

**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, DECEMBER 2, 2009 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.

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

1. Western Colorado Real Estate Market, Inc. dba Bottle Shop Liquors, 725 Pitkin Avenue, Grand Junction, CO 81501, Retail Liquor Store

Mr. Rob Burnett, President/Owner for the Bottle Shop Liquors, was present. Ms. Peterson read the letter from Mr. Burnett into the record regarding the August 15, 2009 violation by his employee, Lonnie Douglass, for selling alcohol to a visibly intoxicated person.

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

2. Bookcliff Country Club dba Bookcliff Country Club, 2730 G Road, Grand Junction, CO 81506, Hotel and Restaurant

David Kelley, General Manager for Bookcliff Country Club, was present.

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

3. Boomers II, LLC dba Boomers, 436 Main Street, Grand Junction, CO 81501, Tavern

No one was present representing the applicant. Ms. Peterson reported that the establishment was issued a warning letter by Ms. Maestas on March 22, 2009 for selling to visibly intoxicated persons.

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

III. **APPLICATION TO RENEW LIQUOR AND BEER LICENSE AND CHANGE IN CORPORATE STRUCTURE**

1. Fraternal Order of Eagles 595 dba "Fraternal Order of Eagles 595", 1674 Highway 50, Grand Junction, CO 81503, Club

Vice President, Rudolf Miller, 308 ½ Cedar Street, Grand Junction, CO 81503

Secretary, Ross Transmeier, 108 Mesa View, Grand Junction, CO 81503  
replaces Larry Alley

Mr. Ross Transmeier, Secretary for the Fraternal Order of Eagles 595, was present. Ms. Peterson reported that the paperwork was in order but the Police report did report that on November 14, 2009 an employee sold alcohol to an underage operative during a compliance check conducted by law enforcement. The renewal was filed one day before this happened.

Hearing Officer Grattan told Mr. Transmeier that this would need to be reported on their next year's annual renewal with the outcome, and that he hoped there would not be additional incidents.

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

#### **IV APPLICATION TO RENEW LIQUOR AND BEER LICENSE AND REGISTRATION OF A NEW MANAGER**

1. GMRI, Inc. dba The Olive Garden Italian Restaurant, 2416 Hwy. 6 & 50, Grand Junction, CO 81505, Hotel and Restaurant

Jeff Hubach, 3141 D ¾ Road, Grand Junction, CO 81504 replaces Mary Cilderman

No one was present representing the applicant. Ms. Peterson reported that the paperwork was in order, but C.B.I. was still pending on the new manager.

The application for renewal and registration of Jeff Hubach as the new manager was found to be in order and approved, pending a clear C.B.I. report.

#### **V. APPLICATION FOR REGISTRATION OF A NEW MANAGER**

1. Grand Junction Hooters, L.P. dba Hooters, 2880 North Avenue, Grand Junction, CO 81501, Hotel and Restaurant

Quillan Stokes, 184 28 ½ Road, Grand Junction, CO 81501 replaces Brian Weston

Ms. Quillan Stokes was present. Ms. Peterson reported that the paperwork was in order, but C.B.I. was still pending on the new manager and the City Clerk's Office will be issuing the license today or tomorrow to the establishment for the opening next week.

The application for registration of Quillan Stokes as the manager was approved, pending a clear C.B.I. report.

## **VI. APPLICATION FOR MODIFICATION OF PREMISES**

1. Bank 8 Billiards, Inc. dba Bank 8 Billiards, 2460 Patterson, Unit #3, Grand Junction, CO, Tavern

The addition of half walls, an archway, full walls, and a door for sectioning of premises for off-track betting which will be unlicensed for alcohol.

Mr. John Hynes, Owner, was present along with two staff members who conducted the survey. Ms. Peterson reported that the paperwork was filed in a timely manner. Mr. Hynes told the Authority that he was leasing out space for Off-Track Betting (OTB) so he is unlicensing this area of his establishment. Ms. Peterson read the results of the survey into the record (see attached).

Hearing Officer Grattan's first concern was a question from Police Services Technician Maestas regarding how they plan on controlling the unlicensed and licensed premises so that alcohol is not removed from the licensed area.

Mr. Hynes said there would be staff of the Jockey Club present at all times and that no alcohol will be allowed in the unlicensed area. Mr. Hynes approached the bench and showed Hearing Officer Grattan on the drawing (Exhibit A) the walls, the windowed area for betting, the full walls, half walls, and the archway.

Ms. Melody Safkein, an employee of the Jockey Club, said there would be cameras activated 24/7 as part of their requirements with the State for betting.

City Attorney Shaver asked Mr. Hynes who conducted the survey and if he agreed with the results Ms. Peterson read into the record. Mr. Hynes responded that the two employees along with his wife and himself conducted the survey and that he agreed with the results. Mr. Hynes said if they were against this, he did get them to sign the survey form.

City Attorney Shaver and Hearing Officer Grattan concurred that it would be the responsibility of Mr. Hynes to stay in compliance as his establishment would be in jeopardy of any violations. Mr. Hynes understood and reported he runs a tight ship. The application for modification of Bank 8 Billiards was approved.

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

1. Sang Garden, Inc. dba Sang Garden Chinese Restaurant, 687 Horizon Drive, Grand Junction, CO 81506, Hotel and Restaurant

Ji Bao Sun, 338 Fisher Avenue, Parachute, CO 81635, President  
Sang Cong Hong, 200 Colorado Avenue, Parachute, CO 81635, Vice President

Ms. Cindy Hale, bookkeeper for the applicant, was present. Ms. Hale reported that she completed the paperwork and her husband Mr. JC Hale along with a neighbor conducted the survey. Ms. Peterson reported the paperwork was complete and the applicant has requested a concurrent review. The location is

still under remodel as this was just a shell with store fronts. The report from the local Police Department came back fine, but C.B.I. is still pending. Code Enforcement said the site was posted and the inside was a little different than the original diagram, and Ms. Peterson reported this was amended and approved by the State. Fire, Health, and Building Departments will inspect when the inside construction is complete. Sales Tax is not in compliance. Ms. Hale reported that this would be taken care of by the middle on December as the owner who is required to complete the paperwork has been in China.

Ms. Peterson read the results of the survey into the record (see attached). City Attorney Shaver asked who conducted the survey and if they agreed with the results. Mr. Hale said he did along with a neighbor, Mr. Phillip Boehm, and that he did agree. Hearing Officer Grattan asked about the exhibit they had attached to the survey regarding the “not at homes”, “no responses”, and “no solicitations”. Mr. Hale said that he and Mr. Boehm could see each other at all times, but only kept one tally sheet. Mr. Hale said they conducted the survey over a two day period.

Hearing Officer Grattan asked if there was anyone in the audience on this matter. Seeing no one, Hearing Officer Grattan and City Attorney Shaver concurred on the approval of the new license for Sang Garden Chinese Restaurant. The City Clerk’s Office will prepare a resolution for the Hearing Officer’s signature.

**VIII. OTHER BUSINESS**

There was none.

**IX. ADJOURNMENT – The meeting was adjourned at 2:41 p.m.**

**NEXT REGULAR MEETING – December 16, 2009**

MEMO: Local Licensing Authority

FROM: Debbie Kemp, Deputy City Clerk

DATE: November 23, 2009

SUBJECT: Application for a modification of premises for the addition of half walls, an archway, full walls, and a door for sectioning of premises for off track betting which will be unlicensed for alcohol by Bank 8 Billiards, Inc. dba Bank 8 Billiards, 2460 F Road

**NOTE:**  
**THIS SURVEY WAS REVISED DUE TO THE LOW NUMBER OF RESIDENTIAL REPRESENTED. THE APPLICANT WENT OUT TO CANVAS THE RESIDENTIAL AREA AGAIN.**

Bank 8 billiards, Inc. filed an application with the Local Licensing Authority on November 5, 2009 for a modification of premises for the addition of half walls, an archway, full walls, and a door for sectioning of premises for off track betting which will be unlicensed for alcohol for a Tavern liquor license permitting sales of malt, vinous, and spirituous liquors by the drink for consumption on the premises at 2460 F Road, Unit #3, under the trade name of Bank 8 Billiards.

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 Interstate 70, Highway 6 & 50 on the South, 26 Road on the East, and on the West by 24 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 modification of premises for the addition of half walls, an archway, full walls, and a door for sectioning of premises for off track betting which will be unlicensed for alcohol will not conflict with the reasonable requirements of the neighborhood or the desires of the inhabitants.

Yes	106
No	7

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

Yes	50
No	6
N/A	5
Disqualified	54

The 54 signatures were disqualified because: 2 for being out of the area, 1 was no such address, 2 did not list a property address, and 49 were businesses that answered question 2.

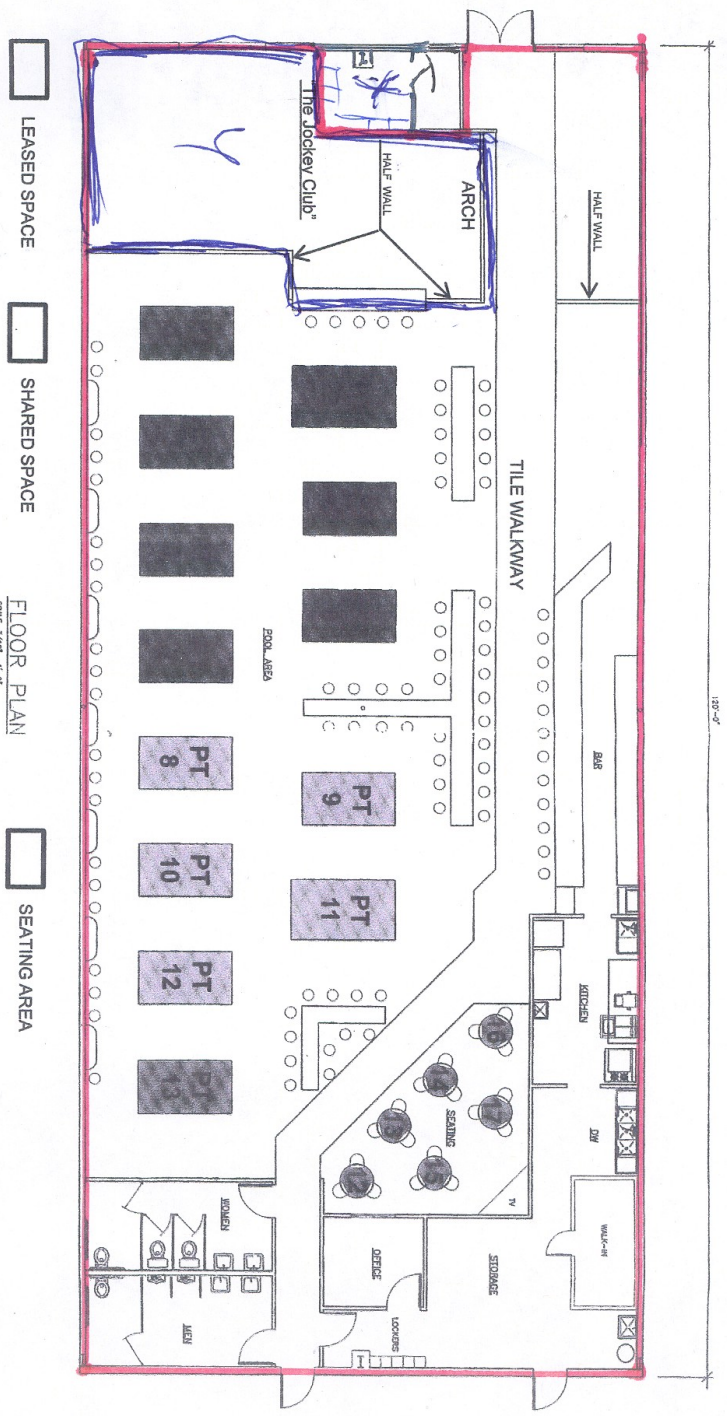
That concludes this report.

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

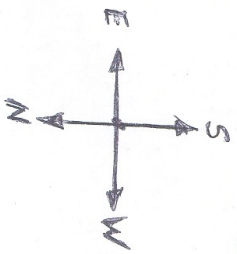
LEASED PREMISES

"Proposed Owners"

A



FLOOR PLAN  
SCALE 3/16" = 1'-0"



OCCUPANCY LEVEL - 141  
 BAR AREA SEATING - 12  
 GAMING/DRINK/LOUNGE AREA  
 SEATING - 129

MEMO: Local Licensing Authority

FROM: Debbie Kemp, Deputy City Clerk

DATE: November 6, 2009

SUBJECT: Application for a new Hotel and Restaurant liquor license by Sang Garden, Inc. dba Sang Garden Chinese Restaurant, 687 Horizon Drive

Sang Garden, Inc. filed an application with the Local Licensing Authority on October 23, 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 687 Horizon Drive, under the trade name of Sang Garden Chinese Restaurant. 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 December 2, 2009. The Notice of Hearing was given by posting a sign on the property on November 22, 2009 and by publishing a display ad in the Daily Sentinel on November 20, 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 ½ Road, Patterson Road on the South, 27 ½ Road on the East, and on the West by 1<sup>st</sup> Street (26 Road) and includes both sides of the streets as the outer boundaries. The results of that survey are as follows:

- 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	27
No	69

- 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	72
No	5

There was one disqualified because there was no signature.

There were 18 disqualified signatures on question 2 because businesses answered the question which does not apply to businesses.

An Exhibit was provided for a record of attempts at the survey due to various reasons. This is attached as Exhibit 1.



The Grand Junction Police Department has investigated the owners for local criminal history. Reports have been requested by the Grand Junction Fire Department, Code Enforcement, Mesa County Health Department, the City of Grand Junction Sales Tax Department, and the Mesa County Building Department.

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

Hotel and Restaurant – 3 (Bookcliff Country Club, Applebee's Neighborhood Grill & Bar, Bin 707)

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

Hotel and Restaurant – 7 (Good Pastures, Doubletree – Grand Junction, Holiday Inn Hotel and Suites Grand Junction, Coco's Bakery Restaurant, Las Palmas Restaurant, W W Peppers LTD, Breckenridge Ale House)

There has not been any remonstrance's or petitions received in the City Clerk's office as of the date of this letter.

That concludes this report.

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

Sang Garden Inc  
DBA Sang Garden Chinese Restaurant  
Liquor License Survey

Refused to Sign

|||| |

No Answers

||||| ||| ||| ||| ||| |||

Door Slams

No Solicitors

|||

Others (List)

*no body 21 a week*

Sang Garden Inc  
DBA Sang Garden Chinese Restaurant  
Liquor License Survey

Refused to Sign

|||||

No Answers

||||| ||||| ||||| ||||| |  
||||| ||||| ||||| |||||

Door Slams

No Solicitors

|||||

Others (List)

1 closed HR Block  
1 closed Edward Jones

Sang Garden Inc  
DBA Sang Garden Chinese Restaurant  
Liquor License Survey

Refused to Sign  
Horizon Travel

||||

No Answers  
Manumet Medical Physicians  
~~Applebee's~~  
Pizza Hut  
Bin 707  
have everything  
Door Slams

Residences  

No Solicitors  
||||    |||    ||

Others (List)  
Gate

Sang Garden Inc  
DBA Sang Garden Chinese Restaurant  
Liquor License Survey

Refused to Sign

|||

No Answers

||||| ||||| ||||| ||||| ||||| ||||| |

Door Slams

No Solicitors

|

Others (List)

*not resident*