

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

MINUTES

WEDNESDAY, November 5, 2003, 9:00 A.M.

I. **CALL TO ORDER** – The meeting convened at 9:07 a.m. Those present were Hearing Officer Jim Majors, Assistant City Attorney John Shaver and Deputy City Clerk Debbie Kemp.

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

1. Conchita's Mexican Restaurant LLC, dba Conchita's Mexican Restaurant, 2692 Hwy. 50 Unit E, Hotel and Restaurant

The application was found to be in order and approved.

2. Modern World Cabaret LLC, dba Modern World Cabaret, 701 Main Street, Tavern

The application was found to be in order and approved.

3. CCMJ, Inc., dba Empire Theatre Co., 715 Horizon Dr. #100, Tavern

The application was found to be in order and approved.

4. Springer Capital Corporation dba Shake Rattle & Roll Diner, 2747-49 Crossroads Blvd., Hotel and Restaurant

The application was found to be in order and approved.

5. Silver Star Bowling, Inc. dba Freeway Bowl, 1900 Main Street, Tavern

The application was found to be in order and approved.

III. **APPLICATION TO REPORT CORPORATE CHANGES**

1. Fiesta of Grand Junction, Inc., dba Fiesta Guadalajara, 710 North Avenue, Hotel and Restaurant

Remove Victor Sandoval, Director – No Replacement

The application was found to be in order and approved.

2. Albertson's, Inc., dba Albertson's Food Center #866, 1830 North 12th Street and Albertson's Food Center #897, 2512 Broadway, 3.2% Beer (Off Premises)

Remove Peter L. Lynch, President – Position Open – No Replacement

The application was found to be in order and approved.

IV. APPLICATION FOR MODIFICATION OF PREMISES

1. Spirit of Grand Junction, LLC, dba Redlands Liquors, 2500 A Broadway, Retail Liquor Store

Move current office & break room to the storage area. Move sales counter to current office & break room area.

The application was found to be in order and approved.

2. Malabo, LLC., dba Grand Central Liquors, 200 West Grand Avenue, Retail Liquor Store

Add storage and office. Adding door for additional retail space and relocate door and walls from previous plan.

The application was found to be in order and approved.

V. APPLICATION FOR TRANSFER OF OWNERSHIP AND REGISTRATION OF NEW MANAGER

1. Western States Restaurant Operations LLC dba Coco's Bakery Restaurant, 755 Horizon Drive, Grand Junction, CO 81506

Transfer of Ownership of a Hotel/Restaurant Liquor License from Pinyon Restaurant Group, LLC dba Coco's Bakery Restaurant to Western States Restaurant Operations, LLC dba Coco's Bakery Restaurant, 755 Horizon Drive

Member/President: Errett C. Sechler, 5235 S. Stonehaven, Springfield, MO 65809
Manager: Lynne Sorlye, 585 Rambling Road, Grand Junction, CO 81503

Lynne Sorlye, Manager, was present.

Ms. Kemp stated that Mesa County Health Department had reported the applicant had not yet made application for a retail food license.

Ms. Sorlye stated that they had obtained a retail food license.

Mr. Shaver asked Ms. Kemp if the corporate paperwork for Western States Restaurant Operation LLC is in order. Ms. Kemp stated that it was.

The application was found to be in order and approved contingent on a report from Mesa County Health Department stating that application for a retail food license has been obtained.

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

1. Tyluk, Inc., dba Cowboyz, 490 28 ¼ Road, Tavern

Applicant: Tyluk, Inc.

President: President, Louis H. Boyd, Jr., 1277 N Rd., Loma, CO 81524

Mr. Louis Boyd, President of Tyluk, Inc. was present. Ms. Kemp read into the record the results of the survey (see attached). Mr. Majors asked about the disqualified numbers in

the survey. Ms. Kemp stated that the disqualifications were addresses surveyed out of the given boundaries. Mr. Shaver questioned when and how the survey for needs and desires was conducted and who conducted the survey. Mr. Boyd explained that three future employees conducted the survey between Oct. 27th and 28th during the daytime. Mr. Shaver asked why a larger number of residents weren't surveyed as the given boundaries had a lot of residential area. Mr. Boyd replied that he is not sure why a larger number of residential were not surveyed. Mr. Shaver asked Mr. Boyd if he reviewed the results of the survey and found them to be true and accurate. Mr. Boyd said he did.

There was no opposition present.

Mr. Majors asked Mr. Boyd when he anticipated a final building inspection would be performed. Mr. Boyd explained that they had run into problems with the design, but was anticipating a final inspection in two to three weeks.

The application was approved contingent upon a good report from the Mesa County Health Department, the Fire Department and issuance of a Certificate of Occupancy from the Building Department. A resolution of findings and approval will be prepared for Mr. Major's signature.

VII. ADJOURNMENT – The meeting adjourned at 9:26 a.m.

NEXT REGULAR MEETING – November 19, 2003

MEMO: Local Licensing Authority
FROM: Debbie Kemp, CMC, Deputy City Clerk
DATE: October 30, 2003
SUBJECT: Application by Tyluk, Inc., for a Tavern Liquor License at 490 28 ¼ Road under the trade name of Cowboyz

Tyluk, Inc. filed an application with the Local Licensing Authority on October 3, 2003, for a new tavern liquor license for the sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 490 28 ¼ Road under the trade name of Cowboyz. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for November 5, 2003. The Notice of Hearing will be given by posting a sign on the property on October 25, 2003 and by publishing a display ad in The Daily Sentinel on October 24, 2003.

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 neighborhood was defined as the area bounded by Texas Avenue on the North; I-70 Business Loop on the South; Melody Lane on the East; and 23rd Street, if extended, on the West as the outer boundaries. The results of that survey are as follows:

1. As an owner of property in the neighborhood, an employee or a 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: 60
Disqualified: 37

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: 34
NO: 0
N/A: 26
Disqualified: 37

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

The Grand Junction Police Department is investigating the President of the Corporation for local criminal history. The fingerprints have been forwarded onto CBI for further processing. The premises will be inspected by the Grand Junction Fire Department, Mesa County Health Department and the Mesa County Building Department for compliance prior to the issuance of a license.

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

Tavern – 2 (Brass Rail Lounge and Fast Eddy's)

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

Tavern – 1 (Freeway Bowl)

That concludes this report.

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