

**LIQUOR AND BEER MEETING  
LOCAL LICENSING AUTHORITY  
CITY OF GRAND JUNCTION, COLORADO  
MUNICIPAL HEARING ROOM, CITY HALL, 250 NORTH 5<sup>TH</sup> STREET**

**MINUTES  
WEDNESDAY, FEBRUARY 19, 2014, 2:00 P.M.**

**HEARING OFFICER MICHAEL GRATTAN**

**I. CALL TO ORDER**

The meeting was called to order at 2:00 p.m. Those present were Hearing Officer Mike Grattan, City Attorney John Shaver, and Deputy City Clerk Debbie Kemp.

**II. APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES**

1. Chipotle Mexican Grill, Inc. dba Chipotle Mexican Grill, 2504 Highway 6 & 50, Suite 300, Grand Junction, CO 81505, Hotel and Restaurant

No one was present representing the applicant.

The application for renewal for Chipotle Mexican Grill, Inc. dba Chipotle Mexican Grill was found to be in order and approved.

2. GMRI, Inc. dba Red Lobster #685, 575 24 ½ Road, Grand Junction, CO 81505, Hotel and Restaurant

Robin Klaur, general manager for Red Lobster #685, was present.

The application for GMRI, Inc. dba Red Lobster #685 was found to be in order and approved.

3. Breckenridge Ale House GJ, LLC dba Breckenridge Ale House, 2531 N. 12<sup>th</sup> Street, Grand Junction, CO 81501, Hotel and Restaurant

Laurie Fairey, office manager and bookkeeper for Breckenridge Ale House, was present.

The application for renewal for Breckenridge Ale House GJ, LLC dba Breckenridge Ale House was found to be in order and approved.

4. G A Restaurant, Inc. dba Wrigley Field, 1810 North Avenue, Grand Junction, CO 81501, Hotel and Restaurant

No one was present representing the applicant.

The application for renewal for G A Restaurant, Inc. dba Wrigley Field was found to be in order and approved.

5. SAL, Inc. dba Fiesta Guadalajara-GJ, 710 North Avenue, Grand Junction, CO 81501, Hotel and Restaurant

No one was present representing the applicant.

Ms. Kemp reported that the Health Department found ten critical violations and they are requesting a continuance to allow time for the applicant to correct the violations and become compliant.

The application for renewal for SAL, Inc. dba Fiesta Guadalajara-GJ was found to be in order and approved conditioned on a satisfactory report from the Health Department.

6. City of Grand Junction dba Two Rivers Convention Center, 159 Main Street, Grand Junction, CO 81501, Hotel and Restaurant

Sheryl Thompson, Event Operations Supervisor, was present.

The application for renewal for City of Grand Junction dba Two Rivers Convention Center was found to be in order and approved.

### **III. APPLICATION TO RENEW LIQUOR AND BEER LICENSES WITH OUTDOOR DINING LEASE**

1. Dynamic Adventure Limited dba Le Rouge, 317 Main Street, Grand Junction, CO 81501, Hotel and Restaurant

Gayle Hunger, manager for Le Rouge, was present.

The application for renewal with outdoor dining lease for Dynamic Adventure Limited dba Le Rouge was found to be in order and approved.

### **IV. APPLICATION FOR A MODIFICATION OF PREMISES**

1. Grand Conjunction, LLC dba Doubletree – Grand Junction, 743 Horizon Drive, Grand Junction, CO 81506, Hotel and Restaurant

Expand their liquor licensed premises to include the grassy area on the west side of the hotel

Per Nilsson, general manager, and Amber Howlett, food and beverage manager for Doubletree – Grand Junction, were present.

No one was present in opposition.

Ms. Kemp read the results of the survey into the record (see attached).

City Attorney Shaver asked Mr. Nilsson and Ms. Howlett if they had heard the results Ms. Kemp read into the record, if they believe the results to be true and accurate, and to describe how the survey was conducted. Mr. Nilsson

answered yes to both questions and stated that the survey forms were divided among four people that went out and circulated the forms over a ten day span. There were no problem getting businesses to participate but the residents didn't appreciate people knocking on their doors. They did their best to try and get 100 total signatures because they were advised by the City Clerk's office that's how many they would need.

City Attorney Shaver handed Mr. Nilsson and Ms. Howlett a diagram marked A1 and asked them to describe the diagram and particularly the area outlined in red. Mr. Nilsson explained that they currently have a liquor license that consists of the building itself and all of the patio areas and they want to expand the area to include all of the grassy area which faces Bookcliff Country Club. City Attorney Shaver asked if the red outline with the cross hatching depicts the new area being requested for alcohol service. Mr. Nilsson said that the area marked is only about 1/3 of the area that they are requesting. Ms. Kemp advised that the proposed diagram is what was submitted by Lee Roberts with the Doubletree – Grand Junction with the request for modification.

Hearing Officer Grattan postponed the request for modification to the end of the meeting and, at that time, will decide whether or not the matter will need to be continued to a later date.

## **V. APPLICATION FOR A TRANSFER OF OWNERSHIP**

1. Texas Roadhouse Holdings, LLC. dba Texas Roadhouse, 2870 North Avenue, Grand Junction, CO 81501, transferring from Texas Roadhouse of Grand Junction, LLC dba Texas Roadhouse, Hotel and Restaurant

CEO & Chairman:	W. Kent Taylor, 3619 Trail Ridge Rd., Louisville, KY 40242
President:	Scott M. Colosi, 14602 Woodstream Pl., Louisville, KY 40245
CFO:	F. Price Cooper, IV, 1703 Longwood Circle, Goshen KY 40026
COO:	Steven L. Ortiz, 212 Terrace View, Stateline, NV 89449
Secty. & Gen. Counsel:	Celia P. Catlett, 1301 Shakes View Ct., Fisherville, KY 40023
Reg. Manager:	Mark A. Tilley, 3530 Woodgate Dr., Grand Junction CO 81506

Mark Tilley, registered manager for Texas Roadhouse, was present.

Hearing Officer Grattan asked for clarification of the request for transfer of ownership. Ms. Kemp advised that Texas Roadhouse Holdings, LLC is the corporate owner of all of the Texas Roadhouses except for the one in Grand Junction. They have merged the Texas Roadhouse in Grand Junction into Texas Roadhouse Holdings, LLC and have dissolved Texas Roadhouse of Grand Junction, LLC. City Attorney Shaver asked if the corporate officers for

Texas Roadhouse Holdings, LLC are the same corporate officers for Texas Roadhouse of Grand Junction, LLC. Ms. Kemp said yes.

The application for transfer of ownership for Texas Roadhouse Holdings, LLC dba Texas Roadhouse was found to be in order and approved.

## **VI. APPLICATION FOR NEW LICENSE – RESOLUTION, FINDINGS, AND DECISION**

1. Moose, Inc. dba Blue Moose BBQ & Grill, 2839 North Avenue, Grand Junction, CO 81501, Hotel and Restaurant

President/Shareholder: Nicholas E. Gust, 2863 Fenel Avenue, Grand Junction, CO 81501

Secretary/Shareholder: Joseph N. Covey, 2868 S. Kittredge Park Road, Evergreen, CO 80439

Treasurer/Shareholder: Marsha E. Covey, 2868 S. Kittredge Park Road, Evergreen, CO 80439

Shareholder: Jess N. Covey, 30477 Conifer Road, Evergreen, CO 80457

Shareholder: Robert L. Schlagel, 2863 Fenel Avenue, Grand Junction, CO 81501

Shareholder: Carol A. Coale, 2676 Cambridge Road, Grand Junction, CO 81506

Shareholder: James L. Coale, 2676 Cambridge Road, Grand Junction, CO 81506

Robert Schlagel, shareholder of Moose, Inc., and Cheryl Hill, who helped conduct the survey, were present.

Ms. Kemp advised that there were four individuals who had to provide statements and amend their Individual History Records after CBI/FBI reports were received showing criminal history. Joseph Covey received a DUI in 1973 which he convicted of, fined, and assessed eight points off his drivers license for; Marsha Covey was arrested in 1985 on a warrant for failure to appear for a traffic violation; Nicholas Gust was arrested in 2010 for suspicion of DWI but was charged with excessive speed; and Robert Schlagel was arrested for dangerous drugs in 1997, went to the required classes, and was told that the violation would be removed from his record. Ms. Kemp also reported that the Fire Department will conduct an inspection when the applicant is ready pending installation of kitchen equipment and the Health Department will conduct an inspection prior to the establishment opening up for business. Ms. Kemp read the results of the survey that was conducted into the record (see attached).

There was no one present in opposition to the application.

City Attorney Shaver asked Mr. Schlagel and Ms. Hill if they had heard the results Ms. Kemp read into the record, if they believe the results to be true and accurate, and to describe how the survey was conducted. Ms. Hill said yes to the questions and advised that they conducted the survey by going door to door to both businesses and residential areas, which included some trailer courts.

They introduced themselves and advised that a liquor license is being applied for the restaurant. They described what type of food the restaurant will be serving, the restaurant will also have carry out and delivery service and will be a family oriented restaurant. Ms. Hill and Mr. Schlager stated that conducting the survey was a very good experience and they enjoyed the process. People were overall very friendly and willing to participate in the survey. City Attorney Shaver asked Mr. Schlager if he is an officer for the corporation or an operational manager for the restaurant. Mr. Schlager said no, he is just a shareholder for the corporation but he will play music and sing for the restaurant. City Attorney Shaver asked Ms. Hill what her relationship is with the owners of the corporation. Ms. Hill said that she is a very good friend.

Hearing Officer Grattan asked City Attorney Shaver if he has any concern with the criminal records as reported by CBI/FBI. City Attorney Shaver said the only one he may have concern with would be the one reported by Mr. Schlager and that is why he asked about his relationship with the corporation and the restaurant. With Mr. Schlager not being an officer of the corporation or an operational manager of the restaurant, City Attorney Shaver said he doesn't have concerns. Hearing Officer Grattan concurred with City Attorney Shaver.

Hearing Officer Grattan found that the application for a new hotel and restaurant liquor license submitted by Moose, Inc. dba Blue Moose BBQ & Grill was in order and approved it conditioned on satisfactory reports from the Fire Department and the Health Department. The City Clerk's office will prepare a resolution for Hearing Officer Grattan's signature.

**VII. APPLICATION FOR A MODIFICATION OF PREMISES – Continued from Item IV previously considered**

1. Grand Conjunction, LLC dba Doubletree – Grand Junction, 743 Horizon Drive, Grand Junction, CO 81506, Hotel and Restaurant

Expand their liquor licensed premises to include the grassy area on the west side of the hotel

In addition to Per Nilsson, general manager, and Amber Howlett, food and beverage manager, Lee Roberts, director of food and beverage, entered the room for the meeting.

City Attorney Shaver asked Mr. Roberts if he has personal knowledge of the diagram marked A1 and if so, to describe how. Mr. Roberts said yes he does have knowledge because he works at the hotel. City Attorney Shaver asked who prepared the document. Mr. Roberts advised that it was sent to them from their corporate office in Denver. City Attorney Shaver asked Mr. Roberts to describe what the area outlined in red with cross hatching is. Mr. Roberts said that is the grassy area at the back of the main banquet room that backs up to Bookcliff Country Club. City Attorney Shaver asked if that area is the complete area they propose for inclusion in the license service area for alcoholic beverages. Mr. Roberts said yes. City Attorney Shaver informed Mr. Roberts that Mr. Nilsson did not think that was the entire area that was being requested

to be included in the liquor licensing area. Mr. Nilsson advised that it was his error in interpreting the diagram.

Hearing Officer Grattan entered the proposed modification diagram into the record as A1 and entered the existing diagram into the record at A2.

Hearing Officer Grattan asked if the area in red of the proposed diagram is a fenced in area. Mr. Roberts said yes, it is completely fenced in without any gates. Hearing Officer Grattan asked how high the fence is. Mr. Roberts said it is a seven foot fence.

The application for modification of premises for Grand Conjunction, LLC dba Doubletree – Grand Junction was found to be in order and approved, specifically as to the area outlined in red on Exhibit A1.

**VIII. OTHER BUSINESS**

There was none.

**IX. ADJOURNMENT**

The meeting was adjourned at 2:40 p.m.

**NEXT REGULAR MEETING – March 5, 2014**

MEMO: Local Licensing Authority  
FROM: Debbie Kemp, Deputy City Clerk *DK*  
DATE: February 7, 2014  
SUBJECT: Application for a modification of premises to expand liquor licensed premises to include grassy area on the west side of hotel

Grand Conjunction, LLC dba Doubletree – Grand Junction filed an application with the Local Licensing Authority on December 5, 2013 for a modification of premises at 743 Horizon Drive. The application and supplementary documents were reviewed, found to be in order, and accepted. The hearing date was set for February 19, 2014.

In order to address the reasonable requirements of the neighborhood and the desires of the adult inhabitants of the neighborhood, the applicant conducted a survey. The neighborhood boundaries are defined as: H Road on the north, Cortland Avenue on the south, 28 Road on the east, and 27 Road on the west and includes both sides of the streets as the outer boundaries.

The results of that survey are as follows:

If you support/oppose this proposed modification of premises as described above because this will not conflict with the reasonable requirements of the designated area and it is your desire the modification be approved/not approved.

Business Results:	FAVOR:	37
	OPPOSE:	0

Residential Results:	FAVOR:	56
	OPPOSE:	0

No letters of opposition or counterpetitions have been filed to date.

There were 2 response that were disqualified because one listed no address and the other was outside the designated boundary. There were four "Exhibits to Survey Petition" submitted which indicated that 10 people refused to sign, there were 26 no answers, 5 had a no solicitor signs, and there were 27 additional attempts made to the addresses reported as no answer, most of those were 2 additional attempts.

The number of liquor licensed outlets in the survey area is as follows:


Hotel and Restaurant – 8  
Tavern – 4  
Retail Liquor Store – 2  
3.2% Beer Retail (Off Premises) – 3  
3.2% Beer Retail (On Premises) – 1

That concludes this report.

cc: Applicant  
John Shaver, City Attorney  
David Keech, Grand Junction Police Department  
File



MEMO: Local Licensing Authority

FROM: Debbie Kemp, Deputy City Clerk 

DATE: February 11, 2014

SUBJECT: Application for a new hotel and restaurant liquor license by Moose, Inc. dba Blue Moose BBQ & Grill, 2839 North Avenue, Grand Junction, CO

Moose, Inc. filed an application with the Local Licensing Authority on January 17, 2014 for a new hotel and restaurant liquor license permitting sales of alcohol beverages by the drink for consumption on the premises at 2839 North Avenue under the trade name of Blue Moose BBQ & Grill. The application and supplementary documents were reviewed, found to be in order and accepted. A copy was sent to the State Liquor Enforcement Division for a Concurrent Review. The hearing date was set for February 19, 2014. The Notice of Hearing was given by posting a sign on the property on or before February 9, 2014 and by publishing a display ad in the Daily Sentinel on February 7, 2014.

In order to address the reasonable requirements of the neighborhood and the desires of the adult inhabitants of the neighborhood, the applicant conducted a survey. The neighborhood was defined as the area bounded on the North by Elm Avenue, Chipeta Avenue on the South, 28 ¾ Road on the East and 28 Road on the West and included both sides of the streets as the outer boundaries. The results of that survey are as follows:

Check the yes/no column if you support/oppose this type of license being issued because the existing outlets do/do not adequately serve the reasonable requirements of the designated area.

Business Results:	FAVOR:	21
	OPPOSE:	0
Residential Results:	FAVOR:	81
	OPPOSE:	0

There were 6 responses that were disqualified because they did not answer whether they supported or opposed the issuance of the license (1), the address listed was out of the survey boundary area (4), or they did not list an address (1).

There was one "exhibit to survey petition" that indicated there were two businesses with no answer.

No letters of opposition or counterpetitions have been filed to date.

The Grand Junction Police Department has investigated the individuals for local criminal history. They will be inspecting the property to ensure the Notice of Hearing has been posted in a timely manner and verifying that the diagram matches the establishment. The fingerprints have been forwarded to CBI for further processing. Reports have been requested by the Grand Junction Fire Department, Mesa County Health Department, and City of Grand Junction Sales Tax Department.

The number of liquor licensed outlets in the survey area are as follows:

- Hotel and Restaurant – 2 (Texas Roadhouse and Rib City Grill)
- 3.2% Beer Retail (Off Premises) – 1 (Wal-Mart)
- Tavern – 3 (Brass Rail, A Taste of Heaven Catering, and TJ's Billiards)
- Retail Liquor Store – 1 (Crown Liquors)

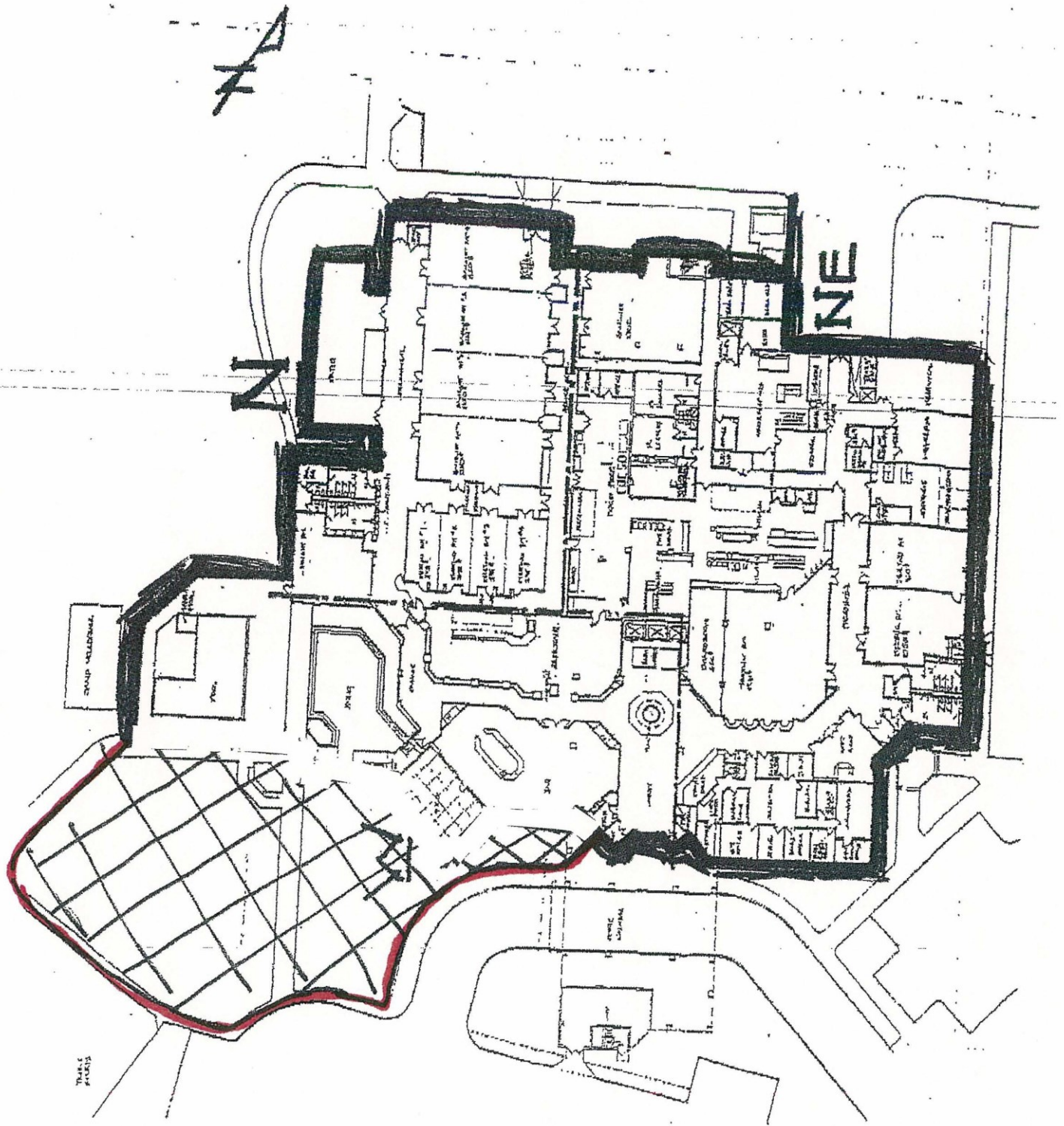
That concludes this report.

cc: Applicant  
John Shaver, City Attorney  
David Keech, Grand Junction Police Department  
File

# Doubletree-Grand Junction

Dec-24-03 01:39pm From-

T-540 P.09/09 F-690



OVERALL PLAN OF FIRST FLOOR

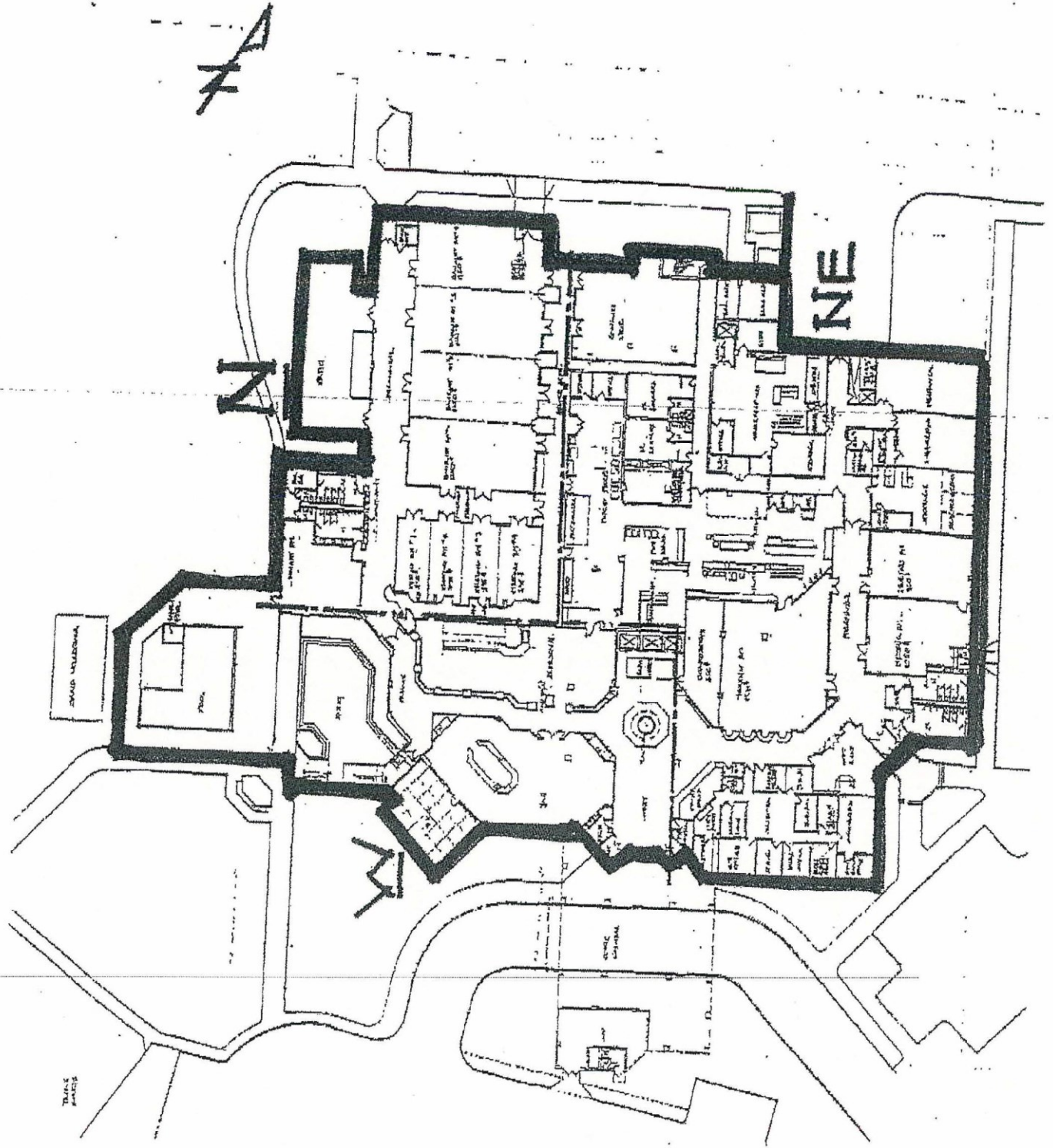
SHADED AREA IS PROPOSED AREA FOR  
ADDITIONAL NEW ADDITIONAL

AI

Doubletree - Grand Junction

Dec-24-03 01:30pm From-

T-540 P.09/09 F-680



OVERALL PLAN OF FIRST FLOOR

EXISTING AREA

AD