

**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, April 6, 2005, 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 Juanita Peterson.

II. **APPLICATION FOR TRANSFER OF OWNERSHIP**

1. MSPA Acquisition II dba The Grand Junction Hotel, 743 Horizon Drive,  
Hotel/Restaurant to Grand Conjunction, LLC dba Doubletree-Grand Junction

Member – Navin Chandra Dimond, 184 Morgan Pl., Castle Rock, CO 80112  
LLC Manager – Wendell Yen Min Lew, 1517 Makki St, #1203, Honolulu, HI 96822  
Hotel Manager – Joseph Thomas Gallagher, 16850 S. Sahuarita Pl., Sahuarita, AZ 85629

Mr. Alan Dill was present representing Grand Conjunction, LLC dba Doubletree-Grand Junction. Mr. Dill explained the changes in process for the new owners at the hotel. Mr. Dill introduced the new manager Joseph Gallagher. Ms. Peterson reported all the paperwork was complete, they were issued a temporary permit, and all reports were in except C.B.I., which is still pending, on the new owners and manager. Mr. Shaver had no questions and concurred with Mr. Coebergh for approval of this transfer of ownership.

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

1. Metro Movie Playhouse LLC, dba Metro Movie Playhouse, 1224 N. 25<sup>th</sup> Street, Tavern  
**(Continued from March 2, 2005)**

Stewart Egebercht, representing Metro Movie Playhouse was present. The application was found to be in order and approved.

2. Loco Inc., dba Loco Food Store No. 11, 1904 N. 12<sup>th</sup> Street, 3.2% Beer (Off Premises)

The application was found to be in order and approved.

3. Loyal Order of Moose Grand Junction #270 dba Loyal Order of the Moose Grand Junction Lodge # 270, 567 25 ½ Road, Club

The application was found to be in order and approved.

4. GA Restaurant Inc., dba Wrigley Field, 1810 North Avenue, Hotel/Restaurant

The application was found to be in order and approved.

5. City of Grand Junction dba Two Rivers Convention Center, 159 Main Street,  
Hotel/Restaurant

Brian Ralph, Manager of Two Rivers Convention Center, was present.

The application was found to be in order and approved.

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

The application was found to be in order and approved.

7. Rite Aid Corporation dba Rite Aid #6258, 2992 F Road, 3.2% Beer (Off Premises)

The application was found to be in order and approved.

8. Feather Petroleum Company, dba Stop N Save #11, 621 24 Road, 3.2% Beer (Off Premises)

The application was found to be in order and approved.

9. Junct'n Square Pizza LLC, dba Junct'n Square Pizza, 119 N. 7<sup>th</sup> Street, Hotel/Restaurant

The application was found to be in order and approved.

10. Zamner Inc., dba Teller Arms Liquor, 2353 Belford Ave., Retail Liquor Store

The application was found to be in order and approved.

11. Horizon Drive Shell LLC dba Horizon Drive Shell, 745 Horizon Drive, 3.2% Beer Retail (Off Premises)

The application was found to be in order and approved.

#### **IV. APPLICATION FOR MODIFICATION OF PREMISES**

1. Byzantium Holdings, LLC, dba Pantuso's Ristorante, 707 Horizon Drive, Hotel and Restaurant

Enclose bar area with a glass wall with door to allow smoking in bar area.

Chris Blackburn, President of Byzantium Holdings, LLC, was present. Ms. Peterson reported the reports came back good; City Code Enforcement was out to look at the location for the modification of premises and had no objection. Ms. Peterson stated at the April 20 hearing, the Transfer of Ownership paperwork will be submitted. Mr. Blackburn stated with the anticipation of being non-smoking in the future, he designed the ventilation system in the bar area to be separate. Mr. Blackburn said that he has a group of regulars who come to the bar to smoke, so he will be installing the glass wall with the door to separate the bar area from the restaurant so that area will allow smoking. Mr. Coebergh, seeing no objections, approved the modification of premises.

#### **V. APPLICATION FOR SPECIAL EVENTS PERMITS**

1. Application by B.P.O. Elks 575 for a Malt and Vinous Special Events Permit for South West/Arbor Fest on April 16, 2005 from 9:00 a.m. to 6:00 p.m. located at Lincoln Park entrance Drive North of Gunnison Avenue, South of the old barn and east of 12<sup>th</sup> Street

Applicant: B.P.O. Elks 575, P.O. Box 1987, Grand Junction CO 81502  
President: Bill Cusick, 369 Plateau Dr., Grand Junction CO 81503

Event Manager: Ronald Ward, 739 Corral Dr., Grand Junction CO 81505

Ronald Ward, Event Manager, was present. Mr. Ward demonstrated no other licensed premise is available and the State Statute provisions have been met.

Ms. Peterson stated the paperwork is in order and all reports came back fine.

Mr. Coebergh asked about the existing license at Lincoln Park. Mr. Shaver stated that is for the golf course only and there would be no conflict. Mr. Coebergh approved the Special Events Permit for South West/Arbor Fest.

## **VI. APPLICATION FOR TASTING PERMIT**

1. Crossroads Wine and Spirits, LLC dba Crossroads Wine & Spirits, 2546 Rimrock Ave. Ste. 110, Retail Liquor Store

Jerry Sica, Merchandise Consultant for Crossroads Wine & Spirits, was present. Mr. Coebergh asked Mr. Shaver to give an overview of the tastings ordinance. Mr. Shaver stated this is the first application since the City approved the local tastings ordinance which is more restrictive than the State regulations. Mr. Shaver said the local ordinance only allows beer and wine. Ms. Peterson stated the paperwork is in order. The application complies with the local ordinance along with their control plan. Mr. Shaver told Mr. Sica to be aware that compliance checks for the tastings could be enforced. The local authority approved this tastings permit which expires in conjunction with the applicant's liquor license renewal date.

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

1. Bank 8 Billiards Inc., dba Bank 8 Billiards, 2460 F Road, Tavern

President/CEO: John N. Hynes, Jr., 2270 G <sup>3</sup>/<sub>4</sub> Road, Grand Junction CO 81505  
VP: Jeanette Hynes, 2270 G <sup>3</sup>/<sub>4</sub> Road, Grand Junction CO 81505

John and Jeanette Hynes, President and Vice President for Bank 8 Billiards, Inc., were present. Ms. Peterson reported the CEO/President disclosed 2 convictions from 17 and 18 years ago. No charge is pending on either conviction and no report has been received from C.B.I. at this time. Ms. Peterson reported that the reports from the Fire, Health, Building and Sales Tax were not complete at this time due to construction being in process at the location. Ms. Peterson read the results of the survey into the records (see attached report).

Mr. Shaver asked if they believed the information Ms. Peterson read into the report was a true and accurate representation of the survey. Mr. Hynes stated yes as he and his wife conducted the survey door to door. Mr. Shaver asked how they presented the survey. Mr. Hynes stated that they told the businesses/residential who they were and what they were planning on doing. Mr. Shaver asked if there were more than the 3 no's that opposed the application. Mr. Hynes said there were a few who just did not want to sign the survey one way or the other.

Mr. Coebergh noted there was no one present in opposition and stated the requirements have been met and he authorized the issuance of this license pending the approval of the Building, Fire, Health, and City Sales Tax departments and there were not any negative reports that came back from C.B.I. The City Clerk's office will prepare a resolution for Mr. Coebergh's signature.

VIII. **ADJOURNMENT** – The meeting adjourned at 9:34 a.m.

**NEXT REGULAR MEETING – April 20, 2005**

MEMO: Local Licensing Authority  
FROM: Juanita Peterson, Deputy City Clerk  
DATE: March 28, 2005  
SUBJECT: Application for a new tavern liquor license by Bank 8 Billiards, Inc., dba Bank 8 Billiards, 2460 F Road, Suite 3

Bank 8 Billiards, Inc. filed an application with the Local Licensing Authority on March 1, 2005 for a new tavern liquor license permitting sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 2460 F Road, Suite 3 under the trade name of Bank 8 Billiards. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for April 6, 2005. The Notice of Hearing was given by posting a sign on the property on or before March 27, 2005 and by publishing a display ad in the Daily Sentinel on March 25, 2005.

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 I-70, on the South by Highway 6 & 50, on the East by 26 Road, and on the West by 24 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	2
No	160
Disqualified	0

2. As an inhabitant who resides in the neighborhood for more than six months each year, it is my desire that the license be issued.

Yes	96
No	3
Disqualified	0

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, City of Grand Junction Sales Tax Department and the Building Department.

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

Tavern – 2 (Grand Junction Athletic Club and the Grand Junction Tennis Center)

The survey area was increased to get a better cross section of residential and businesses than the normal ½ mile radius.

That concludes this report.

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