

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

MINUTES

WEDNESDAY, MAY 6, 2009 2:00 p.m.

I. **CALL TO ORDER** – The meeting convened at 2:00 p.m. Those present were Hearing Officer Jim Majors, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson.

II. **OTHER BUSINESS**

1. Far East Restaurant Operating Co., Inc. dba Xian Wei, 1530 North Avenue, Grand Junction, CO 81501, Hotel and Restaurant

Report from the City regarding the progress on the correction of the violation the Fire Department had reported.

Hearing Officer Majors moved this item from last on the agenda. City Attorney John Shaver gave an update based on information received from the Fire Department that the matter has been resolved to the City Attorney's satisfaction.

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

1. Thrifty Payless, Inc., dba Rite Aid #6258, 2992 F Road, Grand Junction, CO 81504 – 3.2% Beer Retail (Off Premises)

No one was present representing the applicant.

The application for renewal was found to be in order and approved.

2. DLK Enterprises Inc., dba Brass Rail Lounge, 476 28th Road, Grand Junction, CO 81501 – Tavern

Mr. Dennis Kirkhart, owner, was present.

Ms. Peterson reported that application was complete and the report from sales tax was fine. The applicant noted on item #4 of the renewal that the State Liquor Enforcement had issued a stipulation, agreement, and order requiring a 7 day suspension of the liquor license, 5 days held in abeyance for a period of year from April 23, 2009.

The application for renewal was found to be in order and approved.

3. Last Chance Liquors, LLC dba Last Chance Liquors, 1203 Pitkin Avenue, Grand Junction, CO 81501, Retail Liquor Store

Mr. Roger Ward, owner, was present.

Ms. Peterson reported that application was complete and the report from sales tax was fine. The police report revealed two incidents in the last year. Mr. Ward only addressed the issue from the sting operation in November in his original application. Ms. Peterson called Mr. Ward to ask about the other incident which occurred June 28, 2008. Mr. Ward told Ms. Peterson he knew nothing about this incident. Ms. Peterson read the police findings to him. Mr. Ward brought down a second letter to address this incident which explained he did not know the employee was charged for selling to a visually intoxicated person and that the employee never showed up for work on June 29, 2008. Ms. Peterson read the first letter submitted by Mr. Ward into the record.

City Attorney Shaver asked if the employee was still employed or fired. Mr. Ward said he quit.

The State Liquor Enforcement had issued a stipulation, agreement, and order requiring a 9 day suspension of the liquor license, and actively 3 days were suspended and the licensee petitioned the division and agreed to pay a fine in lieu of suspension. That fine was \$901.87. Mr. Ward thanked the City Clerk's Office for letting him know about the second incident and the outcome of that.

The application for renewal was found to be in order and approved.

III. APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES WITH OUTDOOR DINING LEASE AND LATE FILING

1. Junct'n Square Pizza, LLC dba Junct'n Square Pizza, 119 N. 7th Street, Grand Junction, CO 81501 – Hotel and Restaurant with Outdoor Dining Lease

Mr. Earl Stevenson, owner, was present.

Ms. Peterson reported the application was complete along with the Outdoor Dining Lease but filed late. Ms. Peterson reported all reports were fine and read the letter from Mr. Stevenson into the record for the late filing. Mr. Stevenson stated that he is still working on getting the fencing around the outdoor dining area and this should be complete by next week. Ms. Peterson read into the record Mr. Stevenson's letter for the late filing.

City Attorney Shaver asked Mr. Stevenson if this was the first late filing. Mr. Stevenson said no, he had one several years ago. Hearing Officer Majors said the Authority accepts the explanation of good cause for late filing.

The application for renewal was found to be in order and approved along with the Outdoor Dining Lease.

IV. APPLICATION FOR A MODIFICATION OF PREMISES – Continued To June 17, 2009

1. Las 2 Margaritas Colorado, Inc. dba Las 2 Margaritas Grill Mexican Restaurant, 2516 Broadway, Grand Junction, CO 81507, Hotel and Restaurant

Add outdoor patio area (low walled with gate)

V. APPLICATION TO CHANGE LOCATION

1. Crossroads Wine and Spirits, LLC dba Crossroads Wine and Spirits, 2546 Rimrock Avenue, #10, Grand Junction, CO 81505, Retail Liquor Store

To move their location to 611 24 Road, Grand Junction, CO 81505

Eleni Sica, owner, was present.

Hearing Officer Majors asked if there was anyone present in opposition of this relocation. Seeing none, he asked Ms. Peterson about the paperwork. Ms. Peterson reported that the paperwork was in order and since they just renewed their liquor license in March, the only additional report was to make sure they were current on their sales tax. Upon final construction of the new location, reports from all of the agencies will be required. Ms. Peterson read the results of the needs and desires survey into the record (see attached).

City Attorney Shaver asked Ms. Sica if she agreed with the results Ms. Peterson read into the record. She agreed. City Attorney Shaver asked Ms. Sica about the dates and times that the survey was conducted and how the survey was conducted and by who. Ms Sica answered Mr. Shaver's questions and said she conducted the survey.

Hearing Officer Majors asked when the completion of the move is expected. Ms. Sica stated in August. Ms. Peterson noted to the Authority once the approval for the re-located is approved by the State, there is a 60 day window to have this occur. City Attorney Shaver and Hearing Officer Majors concurred to approve this on a local level and work with Ms. Sica regarding timing to send it into the State. Both City Attorney Shaver and Hearing Officer Majors approved the relocation request for Crossroads Wine and Spirits.

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

1. The Grand Inn, LLLP dba Holiday Inn Hotel and Suites Grand Junction, 2751 Crossroads Boulevard, Grand Junction, CO 81506, Hotel and Restaurant

General Partner: Rick Hill, 18130 E. Peakview Ave., Aurora, CO 80016
General Partner: Michael May, 12936 Arezzo Cir., Parker, CO 80134
Officer: Sue Shelton, 4633 Princess Caroline Ct., Frisco, TX 75034

Rick Hill, General Partner of The Grand Inn, LLLP, along with Max Scott of Oedipus, Inc. who conducted the needs and desires survey, was present.

Hearing Officer Majors asked if there was anyone present in opposition of this relocation. Seeing none, he asked Ms. Peterson about the paperwork. Ms. Peterson reported that the paperwork was in order and the only reports received so far was from the Police Department, which came back clear, Code Enforcement that the premise was posted, and Sales Tax. The building is still under construction and the final reports from the Fire Department, Health Department, and final CO from the Building Department will come upon completion. Ms. Peterson then read the results of the needs and desires survey into the record (see attached).

Mr. Max Scott, Oedipus, addressed the Authority and gave a background of his company and how they conduct the needs and desires surveys for their clients. City

Attorney Shaver asked Mr. Scott if he agreed with the results read into the record. Mr. Scott agreed. Mr. Scott explained the location, how they survey and their attempts to re-contact the "not at homes".

Hearing Officer Majors asked the applicant of the anticipated completion date. Mr. Hill stated June 16th for the opening.

Hearing Officer Majors found the requirements have been met upon the completion of the building. The approval for a new hotel and restaurant liquor license on the local was granted. The City Clerk's Office will prepare a resolution for Hearing Officer Major's signature.

2. Fantasy, LLC. dba Fantasy, 2258 Colex Drive, Grand Junction, CO 81505, Tavern

Managing Member: Kevin Eardley, 349 Dakota Circle, Grand Junction, CO 81507

Mr. Kevin Eardley, Managing Member, was present.

Ms. Peterson reported that the paperwork was in order and the only reports received so far was from the Police Department, which came back clear, Code Enforcement that the premise was posted, and Sales Tax. Mr. Eardley did note on his Individual History two trespass violations, one in 1994 and one in 1995, and an 3rd degree assault charge in 2002 which came back on the Police Report, but C.B.I./F.B.I. are clear. The building is not constructed yet and the final reports from the Fire Department, Health Department, and final CO from the Building Department will come upon completion. Ms. Peterson then read the results of the needs and desires survey into the record (see attached).

City Attorney Shaver asked Mr. Eardley if he agreed with the results Ms. Peterson read into the report and who conducted the survey. Mr. Eardley agreed and said that he conducted the survey. City Attorney Shaver asked about the time and days this was done. Mr. Eardley said he did the businesses Monday thru Friday during 8-5, normal business hours. and the residential areas in the evenings and weekends. Mr. Eardley noted that he attached sheets to his survey regarding the "not at homes", underage, would not sign, etc. to the survey turned into the City Clerk's Office. Hearing Officer Majors asked what types of businesses are in the area and where the residential area was. Mr. Eardley said the vicinity includes industrial, manufacturing and then also Otto's Restaurant and that the residential was on the north side and across the river. Hearing Officer Majors asked Mr. Eardley if he had a sense of why some would not sign. Mr. Eardley said it was about half and half who would sign and who would not. Hearing Officer Majors asked when Mr. Eardley expected to be open. Mr. Eardley stated the construction would start in a few months and completed by December.

Hearing Officer Majors asked if there was anyone in the audience who was opposed to this application. Mr. Mark Abbott, 399 W. Valley Circle, approached and said that he was opposed. Mr. Abbott said in his role serving as a Planning Commission member a representative said the hours would be changed to include opening at noon. Hearing Officer Majors asked Mr. Abbott if he was in the survey area. Mr. Abbott said he did not know that he lives in the Ridges area. Hearing Officer Majors asked Mr. Abbott what his issues were. Mr. Abbott said the change in hours and he is concerned that individuals would visit the establishment and then go back to work with the heavy equipment they drive. This establishment would allow customers to be able to just walk to the establishment from their place of work and not have to drive.

City Attorney Shaver asked Ms. Peterson if there had been any letters submitted, counter petitions or remonstrances regarding this operation. Ms. Peterson stated no.

Hearing Officer commended Mr. Eardley on his job conducting the survey. Hearing Officer Majors found the requirements have been met. The approval for the issuance of the tavern liquor license on the local level was granted with the condition of a Certificate of Occupancy issued upon the completion of the building. The City Clerk's Office will prepare a resolution for Hearing Officer Major's signature.

VII. ADJOURNMENT – 3:09 p.m.

NEXT REGULAR MEETING – May 20, 2009

MEMO: Local Licensing Authority
FROM: Juanita Peterson, Deputy City Clerk
DATE: April 28, 2009
SUBJECT: Application for a relocation of a retail liquor license from 2546 Rimrock Avenue to 611 24 Road by Crossroads Wine & Spirits LLC dba Crossroads Wine & Spirits

Crossroads Wine & Spirits LLC filed an application with the Local Licensing Authority on April 10, 2009 for a relocation of a retail liquor license permitting sales of malt, vinous and spirituous liquors in sealed containers not for consumption at place where sold at 611 24 Road under the trade name of Crossroads Wine & Spirits. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for May 6, 2009. The Notice of Hearing was given by posting a sign on the property on or before April 26, 2009.

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 G Road, on the South by River Road, on the East by 25 ½ Road, and on the West by 23 ½ Road. The results of that survey are as follows:

1. As an owner of property in the neighborhood, an employee or a business lessee of property in the neighborhood, and/or an inhabitant residing in the neighborhood for more than six months each year, I believe the proposed relocation will not conflict with the reasonable requirements of the neighborhood or the desires of the inhabitants.

Yes	310
No	0

2. As an inhabitant who resides in the neighborhood for more than six months each year, it is my desire that the relocation be approved.

Yes	146
No	0
N/A	1

The Grand Junction Police Department has investigated the individuals for local criminal history. Reports have been requested by the Grand Junction Fire Department, Code Enforcement, and City of Grand Junction Sales Tax Department and the Building Department for a final certificate of occupancy (CO) upon completion of the building.

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

Retail Liquor Store – 3 (Fishers Liquor Barn, Cottonwood Liquors, and Crossroad Wine & Spirits – current location)

That concludes this report.

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



Date: April 23, 2009
To: Juanita Peterson, CMC
From: Eleni Sica
Subject: Relocation Permit Surveys

Hi Juanita,

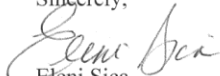
Attached are surveys with circulator's affidavit.

Business Signatures 135

Residences Signatures 154

Not at home or not interested 73

Sincerely,


Eleni Sica

2
1 4/14 couple walking dog ^{Patut} - ^{did live} Nat in Saru
4/14 ^{store} Michaels - young lady Nat 21

2509 Falls View Circle	No Answer
2511	"
2519	"
2521	"
2533	"
2537	"
2539	"
2541	"

No Soliciting

(11)
65

	2545	Shetland Ct. # B	no answer
	2543	Shetland A	" "
	2541A	Blanco	no answer
	2539B	Blanco	no answer
	2539A	Blanco	" "
	2537B	Blanco	no answer
	2533A	" "	" "
	2533B	Blanco	no answer
	2533A	Shetland	Regis not 21
	651	Longhorn Dr	no answer
	655	Longhorn Dr	"
shower	657	Longhorn	"
	659	Longhorn	"
	661	"	"
	2528	BRENNA Way	"
	2530	Brenna Way	"
	2532	"	"
Bas	2534	"	"
	2538	Brenna Way	not resident
	2520	F 1/2 Rd	no answer
	656	AMIRANDA ST	"
	662	"	"
	664	"	"
3 outside	668	"	"
	680	"	"
	690 1/2	"	"
	698	"	"
	8520	Van Buren	"
	2501	Van Buren	Nat interested
(30)	2509	Hayes	NA come back

2507 Hayes Dr Not Interested
 2505 " " " "
 678 Arthur Ct. no answer
 2503 Pierce Av " "
 2507 Pierce Ave Not Interested
 25013 Pierce Ave no ^{answer} answer

Orange

675A Gemstone Ave no answer
 675B " "
 671 B " "
 669A " "
 2508 Buchanan "

~~691 Patriot Ct.~~
 2514 Filmore Ave not " Interested
 2512 Filmore no answer
 2510 Filmore no "
 692 Polk Ct " "
 691 " "
 689 " "

2546 Moonridge no answer

~~2544~~
 671 ~~Filmore~~ Moonridge Grd. no answer
 674 " " "
 676 " " ↓ "
 682 " " "
 696 " " "
 698 ~~Filmore~~ " "

(24)

MEMO: Local Licensing Authority
FROM: Juanita Peterson, Deputy City Clerk
DATE: April 23, 2009
SUBJECT: Application for a new hotel and restaurant liquor license by The Grand Inn, LLLP, dba Holiday Inn Hotel and Suites, 2751 Crossroads Blvd.

The Grand Inn, LLLP filed an application with the Local Licensing Authority on March 25, 2009 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 2751 Crossroads Blvd. under the trade name of Holiday Inn Hotel and 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 May 6, 2009. The Notice of Hearing was given by posting a sign on the property on or before April 20, 2009 and by publishing a display ad in the Daily Sentinel on April 26, 2009.

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 Yucatan Court, on the South by Cortland Avenue Road, on the East by 28 Road, and on the West by 26 ½ Road. The area was extended due to the low residential in a half mile area.

This survey was conducted by Oedipus, Inc. They use a different petition form and only one question. The results of that survey are as follows:

1. If you favor and support this application for a **HOTEL AND RESTAURANT LIQUOR LICENSE** because it is your opinion the reasonable requirements of the adult inhabitants of the defined neighborhood are (see map) are not now being adequately served by existing businesses that hold the same or similar type of license now doing business in the defined neighborhood, and it is your desire this **HOTEL AND RESTAURANT LIQUOR LICENSE** be *issued* please sign and check the **FAVOR** column to *grant* the requested license, and please write in your reason why you favor this license. Application. If you *oppose and do not support* this application for a **HOTEL AND RESTAURANT LIQUOR LICENSE**, please sign and check the *oppose* column, and please write in your reason why you oppose this license application.

Favor	173
Oppose	12

Of the above survey responses, 35 were from businesses and 150 from residents.

I have attached the report from Oedipus, Inc. as Exhibits 1-6 for background information to this report.

The Grand Junction Police Department has investigated the individuals for local criminal history. The fingerprints have been forwarded to CBI/FBI for further processing. Reports have been requested by the Grand Junction Fire Department, Code Enforcement, Mesa County Health Department, and City

of Grand Junction Sales Tax Department and the Building Department for a final certificate of occupancy (CO) upon completion of the building.

There are 9 similar-type outlets in the survey area. They are Grand Vista Hotel, WW Peppers, Las Palmas, Coco's Bakery, DoubleTree, Good Pastures, Applebee's Neighborhood Grill, Bin 707, and Bookcliff Country Club.

That concludes this report.

cc: Applicant
Oedipus, Inc. by email
John Shaver, City Attorney
Lisa Maestas, Grand Junction Police Department
File

*Oedipus, Inc.*TM
Empirical Data Services

The Grand Inn, LLLP
dba
Holiday Inn Hotel and Suites
Grand Junction

2751 Crossroads Blvd., Grand Junction, CO

Hotel & Restaurant Liquor License

Oedipus,™ Inc.
Empirical Data Services

P.O. BOX 0038 • LOUISVILLE
COLORADO 80027-0038
303 661 0638
866 300 9023
303 604 2862 FAX

20 April 2009

Local Licensing Authority
Grand Junction, Colorado

Re: Petition/Opinion Poll to Determine Needs and Desires
of the Defined Neighborhood in the Application of:

The Grand Inn, LLLP, dba Holiday Inn Hotel and Suites Grand Junction
2751 Crossroads Blvd., Grand Junction, CO
Hotel & Restaurant Liquor License

- PETITION & TELEPHONE SURVEYS
 - Liquor & 3.2 Beer Licensing
 - Rezoning
 - Opinion Poll
 - Venue
 - Special Tax Districts
- LIQUOR LICENSE SITE & ECONOMIC ANALYSIS

PETITION/OPINION POLL PROCEDURE

1. Under the direction and control of Oedipus, Inc. management, the Oedipus, Inc. employee was briefed on the application.
2. The employee carried a clipboard with the following:
 - A. A map of the area denoting the proposed location of the licenses and the boundaries of the defined neighborhood;
 - B. Petitions allowing individuals contacted to indicate their opinion with instructions and qualifications for signing;
 - C. A stat sheet to record the opinion of those not signing and not-at-homes.
3. This petition/opinion poll was performed on Friday, 17 April 2009 (businesses), and Saturday, 18 April 2009 (residences) within the neighborhood defined as Yucatan Court on the North; Cortland Avenue on the South; 28 Road on the East; and 26½ Road on the West (see map). The circulation packets have cover maps, and the areas in which each petition circulation/polling took place are outlined in highlighter. Included in this Report is a master circulation map outlining all areas where circulation/polling was conducted.
4. Individuals were contacted on a random sampling basis, were screened to identify them as parties in interest, and were asked their opinion after they had been informed of the applicant, site location, and type of license being applied for. Their opinion was either recorded on the petition format or on the stat sheet.
5. Two (2) petition packets (one packet representing businesses, one packet representing residences), together with a Summary Letter and this Report, were prefiled via Federal Express with the office of Ms. Debbie Kemp, CMC, Deputy City Clerk for the City of Grand Junction, to comply with her pre-filing deadline.

PETITION/OPINION POLL RESULTS

1. <u>Total Doorknocks:</u>		
Not-at-Homes and/or Business Owners/Managers Not Available		124
Not Qualified to Sign		5
Preferred to Not Participate		11
Parties in Interest that Participated		194
Deleted Signatures		<u>0</u>
Total Base Figure		334
2. <u>Qualified Contacts:</u>		
A. <u>Signatures and Those Not Signing</u>		
Signatures Favoring Issuance		173
Businesses	35	
Residences	138	
Not Signing/Favoring Issuance		9
Signatures Opposing Issuance		12
Businesses	0	
Residences	12	
Not Signing/Opposing Issuance		<u>0</u>
Total Contacts		194
B. <u>Breakdown of Reasons of Signatures in Opposition:</u>		
No Need	8	
Abhorrence of Alcohol	0	
Religious Objections	1	
Usage Objections	2	
Miscellaneous Reasons	0	
No Reason Given	<u>1</u>	
Total Signatures	12	

Local Licensing Authority, Grand Junction, Colorado
 Holiday Inn Hotel and Suites Grand Junction — Hotel & Restaurant Liquor License
 6 May 2009

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C. <u>Breakdown of Signatures Favoring and Opposing:</u>			
Favoring Issuance (Based on Needs/Desires)		182	= 93.81%
Signatures	173		
Not Signing	9		
Opposing Issuance (Based on Needs/Desires)		8	= 4.12%
Signatures	8		
Not Signing	0		
Abhorrence of Alcohol		0	= 0.00%
Signatures	0		
Not Signing	0		
Religious Objections		1	= 0.52%
Signatures	1		
Not Signing	0		
Usage Objections (Commercial, Traffic, Parking, Crime)		2	= 1.03%
Signatures	2		
Not Signing	0		
Other Miscellaneous Reasons		0	= 0.00%
Signatures	0		
Not Signing	0		
No Reason Given		<u>1</u>	= <u>0.52%</u>
Signatures	1		
Not Signing	0		
Total Base Figure		194	= 100.00%

3. <u>Needs and Desires Signatures:</u>			
Signatures Favoring Issuance (Based on Needs/Desires)	173		
Favoring Issuance/Not Signing (Based on Needs/Desires)	9	} 182	= 95.79%
Signatures Opposing Issuance (Based on Needs/Desires)	8		
Opposing Issuance/Not Signing (Based on Needs/Desires)	0	} <u>8</u>	= <u>4.21%</u>
Total Base Figure		190	= 100.00%

The petition packets are presented as follows: Cover map, petitions, and affidavit.

#1 & #2 / Circulator Doug Mason / Businesses & Residences

CATEGORIES OF SIGNATURES IN OPPOSITION

NN NEEDS & DESIRES CRITERIA:

Individuals opposed to the license application based on needs and desires criteria per the Colorado Liquor/Beer Codes (currently existing licensed establishments of a same or similar type of license now located within the defined neighborhood are meeting the reasonable requirements of the adult inhabitants of the defined neighborhood at this time).

NON NON-USAGE OF ALCOHOL / ABHORRENCE OF ALCOHOL:

Individuals opposed to the license application because they do not drink alcohol beverages, do not approve of alcohol consumption, and/or abhor alcohol.

RO RELIGIOUS OBJECTIONS:

Individuals opposed to the license application based on religious beliefs/reasons.

OBJ USAGE OBJECTIONS:

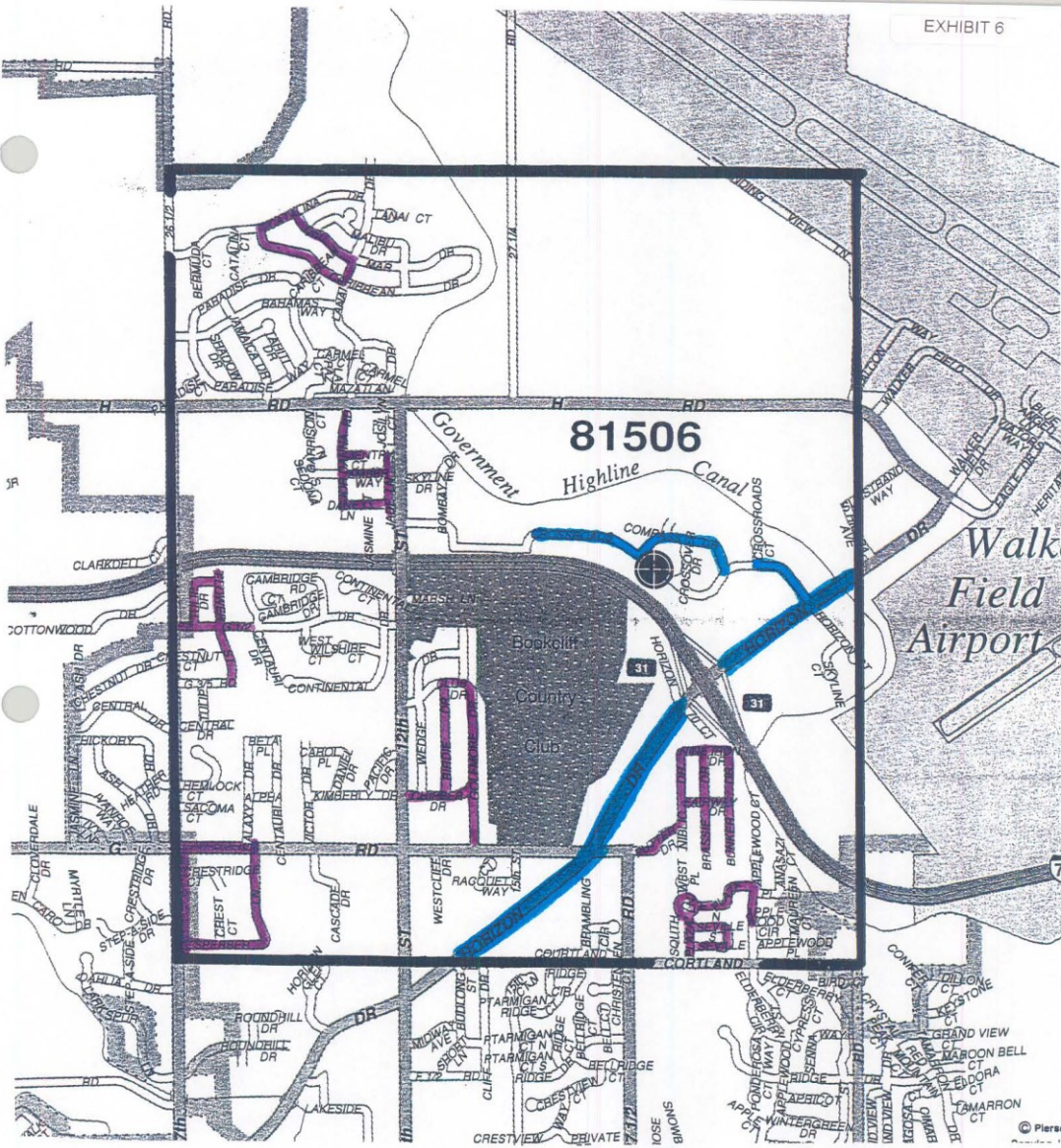
Individuals opposed to the license application because of their fear or concern for the potential of parking problems, traffic problems, crime, noise, littering, undesirable people drawn to the area, loss of property value; or individuals who opposed this type of business or applicant, any type of commercial usage in the neighborhood, any new growth in the neighborhood; or, individuals who think this type of business (if issued a liquor/beer license) should not be located near a residential neighborhood, church, or school, etc.; or, individuals who opposed because they are against any alcohol service at this type of facility, location, or atmosphere; or, individuals who favor the service of beer and wine but oppose the service of distilled spirits (on H&R applications).

MS MISCELLANEOUS OBJECTIONS:

Individuals opposed to the license application for other miscellaneous reasons to include: fear or concern for the possibility of drunk drivers in the area, fear or concern of resulting behavioral problems, individuals who would purchase alcohol beverages then drink and drive, sales to minors/underaged drinking, the location becoming a teen hang-out and the problems that can arise from this, and the effect it could have on family values or their family in general because they have young children or teens; or, individuals who opposed because competition is not desired or how said business may affect the livelihood of existing businesses; or, individuals who compared the "needs and desires" criteria to existing licensed outlets other than the type of license applied for.

NR NO REASON GIVEN:

Individuals who preferred to not state a reason for opposing.



● - BUSINESSES

● - RESIDENCES

APPLICANT/TRADE NAME:
 SITE LOCATION:
 APPLICATION FOR:
 PUBLIC HEARING:
 DEFINED NEIGHBORHOOD:

THE GRAND INN, LLLP, dba HOLIDAY INN HOTEL AND SUITES
 2751 CROSSROADS BLVD., GRAND JUNCTION, CO
 HOTEL & RESTAURANT LIQUOR LICENSE [To sell beer, wine & distilled spirits by the drink to be consumed ON the licensed premises only]
 WEDNESDAY, 6 MAY 2009, 2:00 P.M., MUNICIPAL HEARING ROOM, 250 NORTH 5TH STREET, GRAND JUNCTION, CO
 NORTH: YUCATAN COURT SOUTH: CORTLAND AVENUE
 EAST: 28 ROAD WEST: 26 1/2 ROAD

MEMO: Local Licensing Authority

FROM: Juanita Peterson, Deputy City Clerk

DATE: April 24, 2009

SUBJECT: Application for a new tavern liquor license by Fantasy, LLC dba Fantasy, 2258 Colex Drive

Fantasy LLC filed an application with the Local Licensing Authority on March 19, 2009 for a new tavern liquor license permitting sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 2258 Colex Drive under the trade name of Fantasy. 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 May 6, 2009. The Notice of Hearing was given by posting a sign on the property on or before April 20, 2009 and by publishing a display ad in the Daily Sentinel on April 26, 2009.

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 H Road, on the South by Saddlehorn Road, on the East by North 23 ½ Road, and on the West by 21 ½ Road. The area was extended due to the low residential in a half mile area. The results of that survey are as follows:

1. As an owner of property in the neighborhood, an employee or a business lessee of property in the neighborhood, and/or an inhabitant residing in the neighborhood for more than six months each year, I believe the reasonable requirements of the neighborhood are already being met by other existing outlets.

Yes	1
No	422
Disqualified	2

The two disqualified were out of the area.

2. As an inhabitant who resides in the neighborhood for more than six months each year, it is my desire that the license be issued.

Yes	60
No	1

The applicant provided details of 72 additional residences that were either not at home, would not sign, not 21 years of age, wife would not let sign, doesn't approve but would not sign, approved but would not sign, didn't speak English, or large dog in yard. These are attached as Exhibit A, Pages 1-3 and Exhibit B, Page 1.

The Grand Junction Police Department has investigated the individuals for local criminal history. The fingerprints have been forwarded to CBI for further processing. Reports have been requested by the Grand Junction Fire Department, Code Enforcement, Mesa County Health Department, and City of Grand Junction Sales Tax Department and the Building Department for a final certificate of occupancy (CO) upon completion of the building.

There are no similar-type outlets in the survey area.

That concludes this report.

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

3-20-09 7 P.M.

2244 SADLEHORN- NOT HOME
594 RAVENWOOD- NOT HOME
598 RAVENWOOD- NOT HOME
591 SADDLEHORN- WOULDN'T SIGN
2228 SADDLEHORN- NOT HOME
2224 SADDLEHORN- NOT 21
2220 SADDLEHORN- NOT HOME

3-22-09 10 A.M.

2264 PAINTBRUSH CT- NOT HOME
2260 PAINTBRUSH CT- WOULDN'T SIGN
795 FOXFIRE- NOT HOME
791 FOXFIRE- WOULDN'T SIGN
785 FOXFIRE- NOT HOME
779 FOXFIRE- WIFE WOULDN'T LET SIGN
775 FOXFIRE- NOT HOME
760 FOXFIRE- WOULDN'T SIGN
761 FOXFIRE- NOT HOME
766 FOXFIRE- WOULDN'T SIGN
2277 G ¾ RD- NOT HOME
2266 G ¾ RD-NOT HOME
2270 G ¾ RD- WOULDN'T SIGN- DOESN'T APPROVE
771 GOLDENROD-NOT HOME
762 GOLDENROD-NOT HOME
756 GOLDENROD-NOT HOME
750 GOLDENROD- NOT HOME
755 GOLDENROD- NOT 21
759 GOLDENROD- NOT 21
765 GOLDENROD-NOT 21- DAD SLEEPING

3-22-09 2 P.M.

598 WAGON TRAIL- NOT 21

600 WAGON TRAIL- SUPPORTS BUT WONT SIGN

602 WAGON TRAIL- WOULDN'T SIGN

604 WAGON TRAIL- NOT HOME

606 WAGON TRAIL- WOULDN'T SIGN

608 WAGON TRAIL- NOT HOME

610 WAGON TRAIL- NOT HOME

614 WAGON TRAIL- NOT HOME

613 RAMBLING RD- WOULDN'T SIGN

611 RAMBLING RD- NOT 21

609 RAMBLING RD- NON DRINKERS WONT SIGN

603 RAMBLING RD- WOULDN'T SIGN

604 RAMBLING RD- WOULDN'T SIGN

2200 RANGE VIEW CT WOULDN'T SIGN

2203 RANGE VIEW CT- NOT HOME

606 RAMBLING RD- WOULDN'T SIGN

614 RAMBLING RD- NOT 21

616 CANYON CREEK- NOT HOME

618 CANYON CREEK- NOT HOME

4-7-09 7 P.M.

2322 HWY 6 & 50
#80 NOT HOME
#79 DIDN'T SPEAK ENGLISH
77 NOT HOME
71 NOT 21
67 WONT SIGN
65 NOT HOME
61 NOT HOME
55 WONT SIGN
51 WONT SIGN
49 NOT HOME
45 WONT SIGN
54 WONT SIGN
56 WONT SIGN
58 NOT 21
34 NOT HOME
30 WONT SIGN
20 NOT HOME
6 NOT HOME
4 NOT HOME
9 NOT HOME
15 NOT HOME
21 NOT HOME
23 BIG DOG IN YARD
25 WONT SIGN
31 NOT HOME
39 NOT HOME

4-18-09 10:00 A.M.

**2212 SADDLEHORN NOT HOME
2214 SADDLEHORN WOULDN'T SIGN
2216 SADDLEHORN NOT HOME
2217 SADDLEHORN WOULDN'T SIGN
601 WAGON TRAIL WONT SIGN
607 WAGON TRAIL WONT SIGN
611 WAGON TRAIL NOT HOME
613 WAGON TRAIL NOT HOME
615 WAGON TRAIL NOT HOME
609 CANYON CREEK WONT SIGN
610 CANYON CREEK NOT HOME
604 CANYON CREEK WOULDN'T SIGN
616 CANYON CREEK NOT HOME
618 CANYON CREEK NOT HOME
2200 SANDCASTLE NOT HOME
2203 SANDCASTLE NOT HOME
2205 SANDCASTLE NOT HOME
2208 CRESTLINE NOT HOME
2202 CRESTLINE NOT HOME**

11:00 AM

**2322 HWY 6&50
#71 NOT 21
#65 NOT HOME
#49 NOT HOME
#6 NOT 21
#4 NOT HOME
#9 NOT HOME
#21 NOT HOME
#39 NOT 21
#41 NOT HOME**