

**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, November 17, 2004, 9:00 A.M.**

I. **CALL TO ORDER** – The meeting convened at 9:00 a.m. Those present were Hearing officer Phil Coebergh, City Attorney John shaver and Deputy City Clerk Juanita Peterson.

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

1. Rebecca L. Hulseley dba WestSide Delicatessen & Lounge, 2454 Hwy. 6 & 50, Suite 119 & 120, Hotel and Restaurant

The application for renewal was found to be in order and approved.

2. Page Two, Inc. dba Sports Page, 103 N. 1<sup>st</sup> Street, Tavern

The application for renewal was found to be in order and approved.

3. The Tennis Center at Grand Junction LLC dba The Tennis Center at Grand Junction, 535 25 ½ Road, Tavern

Kim Kirk was present. The application for renewal was found to be in order and approved.

III. **APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES WITH LATE FILING**

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

There was no one present. Ms. Peterson read the letter submitted for the reason of the late submittal by the applicant into the record. Mr. Coebergh continued the renewal until December 1, 2004 and asked that a letter be sent to make sure someone was present. Ms. Peterson stated she would send a letter by Certified Mail.

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

1. Eagles Fraternal Order of 595 dba Eagles Fraternal Order of 595, 1674 Hwy. 50, Club  
Vern Roark, President replaces Duane DeBord  
Ed Cottrell, Vice President replaces Vern Roark  
Duane DeBord, Secretary replaces Larry Alloy  
Robert Lynch, Trustee replaces J. D. Lynch  
Don Miller, Trustee replaces George Williams

Mr. Robert Lynch was present. The application is in order; the two violations with the Health Department will be inspected in 30 days. Mr. Coebergh explained to Mr. Lynch that the license will be approved contingent on the next inspection from the Health Department satisfying their requirements. Mr. Shaver concurred with this request.

**V. APPLICATION FOR REGISTRATION OF NEW MANAGER**

1. Flavors West, LLC dba Qdoba Mexican Grill, 2536 Rimrock Dr. #100, Hotel and Restaurant

Billie Jo Nelson replaces David Lidvall

Mr. Jeff Warner and Ms. Nelson were present. Ms. Peterson reported the local background check was complete and that CBI is pending. Ms. Peterson said that since Qdoba was a new license, no other reports were conducted. Mr. Coebergh approved the new manager.

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

1. Zen Garden, Inc. dba Zen Garden, 2886 North Avenue, Hotel and Restaurant

President: Chiew Han Chiou, 3742 Piazza Way, Grand Junction, CO 81506

Secretary: Qui Hua Zheng, 3742 Piazza Way, Grand Junction, CO 81506

Mr. Chiew Han Chiou was present. Mr. Coebergh asked Ms. Peterson what is the status of the application. Ms. Peterson stated the local police report was conducted and no problems were reported; the report from C.B.I. is still pending. Code Enforcement reported the premise was posted in a timely manner. The health, fire and sales tax reports are in compliance. Ms. Peterson read the results of the survey into the record (see attached report). During the reading of the report, Ms. Peterson noticed the letter with the result findings was incorrectly stated. Questions 2. stated the application was for a "modification of premises" and this is for a new license. Ms. Peterson was able to look at the survey and determine the question was correctly presented on the survey.

Mr. Shaver asked Mr. Chiou who conducted the survey. Mr. Chiou stated he did. Mr. Shaver asked how the survey was presented. Mr. Chiou said that he gave the survey to them to read, he did not try to explain the questions as even he was confused and misunderstood question 2.

Mr. Coebergh asked if there was anyone present in opposition. There being no one present, Mr. Coebergh stated the requirements have been met and he authorized the issuance of this license. The City Clerk's office will prepare a resolution for his signature.

Dena Chestnut with Modern World Cabaret LLC was present, but late. Mr. Coebergh stated this was continued until December 1, 2004. Mr. Coebergh asked if Ms. Chestnut knew why the application was submitted late. Ms. Chestnut stated that something to do with sending it to the wrong place. Mr. Coebergh stated this is not what was submitted in writing to the Clerk's

Office, so that this will still be continued until December 1, 2004 and they must have someone present at that hearing.

VII. **ADJOURNMENT** – The meeting was adjourned at 9:23 a.m.

**NEXT REGULAR MEETING – December 1, 2004**

MEMO: Local Licensing Authority  
FROM: Debbie Kemp, Deputy City Clerk  
DATE: November 9, 2004  
SUBJECT: Application for a new hotel and restaurant liquor license by Zen Garden, Inc. dba Zen Garden, 2886 North Ave.

Zen Garden, Inc. filed an application with the Local Licensing Authority on October 18, 2004 for a new hotel and restaurant liquor license permitting sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 2886 North Avenue under the trade name of Zen Garden. The application and supplementary documents were reviewed, found to be in order and accepted. A copy was sent to the State Liquor Enforcement Division for a Concurrent Review. The hearing date was set for November 17, 2004. The Notice of Hearing was given by posting a sign on the property on or before November 7, 2004 and by publishing a display ad in the Daily Sentinel on November 5, 2004.

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 on the North by Orchard Avenue, on the South by D ½ Road, on the East by 29 ½ Road, and on the West by 28 ¼ Road. 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           | 74 |
| Disqualified | 10 |

10 were disqualified for being out of the designated boundary.

2. As an inhabitant who resides in the neighborhood for more than six months each year, it is my desire that the application for modification of premises be approved.

|              |    |
|--------------|----|
| Yes          | 32 |
| No           | 0  |
| Disqualified | 52 |

42 disqualified were businesses who answered No. 2 which did not apply to businesses.

10 were disqualified for being out of the designated boundary.

The Grand Junction Police Department has investigated the individuals for local criminal history. The fingerprints have been forwarded to CBI for further processing. Reports have been requested by the Grand Junction Fire Department, Code Enforcement, Mesa County Health Department, and City of Grand Junction Sales Tax Department.

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

Hotel and Restaurant – 3 (Rib City Grill, Texas Roadhouse, Tierra Blanca Family Mexican Restaurant)

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

Hotel and Restaurant – 1 (Tequila's)

That concludes this report.

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