

**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, NOVEMBER 15, 2000, 9:00 A.M.**

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

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

1. Loco Incorporated dba Loco Food Store No. 14, 2902 F Road, 3.2% Beer

The application was in order and approved.

2. Arnik LLC dba The Bottle Shop, 725 Pitkin Avenue, Retail Liquor Store

The application was in order and approved.

3. Mimosa Incorporated dba Fairground Wine & Liquor, 2771 B ½ Road, Retail Liquor Store

The application was in order and approved.

4. Page Two Incorporated dba Sports Page, 103 North 1<sup>st</sup> Street, Hotel and Restaurant

The Health Department reported 6 critical violations. All have been corrected at this time. The application was in order and approved.

5. Robert J. Wilcox Inns Incorporated dba West Gate Inn, 2210 Highway 6 & 50, Hotel and Restaurant

The application was in order and approved.

6. Vintage Investment Corporation dba The Winery, 642 Main Street, Hotel and Restaurant

The application was in order and approved.

7. West Side Delicatessen Incorporated dba West Side Delicatessen, 2454 Highway 6 & 50, Hotel and Restaurant

Stephen Thoms, president, was present. Mr. Thoms submitted a letter to the landlord exercising the option to renew the lease. The application was in order and approved.

III. **APPLICATION FOR RENEWAL AND REPORT OF CHANGE IN CORPORATE STRUCTURE**

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

Trustee: Lawrence G. Alley Sr. replaces Rick Arellano

George A. Williams replaces Jerry Biehle

The application was in order and approved.

2. Stoner Enterprises LTD dba Andy's Liquor Mart, 922 North Avenue, Retail Liquor Store

Secretary: Linda Lou Hill replaces C. Joseph Croker

Darlene Stoner, corporate officer, was present. The application was in order and approved.

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

1. Springer Capital Corporation dba Shake, Rattle & Roll Diner, 2747 Crossroads Blvd, Hotel and Restaurant

President: Craig Springer, 793 Garrison Crt, Grand Junction

Vice President: Neil Springer, 4324 O 50 Drive, Paonia, CO

Secretary/Treasurer: Jeannean Springer, 793 Garrison Crt, Grand Junction

Craig and Jeannean Springer were present. Ms. English read into the record the results of the survey (see attached). Ms. English also noted that this is the 2<sup>nd</sup> hotel and restaurant liquor license for the applicants within the City. Mr. Springer stated the confusion on the survey with the business address signers answering question #2 was his error. He misunderstood the question and told the signers it was ok to respond to that question.

Mr. Coebergh noted that Mr. Bering, corporate officer for The Winery, had entered the hearing room.

Mr. Shaver stated for the record statute 12-47-301(2)(a) states, in part, "With respect to a second or additional hotel and restaurant license for the same licensee, all licensing authorities shall consider the effect on competition of the granting or disapproving of additional licenses to such licensee, and no application for a second or additional hotel and restaurant license that would have the effect of restraining competition shall be approved." There was no opposition present. Mr. Shaver recommended approval of the application.

The application was in order and approved.

- #### **V. ADJOURNMENT – The meeting was adjourned at 9:10 a.m.**

**NEXT REGULAR MEETING – December 6, 2000**

Memo to: Local Licensing Authority

From: Christine English, Sr. Administrative Assistant  
Date: November 7, 2000  
Subject: Application by Springer Capital Corporation for a Hotel and Restaurant Liquor License at 2747 Crossroads Blvd.

Springer Capital Corporation filed an application with the Local Licensing Authority on October 13, 2000, 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 2747 Crossroads Blvd. under the trade name of Shake, Rattle & Roll Diner. 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 November 15, 2000. The Notice of Hearing was given by posting a sign on the property on November 3, 2000 and by publishing a display ad in The Daily Sentinel on November 3, 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 H Road on the north, Kimberly Drive (if extended) on the south, Horizon Drive on the east and 27 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 other existing outlets.

YES: 9  
NO: 29

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: 24  
NO: 0  
NOT APPLICABLE: 0

There were a total of seventeen (17) signatures which could not be counted: (3) were outside the survey area and (14) used a business address and answered question #2 which is for inhabitants only.

A report from the Grand Junction Police Department was not requested. The applicant applied for a hotel-restaurant liquor license in August 2000 and the Police report at that time found no criminal history. The premises are currently under construction. Final inspection reports have been requested from the Grand Junction Fire Department and the Mesa County Health Department. The Code Enforcement Division has inspected the premises to see that the Notice of Hearing sign was posted in a timely manner, which it was. A Certificate of Occupancy will need to be filed in this office prior to the issuance of the license.

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

Hotel and Restaurant – 7 (Adams Mark, Good Pastures, Grand Vista Hotel, Holiday Inn, Pantuso's Ristorante, Shanghai Gardens, W. W. Peppers)

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

Hotel and Restaurant – 2 (Applebee's and Bookcliff Country Club)

That concludes this report.

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