

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

**MINUTES
WEDNESDAY, JANUARY 21, 2015, 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. APPLICATION 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 Feather Petroleum Company dba Stop N Save No. Three was found to be in order and approved.

2. Mimosa, Inc. dba Fairground Wine & Liquor, 2771 B ½ Road, Grand Junction, CO 81503, Retail Liquor Store

No one was present representing the applicant.

The application for renewal for Mimosa, Inc. dba Fairground Wine & Liquor was found to be in order and approved.

3. 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 Brinker Restaurant Corporation dba Chili's Grill & Bar was found to be in order and approved.

4. 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, Inc. dba Los Reyes Restaurant was found to be in order and approved.

5. Orchard Mesa Dragon Treasure, Inc. dba Dragon Treasure II, 2740 Hwy. 50, Suite 101, 102, & 103, Grand Junction, CO 81503, Beer and Wine

No one was present representing the applicant.

The application for renewal for Orchard Mesa Dragon Treasure, Inc. dba Dragon Treasure II was found to be in order and approved.

III. APPLICATION FOR A SPECIAL EVENTS PERMIT

1. Hilltop Health Services Corporation, 1331 Hermosa Avenue, Grand Junction, CO 81506 – The Beacon & Hilltop Senior Life Options Valentine’s Dance on February 14, 2015 from 7:30 p.m. to 10:30 p.m. at The Commons Garden Room and Main Dining Room, 625 27 ½ Road, Malt, Vinous, and Spirituous

President: J. Michael Stahl, 2599 Jayden Ct., Grand Junction, CO 81505

Event Mgr.: Raquel Gustafson, 2835 Villa Way, #2, Grand Junction, CO 81501

Mike Green, Marketing and Communication Manager for Hilltop Health Services Corporation, and Nancy Jewell, Special Events Manager for Hilltop Health Services Corporation, were present.

City Attorney Shaver handed Mr. Green three documents, two marked with an A in the upper right hand corner and one marked with a B in the upper right corner, and asked him if he had personal knowledge of the proposed event. Mr. Green said he did because he is the person who initiated the first year of the event last year. City Attorney Shaver asked Mr. Green if he has personal knowledge of the documents he was given. Mr. Green said he is the one who prepared the floor plan which shows the dance floor, tables, and food placements, and the bar distribution area. City Attorney Shaver asked what the red line around the perimeter indicates. Ms. Jewell advised that she added that when submitting the application and it is the perimeter of the enclosed area in which alcohol will not be allowed to leave from. City Attorney Shaver asked how that perimeter will be maintained. Mr. Green stated that they will have paid security as well as volunteers. City Attorney Shaver asked how they will ensure that the service of alcohol will be in accordance with Colorado law. Mr. Green stated that the event will be attended by persons who are predominately 55 years old and older but they will card at the table and will mark anyone who is under the age of 21. City Attorney Shaver asked if Hilltop has had a special events permit in the past and if so, have there been any problems with the events. Mr. Green said that they have had a car show for two years (2013 and 2014) in which special events permits were obtained and did not have any problems with them.

Hearing Officer Grattan entered Exhibits A and B into the record (attached).

There was no one present in opposition to the issuance of the special events permit.

Hearing Officer Grattan found that pursuant to Colorado State Statutes 12-48-106, there is no evidence that the issuance of the permit would be injurious to the public welfare because of the nature of the special event (a dance seems appropriate), its location within the community (for the nature of the event, the location is perfect), or the failure of the applicant in a past special event to conduct the event in compliance with applicable laws. He found that the application for a special events permit submitted by Hilltop Health Services Corporation for the Beacon & Hilltop Senior Life Options Valentine's Dance on February 14, 2015 was in order and he approved it.

IV. APPLICATION FOR A CHANGE IN LOCATION – To be Continued to February 4, 2015

1. Las Marias, Inc. dba Las Marias, 118 S. 7th Street, Grand Junction, CO 81501, Hotel and Restaurant

Current Location: 118 S. 7th Street, Grand Junction, Co 81501

Proposed Location: 421 Colorado Avenue, Grand Junction, CO 81501

Ms. Kemp advised that the reason for continuance is because the property was not posted ten days prior to the hearing as required by State Statute.

Hearing Officer Grattan continued the application for a change in location for Las Marias, Inc. dba Las Marias to February 4, 2015.

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

1. Bar One, LLC dba The Local, 336 Main Street, Suites 101-104, Grand Junction, CO 81501, Hotel and Restaurant

Partner: Kristin Mercer, 1115 White Avenue, Grand Junction, CO 81501

Partner: Brason Hollabaugh, 1228 Bonito Avenue, Grand Junction, CO 81506

Partner: Laura Courtney, 2836 B 3/10 Road, Grand Junction, CO 81503

Partner: Devin J. Dean, 1115 White Avenue, Grand Junction, CO 81501

Devin Dean, Partner of Bar One, LLC and spokesperson, was present.

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

No one was present in opposition to the application.

City Attorney Shaver asked Mr. Dean if he heard the results that were read into the record, if he found them to be a true and accurate representation, and if he has personal knowledge of the survey. Mr. Dean said yes to all three questions and advised he conducted about one-half of the survey. City Attorney Shaver asked Mr. Dean to describe how the survey was conducted. Mr. Dean said they went door to door for about a week starting the end of December asking people if they would participate in the survey and advising them that they are a restaurant first and that they are already opened and serving food. They tried

to get as many residents to sign the survey as they did businesses. They found that the residents were home more around 2:30 to 3:30 in the afternoon than in the early evenings. Businesses were contacted during business hours. City Attorney Shaver asked Mr. Dean about the low numbers for residents given the boundary area covered a lot of residential properties. Mr. Dean stated that they did cover a large residential area from the north to the east. They found that many homes were either for sale or were vacant. Mr. Dean said that they did not keep track of how many homes that they knocked on or that no one came to the door. City Attorney Shaver asked Mr. Dean to describe how the businesses were contacted. Mr. Dean said they went door to door during business hours to businesses and asked first for the owners and if they weren't there, they asked to speak with a manager. They asked them to participate in the survey. Their focus was downtown on Main Street since there are a lot of restaurants. They explained that their focus is a restaurant which will also offer deliveries and not a bar. They also hit some businesses on Pitkin and Ute Avenues. City Attorney Shaver asked Mr. Dean if, with all of the contacts, anyone was opposed. Mr. Dean said there was only one business (Brown's Shoe Store) that refused to participate with no explanation given. City Attorney Shaver asked Mr. Dean to describe their business plan. Mr. Dean said that their business model is restaurant first; they believe in local and, if possible, try to buy all of their products within the State of Colorado. They opened for business on December 20, 2014 with their hours being 7:00 a.m. and staying open and serving food until 4:00 a.m. Everything is made to order, (made fresh). They currently employ 32 people. They have met with Ms. Woodland and will meet with her again for training. City Attorney Shaver asked Mr. Dean if he has experience with alcohol service. Mr. Dean said he does; he served and bartended at Rockslide, he managed Sabrosa's Restaurante for almost a year, and he was with Carlson's Restaurants working for TGI Friday's for a long time in Memphis, TN.

Hearing Officer Grattan commented that their hours are quite extensive and asked what their main focus is. Mr. Dean advised that they have a large lunch crowd but so far, don't have a large dinner crowd. One of their mottos is "local and relaxed" which is why they are keeping the late hours. They want people to be able to come to a safe environment, not a rowdy one. They hope to offer live entertainment so that people can listen and talk at the same time. The purpose for the late hours is to offer a service downtown for people to come and drink coffee and have some food while waiting for their cabs.

Hearing Officer Grattan found that the application for a new liquor license submitted by Bar One, LLC dba The Local is in order and approved it. He noted that the premises were previously licensed; the survey results indicated no opposition, the numbers were sufficient, and the needs and desires of the neighborhood were met; no objectors were present; Main Street is the center for restaurants; and the late night food service is a good thing, especially considering the location. The City Clerk's office will prepare a resolution for Hearing Officer Grattan's signature.

VI. OTHER BUSINESS

There was none.

VII. ADJOURNMENT

The meeting was adjourned at 2:26 p.m.

NEXT REGULAR MEETING – February 4, 2015

A

SPECIAL EVENT PERMIT QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: The Beacon & Hilltop Senior Life Options Valentine's Dance
2. How many attendees are expected at this event?
200+
3. Has the event been held in the past? If so, how many years?
2014, was the first time the event was held.
4. Have there ever been any violations or citations issued during the event in the past?
No
5. Describe the premises at which this event will take place.
The event will be held in The Commons of Hilltop - an assisted living facility owned by the Applicant & located at 625 27 1/2 Road Grand Junction
6. What type of security will be provided at this event?
Applicant will contract with Grand Valley Security to provide security during the event.
7. How many security personnel will be on hand?
Two trained security personnel will be on hand throughout the event.
8. How will security personnel be identified?
They will wear police like uniforms with a security patch on their shirts.
9. If this event is being held outdoors, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?
N/A
10. What method will be used in checking identification for proper age of attendees (i.e., at the door, at the bar, etc.) and how will underage patrons be identified so as not to be served alcohol beverages (i.e., stamp or mark on the hand, etc.)
Identification will be checked by volunteers at the door before entering the event and bartenders will also check. While we don't expect any underage people to attend since this event is aimed at 55+, we will stamp the hand of anyone who is underage.

A

11. How will the conduct and level of intoxication of attendees be monitored and by whom?
All staff will be alert for any signs of intoxication in our guests and the bartenders will be instructed to stop serving anyone who they believe is intoxicated.

12. Have the volunteers or members of your organization been trained in the sale/service of alcohol beverages?
Three members of Hilltop's staff have completed the City's seller/server training.

13. What types of alternate beverages and food/snacks will be available?
Appetizers including bread, cheese, crab-stuffed mushrooms, sirloin-bacon cheese skewers, shrimp cocktail. Desserts including tiramisue, cupcakes & chocolate mousse.

14. Has a State and City Sales Tax Number been initiated by you or a member of your organization? If so, provide those numbers in the space provided.
Sales/Use Tax License - Account No. 3360
State Sales Tax License - Account No. 04136961-0001

I hereby certify, under penalty of perjury, that the information provided to the Grand Junction Liquor Licensing Authority contained in this affidavit is true and accurate to the best of my knowledge.

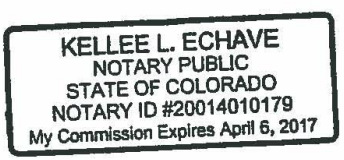
J. Hill Date Nov 24, 2014
Applicant's Signature

STATE OF COLORADO)
COUNTY OF MESA) SS.
CITY OF GRAND JUNCTION)

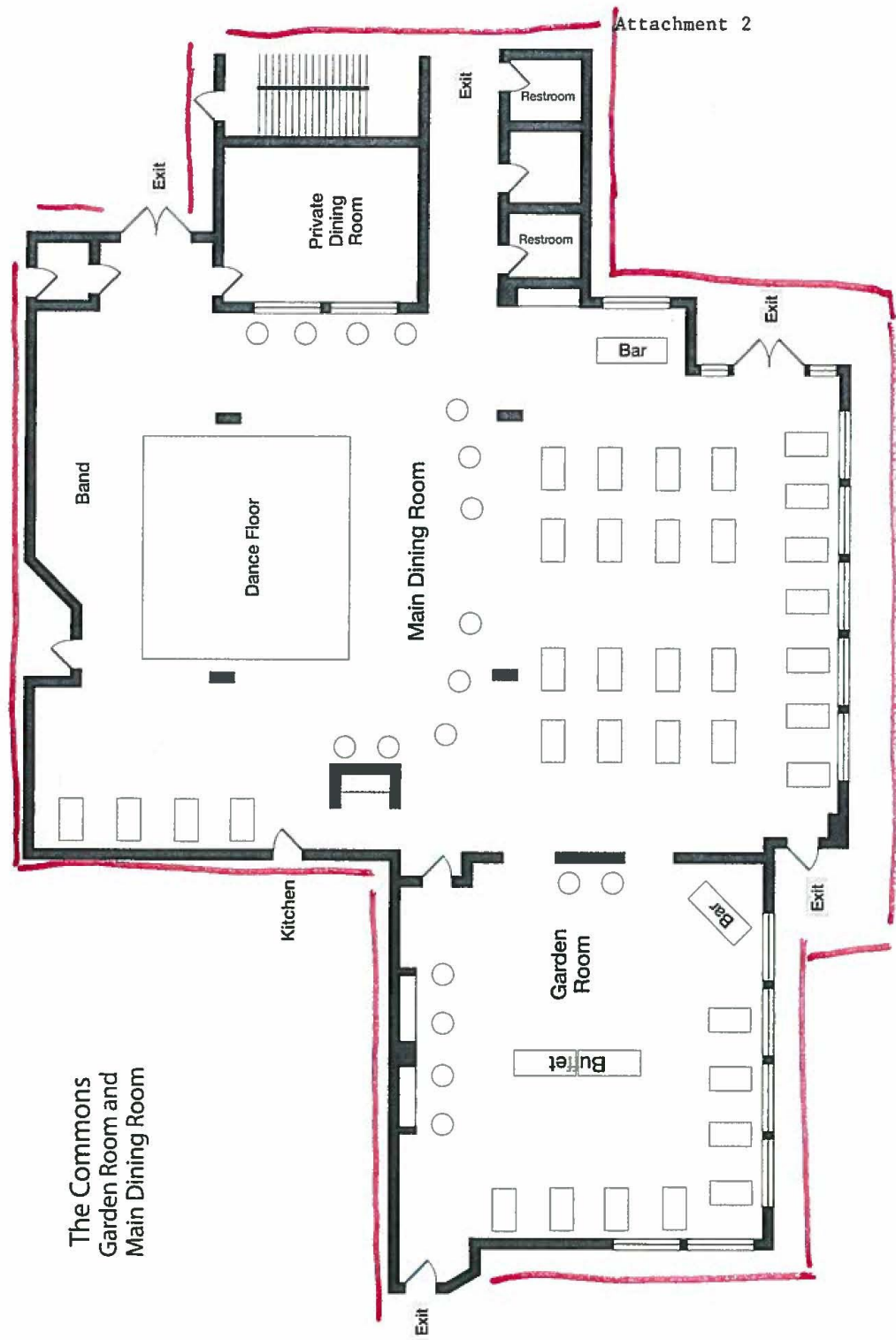
Subscribed and sworn to before me this 24th day of November, 20 14.

Witness my hand and official seal.

Kellee L. Echave My commission expires 4/6/17
Notary Public



B




Attachment 2

The Commons
Garden Room and
Main Dining Room



MEMO: Local Licensing Authority

FROM: Debbie Kemp, Deputy City Clerk 

DATE: January 13, 2015

SUBJECT: Application for a new hotel and restaurant liquor license by Bar One, LLC dba The Local, 336 Main Street, Suites 101-104, Grand Junction, CO

Bar One, LLC filed an application with the Local Licensing Authority on December 12, 2014 for a new hotel and restaurant liquor license permitting sales of alcohol beverages by the drink for consumption on the premises at 336 Main Street, Suites 101-104 under the trade name of The Local. 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 21, 2015. The Notice of Hearing was given by posting a sign on the property on or before January 11, 2015 and by publishing a display ad in the Daily Sentinel on January 9, 2015.

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 Teller Avenue, 4th Avenue on the South, 9th Street on the East and Vine Street 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:	60
	OPPOSE:	0
	NO OPINION:	1
Residential Results:	FAVOR:	51
	OPPOSE:	0

There were 14 responses that were disqualified because six of the addresses listed were out of the survey boundary area, six responses did not list an address, one respondent didn't mark whether they were in favor or opposed, and one respondent had no printed name.

There was one "exhibits to survey petition" that indicated two residents had no solicitor signs, one resident marked as no answer, and one marked as other indicating the person only put their signature and was possibly mentally disabled.

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

The Grand Junction Police Department has investigated the owners for local criminal history. They have inspected the property and verified the Notice of Hearing was posted in a timely manner and will be verifying that the diagram matches the establishment. The fingerprints were 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:

Hotel and Restaurant = 16 (Fly'n Roosters, Two Rivers Convention Center, Dream Café, Nepal Restaurant, Le Rouge, Il Bistro Italiano, MX Tapas Bar Restaurante, Suehiro Japanese Restaurant, The Winery Restaurant, Junct'n Square Pizza, Las Marias, Blue Moon Bar and Grille, Bin 707 Food Bar, 626 On Road – Modern American Cuisine and Wine Bar, Taqueria Guadalajara, and Los Reyes Reataurant)

Tavern = 8 (Charlie Dwellingtons, Fairfield Inn and Suites, Spring Hill Suites, Thunderstruck Valley, Sabrosa Restaurante, Barons, Quincy Bar and Grill, Avalon Theatre)

Beer and Wine = 4 (Art Bar, Pablo's Pizza, Café Sol, The Palette)

Club = 1 (Elk's Lodge)

Brew Pub = 1 (Rockslide Brew Pub)

Retail Liquor Store = 1 (GC Discount Liquors)

3.2% Beer Retail (On Premises) = 1 (Pizza Hut #250)

3.2% Beer Retail (Off Premises) = 2 (Loco Food Store #12, City Market #32)

Art Gallery Permit = 2 (The Main Street Gallery, The Raw Canvas)

That concludes this report.

cc: Applicant
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File