

**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, May 19, 2004, 9:00 A.M.**

- I. **CALL TO ORDER** – The meeting convened at 9:02 a.m. Those present were Hearing Officer Phil Coebergh, City Attorney John Shaver and Deputy City Clerk Debbie Kemp.

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

1. Good Pastures, Inc. dba Good Pastures Restaurant, 733 Horizon Dr., Hotel and Restaurant

Ms. Kemp reported that the application for renewal was in order except one critical violation reported by Mesa County Health Department which they have requested corrected by May 22, 2004.

The application was approved contingent on the Mesa County Health Department issue being corrected.

2. Red Robin International, Inc. dba Red Robin America's Gourmet Burgers & Spirits, 2530 Rimrock Avenue, Hotel and Restaurant

The application was found to be in order and approved.

3. Martinez Family Corp. dba Chupiro's Place, 122 S. 5<sup>th</sup> Street, Tavern

Alfredo Martinez, President of Martinez Family Corp., was present.

The application was found to be in order and approved.

III. **APPLICATION TO REGISTER A NEW MANAGER**

1. GMRI, Inc. dba Red Lobster #685, 575 24 ½ Road, Hotel and Restaurant

Carl Grant Drolette, 1118 Rood Avenue, Grand Junction, CO 81501 replaces Scott Robinson

The application was found to be in order and approved.

IV. **APPLICATION FOR MODIFICATION OF PREMISES**

1. Breckenridge Ale House (GJ) LLC, dba Breckenridge Ale House, 2531 N. 12<sup>th</sup> Street, Hotel and Restaurant

Expansion of Patio Area

Brad Groll, General Manager for Breckenridge Ale House (GJ) LLC, was present.

Ms. Kemp read into the record a letter from Breckenridge Ale House and a letter from the City of Grand Junction Code Enforcement Department. (See Attached)

Mr. Groll stated that Breckenridge Ale House is trying to draw a different clientele than that of the prior establishment that was there, that they will be serving food until 2:00 a.m. and the music that will be played will not continue past 11:00 p.m.

Ivy Williams, Code Enforcement Supervisor for the City of Grand Junction, stated that there was a problem with loud noise from the previous establishment and that Breckenridge Ale House should be advised that if there are any complaints from surrounding residents, Code Enforcement will have to take action.

The application was found to be in order and approved.

**V. APPLICATION FOR A SPECIAL EVENTS PERMIT**

1. Application by Grand Junction Downtown Association for a Malt and Vinous Special Events Permit for Art & Jazz Festival on June 11, 2004 from 4:00 p.m. to 9:00 p.m., June 12, 2004 from 11:00 a.m. to 9:00 p.m. and June 13, 2004 from 11:00 a.m. to 2:00 p.m. located at Main Street, 3<sup>rd</sup> to 5<sup>th</sup> Streets

Applicant: Grand Junction Downtown Association, 248 S. 4<sup>th</sup> Street, Grand Junction, CO 81501  
President/Secretary: Karen Hildebrandt, 285 Chinle Ct., Grand Junction, CO 81503  
Event Manager: Sue Shore, 2655-A Summer Vale Circle, Grand Junction, CO 81506

Sue Schore, Projects and Events Coordinator for the Grand Junction Downtown Association and Harold Staf, DDA Executive Director, were present.

Ms. Kemp reported that the application was in order except confirmation of sales tax compliance from the City of Grand Junction.

Ms. Schore stated that she has spoken with the City's Sales Tax department and if their tax exempt status doesn't apply, they will make application for and collect sales tax.

Ms. Schore requested that the hours of the event on Friday and Saturday night be extended to 9:30 p.m. instead of 9:00 p.m.

Mr. Coebergh requested Ms. Schore to provide a written request for the extended hours.

The application was found to be in order and approved.

**VI. ADJOURNMENT – This meeting was adjourned at 9:23 a.m.**

**NEXT REGULAR MEETING – June 2, 2004**

**BRECKENRIDGE ALE HOUSE (GJ) LLC**

2531 North 12<sup>th</sup> Street  
Grand Junction, Colorado 81501  
(303) 242-7253  
(303) 242-4805 (FAX)

May 11, 2004

**VIA FACSIMILE (970) 244-1599**

Liquor and Beer Hearing Officer  
Local Licensing Authority  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

Re: Breckenridge Ale House  
License No. 25-36949-0000

Dear Sir or Madam:

We recently filed a Permit Application & Report of Changes ("Application") to expand the patio area at the Breckenridge Ale House. The City Clerk's Office has requested that we submit this letter to you providing additional information regarding our request to modify our premises.

As stated and depicted in the Application, the proposed modification would expand our licensed premises to cover the lawn area, which will be enclosed with a new brick and wrought iron fence. This new perimeter fence will enable us to control ingress to and egress from the modified premises. We also propose to install a small band platform so that we can offer our guests live music consisting of small (one to two person) acts that will be primarily acoustical and occasionally accompanied by vocalists. As currently configured and licensed, our guests are required to remain on the existing patio if they want to consume alcohol and listen to music. The proposed modification would simply allow our guests to take their alcoholic beverages onto the grass while they listen to the music.

Although we do not intend to have a set live entertainment schedule, we anticipate that the live music will occur primarily on Friday and Saturday evenings and holidays, during the evening hours and generally would not go past 11:00 p.m. Again, we anticipate having small acts that will not generate noise that can be heard in any surrounding neighborhoods.

Also, the proposed modification will not increase our existing seating capacity. We will not add seats on the lawn area. The proposed modification will simply allow our

Hearing Officer  
May 11, 2004  
Page 2

guests to sit on the lawn with their alcoholic beverages and listen to music, as opposed to having to stand on our cramped deck.

We do not believe the proposed modification will have any impact whatsoever on the inhabitants of any surrounding neighborhood. We believe the type of business we are currently conducting at the Ale House has had a positive impact on the neighborhood and all of Grand Junction. We are frequently asked if we can accommodate small wedding receptions and other celebrations. The proposed modification will enable us to meet these requests and do even more for our guests. As you probably know, we have a great (albeit small) patio. The proposed modification will make a great patio even better for our guests.

If you have any questions or need any additional information, please let me know. Thank you for your consideration of our Application.

Respectfully,

Breckenridge Ale House (GJ) LLC

By: 

Ed Cerkovnik,  
General Manager



CODE ENFORCEMENT

May 17, 2004

Breckenridge Ale House (GJ) LLC  
2531 N. 12<sup>th</sup> Street  
Grand Junction, CO 81501

RE: Condition for approval of liquor license modification

It has come to the attention of the Code Enforcement Division that the Breckenridge Ale House is requesting a modification of their liquor license to include the grass area around the patio in the licensed premises area. Due to complaints from a prior business use of the patio area, the following facts are presented for consideration:

1. There is no requirement for site plan review for addition of the platform and related small volume entertainment activity.
2. The performance standards in a B-1 Zone District restrict the hours of business to close no later than 11 p.m. The hours of operation of this business and others in the block have not been required to conform to the 11 p.m. closing standard due to the previous zoning of Planned Business. Remaining open after 11 p.m. is non-conforming to the performance standards of the Zoning and Development Code.
3. The complaint(s) about the previous restaurant came from surrounding residential neighborhoods and related to noise due to partying in the patio area.

Based on the facts stated above, the Code Enforcement Division would like to limit activity in the patio area to no later than 11 p.m. In no case should music continue after 11 p.m. and since the previous complaints were about noise other than music, ending all service to the patio area after 11 p.m. is recommended. If complaints are received, the business will be subject to enforcement of Section 4.1.B of the Zoning and Development Code. Your consideration in this good neighbor request is appreciated.

Sincerely,

Ivy Williams  
Code Enforcement Supervisor

c. Liquor and Beer Hearing Officer