

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

MINUTES

WEDNESDAY, November 19, 2003, 9:00 A.M.

I. **CALL TO ORDER** – The meeting convened at 9:04 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. Rebecca L. Hulsey, dba Westside Delicatessen & Lounge, 2454 Hwy. 6 & 50, Ste. 119 & 120, Hotel and Restaurant

Rebecca Hulsey, Owner, was present.

The application was found to be in order and approved.

2. Buon Appetito, Inc., dba Il Bistro Italiano, 400 Main St., Hotel and Restaurant

The application was found to be in order and approved.

3. Eagles Fraternal Order of 595, 1674 Hwy. 50, Club

The application was found to be in order and approved.

4. P & S, Inc., dba Orchard Mesa Lanes, 295 27 Road, Hotel and Restaurant

The application was found to be in order and approved.

5. Coffee Time LLC, 2828 Walker Field Dr., Beer & Wine

The application was found to be in order and approved.

6. Page Two, Inc., dba Sports Page, 103 N. 1st Street, Hotel and Restaurant

The application was found to be in order and approved.

III. **APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES AND CHANGE IN CORPORATE STRUCTURE**

1. Beye Lotz Grand Junction VFW Post #1247, 1404 Ute Ave., Tavern

Larry L. Baker, Commander, replaces Edward R. Van Westenberg

Thomas B. Painter, Jr. Vice, replaces Chad Bernbeck

The application was found to be in order and approved.

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

1. TMPTF8, Inc., dba Rib City Grill, 2830 North Avenue, Hotel and Restaurant

Applicant: TMPTF8, Inc.

President: Sara L. Martz, 359 Colorado Ave. #304, Grand Junction, CO 81501

Vice President: Michael W. Spradlin, 359 Colorado Ave. #304, Grand Junction, CO 81501

Secretary: Richard G. Martz, 1090 46 6/10 Road, Mesa, CO 81643

Sara Martz, President, Michael Spradlin, Vice President and Richard Martz, Secretary were 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 or P.O. Box used instead of physical address. Mr. Shaver questioned who conducted the survey. Mr. Spradlin stated that Ms. Martz, President of TMPTF8, Inc. conducted the survey. Mr. Shaver asked Ms. Martz how she contacted people for the survey. Ms. Martz stated that she walked the strip malls in the area and walked the residential in the area, however, a lot of people weren't home during the day. She said that she had surveyed more residential after she had a conversation with Ms. Kemp and had three more pages. Mr. Shaver asked for the results. Ms. Martz stated that for question no. 1, there were two people that said yes, 58 that said no; question no. 2, there were 59 that said yes and 1 that said no. Mr. Shaver asked who conducted the second survey and what had changed from their first attempt at residential. Ms. Martz stated that she conducted the survey and they went in the evening.

There was no opposition present.

The application was approved contingent upon no negative report from CBI, a good report from the Fire Department, the Grand Junction Code Enforcement office, Mesa County Health Department, the Grand Junction Sales Tax office 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.

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NEXT REGULAR MEETING – December 17, 2003

MEMO: Local Licensing Authority
FROM: Debbie Kemp, CMC, Deputy City Clerk
DATE: November 14, 2003
SUBJECT: Application by TMPTF8, Inc., for a Hotel and Restaurant
Liquor License at 2830 North Avenue under the trade name
of Rib city Grill

TMPTF8, Inc. filed an application with the Local Licensing Authority on October 17, 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 2830 North Avenue under the trade name of Rib City Grill. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for November 19, 2003. The Notice of Hearing will be given by posting a sign on the property on November 9, 2003 and by publishing a display ad in The Daily Sentinel on November 7, 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 Orchard Avenue on the North; I-70 Business Loop on the South; 28 ¾ Road on the East; and 23rd Street 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: 2
NO: 48
N/A: 1
Disqualified: 10

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: 9
NO: 0
N/A: 42
Disqualified: 10

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

The Grand Junction Police Department is investigating the President, Vice President and Secretary 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:

Hotel and Restaurant – 2 (Tequila's and Texas Roadhouse)

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

Hotel and Restaurant – 2 (Wrigley Field and Tierra Blanca Family Mexican Restaurant)

That concludes this report.

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