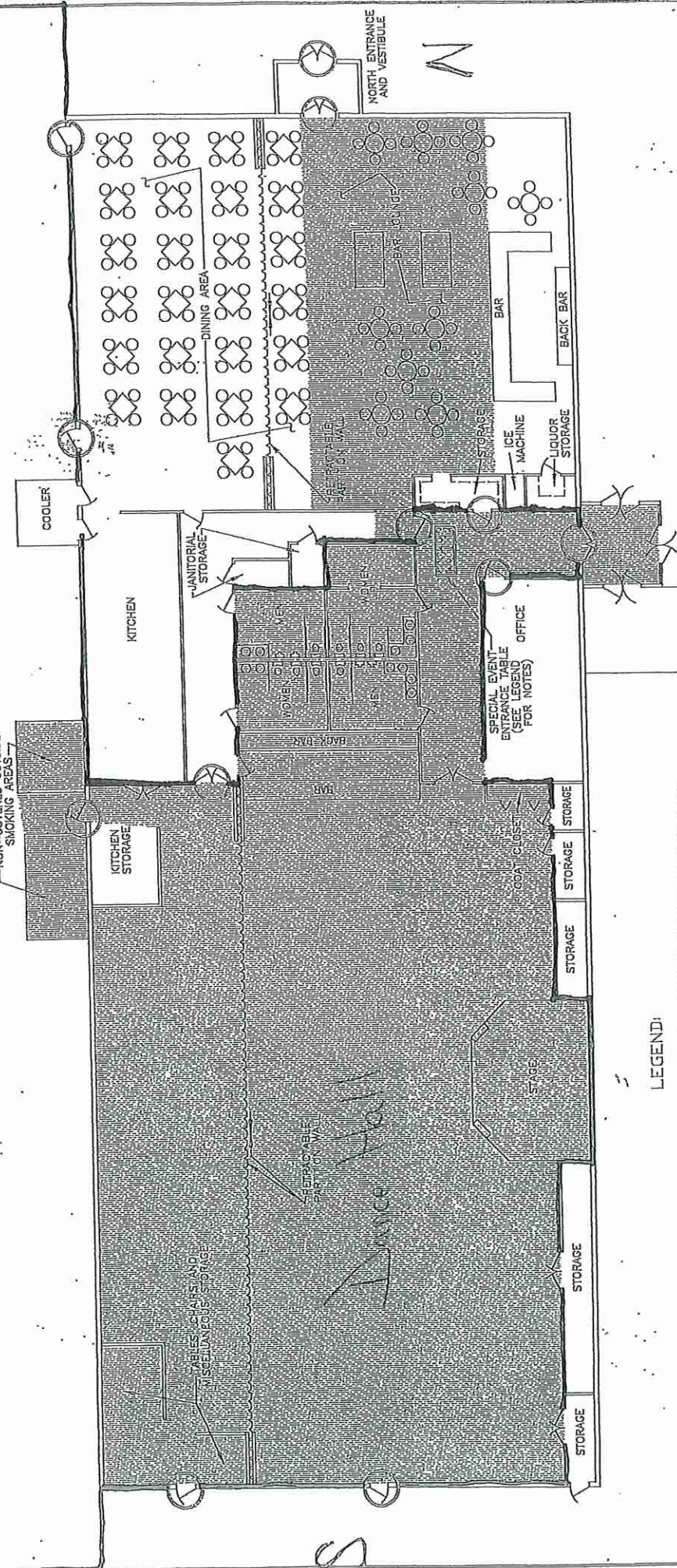
[Signature]
Notary Public

3/13/2025
My commission expires



W

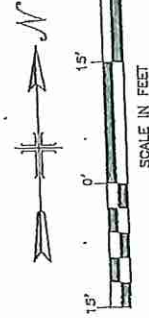
Fully Fenced in Outdoor Area



LEGEND:

-  BUILDING AREAS LIMITED EXCLUSIVELY TO SPECIAL EVENTS PARTICIPANTS. SPECIAL EVENTS PARTICIPANTS ARE NOT ALLOWED IN BUILDING AREAS OUTSIDE THESE LIMITS.
-  SPECIAL EVENTS ENTRANCE TABLE. ALL GUESTS IDENTIFIED, CHECKED FOR INVITATION ALL IDENTIFICATIONS AND AGE AND ARM-BANDED ACCORDINGLY. TABLE WILL BE STAFFED BY SECURITY PERSONNEL TO OBSERVE AND ASSURE ADHERENCE TO SECURITY PROGRAM.
-  DOORS TO BE SECURED BY EITHER LOCKING OR MONITORING BY SECURITY PERSONNEL.

Parking



MOOSE LODGE FLOOR LAYOUT
567 25 1/2 ROAD
SHEET 3A OF 3
3/7/2022
ESTERN
DESIGNERS, INC.

E

B

SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

A

1. Name of Event: Turkey Roost Car and Bike Show

2. How many attendees are expected? 150-200 throughout the day

3. Has the event been held in the past? If so, how many years? Yes, 8 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).
The event is held in the parking lot at the F.O.E. #595 Lodge which we own.

6. What type of and how many security will be provided?
We provide 5 Security Team Members, made up of own members.

7. Describe the Security Control Plan (use additional sheet if necessary).
We post a security team member at both the entrance and exit, the additional three security team members patrol the parking lot throughout the event.

8. How will security personnel be identified?
All members wear a black tee shirt 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 to the parking lot. The perimeter is completely fenced off, with 4' high temporary orange construction fencing.

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

All ID's will be verified by trained bar servers in the purchase line, after ID's are verified, ID bracelets will be put on all patrons old enough to be served.

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

All servers are bartenders from the lodge who are trained to serve in our Social Room. Our security team will also be monitoring conduct in the parking lot during the entire event.

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

All servers have extensive bartending experience and are trained in the sales/service of alcohol beverages.

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

Hot and grilled food is available for both breakfast and lunch. We also have canned soda and bottled water 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?

Our City Sales Tax no. 2158. State Sales Tax no. 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.

Joseph Barnes

Applicant's Signature

7-23-24

Date

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

Subscribed and sworn to before me this 23 day of July, 2024.

Witness my hand and official Seal.

[Signature]

Notary Public

6/11/27

My commission expires



SANTA CLARA AVE

TEMP FENCE

PARKING LOT

CANON AVE

ENTRANCES
EXITS

TEMP FENCE

OS-50

BEER/SPIRITS

FOOD SERVICE LINE
+ EQUIPMENT

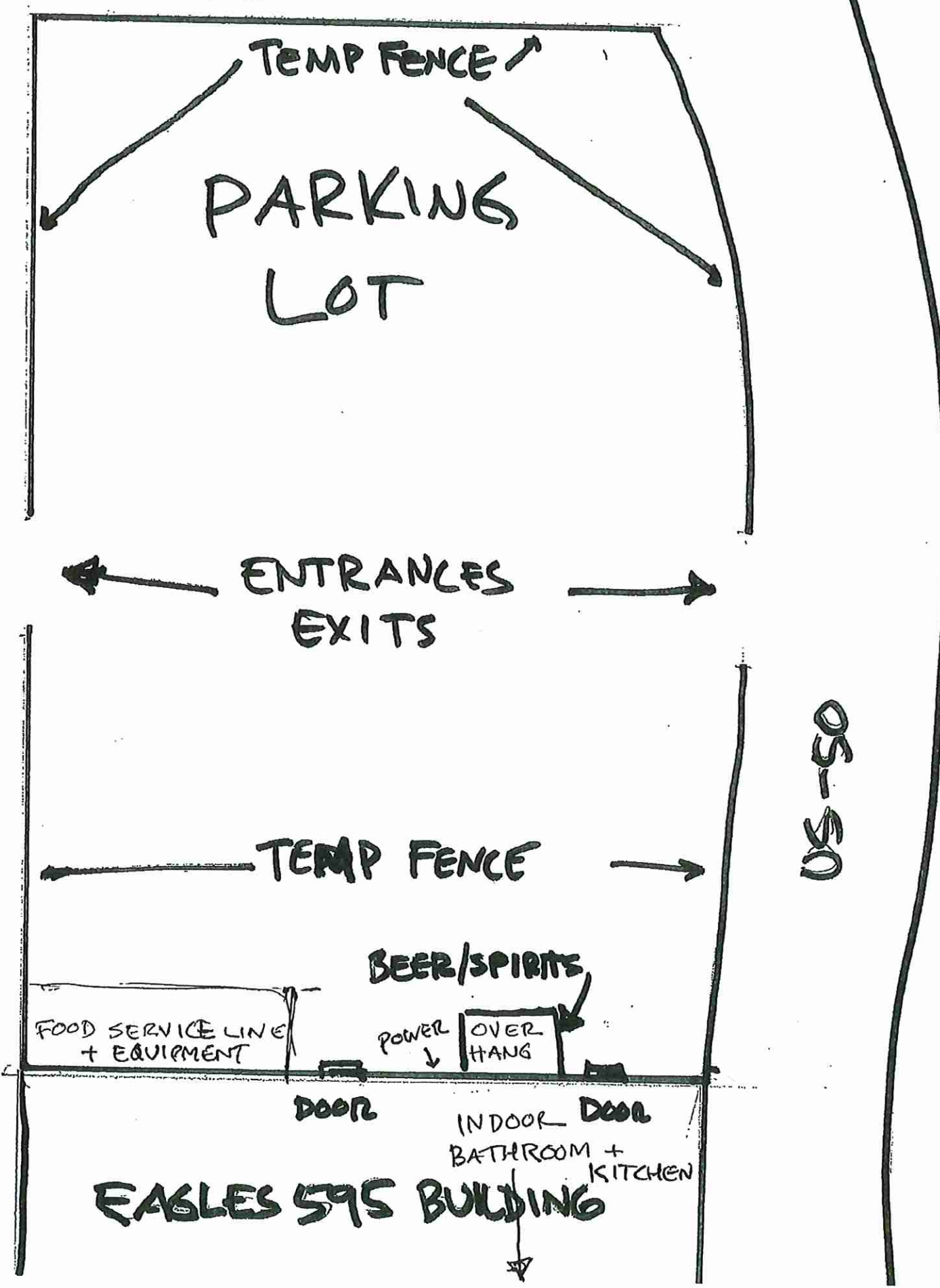
POWER ↓

OVER HANG

DOOR

INDOOR DOOR
BATHROOM +
KITCHEN

EAGLES 595 BUILDING



SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

A

1. Name of Event: CMU Wrestling Steak & Crab Fest

2. How many attendees are expected? 1,000

3. Has the event been held in the past? If so, how many years? Yes - 17 years

4. Have there ever been any violations or citations issued during the event in the past?
There have not been any citations or violations at any of the past events

5. Describe the premises at which the event will take place (attach diagram).
The event will be held outside in Lincoln Park. Please see attached map for details and specific area.
Entire area will be fenced with a 6 foot chain link fence.

6. What type of and how many security will be provided?
There will be 10 coaches & 80 athletes all wearing bright colored event shirts. We will have 20 other CMU staff/volunteers monitoring the event. We will have 4 Citadel Security officers in uniform.

7. Describe the Security Control Plan (use additional sheet if necessary).
The perimeter of this event will be fenced(6ft) and will only have 1 entrance/exit to ensure no alcohol enters or exits the premises. The entrance will have TIPS trained volunteers checking ID and wristbanding those 21+ with specific wristband. At the service area only those with wristbands will be served. All servers will be TIPS trained. Should the trained servers question the age of an attendee they will ID them at the serving station. We will have CMU staff, admin, and workers plus additional volunteers walk the event to monitor conduct in addition to the trained servers who will help monitor intoxication. We will have one bathroom exit/entry with security. We will have Citadel Security present at the exit at conclusion of event.

8. How will security personnel be identified?
Workers wear bright colored matching t-shirts. Citadel Security will be in uniform.

9. If this event is an outdoor event, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?
The entire perimeter will be fixed fencing with 6ft chain link fence. Please see attached map for details.

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

Upon entry, TIPS certified volunteers will check ID's and wristband those age verified 21+. High Country & Central Distributing will serve alcohol to only those with unique 21+ wristband. If asked attendees will need to show ID again at serving station. Attendees not age verified will not have unique 21+ wristband.

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

Conduct and intoxication will be monitored by security, coaches, additional volunteers, and trained servers.

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

Yes, servers and volunteers checking ID's will be trained in the service of alcohol and/or TIPS trained.

Other volunteers will monitor intoxication levels.

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

There will be unlimited steak, crab, potatoes, bread, salad, shrimp, sausage, pop, water, deserts & coffee.

All food and beverages are included in the entrance ticket.

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?

26665373-0000

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

7/17/24
Date

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

Subscribed and sworn to before me this 17 day of July, 20 24.

Witness my hand and official Seal.

[Signature]
Notary Public

April 25, 2028
My commission expires



Football Field | Parking Lot

VIP Parking

FOOD LINE

VIP

ENTER

SIDEWALK TO ENTRANCE

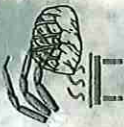
DESSERTS

- Village Inn Pies
- Nothing Bundt Cakes
- Mountain Berry Bowls
- Cow-a-bunga Ice Cream

BEER TRAILERS

General Seating

GENERAL ADMISSION FOOD LINE



GOLD ACCESS

FOOD LINE

Restrooms

STAGE

EXIT

ALL-YOU-CAN-EAT
 GRILLED STEAK
 STEAMED & SMOKED CRAB LEGS
 SAUSAGE & SHRIMP
 BAKED POTATO
 TEXAS TOAST

BEVERAGES INCLUDED

SODA
WATER

*FOR THOSE 21+ BEER & SELTZER



THE OXYMORONS TERRIBLY GOOD



12th Street

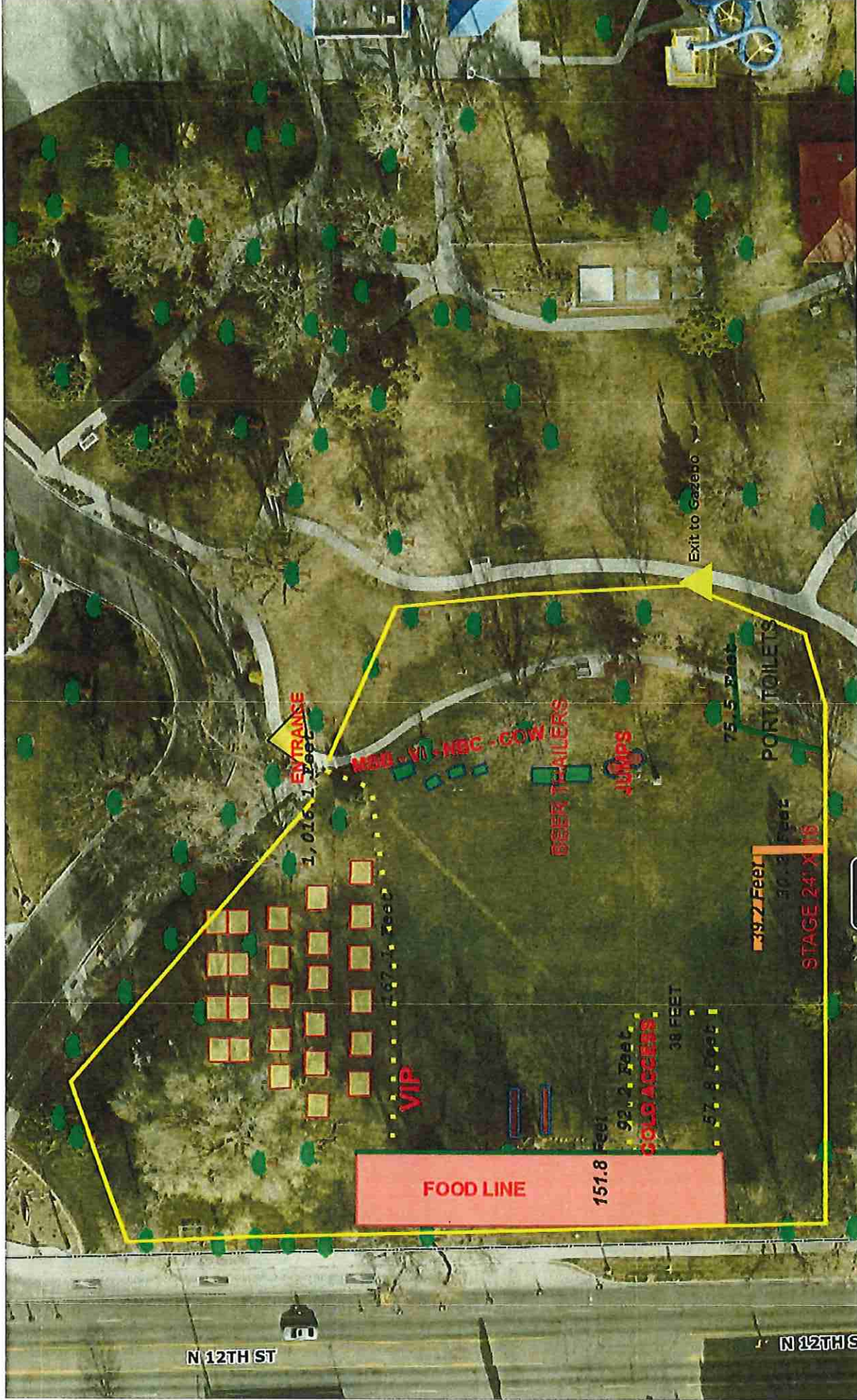
Gunnison Ave.

Pool

Gazebo

Play ground

3



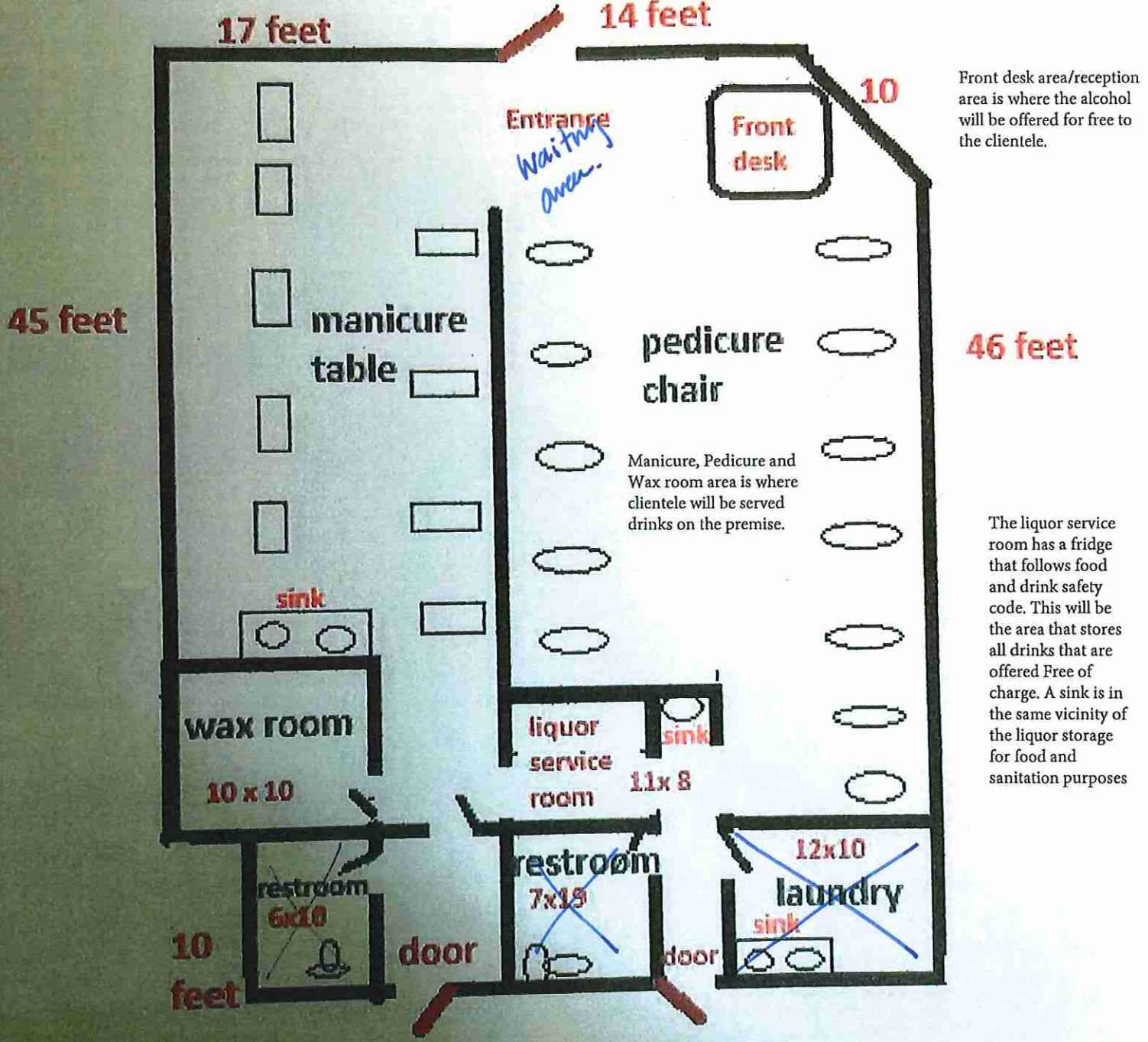
N 12TH ST

N 12TH S

U

A

MESA SPA & NAILS LLC DIAGRAM



Front desk area/reception area is where the alcohol will be offered for free to the clientele.

Manicure, Pedicure and Wax room area is where clientele will be served drinks on the premise.

The liquor service room has a fridge that follows food and drink safety code. This will be the area that stores all drinks that are offered Free of charge. A sink is in the same vicinity of the liquor storage for food and sanitation purposes