

**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, JULY 19, 2006 9:00 a.m.**

I. **CALL TO ORDER** - The meeting convened at 9:00 a.m. Those present were Hearing Officer Jim Majors, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson.

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

1. City of Grand Junction dba Avalon Theater, 645 Main Street, Arts

Mr. Tim Seeberg, GM of Two Rivers Convention Center and the Avalon Theater was present. The application was found to be in order and approved.

2. RC Investment Adventures Ind., dba Eastgate Liquors, 2830 North Avenue, #4, Retail Liquor Store

The application was found to be in order and approved.

3. Kokopelli Liquors LLC dba Kokopelli Liquors, 2996 D Road, Retail Liquor Store

The application was found to be in order and approved.

4. Fishers Liquor Barn Inc., dba Fishers Liquor Barn, 2438 F Road, Retail Liquor Store

The application was found to be in order and approved. Ms. Peterson reported that Fishers Liquor Barn was involved in the recent sting operation. Mr. Majors said they will have to report this in their next reporting period.

5. Dos Inc., dba Dos Hombres Restaurant, 421 Branch Dr., Hotel and Restaurant

The application was found to be in order and approved.

6. Grand Vista Hotel dba Grand Vista Hotel, 2790 Crossroads Blvd., Hotel and Restaurant

The application was found to be in order and approved.

7. Weside Delicatessen Inc., dba The Winery, 642 Main St., Hotel and Restaurant

Mr. Stephen Thoms was present. The application was found to be in order and approved.

8. Wal Mart Stores Inc., dba Wal Mart Supercenter #1280, 2881 North Ave., 3.2 % Beer (Off-Premises)

The application was found to be in order and approved.

9. McGovern Enterprises Inc., dba Pizza Hut No. 1, 2, 3, 1440 North Ave., 704 Horizon Dr., 601 N. 1st St., 3.2% Beer Retail (On-Premises)

The applications were found to be in order and approved.

10. Feather Petroleum Company dba Stop N. Save No. 4, 2700 Highway 50, 3.2 % Beer Retail (Off-Premises)

The application was found to be in order and approved.

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

1. Grand Conjunction LLC, dba Doubletree – Grand Junction, 743 Horizon Dr., Hotel and Restaurant

Ms. Peterson the application was in order but filed with the City Clerk's Office 60 days late. Ms. Peterson read into the record the letter submitted by Stonebridge Companies for the late renewal. Mr. Joe Hunter, Manager of the Doubletree was also present. This was the first late filing for the Doubletree.

Mr. Majors found good cause for the late filing. City Attorney Shaver did not have anything to add. The application for renewal was approved.

### **IV. CHANGE IN TRADE NAME**

1. Lupinski Inc. dba Country Inns of Grand Junction to Lupinski Inc. dba Country Inns of America, Tavern

Ms. Peterson stated the paperwork was filed in a timely manner. The sales tax report was fine, but the local police report came back with an issue on one of the owners. Ms. Peterson put a note with the agenda to the applicant to have someone present. There being no one present, City Attorney Shaver asked that this be continued and have the applicant present at the August 16, 2006 hearing.

Ms. Peterson will send a letter by certified mail requesting they attend that hearing.

### **V. CHANGE IN CORPORATE STRUCTURE**

1. Loyal Order of Moose #270 dba Loyal Order of Moose Grand Junction Lodge #270, 567 25 1/2 Road, Club

Governor, Leland L. Baldwin, 242 N. Plum, Fruita CO 81521  
Treasurer, Carley E. Peach, 758 24 1/2 Road, Grand Junction, CO 81505  
Secretary, M. Anne Durant, 2171 I Road, Grand Junction, CO 81505

Ms. Peterson reported the paperwork was submitted in a timely manner; C.B.I. is still pending.

Mr. Majors found the application for change in corporate structure for the club to be in order and approved pending a clean C.B.I. report.

## **VI. APPLICATION FOR TRANSFER OF OWNERSHIP – Master File in Denver**

1. Albertsons Inc., dba Albertson's Food Center No. 897, 2512 Broadway, Albertson's Fuel Center No. 897, 2520 Broadway, Albertson's Food Center No. 886, 1830 N. 12<sup>th</sup> Street to Albertson's LLC dba Albertson's Food Center No. 897, 2512 Broadway, Albertson's Fuel Center No. 897, 2520 Broadway, Albertson's Food Center No. 886, 1830 N. 12<sup>th</sup> Street, 3.2% Beer Retail (Off-Premises)

Robert Gerald Miller, 250 Parkcenter Blvd. Boise ID 83706  
Richard John Navarro, 1256 Candleridge Ct., Boise ID 83712  
Justin Christopher Dye, 18924 Halyard Pointe Ln., Boise ID 83706

Mr. Dick Rotole, Attorney was present along with the store manager from the Albertson's Food Center at 1830 N. 12<sup>th</sup> Street.

Ms. Peterson reported that this has been a long process with Albertson's and Mr. Rotole's office. There is a master file in Denver for which an approval is still pending. Mr. Rotole stated that they had approval on July 13, 2006 on the master file and will provide the City Clerk's office with a copy. Ms. Peterson stated the State usually sends a copy of that approval to their office for the file.

Mr. Majors and City Attorney Shaver concurred that the transfer of ownership is approved for the three locations.

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

1. VIN Hospitality LLC, dba 626 on Rood – Modern American Cuisine & Wine Bar, 626 Rood Avenue, Hotel and Restaurant

Theodore Carl Otte III, 453 W. 4<sup>th</sup> Street, Palisade CO 81526  
Brenda Wray, 453 W. 4<sup>th</sup> Street, Palisade CO 81526

Mr. Theo Otte and Ms. Brenda Wray were both present. Ms. Peterson reported the paperwork is in order. Reports from the Fire, Health and Building Department will be forthcoming upon completion of the remodel of the building. C.B.I. report is still pending. Ms. Peterson read the results of the survey into the record. (see attached)

City Attorney Shaver stated the letter submitted by Mr. Otte and Ms. Wray with their survey was that approximately only 25% of the residents/business in their survey area were available. They believed it was due to the 4<sup>th</sup> of July weekend along with Country Jam going on.

City Attorney Shaver asked if they agreed with the results Ms. Peterson read into the record. They stated yes.

Mr. Majors asked if anyone was present in support or opposition of the application. Mr. Stephen Thoms, The Winery, 642 Main Street was present and in support of the application for the downtown area.

Mr. Majors asked Ms. Peterson if their office had received any opposition to this application. Ms. Peterson stated no.

Mr. Majors found the requirements have been met and approved the issuance of the hotel and restaurant liquor license on a local level pending the final certificate of occupancy being given. The City Clerk's office will prepare a resolution for Mr. Major's signature.

2. Junction Bingo Café LLC dba Junction Bingo Café LLC, 511 28 ¼ Road, Beer and Wine  
Robert Prescott, 3165 B ½ Road, Grand Junction, CO 81503

Mr. Robert Prescott was present. Ms. Peterson reported the paperwork is in order and all the reports are fine; the C.B.I. report is still pending. Ms. Peterson read the results of the survey into the record. (see attached)

City Attorney Shaver asked Mr. Prescott who conducted the survey. Mr. Prescott stated he and his wife along with his daughter but he removed those signatures as she did not get the circulator's affidavit signed. City Attorney Shaver asked what time of day did they conduct the survey. Mr. Prescott stated during the day time hours and then 2 days between 5 and 7 p.m.

Mr. Majors asked if the City Clerk's office has received any opposition to the application. Ms. Peterson stated no.

Mr. Majors found the requirements have been met and approved the issuance of the beer and wine liquor license on a local level. The City Clerk's office will prepare a resolution for Mr. Major's signature. Ms. Peterson said this was sent to the State for a concurrent review and should be back by mid next week.

#### **VIII. ADJOURNMENT – 9:31 a.m.**

**NEXT REGULAR MEETING – August 2, 2006 Cancelled, August 16, 2006**

MEMO: Local Licensing Authority

FROM: Juanita Peterson, Deputy City Clerk

DATE: July 12, 2006

SUBJECT: Application for a new hotel and restaurant liquor license by VIN Hospitality LLC dba 626 On Rood, 626 Rood Avenue – Modern American Cuisine & Wine Bar

VIN Hospitality LLC filed an application with the Local Licensing Authority on June 8, 2006 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 626 Rood Avenue under the trade name of 626 On Rood – Modern American Cuisine and Wine Bar. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for July 19, 2006. The Notice of Hearing was given by posting a sign on the property on or before July 9, 2006 and by publishing a display ad in the Daily Sentinel on July 7, 2006.

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 Teller Avenue, on the South by South Avenue, on the East by 12<sup>th</sup> Street, and on the West by 1<sup>st</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	6
No	268

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	125
No	0
Disqualified	10

The disqualified were due to businesses answering questions #2, out of the area or PO Box used as address.

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

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

Hotel and Restaurant – 13 (Blue Moon, Junct'n Square Pizza, The Winery, La Bamba, Nepal, Il Bistro Italiano, Café Biltmore, Dolce Vita II, Crystal Café, Rendezvous of GJ, Suehiro Japanese, Two Rivers Convention Center, Weavers Tavern)

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

Hotel and Restaurant – 7 (Fly'n Roosters, Old Chicago, Fiesta Guadalajara, Cormier's Cajun Food, El Tapatío, Xian Wei, Los Reyes Restaurant)

That concludes this report.

cc: Applicant  
John Shaver, City Attorney  
TJ Rix, Grand Junction Police Department  
File

MEMO: Local Licensing Authority

FROM: Juanita Peterson, Deputy City Clerk

DATE: July 12, 2006

SUBJECT: Application for a new beer and wine liquor license by Junction Bingo LLC dba Junction Bingo LLC, 511 28 ¼ Road

Junction Bingo LLC filed an application with the Local Licensing Authority on June 14, 2006 for a new beer and wine liquor license permitting sales of malt and vinous liquors by the drink for consumption on the premises at 511 28 ¼ Road under the trade name of Junction Bingo LLC. 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 July 19, 2006. The Notice of Hearing was given by posting a sign on the property on or before July 9, 2006 and by publishing a display ad in the Daily Sentinel on July 7, 2006.

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 Grand Avenue, on the East by 28 ¾ Road, and on the West by 23<sup>rd</sup> Street. The results of that survey are as follows:

2. 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	41
No	101

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	130
No	13
Disqualified	10

The disqualified were due to businesses answering questions #2, out of the area or no address.

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

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

Beer and Wine – 0

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

Beer and Wine – 0

That concludes this report.

cc: Applicant  
John Shaver, City Attorney  
TJ Rix, Grand Junction Police Department  
File