

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

MINUTES

WEDNESDAY, MARCH 17, 1999, 8:00 A.M.

I. **CALL TO ORDER** – The meeting convened at 8:07 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. Zamner Incorporated dba Teller Arms Liquors, 2353 Belford Avenue, Retail

The application was in order and approved.

2. Andrew and Marilouise Marion dba Hilltop Liquor Store, 1563 Highway 50 South, Retail

The application was in order and approved.

3. Loda Incorporated dba Mama Longos, 2830 North Avenue, Beer and Wine

The application was in order and approved.

4. Coral Incorporated dba Country Inn of Grand Junction, 718 Horizon Drive, Tavern

The Fire Department reported one critical violation. A reinspection is scheduled for April 1, 1999. The application was in order and approved contingent on a favorable reinspection report from the Fire Department.

5. Robert C. Miller dba Colorado Catfish & Bar B Q, 159 Colorado Avenue, Hotel and Restaurant

The Fire Department reported two critical violations. A reinspection is scheduled for April 1, 1999. The application was in order and approved contingent on a favorable reinspection report from the Fire Department.

III. **REPORT OF CHANGE IN CORPORATE STRUCTURE**

1 QS Incorporated dba Shanghai Garden Restaurant, 715 Horizon Drive, Hotel and Restaurant

President: Shiou C. (Joy) Kwan, 632 Pagosa Drive, Grand Junction replaces Chiew Han Chiou

Stockholders: Yen-Fen Chen, 715 Horizon Drive, Grand Junction replaces Quangen Jiang

There was no one present representing Shanghai Garden Restaurant. This is the second filing for a change in corporate structure. The first filing was in October 1998. It was revealed at that time that Mr. Chiou had ownership of a beer and wine license in Breckenridge, Colorado. State Statute does not allow for multiple ownership when a beer and wine license is held. Mr. Chiou was requested to refile the application removing himself from the corporate structure of Q.S. Incorporated. The refiled application for report of change in corporate structure is in order. There is a question as to whether or not Mr. Chiou is still operating the Shanghai Garden Restaurant at this time.

Mr. Shaver stated he does not have particular information as to the relationship that Mr. Chiou has to this license. If there is adequate corporate formality and structure, it may be lawful that he have an interest. As indicated in the file, there has been correspondence with the applicant. We have not heard back from Mr. Chiou, nor do we have any detailed information. Based upon this, Mr. Shaver recommended continuing the matter to the next hearing date. During this interim period, a more detailed look will be taken of the application.

Mr. Coebergh concurred with Mr. Shaver's recommendation. In order to address the potential problem of multiple ownership, the matter is continued to the April 7, 1999 Liquor and Beer Meeting. The applicant will be notified and requested to be present.

IV. APPLICATION FOR MODIFICATION OF PREMISES

1. College Liquors, Incorporated dba College Liquors, 11363 Patterson #9, Retail

Joe Hambright was present. The application was in order. Mr. Hambright stated the expansion is into the unit next door to the present location. This will add approximately 1250 feet to the east.

Mr. Shaver stated he has no question as to the modification of premises. Mr. Shaver is aware that there has been a recent enforcement action by the Colorado Department of Revenue. It is not relevant to this application, but Mr. Shaver wanted the Authority to be aware that there has been this action and it is currently under review by Mr. Shaver's office. Based upon representation by the Clerk's office and Mr. Hambright, there is no reason to not approve the modification.

The application for modification of premises was approved. Mr. Hambright stated he would be in contact with Mr. Shaver's office in regard to the other matter.

V. APPLICATION FOR SPECIAL EVENTS PERMIT

1. Application by Downtown Association for a Malt, Vinous and Spirituous Liquor Special Events Permit for "Southwest Fest" on April 17, 1999, "Arts & Jazz Festival" on June 11, 12 and 13, 1999, and "Dinosaur Days" on July 17, 1999, all to be held from 7:00 a.m. to 2:00 a.m., located on Main Street between 2nd and 7th Streets

Applicant; Downtown Association, PO Box 296, Grand Junction
President: Scott Howard, 401 Main Street, Grand Junction
Event Mgr: Mike Heaston, 3505 North 12th Street D-10, Grand Junction

Kristina Mallette and Mike Allen representing the DDA were present. The applications were in order. The letter addressed to the Licensing Authority was read into the record (see attached).

Mr. Shaver stated the application and the nature of the events met the requirements for issuance of a special event permit. Mr. Shaver recommended approval of the application.

The application for the three special event permits was approved.

VI. APPLICATION FOR TRANSFER OF OWNERSHIP

1. Debrra Wallace and Deborah Campbell dba Station 234, 234 Main Street, Tavern

Transfer of Ownership from Chamai Leon Productions, LLC dba The Chameleon Club, 234 Main Street to Debrra Wallace and Deborah Campbell dba Station 234, 234 Main Street

Applicants: Debrra Wallace, PO Box 3962, Grand Junction
Deborah Campbell, 1238 Chipeta Avenue, Grand Junction

Debrra Wallace and Deborah Campbell were present. The application was in order. The Fire Department and the Health Department reported they had difficulty in contacting the applicants to schedule the inspections of the premises. The Health Department was able to schedule a walk through of the premises and reported several violations. These will need to be in full compliance prior to the issuance of a food establishment license.

Debrra Wallace stated Mr. Norm Noble from the Fire Department had conducted a walk through of the premises on Monday, March 15, 1999. He noted the fire extinguishers were out of date and there was a problem with the exit lights. The business has been closed for quite some time. They are planning on repainting and cleaning the premises prior to opening. No remodel of the premises is planned.

Ms. English stated the telephone number listed on the application is not in service. The cell phone number that was given has been called numerous times and there has been no answer. She asked the applicants to verify a telephone number, which was given to the Clerk's office from the Code Enforcement officer who inspected the premises. Ms. Wallace verified that it was the correct number.

Mr. Shaver stated the application has technically met statutory requirements. Given the Health Department's report, there are significant health and safety violations. Prior to the issuance of the transfer of ownership license, compliance would need to be met for both the Fire Department and the Health Department issues.

Ms. Wallace stated it was their intention to clean the place up before opening. The plan is to open five weeks from the date of license approval. This would be in May 1999.

Mr. Coebergh approved the application contingent on compliance with the Health Department and the Fire Department.

Ms. Wallace asked what the time frame is for approval from the state and if they should wait to do any improvements until that approval. Mr. Shaver stated that would have to be their own business decision, as the Authority can not advise on that.

VII. APPLICATION FOR NEW LICENSE

1. Fiesta of Grand Junction, Incorporated dba Fiesta Guadalajara, 710 North Avenue, Hotel and Restaurant – **Concurrent Review**

President: Carlos Sanchez, 2518 Foothill Blvd., Rock Springs, WY
V. President: Victor M. Sandoval, 1310 Houston Street, Grand Junction

Carlos Sanchez and Victor Sandoval were present. The application was in order. Ms. English read into the record the report to the Licensing Authority (see attached). There was no opposition present. The application was approved.

VIII. AJOURNMENT – The meeting was adjourned at 8:35 a.m.

NEXT REGULAR MEETING – April 7, 1999

Memo to: Local Licensing Authority
From: Christine English, Acting City Clerk
Date: February 19, 1999
Subject: Application by Fiesta of Grand Junction Incorporated for a New Hotel-Restaurant Liquor License at 710 North Avenue under the name of the Fiesta Guadalajara

Fiesta of Grand Junction Incorporated filed an application with the Local Licensing Authority on February 3, 1999, 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 710 North Avenue under the trade name of Fiesta Guadalajara. The application and supplementary documents were reviewed, found to be in order and accepted. The application has been sent on the State for a Concurrent Review. The hearing date was set for March 17, 1999. The Notice of Hearing was given by posting a sign on the property on March 5, 1999 and by publishing a display ad in The Daily Sentinel on March 5, 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 Hall Avenue on the north, Ouray Avenue on the south, 12th Street on the east and 2nd 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: 21
NO: 49

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: 43
NO: 0
NOT APPLICABLE: 0

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

The Grand Junction Police Department has investigated the corporate officers for local criminal history and none was found. The fingerprints have been forwarded onto C.B.I. for further processing. Reports have been requested from the Grand Junction Fire Department and the Mesa County Health Department. The Code Enforcement Division will be inspecting the premises to insure 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 – 4 (Big Cheese Pizza, CHEF’S, Cruizers Southwestern Café, Eagle Café)

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

Hotel-Restaurant – 19 (Blue Moon, Colorado Catfish, The Corral, Crystal Café & Bake Shop, Dolce Vita, Far East, Gladstone's, il Bistro Italiano, Junct'N Square, La Mexicana, Los Reyes, Old Chicago, Pancho's Villa, Peach Tree Inn, Sports page, Suehiro's Japanese Restaurant, Two Rivers Convention Center, The Winery and Wrigley Field)

That concludes this report.

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

Discover the Difference
**DOWNTOWN
GRAND JUNCTION**

March 1, 1999

City of Grand Junction
Local Licensing Authority
520 Rood Avenue
Grand Junction, CO 81501

RE: Malt, Vinous, and Spirituous Liquor Special Events permit for the Downtown Association – Southwest Fest on April 17, 1999, Arts & Jazz Festival on June 11, 12, 13 and Dinosaur Days on July 17, 1999.

In accordance with statute number 12-48-103, the Downtown Association is providing the following information supporting the issuance of a Special Events permit.

The following facilities are in Grand Junction, and have a liquor license:

<u>Facility Name</u>	<u>Address</u>	<u>Capacity in Persons</u>
Adams Mark	743 Horizon Drive	500
Holiday Inn	755 Horizon Drive	500
Grand Vista Hotel	2790 Crossroads Blvd	225
The Rose	2993 North Avenue	400
Two Rivers Convention	159 Main Street	1800
The Avalon Theatre, Inc.	645 Main Street	1047

The above mentioned facilities are all inadequate due to the nature of these events; all of which are held outdoors and each event is expected to exceed 8,000 attendees.

If you need additional information or have any questions, please contact our offices at (970) 245-2926.

Sincerely,

Kristina L. Mallette