

**LIQUOR AND BEER MEETING  
LOCAL LICENSING AUTHORITY  
CITY OF GRAND JUNCTION, COLORADO  
MUNICIPAL HEARING ROOM, CITY HALL, 250 NORTH 5<sup>TH</sup> STREET**

**MINUTES**

**WEDNESDAY, OCTOBER 18, 2000, 9:00 A.M.**

I. **CALL TO ORDER** – The meeting was convened at 9:00 a.m. Those present were Hearing Officer Phil Coebergh, Assistant City Attorney John Shaver and Senior Administrative Assistant Christine English.

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

1. BPO Elks Grand Junction Lodge No. 575, 249 South 4<sup>th</sup> Street, Club

Luann Griebe, manager, was present. The application was in order and approved.

2. Grand Steak Incorporated dba Bob & Jan's Prime Rib & Lobster House, 2500 North Avenue, Beer and Wine

The application was in order and approved.

3. MC Industries Incorporated dba Junct'N Square, 119 North 7<sup>th</sup> Street, Hotel and Restaurant

The application was in order and approved.

4. Conchita's Mexican Restaurant LLC dba Conchita's Mexican Restaurant, 2692 Highway 50 Unit E, Hotel and Restaurant

The application was in order and approved.

5. Karbar Incorporated dba Capers on Colorado, 359 Colorado Avenue, Hotel and Restaurant

Barry Turner, corporate officer, was present. Mr. Turner stated the post office does not deliver to the physical address of the establishment since there is no box. This causes a 2 to 3 week delay in their mail. There is a post office box that he would like all correspondence to go to. Ms. English said the State requires the licensees' mail to be delivered to an actual address, not a post office box. Mr. Shaver stated it is a statutory requirement and Mr. Turner needs to get this resolved with the post office. Mr. Coebergh told Mr. Turner that he will need to work this out with the post office.

The application was in order and approved.

III. **APPLICATION FOR CHANGE OF LOCATION**

1. Redlands Green Wave Incorporated dba Redlands Liquor, 2516 Broadway, Retail Liquor Store

Change of Location from 2516 Broadway to 2500 Broadway STE A8

Pat Tugman, corporate officer, was present. Ms. English read into the record the results of the survey that the applicant conducted (see attached). Mr. Shaver asked Ms. Tugman who conducted the survey, if Ms. English's report was a true and accurate account of the survey results and for an explanation of the 39 signatures which could not be counted. Ms. Tugman stated she conducted the survey, the results read into the record were true and accurate and the 39 signatures were people who came into the store from different areas and asked to sign the survey. Mr. Coebergh asked when the construction was expected to be completed. Ms. Tugman stated she hoped to be open by Thanksgiving. There was no opposition present. The application was in order and approved.

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

1. Knaysi Enterprises Incorporated dba Pablo's Pizza, 319 Main Street, Beer and Wine-  
**Concurrent Review**

Applicant: Knaysi Enterprises Incorporated  
President: Paul E. Knaysi, 270 Pinon Court, Grand Junction  
Secretary: Kathryn N. Knaysi, 270 Pinon Court, Grand Junction

Paul and Kathryn Knaysi were present. Ms. English read the results of the survey that the applicants conducted into the record (see attached). Mr. Shaver asked the applicant who conducted the survey, if the results read into the record are a true and accurate account of the survey and for an explanation of the 17 signatures which could not be counted. Mr. Knaysi stated he and his wife conducted the survey as a team, the results read into the record are true and accurate and there was some confusion on the survey questions which was why people signed question #2 as an inhabitant when they were actually a business. The business has been open for a few weeks and the business has been good. There was no opposition present. The application was in order and approved.

- V. ADJOURNMENT** – The meeting was adjourned at 9:16 a.m.

**NEXT REGULAR MEETING – November 1, 2000**

Memo to: Local Licensing Authority  
From: Christine English, Sr. Administrative Assistant  
Date: October 10, 2000  
Subject: Application by Redlands Green Wave Incorporated for the Change of Location of a Retail Liquor Store liquor license at 2500 Broadway STE A8 under the name of Redlands Liquors

Redlands Green Wave Incorporated filed an application with the Local Licensing Authority on September 14, 2000, for a change of location for a retail liquor store liquor license, for the sales of malt, vinous and spirituous liquors in sealed containers for consumption off the premises at 2500 Broadway STE A8 under the trade name of Redlands Liquors. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for October 18, 2000. The Notice of Hearing was posted on the proposed premises on October 6, 2000. A display ad was published in The Daily Sentinel on October 6, 2000.

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. The defined the neighborhood was the area bounded by the Colorado River/Dike Road on the north, C ½ Road on the south, 24 Road on the west and 25 ½ Road on the east 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:	76
NO:	0

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

YES:	73
NO:	0
NOT APPLICABLE:	0

Thirty-nine (39) signatures could not be counted: (35) were outside the survey area, (1) address was unreadable and (3) answered question #2 as a business instead of a resident.

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

Local criminal history on the corporate officer has been completed and none was found. The Code Enforcement Department reported the Notice of Hearing was posted in a timely manner. The premises will be under construction and the Mesa County Building Department will need to file a Certificate of Occupancy in this office prior to the issuance of the Change of Location Permit. The Grand Junction Fire Department will do a final inspection of the building for compliance with Life and Safety codes.

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

Retail Liquor Store – 0

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

Retail Liquor Store – 1 (Surplus City)

That concludes this report.

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

Memo to: Local Licensing Authority  
From: Christine English, Sr. Administrative Assistant  
Date: October 4, 2000  
Subject: Application by Knaysi Enterprises Incorporated for a new Beer and Wine Liquor License at 319 Main Street under the name of Pablo's Pizza

Knaysi Enterprises Incorporated filed an application with the Local Licensing Authority on September 12, 2000, for a new Beer and Wine liquor license for the sales of malt and vinous liquors by the drink for consumption on the premises at 319 Main Street under the trade name of Pablo's Pizza. The application and supplementary documents were reviewed, found to be in order and accepted. The application has been sent to the State for a concurrent review. The hearing date was set for October 18, 2000. The Notice of Hearing was given by posting a sign on the property on October 6, 2000 and by publishing a display ad in The Daily Sentinel on October 6, 2000.

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 Hill Avenue on the north, 4<sup>th</sup> Street (if extended) on the south, 9<sup>th</sup> Street on the east and Vine Street (if extended) 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: 0  
NO: 28

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: 11  
NO: 0  
NOT APPLICABLE: 0

A total of eighteen (18) signatures could not be counted: (1) was outside the survey area and (17) marked the address as business and answered question #2 which is for inhabitants only.

The Grand Junction Police Department has investigated the corporate officers for local criminal history and none was found. The fingerprints have been forwarded onto CBI for further processing. The premises have been inspected by the Grand Junction Fire Department and the Mesa County Health Department and were found to be in compliance. A copy of the Certificate of Occupancy from the Mesa County Building Department will need to be filed in this officer prior to the issuance of the license.

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

Beer and Wine – 2 (7<sup>th</sup> Street Café on Main and Talley's Bar B Que & Biscuit Factory)

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

Beer and Wine – 0

That concludes this report.

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