

**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 6, 2003, 9:00 A.M.**

I. **CALL TO ORDER** - The meeting convened at 9:01 a.m. Those present were Hearing Office Phil Coebergh, Assistant City Attorney John Shaver and Deputy City Clerk Juanita Peterson.

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

1. Wigout Productions Inc., dba Mesa Theatre & Club , 538 Main Street, Tavern License  
**Continued from June 18, 2003**

The application was found to be in order and approved.

2. Orange Coast Investments, Inc. dba Grand Vista Hotel, 2790 Crossroads Blvd., Hotel/  
Restaurant

The application was found to be in order and approved.

3. City Market #1, 2770 Highway 50 South, 3.2% Beer (Off Premises)

The application was found to be in order and approved.

4. City Market #9, 1909 N. 1<sup>st</sup> Street, 3.2% Beer (Off Premises)

The application was found to be in order and approved.

5. City Market #18, 2830 North Avenue, 3.2% Beer (Off Premises)

The application was found to be in order and approved.

6. City Market #32, 200 Rood Avenue, 3.2% Beer (Off Premises)

The application was found to be in order and approved.

7. C&F Food Stores Inc., dba C&F Food Stores No. 1, 859 Pitkin, 3.2% Beer (Off Premises)

The application was found to be in order and approved.

8. C&F Food Stores Inc., dba C&F Food Store No. 3, 2714 Hwy. 50, 3.2% Beer (Off Premises)

The application was found to be in order and approved.

9. C&F Food Stores Inc., dba C&F Food Store No. 4, 596 25 Road, 3.2% Beer (Off Premises)

The application was found to be in order and approved.

10. Safeway Store #2625, 681 Horizon Drive, 3.2% Beer (Off Premises)

Stephanie Stone was present representing Safeway. Ms. Peterson stated this application was received on July 28, 2003. Ms. Peterson talked with the corporate office who realized they were filing within a short period of the license expiring. Ms. Peterson read into the

record notes from the letter received from the corporate office. "This is the first time this liquor license has been renewed. They have made changes at Safeway, as downscaling in their departments and just could not get the application out within the 45 days required. We can be assured that next year the renewal process will be done within the 45 days". This letter was from Julie Willbanks, Accounting Associate of the Tax and License Department of Safeway Inc., in Phoenix AZ.

Mr. Shaver advised that he believes this was good cause and there will be no late filing fees. Mr. Coebergh and Mr. Shaver concurred that the license will be approved and advised the applicant that there should be no late filings on any future renewals.

### **III. APPLICATION TO REPORT CORPORATE CHANGES**

1. Red Junction Services Company, LLC, dba The Golf Club at Redlands Mesa, 2325 W. Ridges Blvd., Hotel/Restaurant with 5 Optional Premises

Ronald Austin, 78-6980 Kaluna St., #158, Kailua-Kona, HI replaces James Eller

Ms. Patty White was there representing The Golf Club at Redlands Mesa and she is the Executive Assistant to the General Manager. The application was found to be in order and approved.

### **IV. APPLICATION FOR REGISTRATION OF NEW MANAGER**

1. Pinyon Restaurant Group LLC, dba Coco's Bakery Restaurant, 755 Horizon Drive, Hotel/Restaurant

Lynne Sorlye, 585 Rambling Road, GJ replaces Scott Dvorak

Ms. Sorlye was present. The application was found to be in order and approved. A Transfer of Ownership could be coming through in about 90 days for this establishment.

### **V. RESOLUTION OF FINDINGS AND DECISION RE: APPLICATION FOR NEW LICENSE AND REGISTRATION OF A NEW MANAGER**

1. CEC Entertainment, Inc. dba Chuck E. Cheese's, 2424 U.S. Highway 6 & 50, Suite 232, Grand Junction, Hotel/Restaurant

Applicant:	CEC Entertainment, Inc.
Brd. Chairman/Chief	
Exec. Officer/Director:	Richard M. Frank
President/Director:	Michael H. Magusiak
Exec. V. Pres./Dir.:	Richard T. Huston
Exec. V. Pres/Chief	
Fin. Ofcr./Treas.:	Rodney Carter
V. Pres./Sen. Counsel/	
Corp. Secretary:	Marshall R. Fisco, Jr.
Asst. Secty./	
Asst. Treasurer:	Alice Winters
Director:	Tim T. Morris
Director:	Louis P. Neeb
Director:	Cynthia I. Pharr
Director:	Walter W. Tyree
Director:	Raymond E. Wooldridge
Manager:	Russell A. Statzman

Change in Manager:

Russell A. Statzman to Nathan Todd Kotchasak

Mr. Nathan Kotchasak, the new general manager for the Grand Junction restaurant, was present.

Ms. Peterson read into the records the results of the survey (see attached). Ms. Peterson stated that Oedipus Inc. conducted the survey using their petition. Mr. Max Scott was present. Mr. Shaver questioned how the survey for needs and desires was conducted as the numbers seemed low. Mr. Scott stated they had 184 door knocks; 92 were residential contacts. Mr. Scott explained the surveyor was here for 3 days, Friday, Saturday and Sunday. The "not at homes" or where a manager/owner was not available were recontacted a second time.

Mr. Coebergh commented that there was no opposition present and asked when the estimated time of opening will be. Mr. Kotchasak stated around August 28<sup>th</sup>.

The application was approved along with the change in manager. A resolution of findings and approval will be prepared for Mr. Coebergh's signature.

## **VI. APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES - Continued**

- 1, Chester L. Allen and Janet Garner dba Boomers, 436 Main Street, Tavern

Mr. Allen was present. Ms. Peterson reported the application was in order but that Mesa County noted there is modification being done. Mr. Allen indicated there was. Ms. Peterson explained the process of submitting a "Modification of Premises" for approval. Mr. Allen indicated that he was not aware of this process. Mr. Coebergh asked what was being done. Mr. Allen indicated he was adding a class two hood without ansel system. Mr. Shaver concurred that a modification would need to be done in conjunction with the building permit. Mr. Allen said he would get these submitted immediately. The application for renewal was approved.

2. City of Grand Junction dba Avalon Theater, 645 Main Street, Arts

The application was found to be in order and approved.

3. Albertsons Food Center #897, 2512 Broadway, 3.2% Beer (Off Premises)

The application was found to be in order and approved.

4. Albertsons Fuel Center #897, 2520 Broadway, 3.2% Beer (Off Premises)

The application was found to be in order and approved.

5. North Avenue Liquors, 801 North Avenue, Retail Liquor Store

The application was found to be in order and approved.

6. Shanghai Gardens Restaurant, 715 Horizon Drive, Hotel/Restaurant

The application was found to be in order and approved.

## **VII. APPLICATION TO REPORT CORPORATE CHANGES - Continued**

1. Seven Seventeen HB Colorado Corporation, dba Adam's Mark Hotel Grand Junction, 743 Horizon Drive, Hotel/Restaurant

George A. Beck, 1515 Summit Cir., Reedsburg, WI replaces R. Gene Kemp  
Richard C. Miller, 10039 Conway Road, St. Louis, MO replaces Lawrence Gang  
Colette E. Neuner, 1775 F. Boulder Spring Drive, St. Louis, MO replaces Gary  
Cunningham  
Matthew J. Lawson, 632 Bluff Manor Circle, St. Charles, MO replaces Lawrence  
Gang

The application was in order and approved.

**VI. ADJOURNMENT – 9:39 a.m.**

**NEXT REGULAR MEETING – August 20, 2003**

MEMO: Local Licensing Authority

FROM: Juanita Peterson, Deputy City Clerk

DATE: July 23, 2003

SUBJECT: Application by CEC Entertainment Inc., for a Hotel and Restaurant Liquor License at 2424 U.S. Highway 6 & 50, Suite 232 under the trade name of Chuck E. Cheese's

CEC Entertainment Inc. filed an application with the Local Licensing Authority on June 25, 2003, 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 2424 U.S. Highway 6 & 50, Suite 232 under the trade name of Chuck E. Cheese's. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for August 6, 2003. The Notice of Hearing will be given by posting a sign on the property on July 25, 2003 and by publishing a display ad in The Daily Sentinel on July 25, 2003.

In order to address the reasonable requirements of the neighborhood and the desires of the adult inhabitants of the neighborhood, the applicant authorized Oedipus Inc., to conduct a survey. The neighborhood was defined as the area bounded by G Road on the North; Colorado River on the South; 25 Road on the East; and 23 ½ Road, if extended, on the West as the outer boundaries. The results of that survey are as follows:

1. If you favor and support this application for a Hotel and Restaurant Liquor License (to sell beer, wine and distilled spirits by the drink to be consumed on the licensed premises only) because it is your opinion the reasonable requirements of the adult inhabitants of the defined neighborhood are not now being adequately served by existing businesses that hold the same or similar type of liquor license now doing business in the defined neighborhood, and it is your desire this hotel and restaurant liquor license be issued.

If you Oppose and do not support this application for a hotel and restaurant liquor license, please sign and check the oppose column, and please write in your reason why you oppose this license application.

Business Results:	FAVOR:	27
	OPPOSE:	2
	N/A:	1
Residential Results:	FAVOR:	30
	OPPOSE:	7
	N/A:	0

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

The Grand Junction Police Department has investigated the manager for local criminal history and none was found. The fingerprints have been forwarded onto C.B.I. for further processing. The applicant does have a current "master file" with the State Liquor Enforcement Division. The premises will be inspected by the Grand Junction Fire Department and Mesa County Health Department upon completion of the remodeling. A Certificate of Occupancy from the Mesa County Building Department will need to be filed in this office prior to the issuance of the approved license.

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

Hotel and Restaurant – 9 (Johnny Carino's, Westside Deli, Chili's, Red Lobster, Bennett's Bar-B-Q, Outback Steakhouse, Olive Garden, Chelsea's London Pub, Boston's Gourmet Pizza)

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

Hotel and Restaurant – 0

That concludes this report.

C: Applicant  
 Oedipus, Inc.  
 John Shaver, Assistant City Attorney  
 Craig Campbell, Grand Junction Police Department  
 File