

**LIQUOR AND BEER MEETING  
LOCAL LICENSING AUTHORITY  
CITY OF GRAND JUNCTION, COLORADO  
CITY/COUNTY AUDITORIUM, 520 ROOD AVENUE**

**M I N U T E S**

**WEDNESDAY, JANUARY 19, 1994, 8:00 A.M.**

- I. CALL TO ORDER - The meeting convened at 8:01 a.m. Those present were Hearing Officer Phil Coebergh, Assistant City Attorney John Shaver, and City Clerk Stephanie Nye.

II. APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES

- A. Holiday Liquors, 755 Horizon Drive (Liquor Store)  
The application was in order, and approved.
- B. Stop 'N Save No. 1, 213 N. 1st Street (3.2% Beer)  
The application was in order, and approved.
- C. Golden City Restaurant, 2430 North Avenue (Beer-Wine)  
The application was in order, and approved.
- D. Lincoln Park Golf Course, 14th and Gunnison (3.2% Beer)  
Mr. Jack Sommers, Lincoln Park Golf Pro, was present.  
The application was in order, and approved.
- E. Peachtree Inn, 1560 North Avenue (Hotel-Restaurant)  
The City Clerk stated that the Mesa County Health Department did report some violations which have been corrected, and have scheduled a follow-up inspection on January 20, 1994. The application was approved subject to a final Health Department report of complete corrections.
- F. Two Rivers Convention Center, 159 Main Street (Hotel-Restaurant)  
The application was in order, and approved.
- G. Canyon Convenience Store No. 3, 459 North Avenue (3.2% Beer)  
The application was in order, and approved.

III. APPLICATIONS FOR CHANGE OF OWNERSHIP

- A. Application for a Hotel-Restaurant Liquor License by Joe Velarde dba La Mariposa, 159 Colorado Avenue

(License presently held by Christen Enfield)

Mr. Joe Velarde was present. The City Clerk asked Mr. Velarde about the status of the purchase of the property. Mr. Velarde stated that he is working with Dean Enfield on the lease for the property at 159 Colorado Avenue. The City Clerk stated that the applicant currently has a lease assignment from the previous proprietor, Beatrice Montes (deceased), from Dean Enfield. Beatrice Montes had the lease. Mr. Velarde is interested in purchasing the property, and he and Mr. Enfield are negotiating.

Mr. Velarde stated he has a new lease. The City Clerk stated that she has a lease assignment only. Dean Enfield assigned the lease from Beatrice Montes to Joe Velarde. The Hearing Officer stated that Mr. Velarde is the lessor, and only the lessee can assign the rights under the lease. Mr. Enfield does not have that power. A new lease could be drawn up assuming that the old lease is terminated. Otherwise the lease would be in the Estate of Bea Montes. Someone from her estate could possibly assign it to Mr. Velarde. Mr. Coebergh stated that Mr. Velarde needs to provide the City Clerk with a document presently in effect that gives him the possession of the property. City Attorney John Shaver advised that the lease is the property of the decedent or the estate. The City would require of Mr. Enfield a termination of Bea Montes' lease, and then a new lease with Mr. Velarde. Typically the current lease would transfer to the heirs of Beatrice Montes in the estate process so they are the only ones that would have the right to terminate the lease, or to sign it. Mr. Velarde's temporary permit expires March 13, 1994. Any sales transaction is also going to be subject to the existing lease, unless it was automatically terminated by the death of Beatrice Montes. That would depend on the language of the lease. Mr. Velarde advised that his legal counsel is Jim Majors. It was suggested Mr. Velarde work with his attorney on legal possession of the property.

The Hearing Officer approved the application by Mr. Velarde subject to obtaining the proper possession documentation. The application will be held at the local level until the documents are received. He gave permission to continue operating under the temporary permit, and admonished Mr. Velarde to quickly supply the City with the needed documentation.

**IV. HEARING - APPLICATION FOR NEW LICENSE**

- A. Application for a Hotel-Restaurant Liquor License by James Everett Benton dba Rafters Restaurant & Lounge, 509 28-1/2 Road

APPLICATION WITHDRAWN BY APPLICANT ON JANUARY 18, 1994.

- V. ADJOURNMENT** - The meeting was adjourned at 8:16 a.m.

**NEXT REGULAR MEETING - February 2, 1994**

