

**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, SEPTEMBER 6, 1995, 8:00 A.M.**

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

II. APPLICATION TO RENEW LIQUOR AND BEER LICENSES AND CHANGE IN CORPORATE STRUCTURE

A. SAF Enterprises, Inc., dba Quincy Bar & Grill, 609 Main Street (Tavern)

The application was in order. The Fire Department reported 4 Fire Code violations. They will reinspect this week and believe these will be corrected at that time. The Health Department reported 3 violations during their July, 1995 inspection. On August 12, 1995, a follow-up inspection was done and these violations had been corrected. The application was approved contingent on the correction of the 4 Fire Code violations.

B. Feather Petroleum Company, dba Stop N Save No. 2, 2050 North Avenue (3.2% Beer)

The application was in order and approved.

C. Western Colorado Center for the Arts, dba Western Colorado Center for the Arts, 1803 North 7th Street (Arts Liquor License) and Change in Corporate Structure

Gean Lipson replaces Owen Kingman as Vice-President; Owen Kingman replaces Dorothy Everhart as Secretary; Richard Helm replaces Dorothy Everhart as Director and John Howe replaces Lyn Dodd as Director

Dave Davis was present representing Western Colorado Center for the Arts. The application was in order and approved.

III. APPLICATION FOR CHANGE IN OWNERSHIP

A. Casa Di Italia Enterprises, dba Casa Di Italia, 2560 North Avenue (Hotel-Restaurant)

Transfer of Ownership from George R. Harper, to Casa Di Italia Enterprises, Inc., 2560 North Avenue

Applicant: Casa Di Italia Enterprises, Inc., 2560 North Avenue  
Corporate Officers: George R. Harper, President, 3060 Gunnison  
Rebecca H. Dorssey, Treasurer/Secretary,  
609 29 1/2 Road

George Harper, President, and Rebecca Dorssey, Treasurer/Secretary were present. The application was in order and the transfer of ownership to the corporation was approved.

#### **IV. HEARINGS FOR SPECIAL EVENTS PERMIT**

A. Application by B.P.O. Elks Lodge #575 for Malt and Vinous Liquor Special Events Permit for Oktoberfest on October 7, 1995 from 10:00 a.m. to 11:00 p.m. located Between 5th and 7th Streets on Main Street

Applicant: B.P.O. Elks Lodge #575, PO Box 1987  
President: Pat Marugg, 2963 Music Court  
Event Managers: Ron Ward, 739 Coral Drive  
Roy Bud Weaver, 919 Mesa Avenue

Bruce Kasselbaum, Club Manager, and Ron Ward, Co-Chairman of the Oktoberfest, were present representing B.P.O. Elks Lodge #575. The application was in order. City Clerk Stephanie Nye read into the record the letter from the Elks Lodge requesting the one day liquor license to accommodate the large crowd anticipated for this Special Event. Assistant City Attorney John Shaver stated the Elks Lodge has met the statutes for a Special Events Permit. The application was approved.

#### **VI. HEARING ON NEW APPLICATION - CONTINUED FROM AUGUST 16, 1995**

A. Colorado Restaurant Management dba Black Eyed Pea, 150 Grand Avenue (Hotel-Restaurant)

Applicant: Colorado Restaurant Management, Inc., 2851 S. Parker Road, #1080, Aurora, Colorado

Corporate Officers:

President: Timothy J. Schmidt, 1301 E. Oxford Lane, Englewood, Colorado 80110

Vice Pres: Gilliland Lukin Taylor, Jr., 115 Hubbard, San Antonio, Texas, 78909

Treasurer/Secretary: William Tangredi, #3 Walden Lane, Littleton, Colorado 80121

Asst. Secretary: Roberta A. Hacker, 6553 E. Dutch Creek Street, Highlands Ranch, Colorado 80126

V.P. Operations: Darryl Shoemake, 15495 E. Moumouth Place, Aurora, Colorado 80015

Joel Judd, Attorney for Colorado Restaurant Management, Inc., and Timothy Schmidt, President, were present via a telephone conference call. City Clerk Stephanie Nye read into the record the report regarding the application from Colorado Restaurant

Management, Inc., and a letter regarding the Posting of Notice.  
(See attached.)

Timothy Schmidt stated the time frame for the completion of the building and for the opening of the business would be approximately January 1, 1996, about 90 to 100 days after receiving the building permit. This would be the 14th Black Eyed Pea Restaurant in Colorado with 11 in 2 other states. The cuisine will consist of home cooking with fresh vegetables, salads, burgers and sandwiches. There would be a limited liquor service of 4 to 5% of the annual sales.

Assistant City Attorney John Shaver stated for the record that the auditorium was empty with no one to speak for or against the application.

The application was approved. A Resolution was ordered to be prepared and sent to the State. No license will be issued until the completion of the building and the approvals are received from the Building, Fire and Health Departments.

**V. ADJOURNMENT** - The meeting was adjourned at 8:21 a.m.

**NEXT REGULAR MEETING** - September 20, 1995 at 8:00 a.m.

Memo to: Local Licensing Authority

From: Stephanie Nye, City Clerk

Date: August 11, 1995

Subject: Application by Colorado Management Restaurant, Inc. for a Hotel/Restaurant Liquor License at 150 Grand Avenue under the name of Black Eyed Pea

Colorado Restaurant Management, Inc. filed an application with the Local Licensing Authority on July 10, 1995, for a Hotel-Restaurant Liquor License, for consumption by the drink on the premises, to be located at 150 Grand Avenue under the trade name of Black Eyed Pea. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was originally set for August 16, 1995. The Notice of Hearing was given by posting a sign on the property on August 4, 1995 and by publishing a display ad in The Daily Sentinel on August 11, 1995. The hearing was subsequently rescheduled for September 6, 1995 due to a defect in the public hearing notice. The new hearing date was advertised by reposting of the property and republishing the notice in The Daily Sentinel.

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 and defined the neighborhood as the area bounded by North Avenue on the north, South Avenue on the south, 7th Street on the east and River Road on the west and included both sides of the streets as the outer boundaries. The results of that survey are as follows:

1. As an owner of property in the neighborhood, an employee of or 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 existing outlets.

YES: 39  
NO: 170

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

YES: 123  
NO: 12  
NOT APPLICABLE: 67

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

The applicant maintains a Master File with the Colorado Dept. of Revenue on the corporate officers. The Colorado Dept. of Revenue submitted fingerprints on the corporate officers to C.B.I. and F.B.I. and no criminal history was found. The individual histories were obtained from the corporate officers, directors and stockholders. The Grand Junction Police Department found no local criminal histories on the applicants. Two of the corporate officers, Roberta Hacker and Daryl Shoemake, are not on the State Master file so in addition to individual histories, fingerprints were obtained which have been forwarded onto C.B.I. for further processing.

The building for the licensed premises has not been built. The plans for the building have been submitted to the various review agencies. Once the building is complete, the building department, fire department and health department will submit reports to the licensing authority. A certificate of occupancy and approval from these three agencies is required prior to the issuance of any liquor license.

The Community Development Department has submitted a statement that the establishment will not require a conditional use permit under the submitted proposal.

A sketch of the premises to be licensed is attached.

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

Hotel/Restaurant Licenses - 14 (Blue Moon, The Corral, Crystal Cafe & Bake Shop, Feed Lot, Junct'n Square, La Fonda Dos Rios, Pancho's Villa, Rockslide, St. Regis Restaurant & Lounge, SportsPage, Suehiro's Sweetwaters, Two Rivers Convention Center and the Winery)

The number of similar type outlets in a one mile area in addition to the above are:

Hotel/Restaurant Licenses - 3 (River City, Big Cheese Pizza and Los Reyes)

That concludes this report.

Attachment.

cc: Colorado Restaurant Management, Inc., applicant  
Joel Judd, Attorney at Law  
John Shaver, Assistant City Attorney  
Scott Stoneburner, Detective, Grand Junction Police Department