

CITY-COUNTY AUDITORIUM, 520 ROOD AVENUE  
CITY OF GRAND JUNCTION, COLORADO  
LOCAL LICENSING AUTHORITY  
LIQUOR AND BEER  
MINUTES

WEDNESDAY, SEPTEMBER 5, 1990, 8:00 A.M.

- I. CALL TO ORDER Present: Philip Coebergh, Hearing Officer  
Neva Lockhart, City Clerk
- II. DECISION - RESOLUTION OF FINDINGS AND DECISION RE:  
APPLICATIONS FOR NEW LICENSES OR TO TRANSFER LOCATION
- NONE
- III. DECISION - LIQUOR AND BEER CODE VIOLATIONS
- NONE
- IV. APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES
- A. Go Fer Foods #10, 2515 Highway 6 & 50 (3.2% Beer) - Approved
- B. Albertson's Food Center #826, 1838 N. 12th St. (3.2% Beer) - Approved
1. Change in Corporate Structure - Approved
- a. Operating Manager: Michael Michalke,  
596 Sanford Way, Grand Junction
- b. Secretary: Kaye L. O'Riordan, Boise, Idaho,  
Replacing Les Bock
- C. Quincy's Bar & Grill, 609 Main St. (Tavern) - Approved  
subject to receiving final Fire Department report.
- D. Sweetwaters LTD, 336 Main St. (Hotel-Restaurant) - Approved
- E. Sizzler Steak, Seafood & Salad Restaurant #915,  
2440 Highway 6 & 50 (3.2% Beer) - Approved
- V. APPLICATIONS FOR LICENSES - CHANGES OF OWNERSHIP -  
CHANGE IN CORPORATE STRUCTURE
- A. Assignment and Assumption Agreement dated August 13, 1990,  
Regarding Leases for Hilton Hotel, 743 Horizon Drive. PERA,  
a Colorado General Partnership, has sold its interest in the  
Real Property at 743 Horizon Drive, Hilton Hotel, to The  
Prudential Insurance Company of America, a New Jersey  
Corporation. PERA has assigned its interest in the  
Agreement and Lease dated January 6, 1987, with Grand  
Junction Hotels, Inc., dba Grand Junction Hilton, 743  
Horizon Drive, to The Prudential Insurance Company of  
America. Prudential assumed the Assignment. The Assignment  
did not in any way affect the operation or management of the  
Hotel. Grand Junction Hotels, Inc., still holds a leasehold  
interest in the Hotel and remains the current operator of  
the Hotel and the owner of the Hotel-Restaurant Liquor  
License. Acknowledged.

- B. Application by Orange Coast Investments, Inc., for a Hotel-Restaurant Liquor License at 2790 Compass Drive under Trade Name of Grand Junction Ramada Inn.

Officers, Directors and Stockholders are:

President:	Ron Presta, Newport Beach, CA	40%
Vice Pres:	Ruth Cook, Buena Park, CA	25%
Chairman:	Leo Cook, Buena Park, CA	25%
Sec/Treas:	Allyson Bolin, Newport Beach, CA	10%
Operating Manager:	Lois Horton, Grand Junction, CO	

License Presently Held by C.B. Beverage Colorado, Inc.

Joe Croker, Attorney, was present representing Orange Coast Investments, Inc. - Approved

#### VI. APPLICATIONS TO REGISTER MANAGERS

- A. Application by Orange Coast Investments, Inc., dba Grand Junction Ramada Inn, 2790 Compass Drive, to Register Lois Horton as its Operating Manager - Approved

#### VII. APPLICATIONS TO CHANGE TRADE NAME - APPLICATION TO MODIFY PREMISES

- A. Application by Robert D. Lovelace, President, Grand Steak, Inc., to Change Trade Name

From: Mr. Steak #89  
 To: Bob & Jan's Prime Rib and Lobster House  
 Located at 2500 North Avenue

Approved.

#### VIII. HEARING - APPLICATION FOR CHANGE OF LOCATION

- A. Hearing - Application by Albertson's, Inc., to Change the Location of its 3.2% Beer License

From: 1838 N. 12th Street  
 To: 1830 N. 12th Street

The hearing was opened. Nisvaldis Juanarajs of the firm of Rotole, Juanarajs, Walker & Lumbye of Denver was present representing Albertson's, Inc., and Michael Michalke, Operating Manager, was also present. The map showing similar-type outlets and the survey area was reviewed. The report was read. There were no opponents, letters, or counterpetitions.

Resolution No. 5-90 - Findings of Fact and Granting Permission for the Change of Location from 1838 N. 12th Street to 1830 N. 12th Street

LIQUOR AND BEER MEETING

September 5, 1990

IX. HEARING - APPLICATIONS FOR NEW LICENSES

NONE

X. ADJOURNMENT

NEXT REGULAR MEETING      September 19, 1990

RESOLUTION NO. 5-90

DECISION ON APPLICATION BY ALBERTSON'S, INC., DBA ALBERTSON'S FOOD CENTER #826, TO TRANSFER THE LOCATION OF ITS 3.2% FERMENTED MALT BEVERAGE LICENSE FROM 1838 N. 12TH STREET, TO 1830 N. 12TH STREET, GRAND JUNCTION, COLORADO

A public hearing was held on September 5, 1990, on the application by Albertson's, Inc., dba Albertson's Food Center #826 to transfer the location of its 3.2% Fermented Malt Beverage License from 1838 N. 12th Street to 1830 N. 12th Street, Grand Junction, Colorado, and the Local Licensing Authority having considered the evidence adduced at said hearing, FINDS:

1. The hearing held on September 5, 1990, on the application was held after proper notice thereof under C.R.S. 12-46-101, et seq.

2. The survey of the neighborhood conducted by the City revealed that 47 persons believed the reasonable requirements of the neighborhood were being met by other existing 3.2% Fermented Malt Beverage outlets, while 48 felt the reasonable requirements were not being met. Of those who were inhabitants of the neighborhood, 100 desired that the license be transferred to the new location and 20 were opposed to the transfer of the license.

3. No one appeared at the hearing in opposition to the transfer of the license, and no petitions of disapproval were received by the Local Licensing Authority.

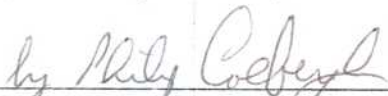
4. There are two existing outlets of a similar type within the area surveyed by the City and six existing outlets of a similar type within one mile.

5. The evidence supports the conclusion that the needs of the neighborhood are not being met by other existing outlets, and it is the desire of the adult inhabitants of the neighborhood that the license be transferred.

NOW, THEREFORE, BE IT RESOLVED BY THE LOCAL LICENSING AUTHORITY OF THE CITY OF GRAND JUNCTION:

That the application by Albertson's, Inc., to transfer the location of its 3.2% Fermented Malt Beverage License from 1838 N. 12th Street to 1830 N. 12th Street, be approved.

PASSED and ADOPTED this 5th day of September, 1990.

  
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Local Licensing Authority for the  
City of Grand Junction, Colorado

Attest:

  
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City Clerk