

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

MINUTES

WEDNESDAY, AUGUST 7, 1996, 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 City Clerk Stephanie Nye.

II. APPLICATION TO RENEW LIQUOR AND BEER LICENSES

1. Dos, Inc., dba Dos Hombres Restaurant, 421 Brach Drive, Hotel and Restaurant with Extended Hours

The Health Department reported one critical violation which has been corrected. The application was in order and approved.

2. C & F Food Stores, Inc., dba C & F Food Store (3 locations)
1. 859 Pitkin
 2. 2714 Highway 50
 3. 596 25 Road
- All 3.2% Beer

Cathy Buskin, representative from C & F Food Stores, was present.

The applications were in order and approved.

3. Stephen R. Robertson dba Sky's Restaurant & Lounge, 2828 Walker Field Drive, Hotel and Restaurant with Extended Hours

The Fire Department reported some violations and were assured by the applicant that they would be remedied. The application was in order and approved.

III. APPLICATION FOR CHANGE IN CORPORATE STRUCTURE

1. Rock Bottom Restaurants, Inc., dba Old Chicago, 120 North Avenue, Hotel and Restaurant

Thomas A. Moxcey replaces Frank B. Day as Chairman of the Board.

The application was in order and approved.

IV. APPLICATION FOR NEW LICENSE

1. Rockslide Brew Pub, Inc., dba Rockslide Brew Pub, 401 Main Street, Brew Pub with Extended Hours

President: Sean Forey, 951 S. Foothill Drive, Lakewood, CO
Treasurer: Scott Howard, 2095 S. Broadway, Grand Junction

Scott Howard, secretary/treasurer, was present.

City Clerk Nye read into the record the report to the Local Licensing Authority and the letter submitted by the applicant (see attached).

Scott Howard stated the only change would be the dispensing of half gallons of beer to go.

The application was in order and approved. Hearing Officer Coebergh requested a resolution be prepared.

2. Sy and Lien, Inc., dba Grand China Restaurant, 509 28 1/2 Road, Beer and Wine with Extended Hours

Pres/Treasurer: Sy A. Luong, 587 28 1/2 Road
V. Pres/Secretary: Lien D. Luong, 587 28 1/2 Road

Lien Luong, vice president/secretary, was present.

City Clerk Nye read into the record the report to the Local Licensing Authority and two letters which were submitted (see attached).

The application was in order and approved contingent on the favorable reports from the Health and Fire Department and the submittal of the closing documents on the property.

V. ADJOURNMENT - The meeting was adjourned at 8:22 am.

NEXT REGULAR MEETING - August 21, 1996

Memo to: Local Licensing Authority

From: Stephanie Nye, City Clerk

Date: August 6, 1996

Subject: Application by Rockslide Brew Pub Inc. for a Brew Pub License at 401 Main Street under the name of Rockslide Brew Pub

Rockslide Brew Pub Inc., a corporation, filed an application with the Local Licensing Authority on July 1, 1996, for a Brew Pub License, for the sales of malt, vinous and spirituous liquors by the drink for consumption on the premises and the sale of malt liquors in sealed containers for off premise consumption, to be located at 401 Main Street under the trade name of Rockslide Brew Pub. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for August 7, 1996. The Notice of Hearing was given by posting a sign on the property on July 26, 1996 and by publishing a display ad in The Daily Sentinel on July 26, 1996.

This application pertains to a change from an existing hotel-restaurant liquor license and a state issued brewery license to a new category of liquor license created by the State Legislature this year identified as a brew pub license. The applicant is currently the licensee of the hotel-restaurant liquor license. As this application is technically a new license, the applicant is required to address the needs and desires of the neighborhood. The applicant has submitted a letter in order to address those requirements.

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

As the applicant, Rockslide Brew Pub Inc., is a corporation, individual histories and fingerprints have been obtained from each corporate officer and each stockholder with a 10% or greater interest. Local criminal histories have been completed and the documents have been forwarded to the Colorado Bureau of Investigation for further processing. The Grand Junction Police Department found no local criminal history on any of the officers or stockholders.

The City's Code Enforcement Division visited the premises and verified that the establishment is as shown on the diagram submitted. The Health Department inspected the premises and found one critical violation. A reinspection will be performed on August 5, 1996 and a supplementary report will be filed with this office. The Fire Department found no violations.

There are no other licensed brew pubs in the City limits.

That concludes this report.

cc: John Shaver, Assistant City Attorney
Amy Clymer, Grand Junction Police Department

ROCKSLIDE

**ROCKSLIDE BREW PUB INC
APPLICATION FOR BREW PUB LICENSE**

NEEDS AND DESIRES OF THE NEIGHBORHOOD

A comprehensive survey of the neighborhood was done for a Hotel Restaurant license in March 1994.

The answer to the question: I believe the reasonable requirements of the neighborhood are already being met by other existing outlets.

YES	91
NO	203

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

YES	91
NO	7

NOT APPLICABLE 71

There were no letters of opposition.

We believe the needs and desires of the neighborhood are the same now as they were then. We do have many requests for beer TO-GO which we hope to solve with the Brew Pub license.

Memo to: Local Licensing Authority

From: Stephanie Nye, City Clerk

Date: August 2, 1996

Subject: Application by Sy & Lien, Inc. for a Beer and Wine License at 509 28 1/2 Road under the name of Grand China Restaurant

Sy & Lien, Inc., a corporation, filed an application with the Local Licensing Authority on June 28, 1996, for a Beer and Wine License, for consumption by the drink on the premises, to be located at 509 28 1/2 Road under the trade name of Grand China Restaurant. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for August 7, 1996. The Notice of Hearing was given by posting a sign on the property on July 26, 1996 and by publishing a display ad in The Daily Sentinel on July 26, 1996.

The applicant conducted a survey and defined the neighborhood as the area bounded by Orchard Avenue on the north, I-70 Business Loop on the south, 29 Road on the east and 28 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: 0

NO: 80

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

YES: 45

NO: 0

No other letters of opposition or counterpetitions have been filed to date. The applicant provided copies of letters received from the owner, Tony Perry, of the neighboring property, Creekside Apartments, and the manager, Ralph Kuhn, of those same apartments. (letters attached). They did not object to the applicant's proposal.

As the applicant, Sy & Lien, Inc., is a corporation, individual histories and fingerprints have been obtained from each corporate officer and each stockholder with a 10% or greater interest. Local criminal histories have been completed and the documents have been forwarded to the Colorado Bureau of Investigation for further processing. The Grand Junction Police Department found no local criminal history on any of the officers or stockholders.

The applicant intends closing on the property on August 20, 1996 and at present the building is vacant. Therefore, the health dept and fire dept. inspections cannot be conducted at this time. The applicant has submitted plans to the health dept. and has been advised that compliance with health dept. regulations will be required prior to the issuance of any license. The fire dept. will also be conducting an inspection once the applicant occupies the building. The City's Code Enforcement division did verify that the layout of the premises is as submitted with the application.

Community Development submitted a statement that no conditonal use permit would be required for this establishment as proposed.

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

Beer & Wine Licenses - two (Mama Longo's and Silver House)

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

Beer & Wine Licenses - two (Bob and Jan's Steak and Lobster and Golden City Restaurant)

That concludes this report.

cc: John Shaver, Assistant City Attorney
Amy Clymer, Grand Junction Police Department
Sy & Lien, Inc., applicant

Creekside Apartment
515 28 1/2 Rd.
Grand Junction Colo. 81501

Mr. Sy A. Luong
587 28 1/2 Rd
Grand Junction Co. 81501

RE: Jack Perrin Restaurant

Dear Mr. Luong:

In reply to your letter of May 17, 1995 please be advised that we would welcome your restaurant into our neighborhood as long as the hours of operation would be as you outlined in your letter and the following would be considered:

- 1) The traffic pattern in and out of the location would be directed to the south of said property.
- 2) No "hard liquor" would be served at that location.
- 3) No live bands, disco, juke box or pay for music of dancing would be allowed.
- 4) Acknowledgment by you that this location will be used for a restaurant and only as a restaurant only as a restaurant and will not be used as "nite club" and any wine or beer would be served as an occasional beverage with food only.

Mr. Luong, we have had numerous problems with previous tenants in this location that did not care or have consideration for my apartment complex or the neighborhood and who were literally out of control and consequently it has made us very gunshy when someone says they want to put in a restaurant in that location.

If you can live with what I have mentioned above I wish you the best of luck and I welcome you to the neighborhood.

Very truly,

STARR CORPORATION
dba Creekside Apartments

TONY PERRY, President

Mr. Sy A. Luong
2931 North Avenue
Grand Junction, CO 81504

RE: Jack Perrin Restaurant

Dear Mr. Luong:

In reply to your letter of May 17, 1995 please be advised that we welcome your restaurant into our neighborhood as long as it is very quiet, and with no late hours as you stated in your letter.

We have not had good luck with recent tenants at this address. As far as serving wine and beer with meals, I think that would be alright. Loud music has been a problem in the past, along with wild traffic in and out of this property. I think a nice quiet restaurant such as your should be OK in this residential area.

Sincerely,

Ralph A. Kuhn
Creekside Apts. (Mgr)