

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

MINUTES

WEDNESDAY, JANUARY 5, 2011 2:00 p.m.

I. **CALL TO ORDER** - The meeting convened at 2:00 p.m. Those present were Hearing Officer Mike Grattan, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson. Hearing Officer Grattan said that he was going to change the order of items on the agenda.

II. **APPLICATION FOR MODIFICATION OF PREMISES- Continued from December 15, 2010**

1. Pete's House of Spirits, Inc. dba Pete's House of Spirits, 1560 North Avenue, Grand Junction, CO 81501, Retail Liquor Store

Rent an additional unit and open wall between units to allow for an office and more storage for a retail liquor store license.

Mr. Pete Martinez, President, was present. Ms. Peterson reported the paperwork was in order and read the results of the survey (see attached) into the record.

City Attorney Shaver asked Mr. Martinez if he believed the results that Ms. Peterson read to be true and accurate, and he agreed. City Attorney Shaver asked Mr. Martinez to describe how he conducted the survey. Mr. Martinez said that it was more difficult to get any signatures from the businesses along North Avenue which were corporate owned. For the residential he concentrated on the north side of North Avenue and then in the residential area near the golf course. Mr. Martinez described that there were several who did not want to sign the petitions and that he did not keep track of those separately but he would estimate around 5.

City Attorney Shaver and Hearing Officer Grattan concurred with the findings for the modification and it was approved.

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

1. Feather Petroleum Company, dba Stop N Save No. Three, 723 Horizon Drive, Grand Junction, CO 81506, 3.2% Beer Retail (Off Premises)

No one was present representing the applicant. The application for renewal for Stop N Save No. Three was found to be in order and approved.

2. Stoner Enterprises, LTD dba Andy's Liquor Mart, 922 N. 1st Street, Grand Junction, CO 81501, Retail Liquor Store

No one was present representing the applicant. The application for renewal for Andy's Liquor Mart was found to be in order and approved.

3. Robert J. Wilcox Inns, Inc. dba West Gate Inn, 2210 Hwy. 6 & 50, Grand Junction, CO 81505, Hotel and Restaurant

No one was present representing the applicant. The application for renewal for West Gate Inn was found to be in order and approved.

4. Brinker Restaurant Corporation dba Chili's Grill & Bar, 584 24 ½ Road, Grand Junction, CO 81505, Hotel and Restaurant

No one was present representing the applicant. The application for renewal for Chili's Grill & Bar was found to be in order and approved.

5. Los Reyes Restaurant, Inc., dba Los Reyes Restaurant, 811 S. 7th Street, Grand Junction, CO 81501, Hotel and Restaurant

No one was present representing the applicant. The application for renewal for Los Reyes Restaurant was found to be in order and approved.

6. Providence Project, Inc. dba La Bamba Mexican Restaurant, 546 Main Street, Grand Junction, CO 81501, Hotel and Restaurant

No one was present representing the applicant. The application for renewal for La Bamba Mexican Restaurant was found to be in order and approved.

IV. APPLICATION TO RENEW LIQUOR AND BEER LICENSE WITH OUTDOOR DINING LEASE AND LATE FILING

1. Trust Trifecta Enterprises, LLC dba Naggy McGee's Irish Pub, 359 Colorado Avenue #102, 103, 104, Grand Junction, CO 81501, Hotel and Restaurant – Filed in the City Clerk's Office 17 days late

Owners Eric Wilmot and Venessa Funches were both present. Ms. Peterson reported the paperwork for the renewal and outdoor dining lease

was in order and filed 17 days late with the City Clerk's Office. All the reports were fine. Ms. Peterson read Mr. Wilmot's letter submitted with the renewal into the record regarding the late filing.

City Attorney Shaver had no objections and Hearing Officer Grattan found good cause for the late filing and approved the renewal along with the outdoor dining permit.

V. APPLICATION FOR SPECIAL EVENTS PERMIT

1. Mesa State College Foundation, 1450 N. 12th Street, Grand Junction, CO 81501 – Renaissance Feast 2011 at Mesa State College Center Ballroom, 1100 North Avenue, Grand Junction, CO, Malt, Vinous and Spirituous – February 12, 2011

President: Doug May, 687 Long Rifle, Grand Junction, CO 81507
Event Manager: Kristi Pollard, 2073 Pannier Ct., Grand Junction, CO 81507

Ms. Kristi Pollard, event manager, was present. Ms. Peterson reported the paperwork was in order and all of the reports were fine. Ms. Peterson read the letter submitted by the applicant into the record regarding other licensed facilities.

Hearing Officer Grattan marked the diagram he was reviewing Exhibit A (see attached) and asked Ms. Pollard if this was the area they were requesting. She stated yes and the reason for the request to use this area was to allow donors the opportunity to see the campus first-hand and gain a better understanding of how their gifts are spent.

City Attorney Shaver asked if the circles on the diagram were tables and how many people they anticipated. Ms. Pollard said yes, about 350. Ms. Pollard said this was an over 21 years of age event typically, but they will have underage performers which they will be clearly marked.

City Attorney Shaver had no further questions and recommended approval. Hearing Officer Grattan concurred with City Attorney Shaver and the application for a special events permit for February 12, 2011 was approved.

VI. APPLICATION FOR NEW LICENSE – RESOLUTION, FINDINGS AND DECISION – Continued from December 15, 2010

1. Maverik, Inc. dba Maverik, Inc. #418, 2948 F Road, Grand Junction, CO 81504, 3.2% Beer Retail (Off Premises)

CEO, President: Michael V. Call, 673 S. Parkway Drive, North Salt Lake, UT 84054

CIO, VP: Lynn A. Call, 276 E. 9th Avenue, Afton, WY 83110

VP Marketing: Bradley F. Call, 1584 N. 175 W., Bountiful, UT 84010

CFO, VP Finance: Spencer C. Hewlett, 82 E. Peachtree Drive, Centerville, UT 84014

Ms. Bonnie Smith, Store Director, and Ms. Tina Irvin, Area Supervisor over Colorado Stores, was present. Hearing Officer Grattan stated that the Authority previously heard this on December 15, 2010 but were going to start over with the revised survey submitted. Ms. Peterson reported the paper work was filed in a timely manner and the local police report was fine. C.B.I. is pending along with the local sales tax license. Ms. Peterson read the results of the survey into the record (see attached).

City Attorney Shaver asked the representatives who conducted the survey. Ms. Smith said that she did along with another employee. City Attorney Shaver asked Ms. Smith if she agreed with what Ms. Peterson read into the record as the results. She said yes. Ms. Smith explained the businesses that she did contact along Patterson (F Road) and that she kept track on the exhibits form of each one she contacted. City Attorney Shaver asked if she encountered anyone opposing? Ms. Smith said yes an elderly couple who just did not want to sign or get involved and she made note on the exhibits.

City Attorney Shaver said he believed the applicant met the Authority's requirements and had no objection to the issuance of this license.

Hearing Officer Grattan asked if there was anyone present who wanted to speak on this matter. Seeing no one, he approved the request for a 3.2% Beer Retail (Off Premises) license on the local level. The City Clerk's office will prepare a resolution for Hearing Officer Grattan's signature.

VII. APPLICATION FOR NEW LICENSE – RESOLUTION, AND FINDINGS AND DECISION AND APPLICATION FOR A RETAIL WAREHOUSE STORAGE PERMIT

1. J N Restaurants, LLC dba Bin 707 Food Bar, 225 N. 5th Street, Suite 105, Grand Junction, CO 81501, Hotel and Restaurant

Manager: Joshua Niernberg, 1038 Chipeta Avenue, Grand Junction, CO

81501

Manager: Jodi Coleman, 1038 Chipeta Avenue, Grand Junction, CO 81501

Joshua Niernberg and Jodi Coleman, owners, were present. Ms. Peterson stated the paperwork was filed in a timely manner and all the reports were fine. Ms. Peterson read the results of the survey into the record (see attached).

City Attorney Shaver asked who conducted the survey. Mr. Niernberg said they both did. City Attorney Shaver asked if they agreed with the results Ms. Peterson read into the report to be true and accurate. They both agreed. Mr. Niernberg said they spent about 5 different days and started from the outside of the boundary area and worked their way to the center. City Attorney Shaver recommended approval.

Hearing Officer Grattan agreed with City Attorney Shaver's recommendation and found that the requirements have been met and approved the application for a hotel and restaurant license along with the retail warehouse storage permit on the local level. The City Clerk's office will prepare a resolution for Hearing Officer Grattan's signature.

VIII. APPLICATION FOR NEW LICENSE – RESOLUTION, FINDINGS AND DECISION

1. Main Street Management, LLC dba Main Street Suites, 225 Main Street, Grand Junction, CO 81501, Tavern

Managing Member: Kevin L. Reimer, 2009 S. Broadway, Grand Junction, CO 81507

Member: Steven M. Reimer, 604 Rose Peak Ct., Reno, NV 89511

Kevin Reimer one of the owners was present along with one of his staff Tracy Burch. Ms. Peterson stated the paperwork was filed in a timely manner and all the reports were fine. Ms. Peterson read the results of the survey into the record (see attached).

City Attorney Shaver asked who conducted the survey. Mr. Reimer said the survey was conducted by three of his staff and himself. City Attorney Shaver asked if he agreed with the results Ms. Peterson read into the report to be true and accurate. Mr. Reimer agreed. City Attorney Shaver asked Mr. Reimer to explain why the low number of residences. Mr. Reimer said that due to the nature of the use of the license for primarily their hotel guests

that his belief was that by contacting mostly businesses in the area was the best representation of the needs and desires.

City Attorney Shaver recommended approval even with the results dominated by businesses due to the area. Hearing Officer Grattan stated this was a very low number for the neighborhood, despite the low number he believes this to be sufficient due to the neighborhood and area. Hearing Officer Grattan found the requirements have been met and approved the application for a tavern liquor license on the local level. The City Clerk's office will prepare a resolution for Hearing Officer Grattan's signature.

Mr. Reimer stated that he will be bring another application before the Authority in about a month for the new hotel directly across the street and will do the survey again the same way. Hearing Officer Grattan said that he could not prejudge anything but is advised.

IX. OTHER BUSINESS

Hearing Officer Grattan reminded City Attorney Shaver and Ms. Peterson about being gone the second meeting in March. Ms. Peterson said that at this time she has not scheduled anything for March 16th and this meeting will just be canceled. She will advise both City Attorney Shaver and Hearing Officer Grattan if anything comes up that cannot be postponed.

X. ADJOURNMENT – 2:48 p.m.

NEXT REGULAR MEETING – January 19, 2011

(A)

MESA STATE COLLEGE

GRAND JUNCTION, COLORADO ▶▶

COLLEGE CENTER BALLROOM ROOM LAYOUT
1100 North Avenue, Grand Junction, Colorado

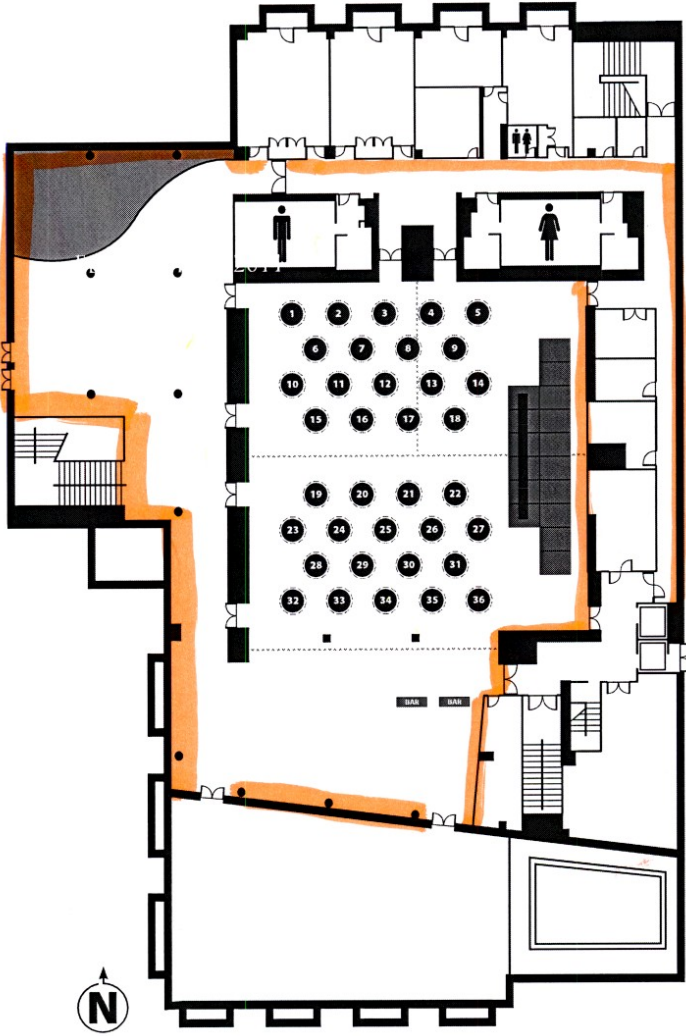
MESA STATE COLLEGE &
RENAISSANCE ROYALTY



Renaissance Feast

2011

FEBRUARY 12, 2011
5:30 P.M.



MEMO: Local Licensing Authority
FROM: Debbie Kemp, Deputy City Clerk
DATE: December 1, 2010
SUBJECT: Application for a modification of premises to rent additional unit and open wall between units to allow for an office and more storage by Pete's House of Spirits, Inc., dba Pete's House of Spirits, 1560 North Avenue

Pete's House of Spirits, Inc. filed an application with the Local Licensing Authority on November 15, 2010 for a modification of premises at 1560 North Avenue under the trade name of Pete's House of Spirits. The application and supplementary documents were reviewed, found to be in order, and accepted. The hearing date was set for December 15, 2010.

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: Orchard Avenue on the north, Grand Avenue on the south, 24th Street on the east, and 10th Street 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:	18
	OPPOSE:	0

Residential Results:	FAVOR:	77
	OPPOSE:	0

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

There were 20 responses that were disqualified because the listed residence was outside the defined neighborhood or there was no address listed.

Reports have been requested from the Grand Junction Police Department to investigate the corporate officers for local criminal history and the Grand Junction Sales Tax Department to verify the sales tax is in compliance.

The number of similar-type outlets in the survey area is as follows:

Retail Liquor Store – 1 (Teller Arms Liquor)

The number of similar-type outlets in a one mile area in addition to the above:

Retail Liquor Store – 2 (North Avenue Liquors and Last Chance Liquors)

That concludes this report.

cc: Applicant
John Shaver, City Attorney
Lisa Maestas, Grand Junction Police Department
File

MEMO: Local Licensing Authority
FROM: Juanita Peterson, Deputy City Clerk
DATE: December 21, 2010
SUBJECT: Application for a new retail 3.2% beer (off premises) license by
Maverik, Inc., dba Maverik, Inc. #418, 2948 F Road

Maverik, Inc. filed an application with the Local Licensing Authority on November 4, 2010 for a new retail 3.2% beer (off premises) license for the sales of fermented malt beverages in sealed containers not for consumption at place where sold at 2948 F Road under the trade name of Maverik, Inc. #418. The application and supplementary documents were reviewed, found to be in order, and accepted. The hearing date was set for December 15, 2010. The Notice of Hearing will be given by posting a sign on the property on December 5, 2010 and by publishing a display ad in the Daily Sentinel on December 3, 2010.

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: F ½ Road on the north, Orchard Avenue on the south, 30 Road on the east, and 29 Road on the west and includes 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:	SUPPORT:	4
	OPPOSE:	0

Note: There were very limited businesses within the defined neighborhood area.

Residential Results:	SUPPORT:	82
	OPPOSE:	14
	NO OPINION:	4

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

There was 1 resident response that was disqualified because there was no address listed and there was 1 business response that was disqualified because they checked both the yes and no answers. There were 3 business responses that were disqualified because they were outside the defined neighborhood. There was 7 additional businesses contacted who did not sign the form for various reasons. Additionally there were 9 sheets of "Exhibit to Survey Petition" sheets turned in showing various reasons why there was no contact with them.

The Grand Junction Police Department is investigating the corporate officers 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. A report has been requested from the Grand Junction Sales Tax Department to verify a sales tax license has been obtained. A Certificate of Occupancy from the Mesa County Building Department will need to be filed in the City Clerk's office prior to the issuance of the approved license.

The number of similar-type outlets in the survey area is as follows:

3.2% beer (off premises) – 4 (Loco Food Store #14, Safeway Store #1533, Diamond Shamrock Corner Store #4115, and Rite-Aid #6258)

There are no similar-type outlets in a one mile area in addition to the above:

That concludes this report.

cc: Applicant
John Shaver, City Attorney
Lisa Maestas, Grand Junction Police Department
File

MEMO: Local Licensing Authority
FROM: Juanita Peterson, Deputy City Clerk
DATE: December 22, 2010
SUBJECT: Application for a new hotel and restaurant liquor license by JN Restaurants, LLC dba BIN 707 Food Bar, 225 North 5th Street

JN Restaurants, LLC filed an application with the Local Licensing Authority on November 29, 2010 for a new hotel and restaurant liquor license permitting sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 225 North 5th Street under the trade name of BIN 707 Food Bar. 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 January 5, 2011. The Notice of Hearing was given by posting a sign on the property on or before December 26, 2010 and by publishing a display ad in the Daily Sentinel on December 24, 2010.

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 Belford Avenue, South Avenue on the South, 10th Street on the East and Rockaway Avenue on the West and includes 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:	36
	OPPOSE:	1
Residential Results:	FAVOR:	48
	OPPOSE:	0

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

There were 6 responses that were disqualified because the listed address was outside the defined neighborhood.

There were eight "exhibit to survey petition" sheets that were provided by the person(s) who conducted the survey with various reasons for not signing the survey form provided.

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 building is being re-modeled so a final CO (Certificate of Occupancy) will be required.

The number of similar-type outlets in the survey area is as follows:

Hotel and Restaurant – 14 (Fly'n Roosters, The Winery, Junct'n Square Pizza, Two Rivers Convention Center, Weavers Tavern, Le Rouge, Dream Café, Dolce Vita II, Nepal Restaurant, Il Bistro, La Bamba, Suehiro, Blue Moon, and 626 on Rood)

That concludes this report.

cc: Applicant
John Shaver, City Attorney
Lisa Maestas, Grand Junction Police Department
File

MEMO: Local Licensing Authority
FROM: Juanita Peterson, Deputy City Clerk
DATE: December 13, 2010
SUBJECT: Application for a new tavern liquor license by Main Street Management, LLC dba Main Street Suites, 225 Main Street

Main Street Management LLC filed an application with the Local Licensing Authority on December 1, 2010 for a new tavern liquor license permitting sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 225 Main Street under the trade name of Main Street Suites. 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 January 5, 2011. The Notice of Hearing was given by posting a sign on the property on or before December 26, 2010 and by publishing a display ad in the Daily Sentinel on December 24, 2010.

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 Hill Avenue, 4th Avenue on the South, 8th Street on the East and West Avenue on the West and includes 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:	101
	OPPOSE:	1
Residential Results:	FAVOR:	5
	OPPOSE:	0

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

There were 3 responses that were disqualified because the listed address was outside the defined neighborhood.

There were only two "exhibit to survey petition" that refused to sign the survey form provided.

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 similar-type outlets in the survey area is as follows:

Hotel and Restaurant – 14 (Fly'n Roosters, The Winery, Junct'n Square Pizza, Two Rivers Convention Center, Weavers Tavern, Le Rouge, Dream Café, Dolce Vita II, Nepal Restaurant, Il Bistro, La Bamba, Suehiro, Blue Moon, and 626 on Rood)

That concludes this report.

cc: Applicant
John Shaver, City Attorney
Lisa Maestas, Grand Junction Police Department
File