

GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
April 1, 2026

I. Call to Order

The meeting was called to order at 2:00 p.m. Those present were Hearing Officer Jill Cenamo, Interim City Attorney Jeremiah Boies, and Deputy City Clerk Misty Williams.

II. License Renewal Applications

1. Patel Liquor V, LLC, dba North Avenue Liquors, 807 North Avenue, Grand Junction, CO 81501 - Retail Liquor Store
2. City of Grand Junction dba Canyon View Softball Complex, 728 24 Road, Grand Junction, CO 81505 - Beer & Wine
3. Grand Conjunction, LLC dba Doubletree – Grand Junction, 743 Horizon Drive, Grand Junction, CO 81506 - Hotel & Restaurant
4. Ginger Restaurant, LLC dba Ginger Restaurant, 2381 Patterson Road, Unit 111, Grand Junction, CO 81505 - Beer & Wine
5. Life to the Brim, LLC dba Melrose Spirit Co., 337 Colorado Avenue, Grand Junction, CO 81501 - Lodging Facility
6. Colorado Mesa University dba Colorado Mesa University Downtown Art Gallery, 437 Colorado Avenue, Grand Junction, CO 81501 - Arts License
7. Pinnacle Venue Services, LLC dba Avalon Theatre, 645 Main Street, Grand Junction, CO 81501 - Entertainment Facility
8. Golden Gate Petroleum of Nevada, LLC dba Golden Gate Gas – 2395 G Road, Grand Junction, CO 81505 - Fermented Malt Beverage – Off Premises
9. Pinnacle Venue Services, LLC dba Two Rivers Convention Center, 159 Main Street, Grand Junction, CO 81501 - Hotel & Restaurant

Hearing Officer Cenamo read renewals 1 – 9 into the record. She verified with Ms. Williams the applications were in order. Hearing Officer Cenamo asked if anyone was present to speak against any of the applications; there was no one.

Renewals 1 – 9 were approved as requested.

III. New License Applications - Resolutions, Findings and Decision

The Roost, Inc. dba The Roost, 225 North 5th Street, Suite 105, Grand Junction, CO 81501 - Hotel & Restaurant

Member: Stacey Baldock, 239 W. 5th Street, Palisade, CO 81526

Member Stacey Baldock was present to answer questions regarding the new license application and how the needs and desires survey was conducted. Hearing Officer Cenamo asked Ms. Williams to read the survey results into the record (attached).

Hearing Officer Cenamo verified with Ms. Williams the application was in order. She asked if anyone was present to speak against the application. There was no one.

Hearing Officer Cenamo 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 Roost, Inc. dba The Roost was approved. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Cenamo's signature.

IV. Special Event Permit Applications

1. Mesa Developmental Services dba STRIVE, 790 Wellington Avenue, Grand Junction, CO 81501, "Tulips & Juleps Derby Watch Party - 5/2/2026, Garden Groove Concert Series – 6/26, 7/31, 8/28, Harvest Illuminated – 10/22, 10/23, 10/24", Located at 655 Struthers Avenue, Grand Junction, CO 81501

Event Manager: Tanya Workman, 2038 W. Cedar Meadows Court, Grand Junction, CO 81507

Event Manager Tanya Workman was present and answered a series of questions regarding the event location, security, and how it will be conducted lawfully.

Hearing Officer Cenamo verified with Ms. Williams the application was in order and asked if there was anyone present to speak against the application. There was no one. Hearing Officer Cenamo entered Exhibits "A" and "B" (attached) into the record.

Hearing Officer Cenamo 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 the Mesa Developmental Services dba STRIVE "Tulips & Juleps Derby Watch Party, Garden Groove Concert Series and Harvest Illuminated" was in order and approved.

2. Museums of Western Colorado, 462 Ute Avenue, Grand Junction CO 81501, "Spring Fling 2026", located at 3073 Patterson Road, Grand Junction, CO 81504 on May 2, 2026, from 10:00 a.m. – 2:00 p.m

Event Manager: Mollie Shepardson, 2487 Abas Drive, Grand Junction, CO 81505

Event Manager Mollie Shepardson was present and answered a series of questions regarding the event location, security, and how it will be conducted lawfully.

Hearing Officer Cenamo verified with Ms. Williams the application was in order and asked if there was anyone present to speak against the application. There was no one. Hearing Officer Cenamo entered Exhibits "A" and "B" (attached) into the record.

Hearing Officer Cenamo 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 the Museums of Western Colorado "Spring Fling 2026" was in order and approved.

3. Mesa County Libraries Foundation, 443 N. 6th Street, Grand Junction CO 81501, "An Evening In Wonderland - 2026", Located on 517 Chipeta Avenue, Grand Junction, CO 81501 on May 2, 2026, from 4:00 p.m. – 9:00 p.m.

Event Manager: Ami Schiffbauer, 539 29 Road, Grand Junction, CO 81504

Event Manager Ami Schiffbauer requested that the application submitted by Mesa County Libraries Foundation be withdrawn. She indicated that the Foundation had decided to opt out of the Special Event Permit, in order for Whitewater Hill winery to obtain a Temporary Sales Room permit for the event.

The Temporary Sales Room permit is issued by the State of Colorado, and no further review was necessary from the local Liquor Licensing Authority. Hearing Officer Cenamo granted the request for the application to be withdrawn.

V. **Other Business**
There was none.

VI. **Adjournment**
The meeting adjourned at 3:19 p.m.

MEMO: Local Licensing Authority

FROM: Misty Williams, CMC, Deputy City Clerk

DATE: March 20, 2026

SUBJECT: The Roost, Inc. dba The Roost, 225 N. 5th Street, Grand Junction, CO 81501, Hotel & Restaurant License

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 February 25, 2026, and on March 4, 2026, a "Notice of Hearing" was posted on the property. On March 18, 2026, 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 on the north by Hill Avenue, south by Ute Avenue, east by N. 11th Street and west by S. 2nd Street 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: 19
OPPOSE: 0

Residential Results:

FAVOR: 66
OPPOSE: 0

Nine signatures were disqualified due to incomplete entries. Exhibits to survey sheets showed 56 addresses attempted without success due to no answer or no solicitors' signs. To date, no counter petitions or remonstrances have been filed.

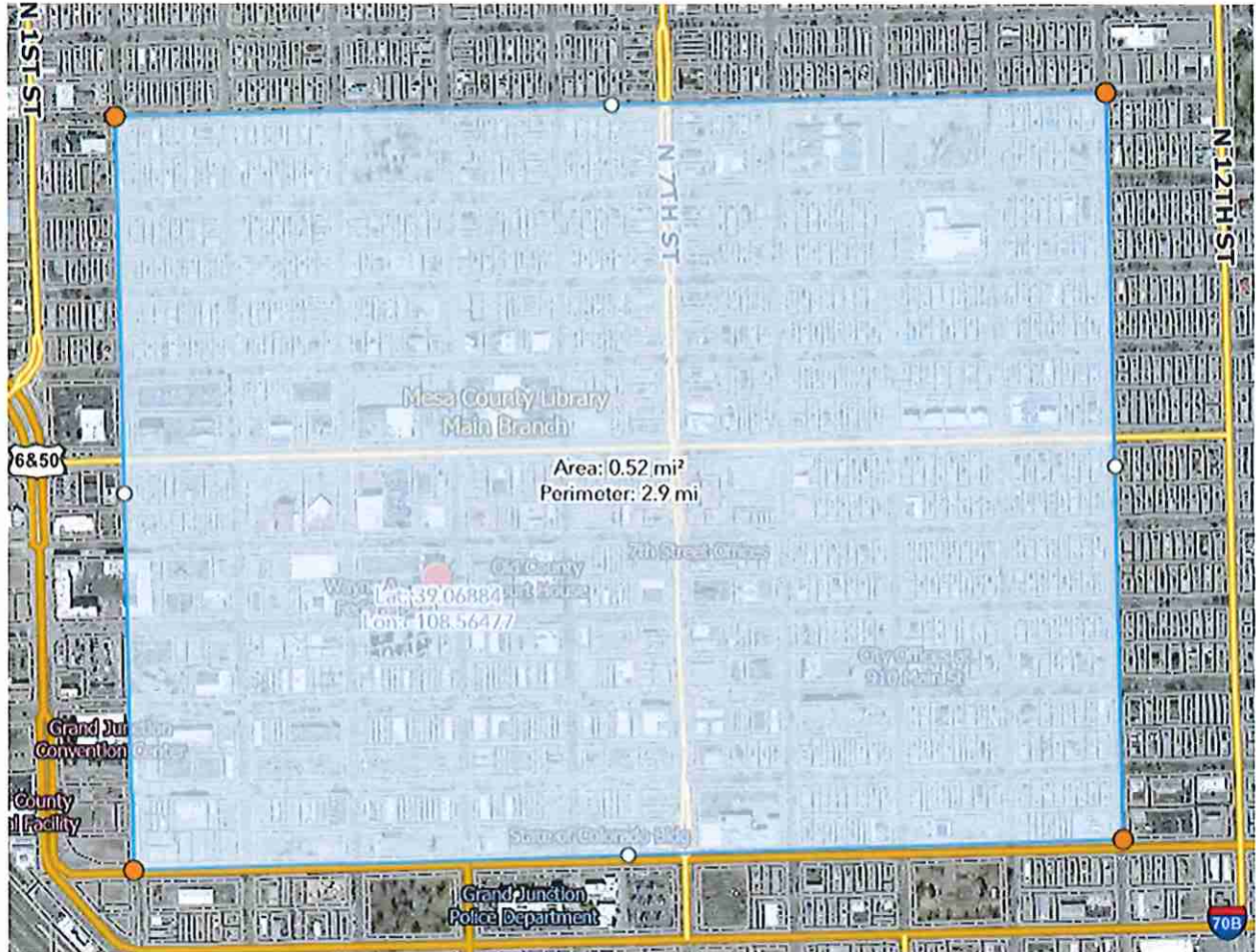
The Grand Junction Police Department will investigate the individuals for local criminal history. Reports have also been requested from Mesa County Public Health, the Grand Junction Fire Department, and the City of Grand Junction Sales Tax Department.

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

Arts – 1 (Colorado Mesa University Downtown Art Gallery)
Beer & Wine – 3 (Café Sol, Pablo's Pizza, The Palette)
Brew Pub – 2 (Rockslide Brew Pub and Trail Life Brewing)
Brewery/Sales Room – 1 (Ramblebine Brewing Company)
Club – 1 (BPO Elks Lodge No. 575)
Fermented Malt Beverage and Wine – 3 (Alta 6312, Circle K #2744116 and Stinker #323)
Hotel & Restaurant – 16 (626 on Rood, Bin 707 Food Bar, Bistro 317, Blue Moon Bar & Grille, Dream Café, Feisty Pint, Guru's Kitchen, Las Marias, Moody's, Pour Fellows, Suehiro Japanese Restaurant, TacoParty, The Goat and Clover Tavern, Two Rivers Convention Center, Tiki Bird and The Winery)
Limited Winery/Sales Room – 2 (Carlson Vineyards and Shiras Winery)
Lodging and Entertainment – 3 (Avalon Theatre, Melrose Spirit Co. and TRU by Hilton GJ Downtown)
Retail Liquor Store – 1 (The Hog and the Hen Spirits)
Tavern – 7 (Moody's Underground, Fairfield Inn & Suites, Mesa Theater, Quincy Bar & Grill, Springhill Suites, Soco Social House, and Two Rivers Tavern)
Vintner's Restaurant – 1 (Cruise Control Kitchen & Cellar)

The Roost, Inc, dba The Roost – Hotel & Restaurant

Survey Petition Boundaries



North – Hill Avenue

South – Ute Avenue

East – N. 11th Street

West – S. 2nd Street

SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: Tulips & Juleps Kentucky Derby Watch Party, Garden Groove Summer Concert Series, Harvest Illuminated

2. How many attendees are expected? Approximately 300 per event, per night

3. Has the event been held in the past? If so, how many years? Yes - 11 years

4. Have there ever been any violations or citations issued during the event in the past?
No violations or citations have ever been issued for any of the events.

5. Describe the premises at which the event will take place (attach diagram).
The events take place on the front lawn of the Western Colorado Botanical Gardens, just south of Struthers Avenue and at the end of 7th Street.

6. What type of and how many security will be provided?
Each event will have two paid security personnel from Citadel Security, and 3- 4 additional volunteer security staff.

7. Describe the Security Control Plan (use additional sheet if necessary).
One paid security personnel is stationed at the entrance gate (the only entrance and exit for the public), from start to finish. The additional paid security is positioned in the lawn area where alcohol is served and drink tickets are purchased. Volunteer security personnel are positioned at the following locations: 1.) the second gated area, which enters onto the front lawn 2.) ID check and banding area 3.) at the front stage. Any incidents or concerns will be immediately reported to the event coordinator and managed by paid security staff under the coordinator's direction.

8. How will security personnel be identified?
Paid security personnel will be dressed in their Citadel uniforms and the volunteer staff will wear clearly visible badges labeled "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 a permanent six foot high steel fence surrounding the entire area of the botanical gardens. There is only one entrance and exit that will be opened to the public during the event, which is located at the east end of the botancial gardens area. Alcohol is restricted to permitted lawn area by security.

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.)?

ID checks will be made by the TIPS trained volunteer staff, as patrons enter through a second gated area onto the front lawn. Wrist bands will identify who is 21 years of age or older for events that allow all ages. Bands will be applied after ID check is verified. Ticket sales and servers will verify bands prior to serving.

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

All events will have paid security staff monitoring conduct and level of intoxication.

TIPS trained staff, volunteers and bartenders will monitor level of intoxication prior to serving attendees.

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

Yes, we will have TIPS trained staff. Tulips & Juleps will have fully trained, paid bartenders. TIPS training information will also be provided for first-time volunteers prior to events.

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

Water and soda, in addition to a food truck on the premises - certified by both the city and county.

Tulips & Juleps will be catered by Cowboy & the Rose.

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 Tax Number: 98-01197; City Sales Tax Number: S20056670-0002

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.

Sanya Workman
Applicant's Signature

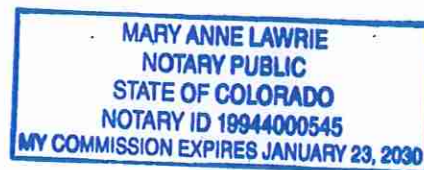
2/11/26
Date

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

Subscribed and sworn to before me this 21/26 day of _____, 20 ____.

Witness my hand and official Seal.

Mary Anne Lawrie
Notary Public



01-23-30
My commission expires

SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT

A

1. Name of Event: SPRING FLING

2. How many attendees are expected? 100

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

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).

Cross Orchards historic site is a mostly outdoor property with open lawn adjacent to historic packing shed/barn, bunk house, and exhibit spaces.

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

Two (2) designated event security personnel will be present through the event. Additional museum staff + trained volunteers will also monitor the area.

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

Security personnel will be stationed near the main entrance and alcohol service area to monitor guest entry, behavior, and safety. Staff and volunteers will circulate throughout the event space. Clear access lanes will be maintained for emergency vehicles. Any disruptive behavior or intoxicated individuals will be addressed immediately and, if necessary, asked to leave the premises. Local law enforcement will be contacted if required.

8. How will security personnel be identified?

Security personnel will wear clearly marked badges and/or event staff shirts identifying them as "Security" or "Staff" or "Volunteer."

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

The event perimeter will be clearly defined using existing fencing on the property, temporary stanchions roping where necessary, and signage indicating designated alcohol consumption areas.

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 guests purchasing alcohol will be required to present a valid government-issued photo ID. IDs will be checked by trained staff prior to purchase. Guests 21 and over who have presented valid ID will receive a wristband, and only wristbanded guests will be served alcoholic beverages.

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

Trained staff, designated bartenders, and security personnel will monitor guest behavior. Alcohol service will be limited to designated servers who will refuse service to anyone who appears visibly intoxicated. Management will intervene if/when necessary.

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

Alcohol service will be handled by licensed bartenders.

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

Non-alcoholic beverages including water, soda, and juice will be available. Food offerings will include snacks and meal options from approved vendors, food trucks, and/or museum concessions.

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 - 98-04494-0000

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.

Monie Supradom
Applicant's Signature

2-25-20
Date

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

Subscribed and sworn to before me this 25 day of Feb., 20 20.

Witness my hand and official Seal.

Cadence Jones
Notary Public



02/13/2026
My commission expires

Cross Orchards Spring Fling

