

**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, SEPTEMBER 21, 2005, 9:00 A.M.**

I. **CALL TO ORDER** - The meeting convened at 9:04 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. Claudia and Randy Zamora dba Super C, 2685 Unaweeep Ave., 3.2% Beer Retail (Off Premises)

The application was found to be in order and approved.

2. Tyluk Inc., dba Whiskey River, 490 28 ¼ Road, Tavern

Mr. Louis Boyd, Present of Tyluk. Inc. was present. Ms. Peterson reported that the paperwork is in order but the local police report came back with an extensive report that she has forwarded to the City Attorney's office for review.

City Attorney Shaver asked Mr. Boyd if he has seen a copy of this report. Mr. Boyd said yes. City Attorney Shaver told Mr. Boyd that he is on notice there would be further investigation from his office.

Mr. Boyd said some of these calls were things his establishment were doing correctly. Mr. Coebergh understood that could be the case and recommended approval on the renewal and advised Mr. Boyd that he could be asked to come back to hearing regarding any of these issues.

III. **APPLICATION FOR MODIFICATION OF PREMISES**

1. Red Junction Service Company LLC, dba The Golf Club at Redlands Mesa, 2325 West Ridges Blvd, Hotel/Restaurant

Include Pool area and snack bar to lower basement level. Lower level was modified and approved November 2004.

Mr. Eric Feely, General Manager, was present. Ms. Peterson reported that the paperwork was submitted correctly and that a survey of the needs and desires of the neighborhood was again performed as it was last fall for the previous modification and she read the results into the record (see attached report).

Mr. Coebergh approved the modification of premises.

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

1. Application by BPO Elks Lodge #575 for a Malt, Vinous and Spirituous Special Events Permit for Oktoberfest on October 1, 2005 from 10:00 a.m. to 11:00 p.m. located at the NW Corner of 3<sup>rd</sup> and Main.

Applicant: BPO Elks Lodge #575, 249 S. 4<sup>th</sup> Street, Grand Junction, CO 81501  
President: Bill Cusick, 369 Plateau Drive, Grand Junction, CO 81503  
Event Manager: Ron Ward, 739 Corral Drive, Grand Junction, CO 81505

Mr. Cusick and Mr. Ward were both present. Ms. Peterson reported that all the paperwork was submitted and the location was posted properly. Mr. Ceobergh asked Mr. Ward how many years the Elks has done this. Mr. Ward said he has been involved in this for 18 years and knows of several other years prior to him without ever having an incident. Mr. Coebergh noted the letter from the applicant stating no other facility is available to hold that many people, and at Two Rivers, they are not able to bring in their own food.

Mr. Shaver said he had no questions and believed all the statutory requirements have been met. (12-48-103) Mr. Coebergh approved the special events permit.

2. Application by St. Nicholas Orthodox Church for a Malt, Vinous and Spirituous Special Events Permit for the Greek Festival on October 15, 2005 from 10:00 a.m. and 9:00 p.m. located at 3585 N. 12<sup>th</sup> Street.

Applicant: St. Nicholas Orthodox Church  
President: Fred Fowler, 2485 Sage Run Ct., Grand Junction CO  
Event Manager: Georgan Jouflas, 743 Wedge Drive, Grand Junction CO

Mr. Fowler was present and stated this was the 4<sup>th</sup> year for the request. Ms. Peterson report that all the paperwork was submitted and the location was posted properly. Mr. Shaver said he had no questions and believed all the statutory requirements have been met. (12-48-103) Mr. Coebergh approved the special events permit.

#### **V. APPLICATION FOR TRANSFER OF OWNERSHIP**

1. Page Two Inc., dba The Sports Page, 103 N. 1<sup>st</sup> Street, Hotel and Restaurant to DSDJ Entertainment Inc., dba Weaver's Tavern, 103 N. 1<sup>st</sup> Street

David W. Weaver, President, 876 ½ 21 ½ Road, Grand Junction, CO 81505  
Sanna J. Weaver, Secretary/Treasurer, 876 ½ 21 ½ Road, Grand Junction, CO 81505

Sanna and David Weaver were both present. Ms. Peterson stated all the paperwork is in order and they opened with a temporary permit. Ms. Peterson stated the local police report is in, but C.B.I. is still pending. On the local report, Ms. Peterson read into the record that on May 27, 2005 an employee of Sports Page was cited for serving a visibly intoxicated person. Mr. Coebergh stated the new owners could not be responsible for this incident. Seeing no other concern, Mr. Coebergh approved the transfer of ownership.

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

1. Rosco's Inc. dba Kannah Creek Brewing Co., 1960 N. 12<sup>th</sup> Street, Brew Pub

James Jeffreys, President, 2683 Del Mar Drive, Grand Junction, CO  
Eric Ross, VP/Manager, 627 ½ Shannon Lane, Grand Junction, CO  
Bernadette Jeffreys, Secretary/Treasurer, 2683 Del Mar Drive, Grand Junction, CO

Mr. Jim Jeffreys was present. Ms. Peterson reported the local police report was in but C.B.I. is still pending. They are in compliance with the health and sales tax departments. The fire department and building inspection will complete their inspections when the remodeling is complete. The premise was posted in a timely manner. Mr. Coebergh asked Mr. Shaver to briefly give an overview of the process that Mr. Jeffrey's went through with City Council to petition to change the distance from principle campuses.

Ms. Peterson read the results of the survey into the record and indicated this was the most impartial survey she has seen in the four years she has been here. Ms. Peterson read the results into the record (see attached report).

City Attorney Shaver asked Mr. Jeffrey's if he believed the information Ms. Peterson reported was a true and accurate representation of the survey. Mr. Jeffreys said yes.

Mr. Coebergh stated that typically there isn't any opposition shown on the surveys but was glad to see they obtained both types of responses from the survey. Mr. Jeffreys stated they did meet people who did not want the license to be issued because of too many college related parties.

Mr. Coebergh, seeing no one present in opposition, found the requirements have been met and approved the issuance of the brew pub liquor license on a local level. The City Clerk's office will prepare a resolution for Mr. Coebergh's signature.

**VII. ADJOURNMENT – 9: 26 a.m.**

**NEXT REGULAR MEETING – October 5, 2005**

MEMO: Local Licensing Authority

FROM: Juanita Peterson, Deputy City Clerk

DATE: September 15, 2005

SUBJECT: Application for a modification of premises for a hotel and restaurant liquor license by Red Junction Service Company LLC dba The Golf Club at Redlands Mesa

Red Junction Service Company LLC filed an application with the Local Licensing Authority on September 1, 2005 for a modification of premises for a hotel and restaurant liquor license permitting sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 2325 West Ridges Blvd., under the trade name of The Golf Club at Redlands Mesa. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for September 21, 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 Broadway, on the South by Fallen Rock, on the East by Monument Road, and on the West by South Camp 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 who resides in the neighborhood for more than six months each year, I believe the proposed modification of premises to include pool area and snack bar to the lower level will not conflict with the reasonable requirements of the neighborhood or the desires of the inhabitants.

Yes	43
No	0

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

Yes	36
No	0
Disqualified	1

That concludes this report.

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

MEMO: Local Licensing Authority  
FROM: Juanita Peterson, Deputy City Clerk  
DATE: September 2, 2005  
SUBJECT: Application for a new brew pub liquor license by Rosco's Inc. dba Kannah Creek Brewing Company, 1960 N. 12<sup>th</sup> Street

Rosco's Inc. filed an application with the Local Licensing Authority on August 9, 2005 for a new brew pub liquor license permitting sales of malt, vinous and spirituous liquors by the drink for consumption on the premises and sold to the public in sealed containers for off-premises consumption, and sold at wholesale to licensed retailers at 1960 N. 12<sup>th</sup> Street under the trade name of Kannah Creek Brewing Company. 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 September 21, 2005. The Notice of Hearing was given by posting a sign on the property on or before September 11, 2005 and by publishing a display ad in the Daily Sentinel on September 9, 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 Patterson Avenue, on the South by North Avenue, on the East by North 20<sup>th</sup> Street, and on the West by 7<sup>th</sup> Street. 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	110
No	332

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	285
No	56
N/A	10

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 and the Building Department for a final certificate of occupancy (CO) upon completion of the remodel

There are no other similar-type outlets in the survey area or in a one mile area and only one other brew pub in the City which is Rockslide Brew Pub which is 1.79 miles away.

That concludes this report.

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