

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

MINUTES

WEDNESDAY, JANUARY 20, 1999, 8:00 A.M.

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

II. **APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES**

1. Loco Incorporated dba Loco Food Store No. 11, 1904 North 12th Street, 3.2% Beer

The application was in order and approved.

2. Feather Petroleum Company dba Stop N Save No. 1, 213 North 1st Street, 3.2% Beer

The application was in order and approved.

3. JANRUS Incorporated dba Cahoots Crossin', 490 28 1/4 Road, Tavern

Janet Boyd, owner, was present. The application was in order and approved.

III. **APPLICATION FOR TRANSFER OF OWNERSHIP**

1. City of Grand Junction dba Lincoln Park Golf Course, 800 Mantlo Circle, 3.2% Beer On/Off Premise

Transfer of Ownership from Jack R. Sommers Incorporated dba Lincoln Park Golf Course located at 1400 Gunnison Avenue to The City of Grand Junction dba Lincoln Park Golf Course located at 800 Mantlo Circle

City Manager: Mark Achen, 3344 Northridge Drive, Grand Junction

Parks/Recreation

Director: Eric J. Stevens, 482 Tiara Drive, Grand Junction

Doug Jones, employee of the Parks and Recreation Department, City of Grand Junction, was present. The application was in order. The applicant is operating with a temporary permit at this time. The temporary permit was issued January 1, 1999.

There was no opposition present. The application for transfer of ownership was approved.

IV. APPLICATION FOR CHANGE OF LOCATION

1. Fraternal Order of Eagles 595 dba Fraternal Order of Eagles 595, 1674 Highway 50, Club

Change of Location for Fraternal Order of Eagles 595 from 1674 Highway 50 to 1674 Highway 50 (Building to be replaced)

Sydney Smith, secretary, and Jerry Biehle, chairman of the Board of Trustees, were present. The application was in order. The applicants conducted a survey of the needs and desires of the neighborhood. The results of the survey were read into the record (see attached).

Mr. Shaver questioned the applicants as to who conducted the survey and at what hours it was done. Mr. Biehle stated one of the building committee members conducted the survey in the late afternoon hours. Mr. Shaver stated the Eagles own the property and they are building a new building adjacent to the existing building. There will be no demolition and reconstruction on the same area. It will be two buildings.

There was no opposition present. The application was approved.

V. APPLICATIONS FOR NEW LICENSE

1. LAD Management Incorporated dba CHEF'S, 936 North Avenue, Hotel-Restaurant

Applicant: LAD Management Incorporated
President: David Dame, 614 Ouray, Grand Junction
V. President: Lyndal Hunt, 614 Ouray, Grand Junction

David Dame and Lyndal Hunt were present. The application was in order. Both applicants attended the Liquor Awareness Training program in December 1998. The Fire Department reported the building was locked and vacant. The Health Department reported that no plans have been submitted to them. The applicants conducted a survey of the needs and desires of the neighborhood. The results of the survey were read into the record (see attached).

Mr. Dame stated the plans were submitted to the Health Department last week. Mr. Hunt spoke to the Fire Department who told him they would inspect once the remodel was complete. The approximate opening date will be in March or April. The liquor licensing process was started first as the premises will be leased and the applicants did not want to do extensive remodeling if the license was not approved.

Mr. Shaver questioned the applicants as to who conducted the survey and during what hours it was done. Mr. Dame stated both he and Mr. Hunt conducted the survey in the morning, late afternoon and evening hours. Mr. Shaver asked the applicants if the survey was accurate as presented by the City Clerk's office. Mr. Dame stated it was.

Mr. Coebergh questioned the applicants as to the response of those surveyed. Mr. Dame stated the people they spoke with were excited to have this style of restaurant present in their neighborhood. There were some people who stated they did not drink and did not care to sign the petition. There was no strong opposition.

Mr. Coebergh asked what type of restaurant this would be. Mr. Hunt stated it would have a casual atmosphere but with fine dining provided. A nice place for business meetings. It

would be strictly a restaurant and not a bar type of atmosphere. It will feature dinners and a Sunday brunch.

There was no opposition present. The application was approved contingent upon favorable inspections and final reports from the Health, Fire and Code Enforcement Departments. A resolution will be prepared.

2. The Eagle at the Alpine LLC dba Eagle Café, 225 North 5th Street, Hotel-Restaurant

Applicant: The Eagle at the Alpine LLC
Member: Douglas L. Jones, 113 16 1/2 Road, Glade Park, CO
Member: Steve A. Jones, 1330 Texas Avenue, Grand Junction
Member: Samuel J. Baldwin, 2016 Baseline Drive, Grand Junction
Member: Harold R. Heath, 526 Mockingbird Lane, Grand Junction

Samuel Baldwin, Walter Popp, Hal Heath and Doug Jones, members of the LLC, were present. Walter Popp stated he is a member of the LLC, but he holds less than 10%. The applicants did a survey of the needs and desires of the neighborhood. The results of the survey was read into the record (see attached). The premises are being remodeled. The completion date is approximately February 7, 1999.

Mr. Shaver questioned the applicants as to who conducted the survey and at what time of day it was done. Mr. Heath stated he and an employee named Debra conducted the survey over a 3-day period. He covered the downtown area and she covered the residential area. Mr. Shaver asked Mr. Heath if the results of the survey were an accurate representation. Mr. Heath stated it was. The non-applicable signatures were from employees who worked downtown but did not live downtown. Ms. English stated those signing the petition needed to indicate if the address they put on the petition was the business address or their residence address. If the residence address was used and it was outside the survey area, it was not counted.

Mr. Coebergh questioned the applicants as to the type of establishment they would have. Mr. Heath stated it would be baked goods and light food during the day, salads and sandwiches, but they would also have a dinner trade. There is a patio area they will be accessing. They plan on having a delivery service to the downtown area. There is also a conference room for business meetings.

Mr. Coebergh asked if the diagram submitted included the patio area and if it would present a problem as far as containment was concerned. Mr. Shaver stated so long as there is control of the patio area by fencing or some type of physical barrier, which the liquor code requires, and there is no migration of the alcohol product from the licensed premise or to the licensed premise it poses no problem.

There was no opposition present. Mr. Heath stated the approximate opening date has changed to February 15, 1999. The application was in order and approved contingent on final inspections by the Health and Fire Departments and a certificate of occupancy from the Mesa County Building Department. A resolution will be prepared.

VI. **ADJOURNMENT** – The meeting was adjourned at 8:32 a.m.

NEXT REGULAR MEETING – February 3, 1999

Memo to: Local Licensing Authority
From: Stephanie Nye, City Clerk
Date: January 13, 1999
Subject: Application by the Eagle at Alpine LLC for a New Hotel-Restaurant Liquor License at 225 North 5th Street under the name of the Eagle Cafe

The Eagle at Alpine LLC filed an application with the Local Licensing Authority on December 21, 1998, for a new hotel-restaurant liquor license, for the sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 225 North 5th Street under the trade name of Eagle Cafe. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for January 20, 1999. The Notice of Hearing was given by posting a sign on the property on January 8, 1999 and by publishing a display ad in The Daily Sentinel on January 8, 1999.

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 Teller Avenue on the north, the D&RGW Railroad on the south, 11th Street on the east and Rice 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 other existing outlets.

YES:	3
NO:	56

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

YES:	25
NO:	0
NOT APPLICABLE:	30

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

The Grand Junction Police Department investigated the LLC members for local criminal history and has forwarded the fingerprints onto C.B.I. for further processing. The Police Department reported that Doug Jones was arrested on November 5, 1998 and the disposition is pending. Mr. Jones submitted a letter with additional details. No local criminal history was found on the other members. The Grand Junction Fire Department inspected the premises on January 7, 1999 and found that the remodel work is not complete and the premises are not ready for occupancy. The Mesa County Health Department visited the premises on January 8 and found the same to be true. The applicant indicated that the planned completion date is February 7, 1999. At that time, reinspections will be conducted. The Code Enforcement Division will be inspecting the premises to insure the diagram submitted with the application matches the physical layout of the establishment. The Notice of Hearing was posted in a timely manner. No license will be issued until the City has received a copy of the Certificate of Occupancy from the Mesa County Building Dept.

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

Hotel-Restaurant – 13 (Blue Moon Bar & Grill, Colorado Catfish & Bar B Que, The Corral, Crystal Café and Bake Shop, Dolce Vita, Il Bistro Italiano, Junct'n Square, Los Reyes, Pancho's Villa, Sports Page, Suehiros Japanese Restaurant, 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 – 3 (Old Chicago La Mexicana, Big Cheese Pizza)

That concludes this report.

cc: Applicant
John Shaver, Assistant City Attorney
Julia Marston, Grand Junction Police Department
File

Memo to: Local Licensing Authority
From: Stephanie Nye, City Clerk
Date: January 13, 1999

Subject: Application by Fraternal Order of Eagles 595 for a Transfer of Location of a Club License at 1674 Highway 50

Fraternal Order of Eagles 595 filed an application with the Local Licensing Authority on December 21, 1998, for a Transfer of Location of a Club License for the sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 1674 Highway 50. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for January 20, 1999. The Notice of Hearing was given by posting a sign on the property on January 8, 1999 and by publishing a display ad in The Daily Sentinel on January 8, 1999.

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 Noland Avenue on the north, the B 1/2 Road on the south, Roubideau Road on the east and 25 3/4 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 proposed relocation will not conflict with the reasonable requirements of the neighborhood or the desires of the inhabitants.

YES: 65
NO: 0

2. As an inhabitant who resides in the neighborhood more than six months each year, it is my desire that the relocation be approved.

YES: 31
NO: 0
NOT APPLICABLE: 2

No letter of opposition or counterpetitions has been filed to date.

The Grand Junction Police Department found no local criminal history on the club officers. Since the building is under construction, a report from the Mesa County Building Department has been requested and once construction is complete, a copy of the Certificate of Occupancy will need to be submitted to this office before the Change of Location permit is issued. The City Code Enforcement Officer visited the site and found the Notice of Hearing posted. Comparison with the diagram submitted will be completed once the construction is complete.

The number of similar-type outlets in the survey area is as follows: Club – None

The number of similar type outlets in a one mile area in addition to the above are:
Club - 1 (The Elks Club)

That concludes this report.

CC: applicant
John Shaver, Assistant City Attorney
Julia Marston, Police Department
File

Memo to: Local Licensing Authority
From: Christine English, Acting City Clerk
Date: January 8, 1999
Subject: Application by LAD Management Incorporated for a New Hotel-Restaurant Liquor License at 936 North Avenue under the name of CHEF'S

LAD Management Incorporated filed an application with the Local Licensing Authority on December 8, 1998, for a New Hotel-Restaurant liquor license for the sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 936 North Avenue under the trade name of CHEF'S. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for January 20, 1999. The Notice of Hearing was given by posting a sign on the property on January 8, 1999 and by publishing a display ad in The Daily Sentinel on January 8, 1999.

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, 15th Street on the east and 4th Street 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 other existing outlets.

YES:	0
NO:	131

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

YES:	89
NO:	0
NOT APPLICABLE:	2

No letter of opposition or counterpetitions has been filed to date.

The Grand Junction Police Department found no local criminal history on the corporate officers and has forwarded the fingerprints onto C.B.I. for further processing. The Grand Junction Fire Department inspected the premises on January 7, 1999 and found the business space locked and vacant. It did not appear to have any furniture or restaurant equipment. The Mesa County Health Department reported the applicant has received the necessary forms to file prior to opening but as of January 8, 1999, these have not been filed nor have plans been received. The Code Enforcement Division will be inspecting the premises to insure the diagram submitted with the application matches the physical layout of the establishment and that the Notice of Hearing was posted in a timely manner.

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

Hotel-Restaurant – 3 (Big Cheese Pizza, Cruizers Southwestern Café, G.B. Gladstones)

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

Hotel-Restaurant - 19 (Blue Moon Bar 7 Grill, Colorado Catfish & Bar B Que, The Corral, Crystal Café & Bake Shop, Dolce Vita, Dos Hombres, Far East Restaurant, il Bistro Italiano, Junct'n Square, La Mexicana, Los Reyes, Old Chicago, Pancho's Villa, Peach Tree Inn, The Sports Page, Suehiro Japanese Restaurant, Two Rivers Convention Center, The Winery, Wrigley Field)

That concludes this report.

CC: Applicant
John Shaver, Assistant City Attorney
Julia Marston, Police Department
File