

**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, NOVEMBER 15, 1995, 8:00 A.M.**

I. CALL TO ORDER - The meeting convened at 8:05 a.m. Those present were Hearing Officer Phil Coebergh, Assistant City Attorney John Shaver and Assistant Deputy City Clerk Christine English.

II. APPLICATION TO RENEW LIQUOR AND BEER LICENSES

A. Vintage Investment Corporation dba The Winery, 642 Main Street, Hotel-Restaurant

The application was in order and approved.

B. Pancho's Villa, Incorporated dba Pancho's Villa, 801 North 1st Street, Hotel-Restaurant

The Fire Department inspected the premises on November 2, 1995 with 2 violations. They will reinspect in December and recommend approval at this time. The Health Department reported 3 critical violations and will be reinspecting the premises for these corrections on November 16, 1995. The application was in order and approved contingent on favorable reports from the Fire and Health Departments upon reinspection.

C. Page Two, Incorporated dba Sports Page, 103 North 1st Street, Hotel-Restaurant

The Fire Department reported 4 violations, 3 of which have been corrected with 1 outstanding. They will reinspect during the month of November, 1995 for correction of this violation. The application was in order and approved contingent on a favorable report from the Fire Department upon reinspection.

D. Patsy Arguello dba La Mexicana, 1310 Ute Avenue, Hotel-Restaurant

The Fire Department had been unable to inspect the premises due to La Mexicana's hours of evening operation only. They scheduled an inspection for November 14, 1995 during the hours of operation and their report is expected to be filed on this day, November 15, 1995. The Health Department reported the same problem with scheduling an inspection, and as of this date, no report has been filed. The application was in order and approved contingent upon favorable reports from the Fire and Health Departments.

- E. Ray W. Quan dba Far East Restaurant, 1530 North Avenue, Hotel-Restaurant

The Health Department inspected the premises on November 14, 1995 and reported 2 critical violations which were corrected at the time of the inspection. The restaurant received an overall score of 77%. The application was in order and approved.

### **III. PUBLIC HEARING - APPLICATIONS FOR NEW LICENSES**

- A. Wadsworth Old Chicago, Incorporated dba Old Chicago, 120 North Avenue, Hotel-Restaurant with Extended Hours

Applicant: Wadsworth Old Chicago, Incorporated, 1050 Walnut Street #402, Boulder, Colorado 80302

Pres/Treas: Thomas A. Moxcey, 1032 E. Quail, Highlands Ranch, Colorado

V. Pres/Sec: Gary Foreman, 1284 Chinook Way, Boulder, Colorado

The application was in order. Assistant Deputy City Clerk Christine English read a report to the Local Licensing Authority into the record (attached).

John Banman, the director of licensing for the applicant, was present. He stated that the file was in order and the wants and needs of the neighborhood had been addressed. He had in his possession the requested floor plans and an additional copy of the contract. Hearing Officer Phil Coebergh questioned whether the documents which have not been filed yet, ie., sale of the property, the plans submitted to the Health, Fire and Building Departments and the approval of a conditional use permit, would be resolved before the issuance of the License. Mr. Banman responded the hearing for the conditional use permit is scheduled for December 5, 1995, and the filings with the Health Department are due November 17, 1995. Hearing Officer Coebergh questioned the type of operation of the restaurant. Mr. Banman responded the Old Chicago Restaurants are a family-type operation with the service of pasta, pizza, sandwiches, daily specials, with a wide variety of beers on tap and by the bottle available. He compared it to a Bennigans Restaurant. He stated there were 16 or 17 Old Chicago Restaurants throughout the front range of Colorado. Assistant City Attorney John Shaver recommended approval of the license contingent upon the completion and satisfaction of the outstanding documents yet to be filed. Hearing Officer Coebergh approved the application contingent upon these conditions being met and instructed the City Clerk's office to prepare a resolution of approval.

- B. Sumiko Boyd dba Suehiro's Japanese Restaurant, 541 Main Street, Hotel-Restaurant

Applicant: Sumiko Boyd, 935 Northern Way #19, Grand Junction, Colorado

Owner/Manager: Sumiko Boyd, 935 Northern Way #19, Grand Junction, Colorado

Sumiko Boyd was present. The application was in order. The Assistant Deputy City Clerk read into the record the report of findings from the survey (attached). Ms. Boyd detailed the variety of the menu offered. Assistant City Attorney John Shaver stated for the record this new application was due to the oversight of the renewal of the existing license. Ms. Boyd stated she had taken over ownership of the restaurant in September, 1995. The application was approved. Hearing Officer Coebergh instructed the City Clerk's office to prepare a resolution of approval.

**IV. ADJOURNMENT** - The meeting adjourned at 8:25 a.m.

**NEXT REGULAR MEETING** - December 6, 1995 at 8:00 a.m.

Memo to: Local Licensing Authority

From: Stephanie Nye, City Clerk

Date: November 9, 1995

Subject: Application by Wadsworth Old Chicago Inc. for a Hotel/Restaurant Liquor License at 120 North Avenue under the name of Old Chicago

Wadsworth Old Chicago, Inc. filed an application with the Local Licensing Authority on October 9, 1995, for a Hotel-Restaurant Liquor License, for consumption by the drink on the premises, to be located at 120 North Avenue under the trade name of Old Chicago. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for November 15, 1995. The Notice of Hearing was given by posting a sign on the property on November 3, 1995 and by publishing a display ad in The Daily Sentinel on November 3, 1995.

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 Orchard Avenue on the north, Grand Avenue on the south, 6th Street on the east and 25 1/2 Road/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: 21  
NO: 164

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

YES: 63  
NO: 15  
NOT APPLICABLE: 0

The canvasser conducting the survey for the applicant submitted a statement that she contacted the two school principals in the survey area (West Middle School and Grand Junction High School). Neither would sign the survey due to District 51 policy but both said they are in favor of the license issuing.

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

As the applicant is a corporation, individual histories were obtained from the corporate officers and directors. No fingerprints were required as the applicant maintains a Master File at the Colorado Dept. of Revenue, Liquor

Enforcement Division. All of the corporate officers and directors had fingerprints processed through C.B.I. and no criminal histories were found. The Grand Junction Police Dept. found no local criminal history on any of the officers or directors.

The building for the licensed premises is under contract for purchase, with a closing date of December 6, 1995. Documentation of purchase must be provided to the City Clerk before the issuance of any license.

The City Clerk requested in her letter dated October 9, 1995 evidence from the applicant that the plans for remodel have been submitted to the building department, health department and fire department prior to the hearing. No such documentation has been received to date.

Once the remodel 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 applicant's representative indicated that Old Chicago would be applying for a Conditional Use Permit through the City's Community Development Dept. The City Clerk has asked that a report be filed with her from Community Development as to the status of that application. Any liquor license approval must be contingent on approval of the Conditional Use Permit.

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 - 2 (Black Eyed Pea and Pancho's Villa)

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

Hotel/Restaurant Licenses - 15 (Big Cheese Pizza, Runyon's Grill, St. Regis Restaurant & Lounge, The Winery, Panda Inn, River City, Sports Page, Two Rivers Convention Center, Crystal Cafe & Bake Shop, Rockslide Brew Pub, Blue Moon, Junct'n Square Pizza, The Corral, and The Feed Lot)

That concludes this report.

Attachment.

cc: Wadsworth Old Chicago, applicant  
John Shaver, Assistant City Attorney  
Scott Stoneburner, Detective, Grand Junction Police Department

Memo to: Local Licensing Authority

From: Stephanie Nye, City Clerk

Date: November 9, 1995

Subject: Application by Sumiko Boyd for a Hotel/Restaurant Liquor License at 541 Main Street under the name of Suehiro's Japanese Restaurant

Sumiko Boyd filed an application with the Local Licensing Authority on October 12, 1995, for a Hotel-Restaurant Liquor License, for consumption by the drink on the premises, to be located at 541 Main Street under the trade name of Suehiro's Japanese Restaurant. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for November 15, 1995. The Notice of Hearing was given by posting a sign on the property on November 3, 1995 and by publishing a display ad in The Daily Sentinel on November 3, 1995.

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 Chipeta Avenue on the north, First Avenue on the south, 11th Street on the east and 1st Street 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: 0  
NO: 29

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

YES: 9  
NO: 0  
NOT APPLICABLE: 1

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

Fingerprints and individual histories were obtained from the applicant. The Grand Junction Police Dept. found no local criminal history on the applicant and have forwarded the fingerprints on to C.B.I. for further processing. The Fire Department has inspected the premises and found no violations. The Code Enforcement Division has confirmed that the premises to be licensed conforms with the diagram submitted. The Mesa County Health Dept. reports

that they found no critical health violations.

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 - 11 (Black Eyed Pea, Blue Moon Bar & Grill, The Corral, Crystal Cafe & Bake Shop, La Fonda Dos Rios, Rockslide Brew Pub, Runyon's Grill, St. Regis Restaurant & Lounge, Sports Page, 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 - 6 (Big Cheese Pizza, La Mexicana, Los Reyes Restaurant, Pancho's Villa Restaurant, Panda Inn and River City)

That concludes this report.

Attachment.

cc: Sumiko Boyd, applicant  
John Shaver, Assistant City Attorney  
Scott Stoneburner, Detective, Grand Junction Police Department