GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
November 4, 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 Krystle Koehler.

II. License Renewal Applications

1. El Mescal, Inc dba Tequila's Mexican Family Restaurant, 2454 HWY 6 & 50 Suite 119 & 120, Grand Junction, CO 81505 - Hotel & Restaurant

2. Los Potrillos, Inc dba Aztecas Family Mexican Restaurant, 603 Highway 50, Grand Junction, CO 81503 - Hotel & Restaurant

3. Blasta, LLC dba Aztecas Family Mexican Restaurant, 705 Horizon Drive, Grand Junction, CO 81506 - Hotel & Restaurant

4. TJ Cruisers, LLC dba Cruisers Bar, 2692 Hwy 50, Suites O, Q & S, Grand Junction, CO 81503 - Tavern

5. 314 GJ, LLC dba Dream Café, 314 Main Street, Grand Junction, CO 81501 - Hotel & Restaurant with Outdoor Dining Lease

6. Apple Colorado, LLC dba Applebee's Neighborhood Grill & Bar, 711 Horizon Drive, Grand Junction, CO 81506 - Hotel & Restaurant

Hearing Officer Cenamo read renewals 2, 4, & 6 into the record. She verified with Mrs. Koehler that 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 2, 4, & 6 were approved as requested.

Hearing Officer Cenamo read Renewals 1, 3, & 5 into the record and verified with Mrs. Koehler that the applications were in order. These establishments had fire code violations.

Hearing Officer Cenamo asked if anyone was present to speak against any of the applications; there was no one.

After discussion, El Mescal, Inc dba Tequila's Mexican Family Restaurant, located at 2454 HWY 6 & 50 Suite 119 & 120, Grand Junction, CO 81505 - Hotel

& Restaurant, Blasta, LLC dba Aztecas Family Mexican Restaurant, 705 Horizon Drive, Grand Junction, CO 81506 - Hotel & Restaurant, and 314 GJ, LLC dba Dream Café, 314 Main Street, Grand Junction, CO 81501 - Hotel & Restaurant with Outdoor Dining Lease received conditional approvals pending correction and successful reinspections of their fire code violations.

III. Modification of Premises Applications

1. BPOE Lodge dba Grand Junction Lodge No. 575, 249 S 4th Street, Grand Junction, CO 81501, Club

   Remove 3/4 wall near bar

Hearing Officer Cenamo read the modification into the record. She verified with Mrs. Koehler the application was in order.

Hearing Officer Cenamo asked if there was a representative present for BPOE Lodge dba Grand Junction Lodge No. 575. Exalted Ruler Jeremy Scheetz was in attendance to answer questions regarding the modification. He explained the removal of the 3/4 wall. He stated the removal will not change the layout, boundaries, or approved diagram of the existing licensed area. It will simply open additional space to improve pedestrian flow and allow people to move through more easily. Officer Cenamo asked if anyone was present to speak against the modification; there was no one. Hearing Officer Cenamo entered Exhibits “A” (attached) into the record. Hearing Officer Cenamo approved the modification.

IV. New License Applications - Resolutions, Findings and Decision

1. LV Number 2, LLC dba LV Spa Nail II, 2446 Patterson Road, Grand Junction, CO 81505 - Beer & Wine

Member: Hong Pham, 709 Fountainhead Blvd, Grand Junction, CO 81505
Manager: Bill Dao, 2504 Buchanan Drive, Grand Junction, CO 81505
Member: Son Huynh, 2504 Buchanan Drive, Grand Junction, CO 81505

Member Son Huynh and Liquor Consultant Brian Turner were present to answer questions regarding the new license application and how the needs and desires survey was conducted. Liquor Consultant Brian Turner read the survey results into the record.

Hearing Officer Cenamo verified with Mrs. Koehler the application was in order. She asked if anyone was present to speak against the application. There was no one. Hearing Officer Cenamo entered Exhibits “A” (attached) into the record.

Hearing Officer Cenamo found the needs of the neighborhood are not being met and found no legal reason to deny the license. The new Beer & Wine license

application for LV Number 2, LLC dba LV Spa Nail II, was approved. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Cenamo's signature.

2. Victoria Nail Spa 2, LLC dba Victoria Nail Spa & Lashes, 2883 North Avenue, Grand Junction, CO 81501 - Beer & Wine

Member: Thien Huynh, 667 Tilman Drive, Grand Junction, CO 81506
Member: Bill Dao, 2504 Buchanan Drive, Grand Junction, CO 81505
Member: Son Huynh, 2504 Buchanan Drive, Grand Junction, CO 81505
Member: Chi Huynh, 608 Silverado Drive, Grand Junction, CO 81505

Member Son Huynh and Liquor Consultant Brian Turner were present to answer questions regarding the new license application and how the needs and desires survey was conducted. Liquor Consultant Brian Turner read the survey results into the record.

Hearing Officer Cenamo verified with Mrs. Koehler the application was in order. She asked if anyone was present to speak against the application. There was no one. Hearing Officer Cenamo entered Exhibits "A" (attached) into the record.

Hearing Officer Cenamo found the needs of the neighborhood are not being met and found no legal reason to deny the license. The new Beer & Wine license application for Victoria Nail Spa 2, LLC dba Victoria Nail Spa & Lashes, was approved. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Cenamo's signature.

V. Other Business

There was none.

VI. Adjournment

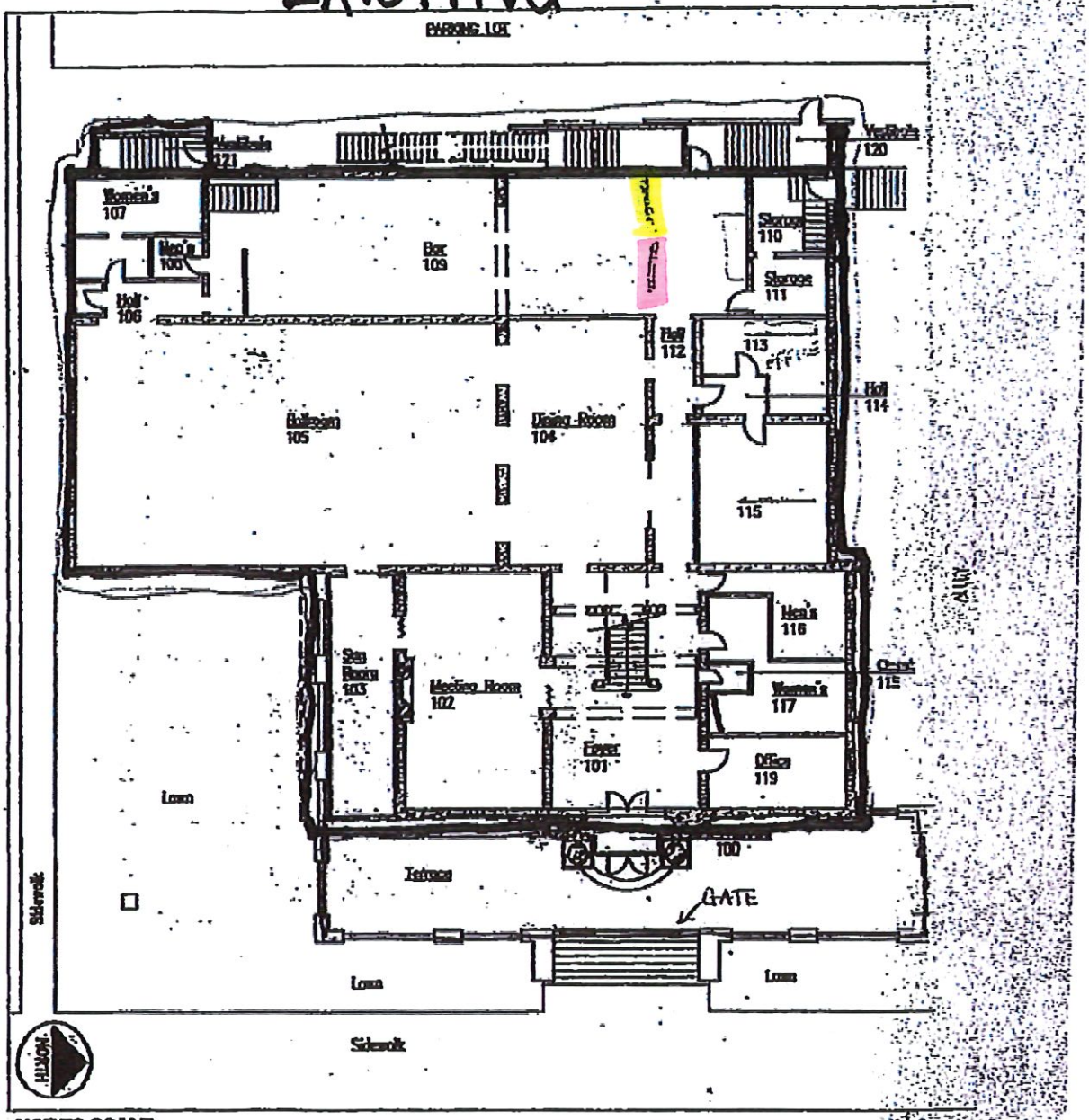
The meeting adjourned at 2:57 p.m.

ELKS

A

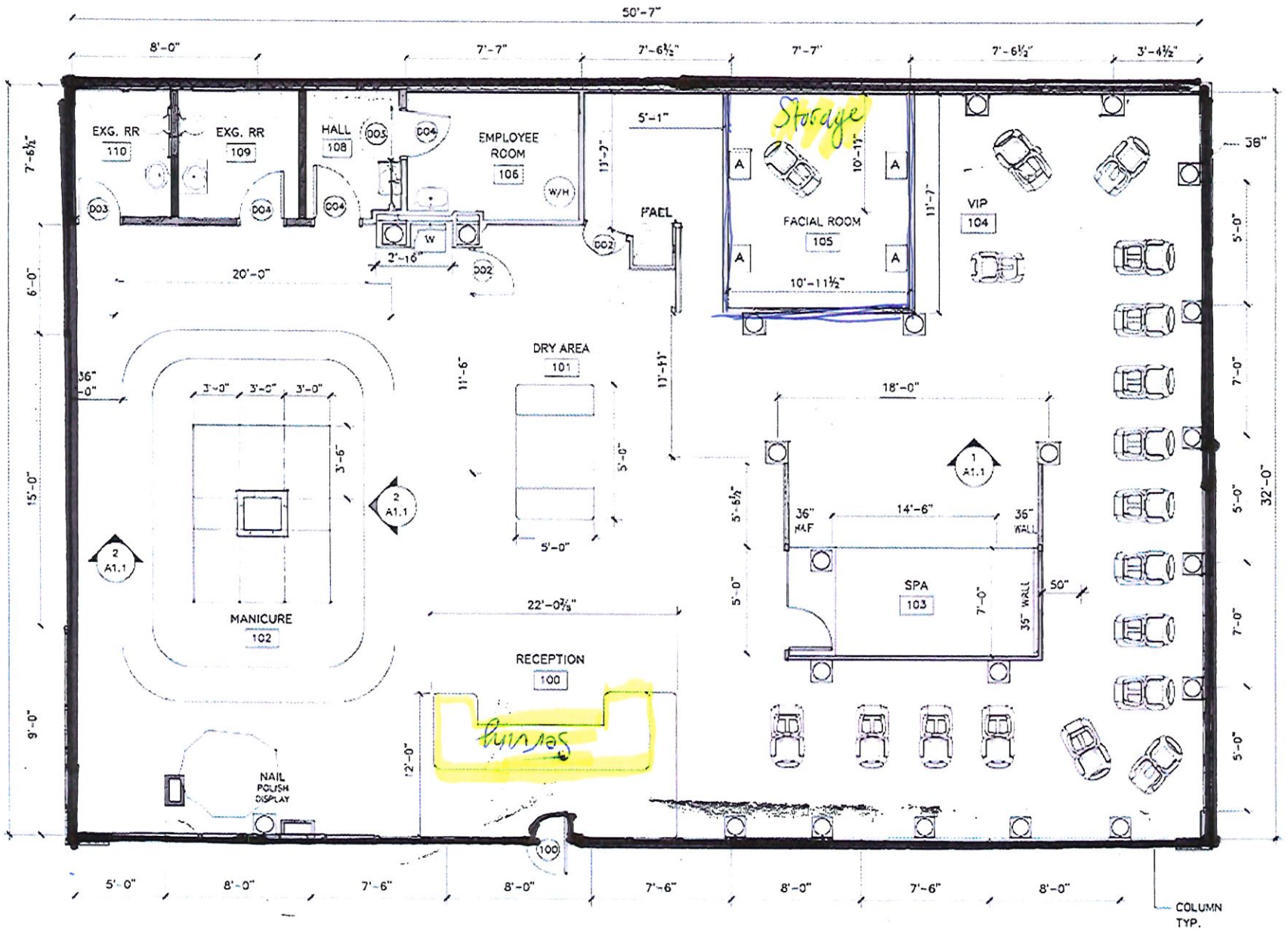
First Floor As-Built Plan

EXISTING



NOT TO SCALE

Benevolent Protective Order of Elks, 575
Grand Junction, Colorado



WALL SYMBOLS

- EXISTING WALL
- NEW WALL
- OPENING

* ALL DIMENSIONS TO FACE OF STUD OR CENTERLINE OF COLUMN, TYP.

ROOM LEGEND

No.	ROOM NAME	AREA (SQ.FT.)
100	RECEPTION	280
101	DRY	70
102	MANICURE	450
103	SPA	200
104	VIP	250
105	FACIAL ROOM	200
106	EMPLOYEE ROOM	120
107	HALL	60
108	HALL	60
109	RESTROOM	60
110	RESTROOM	60
TOTAL INTERIOR AREA:		2,100 SQ.FT.

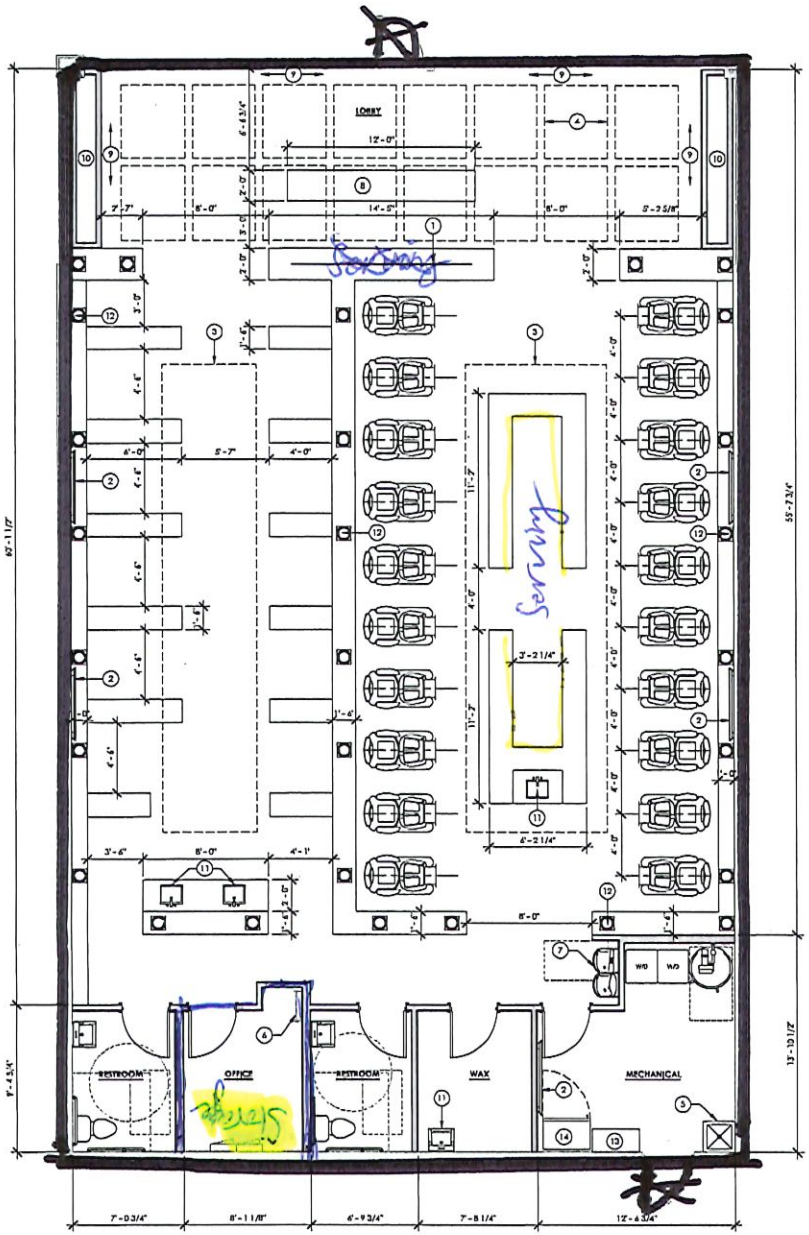
NOTES

1. DO NOT SCALE DRAWINGS.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE.
4. THIS PLAN IS FOR LIQUOR LICENSE APPLICATION PURPOSES ONLY.

1 / A1.1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH



1 / A1.1 FLOOR PLAN
1/4" = 1'-0"

SYMBOL LEGEND - FLOOR PLAN

- GRID LINE
- DOOR TAG
- WINDOW TAG
- CENTERLINE
- WALL ABOVE OR HIDDEN LINE
- MATCH LINE
- KEYNOTE SYMBOL
- WALL TAG
- PLUMBING FIXTURE KEYNOTE SYMBOL
- ROOM TAG
- ELEVATION SYMBOL
- SECTION SYMBOL
- CALLOUT SYMBOL

GENERAL FLOOR PLAN NOTES

A. REFER TO SHEET A0.0 FOR ABBREVIATIONS AND GENERAL NOTES
B. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE, SIZE AND LOCATIONS
C. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
D. REFER TO SHEET A0.0 FOR PUBLIC SPACES ADA STANDARDS FOR ACCESSIBLE DESIGN
E. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
F. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
G. PROVIDE TREATED SOLID WOOD BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK, AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
H. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
I. ACCEPT NEW FINISHES AND CONCEAL ALL TRANSITIONS.
J. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CONFIRM TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
K. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT, SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS, DO NOT EXPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
L. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
M. DOOR JAMB LOCATION OFF FACE OF WALL 8 4", TYPICAL UNLESS NOTED OTHERWISE.
N. REFER TO FINISHES SCHEDULE FOR INTERIOR FINISH MATERIALS
O. 'X' AFTER WALL DESIGNATION DENOTES TO EXTEND WALL TO BOTTOM OF ROOF DECK

FLOOR PLAN KEYNOTES

1. WATER FALL BY OWNER - CEILING LIGHTS TO BE INSTALLED IN FRONT OF THE WATER FALL FEATURE.
2. WALL MOUNT TELEVISION (MOUNT TV TO WALL PER MANUF. RECOMMENDATIONS)
3. DOME CEILING ABOVE (SEE REFLECTED CEILING PLAN)
4. ARTWORK CONFINED CEILING ABOVE (SEE REFLECTED CEILING PLAN)
5. SERVICE SINK
6. EXISTING ROOF ACCESS LADDER
7. WATER FOUNTAIN (RECESSED W/ WATER DISPENSER/INSTALL PER MANUF. RECOMMENDATIONS)
8. RECEPTION DESK
9. PROVIDE CEILING OUTLETS AROUND ENTRY AREA
10. NAIL DISPLAY BY OWNER
11. HAND SINK
12. DORIC COLUMNS BY OWNER
13. REFRIGERATOR
14. MICROWAVE

NOT FOR CONSTRUCTION

KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 2
GRAND JUNCTION, CO 81505
126 ELK AVENUE, UNIT 1
CRESTED BUTTE, CO 81224
T: 970.712.6048

STATE OF COLORADO
ERIC T. KRAAI
401684
LICENSED ARCHITECT

LASPA & NAILS
Victoria & Ash

2883 NORTH AVENUE GRAND JUNCTION, CO 81501

REVISION(S):

#	DATE	COMMENT

PROJECT NO: 2417
SHEET NAME: MAIN LEVEL PLAN
DATE: 4/10/2024
SHEET NO: A1.1
SCALE: As Indicate