

**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, AUGUST 15, 2001, 9:00 A.M.**

**Hearing Officer Phil Coebergh**

I. **CALL TO ORDER** – The meeting was convened at 9:08 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. Mill Inn Incorporated dba WW Peppers Ltd, 753 Horizon Drive, Hotel and Restaurant

The Health and Fire Departments have not submitted reports yet. The application was in order and approved contingent upon favorable reports from the Health and Fire Departments.

2. MX Incorporated dba Dolce Vita, 336 Main Street 101-104, Hotel and Restaurant

The application was in order and approved.

3. Springer Capital Corporation dba Shake, Rattle and Roll Diner, 115 West Grand Avenue A, Hotel and Restaurant

The application was in order and approved.

III. **APPLICATION FOR RENEWAL AND DECISION ON CAUSE FOR LATE FILING**

1. La Providencia LLC dba La Bamba Mexican Dining, 2900 North Avenue, Hotel and Restaurant-License Expires August 12, 2001, Renewal Filed August 3, 2001

Francisco Cervantes, managing member, was present. The application was filed late and the applicant's lease expires on August 18, 2001. The applicant did file a letter of explanation on the cause for the late filing (see attached). Mr. Coebergh stated there are a number of problems with this renewal application. The license has expired and there is no new lease for either the present location or for a new location.

Mr. Cervantes reiterated the reasons for the late filing. Concerning the new location, the landlord is currently in the hospital and will undergo surgery today. Mr. Cervantes stated he has been in contact with him and they are negotiating the lease but the landlord has been unable to sign it at this point.

Mr. Coebergh stated the business is closed and there is not a lease on either location. You must have a location in order to renew the liquor license.

Mr. Shaver asked if there was a possibility of a lease for any period of time at 2900 North Avenue? Mr. Cervantes stated there is not at this time. Mr. Shaver stated there is not a

valid licensed premise at this point therefore there can not be either a renewal or a change of location.

Mike Russell, attorney, was present representing Mr. Cervantes. Mr. Russell asked if the landlord at the current location should extend the lease for another 30 days, if Mr. Cervantes would be able to renew the license? Mr. Coebergh stated the applicant would also need to be in operation. Mr. Shaver recommended continuing this matter to the next meeting. The licensee would need to demonstrate possession of the premises for the licensed period.

Mr. Coebergh continued this matter to the next regularly scheduled Liquor and Beer Meeting on September 5, 2001.

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

1. Red Junction Service Company LLC dba The Golf Club at Redlands Mesa, 2325 West Ridges Blvd, Hotel and Restaurant with 5 Optional Premises

Applicants: James Eller, 7000 E. Quincy Avenue, #A202, Denver, CO 80120  
Richard Randall, 365 Rangeview Drive, Littleton, CO 90120  
Red Junction LLC, 26 W. Dry Creek Circle, STE 600, Littleton, CO 80120  
Ameri Golf Holding LLC, 26 W. Dry Creek Circle, STE 600, Littleton, CO 80120

Mike Russell, attorney for Red Junction Service Company LLC, was present. Mr. Michael Sommo, manager, was present. Mr. Russell stated this is the only hotel and restaurant liquor license in the area. The development is new and the housing has not expanded into this area yet. The survey boundaries were extended to include some residential areas.

Ms. English stated this is a concurrent review and the application has been forwarded to the state. The applicant has also gone through the process of obtaining an ordinance authorizing the optional premise and she read into the record the results of the survey conducted by the applicant (see attached).

Mr. Russell stated the results of the survey has been transposed and should read, question #1-those answering yes were none and those answering no were 21. On question #2-those answering yes were 21 and those answering no were 0.

Mr. Sommo stated the golf professional, Mr. Eric Feely, conducted the survey. It was conducted on a weekday at approximately mid-day. Mr. Feely is a salaried employee. Mr. Sommo also stated there would be alcohol server training for the employees.

Mr. Coebergh stated there are some questions about the movement of alcohol across public roads. Mr. Shaver stated the licensee is obligated to ensure that the patrons do not leave the licensed premises and that the alcohol is properly managed. Mr. Sommo stated this would be addressed in the employee training.

There was no opposition present.

The application was in order and approved.

#### **VI. ADJOURNMENT – The meeting was adjourned at 9:35 a.m.**

**NEXT REGULAR MEETING – September 5, 2001**

**Liquor Board  
City of Grand Junction**

**Dear Sirs,**

**The purpose of this letter is to explain the reasons to why we are renewing the liquor license late.**

**1<sup>st</sup>- We tried to negotiate with the landlord to lower the rent for the months that the construction is taking place on 29Rd, and we could not.**

**2<sup>nd</sup>- The construction is going to last about 6 months, and with the rent so high we do not believe that we can stay in this place; this is also due to the loss of 30% of our sales. When they finally close 29 Rd in front of the restaurant for the rest of the construction, we believe that our sales will drop to an estimate of 50%, and then we will not be able to continue here.**

**3<sup>rd</sup>- They increased the price of the rent in more than 30%, which makes it impossible to stay here.**

**Our decision to move our business is based on the reasons that I just explained, and also that the landlord gave us only a 4 week notice. We have now been looking for our new location, which will probably be at Main Street and will let you know of in a few days.**

**We hope that you understand the motives of our decision, so that we can count on your approval.**

**Sincerely,**

**/s/ Francisco Cervantes  
La Bamba**

RECEIVED  
AUG 15, 2001

August 15, 2001

To Whom It May Concern:

We are in the process of negotiating a lease agreement for the restaurant and bar located in the Mercantile Building at 546 Main Street, Grand Junction, Colorado 81501, with Mr. L.A. Providencia.

/s/ Robert Armatrout  
Building Owner

CC

Peter Black Esq  
File

**AMENDED**

Memo to: Local Licensing Authority  
From: Christine English, Senior Administrative Assistant  
Date: August 7, 2001  
Subject: Application by Red Junction Service Company LLC for a new Hotel and Restaurant Liquor License with Optional Premises at 2325 West Ridges Boulevard under the trade name of The Golf Club at Redlands Mesa

Red Junction Service Company LLC filed an application with the Local Licensing Authority on July 12, 2001, for a new Hotel and Restaurant liquor license with Optional Premises, for the sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 2325 West Ridges Boulevard under the trade name of The Golf Club at Redlands Mesa. The application and supplementary documents were reviewed, found to be in order and accepted. The application has been forwarded to the State for a concurrent review. The hearing date was set for August 15, 2001 in the Municipal Hearing Room, 250 North 5<sup>th</sup> Street. The Notice of Hearing was given by posting a sign on the property on August 3, 2001 and by publishing a display ad in The Daily Sentinel on August 3, 2001.

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 Broadway on the north, Fallen Rock (if extended) on the south, Monument Road on the east and South Camp Road on the west and included both sides of the streets as the outer boundaries. The boundaries were extended beyond the half-mile radius normally used in conducting a neighborhood survey due to the isolated location of the proposed premises. The results of that survey are as follows:

1. As an owner of property in the neighborhood, an employee or business lessee of property in the neighborhood and/or an inhabitant who resides in the neighborhood for more than six months each year: I believe the reasonable requirements of the neighborhood are all ready being met by other existing outlets.

**YES: 0**  
**NO: 21**

2. As in inhabitant who resides in the neighborhood for more than six months each year: It is my desire that the license issue.

**YES: 21**  
**NO: 0**  
**N/A: 0**

One (1) signature could not be counted because the signer did not mark any answers to the questions.

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

The Grand Junction Police Department has investigated the managing members for local criminal history and none was found. The fingerprints have been forwarded to C.B.I. for further processing. The Grand Junction Fire Department reports that plans have been submitted and approved for compliance with Life and Safety codes. They will conduct a final inspection prior to the issuance of any license. The Mesa County Health Department reports that no plans have been submitted to them. Final inspection and approval from the Mesa County Health Department will need to be filed in this office prior to the issuance of any license. The Code Enforcement Division reports the Notices of Hearing (6) were posted in a timely manner. City Sales Tax reports the business is in compliance with the City Sales Tax Ordinance. The building is under construction and a Certificate of Occupancy will need to be filed in this office prior to the issuance of any license.

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

Hotel and Restaurant - 1(Dos Hombres)

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

Hotel and Restaurant - 0

That concludes this report.

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