

**LIQUOR AND BEER MEETING  
LOCAL LICENSING AUTHORITY  
CITY OF GRAND JUNCTION, COLORADO  
TWO RIVERS CONVENTION CENTER, 159 MAIN STREET**

**MINUTES**

**WEDNESDAY, JULY 7, 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, Acting City Clerk Christine English. Assistant City Attorney John Shaver was absent.

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

1. McGovern Enterprises Incorporated dba Pizza Hut of Grand Junction, 3.2% Beer On Premise

- a. Pizza Hut #1, 1440 North Avenue
- b. Pizza Hut #3, 601 North 1<sup>st</sup> Street

The applications were in order and approved.

2. GJ North Avenue Liquors Incorporated dba North Avenue Liquor, 801 North Avenue, Retail Liquor

Dave McCarty, owner, was present. The application was in order and approved.

3. Sy & Lien Incorporated dba Grand China Restaurant, 509 28 ½ Road, Beer and Wine

Lien Luong, owner, was present. The application was in order and approved.

4. Dos Incorporated dba Dos Hombres Restaurant, 421 Brach Drive, Hotel and Restaurant

The application was in order and approved.

5. JV Entertainment Incorporated dba Cheers, 201 Colorado Avenue, Tavern

The application was in order and approved.

III. **APPLICATION FOR RENEWAL WITH REPORT OF CHANGE IN CORPORATE STRUCTURE-  
Continued from June 16, 1999**

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

President: Chiew Han Chiou replaces Yen-Fen Chen  
Stockholders: Chiew Han Chiou (50%) replaces Yen Fen Chen (50%)  
Shiou C. (Joy) Kwan from 49% to 50%

Mr. Coebergh stated Mr. Chiou was out of the country and has requested this matter to be continued until the July 21, 1999 meeting. Mr. Coebergh approved continuing the matter to the July 21, 1999 meeting.

#### **IV. REPORT OF CHANGE IN CORPORATE STRUCTURE**

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

Vice President: John McCulley replaces Steve Dowdy

Mr. Coebergh stated the applicant has requested this matter to be continued to the July 21, 1999 meeting. Mr. Coebergh approved continuing the matter to July 21, 1999.

#### **V. APPLICATION FOR MODIFICATION OF PREMISES**

1. Elizabeth V. Talley dba Talley's Bar B Q & Biscuit Factory, 623 Main Street, Beer and Wine

Expanding dining room to building next door (625 Main Street). Approximate date of completion is June 30, 1999.

The application was in order. The Fire Department and the Mesa County Health Department will submit final reports upon completion of the modification of the premises.

The application was approved.

#### **VI. RESOLUTION OF FINDINGS AND DECISION RE: APPLICATION FOR NEW LICENSE**

1. Tequila's II, Incorporated dba Tequila's, 2560 North Avenue, Hotel and Restaurant

President: Jose de Jesus Garcia, 975 Wenatchee Heights Road, Wenatchee, WA  
Secretary: Anselmo Munoz, 23 S. Emerson, Wenatchee, WA

Mr. Jose Garcia, owner, and attorney John Williams were present. Ms. English stated the state sales tax had not been applied for yet. The application for the state sales tax needs to be a part of the application before it is sent to the state for processing. The Fire Department and the Mesa County Health Department have not received plans as of June 25, 1999. Ms. English read into the record the report to the Local Licensing Authority (see attached).

Mr. Williams introduced Mr. Garcia, president of Tequila's II, Inc. Mr. Williams stated Mr. Garcia has just recently opened a restaurant in Durango. Mr. Williams stated he wanted to clarify that the name is Tequila's II, Inc. not Incorporated as it shows on the agenda. Mr. Williams stated the restaurant is projected to open approximately August 15, 1999 and the remodel only began last week. Mr. Williams stated he would get a copy of the state sales tax application to Ms. English. Mr. Williams stated the survey shows an overwhelming positive response to the restaurant from the neighborhood. Mr. Williams asked the Hearing Authority to approve the license today.

Mr. Coebergh asked who conducted the survey. Mr. Williams stated he hired two people from his office that walked the neighborhood for a period of three days. It was conducted as a door-to-door survey. Mr. Williams stated the people in opposition to the issuance of the license were unwilling to sign the survey form. Mr. Williams estimated there were approximately 10 people with this response.

Mr. Coebergh approved the application and requested a resolution of findings be prepared.

**VII. OTHER BUSINESS**

Staff Attorney Stephanie Rubenstein and attorney Tom Volkman were present. Ms. Rubenstein stated the brief from Mr. Volkman, as stipulated at the last meeting, concerning the matter of The Pour House, was not received within the time frame allotted. Ms. Rubenstein requested her deadline be extended to July 13 so she would have time to review the brief. Mr. Coebergh agreed and requested Mr. Volkman to submit his reply brief by July 20, 1999.

**VIII. ADJOURNMENT** – The meeting was adjourned at 8:19 a.m.

**NEXT REGULAR MEETING – July 21, 1999**

Memo to: Local Licensing Authority  
From: Christine English, Acting City Clerk  
Date: June 30, 1999  
Subject: Application by Tequila's II, Incorporated for a Hotel and Restaurant Liquor License at 2560 North Avenue under the trade name of Tequila's

Tequila's II, Incorporated filed an application with the Local Licensing Authority on June 3, 1999, for a new Hotel and Restaurant liquor license, for the sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 2560 North Avenue under the trade name of Tequila's. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for July 7, 1999. The Notice of Hearing was given by posting a sign on the property on June 25, 1999 and by publishing a display ad in The Daily Sentinel on June 25, 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, DRG RR on the south, 28 ½ Street on the east and 20th 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: 199

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: 144  
NO: 0  
NOT APPLICABLE: 0

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

The Grand Junction Police Department has investigated the officers and board members for local criminal history and none was found. The fingerprints have been forwarded onto C.B.I. for further processing. The premises will be inspected by the Grand Junction Fire Department for compliance with Life and Safety codes. The Code Enforcement Division inspected the premises and it was found that the diagram submitted matches the physical layout and that the Notice of Hearing was posted in a timely manner. A report has been requested from the Mesa County Health Department to insure compliance with health codes. The Grand Junction Fire Department and the Mesa County Health Department both report that no plans have been filed with them as of June 25, 1999.

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

Hotel and Restaurant - None

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

Hotel and Restaurant – 10 (Big Cheese Pizza, Cruiser's Southwestern Café, CHEF'S, Far East, Fiesta Guadalajara, La Bamba's Mexican Dining, La Mexicana, Peachtree Inn, Texas Roadhouse, Peachtree Inn and Wrigley Field)

That concludes this report.

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

