

**LIQUOR AND BEER MEETING
LOCAL LICENSING AUTHORITY
CITY OF GRAND JUNCTION, COLORADO
MUNICIPAL HEARING ROOM, CITY HALL, 250 NORTH 5TH STREET**

MINUTES

WEDNESDAY, AUGUST 20, 2008 9:00 a.m.

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

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

1. Knaysi Enterprises Inc., dba Pablo's Pizza, 319 Main Street, Grand Junction, CO 81501, Beer and Wine

There was no one present representing the applicant. Ms. Peterson reported that the paperwork was filed in a timely manner and all reports came back fine.

The renewal was approved.

2. Kannah Creek Brewing Company dba Kannah Creek Brewing, 1960 N. 12th Street, Grand Junction, CO 81501-2912, Brew Pub

Jim Jeffryes, President, was present. Ms. Peterson reported that the paperwork was filed in a timely manner and all reports came back fine except the report from Mesa County Health Department. Ms. McKissen submitted a report of her concern with an opening between the building and the outside walk-in cooler that has created an area that is always open (not a sealed insect and rodent proof area). To correct this violation she recommended that the Building Inspection Department meet with the owners.

Mr. Jeffryes said he has met with Building Inspector Mike Moshberg, who recommended a flashing be installed along the opening.

Hearing Officer asked Mr. Jeffryes if the Health Department has re-inspected the premises. Mr. Jeffryes said he would call the Health Department and have it re-inspected by Ms. McKissen.

Hearing Officer Grattan and City Attorney Shaver concurred to approve the renewal subject to the Health Department being satisfied.

3. Flavors West LLC dba Qdoba Mexican Grill, 2536 Rimrock Drive, #100, Grand Junction, CO 81505, Hotel and Restaurant

There was no one present representing the applicant. Ms. Peterson reported that the paperwork was filed in a timely manner and all reports came back fine.

The renewal was approved.

4. Texas Roadhouse of Grand Junction, LLC dba Texas Roadhouse, 2870 North Avenue, Grand Junction, CO 81501, Hotel and Restaurant

There was no one present representing the applicant. Ms. Peterson reported that the paperwork was filed in a timely manner and all reports came back fine.

The renewal was approved.

5. Black Bear Diner GJ, LLC, dba Black Bear Diner, 624 Rae Lynn Road, Grand Junction, CO 81505, Beer and Wine

There was no one present representing the applicant. Ms. Peterson reported that the paperwork was filed in a timely manner and all reports came back fine.

The renewal was approved.

III. **APPLICATION TO RENEW LIQUOR AND BEER LICENSE AND CHANGE IN CORPORATE STRUCTURE**

1. DOS Inc., dba Dos Hombres Restaurant, 421 Brach Drive, Grand Junction, CO 81505, Hotel and Restaurant

Earl Jenkel, 281 Arlington Dr., Grand Junction, CO 81503 additional owner and manager of record

Scott Howard, President, was present. Ms. Peterson reported that the paperwork was filed in a timely manner and all reports came back fine except C.B.I. is still pending on the new member/manager.

Hearing Officer Grattan and City Attorney Shaver concurred to approve the renewal and the change in corporate structure.

IV. **APPLICATION FOR CHANGE OF LOCATION AND CHANGE IN CORPORATE STRUCTURE**

1. Conchitas Mexican Restaurant, LLC dba Conchitas Mexican Restaurant at 2692 Hwy 50 #E moving to 625 24 ½ Road, Suite A, Grand Junction, CO 81505, Hotel and Restaurant

Dan Zambrano, Owner, 772 Old Orchard St., Grand Junction, CO
Josh Zambrano, Manager, 1385 Bridle Path, Fruita, CO

Josh Zambrano, Manager, was present. Ms. Peterson reported that the paperwork was filed in a timely manner. Mr. Zambrano did reveal on his Individual History Statement the two incidents, one in 1994 and one in 1996 which did come back on his C.B.I./F.B.I. report. Ms. Peterson also read the results of the survey into the record (see attached).

City Attorney Shaver asked Mr. Zambrano if he agreed with the results read into the record. Mr. Zambrano agreed. City Attorney Shaver asked who conducted the survey. Mr. Zambrano said it was himself, his sister Elissa Trevino, and his wife Katie Zambrano. City Attorney Shaver asked what time of day the survey was conducted. Mr. Zambrano said between 6-8 p.m. for businesses and the residential was in the

afternoons and evenings and that Elissa Trevino conducted most of the surveys for the residential area.

City Attorney Shaver asked how many refused to sign the survey. Mr. Zambrano said around 8-9.

Hearing Officer Grattan said that he would like to table this item and return to it at the end of the hearing and if Mr. Zambrano and Ms. Trevino would come up with a number of the people who would just not answer the survey.

The hearing was continued to the end of the agenda.

V. APPLICATION FOR CHANGE IN CORPORATE STRUCTURE

1. JiMarc Enterprises dba Cavett House, 359 Colorado Avenue, #2, Grand Jct, CO, Hotel and Restaurant

George William Rice, 3830 Horizon Glen Ct., Grand Jct, CO 81506 replaces James Hadrath as Vice President

There was no one present representing the applicant. Ms. Peterson reported that the paperwork was filed in a timely manner and all reports came back fine except C.B.I. is still pending on the new member.

Hearing Officer Grattan and City Attorney Shaver concurred on the approval of the change in corporate structure.

VI. APPLICATION FOR REGISTRATION OF NEW MANAGER

1. RLJ II-R Grand Junction Lessee, LLC and White Lodging Services Corp. dba Residence Inn by Marriott Grand Junction, 767 Horizon Drive, Grand Jct, CO, Tavern

Chelsea Jolley, 406 Bear Dance, Grand Jct, CO 81506 replaces Bruce White

Ms. Jolley was present. Ms. Peterson stated the paperwork was in order and C.B.I. is still pending. Ms. Peterson also asked Ms. Jolley if she understood correctly that in the near future Residence Inn would be registering a new General Manager. Ms. Jolley said yes, she is the Operating Manager.

Hearing Officer Grattan and City Attorney Shaver concurred to approve the registration of new manager.

VII. APPLICATIONS FOR SPECIAL EVENTS PERMIT

1. Grand Junction Air Show Inc., dba "2008 Grand Junction Air Show", 2828 Walker Field Drive, Grand Junction, CO 81506 located in the hangers on September 26, 27, 28, 2008, 3.2% Beer

President: Mike Anton, 2111 Desert Hills Rd., Grand Jct CO
Event Manager: Wayne Hammand, 6132 Robb Street, Arvada, CO

Mike Anton, President and Peg Wallace, Treasurer, was present. Ms. Peterson reported the paperwork was in order and all the reports came back fine. Ms. Peterson

read the letter submitted by the applicant for the reason requesting the Special Events Permit.

City Attorney Shaver believes the statutory requirements and the criteria have been met and recommended approval. Hearing Officer Grattan concurred and approved the application.

2. City of Grand Junction dba "2008 Pork and Hops", 1340 Gunnison Avenue, Grand Junction, CO 81501 located in the park area of Lincoln Park on September 19 & 20, 2008, Malt and Vinous

Department Head: Mike Vendegna, 671 31 Road, Grand Jct CO
Event Manager: Larry Manchester, 2287 Vista Rio Ct., Grand Jct CO

Larry Manchester, Event Manager, was present. Ms. Peterson reported the paperwork was in order and all the reports came back fine. Ms. Peterson read the letter submitted by the applicant for the reason requesting the Special Events Permit.

City Attorney Shaver believes the statutory requirements and the criteria have been met and recommended approval. Hearing Officer Grattan concurred and approved the application.

IV. APPLICATION FOR CHANGE OF LOCATION AND CHANGE IN CORPORATE STRUCTURE - CONTINUED

1. Conchitas Mexican Restaurant, LLC dba Conchitas Mexican Restaurant at 2692 Hwy 50 #E moving to 625 24 ½ Road, Suite A, Grand Junction, CO 81505, Hotel and Restaurant

Hearing Officer Grattan continued with the hearing with Mr. Zambrano and Ms. Trevino giving testimony on the actual number of contacts that would not sign the petition for any reason. Mr. Zambrano said that number was 8. Hearing Officer Grattan asked Mr. Zambrano to submit a attachment stating that information which will be included with the survey results (see attached survey).

Mr. Dan Zambrano asked to address the Hearing Officer. He stated he wanted to let him know that he taught his kids to have respect for others and their property and would not have encouraged them to address the survey any differently. He wants to bring his kids into the family run business and is very proud of the job they have done.

Hearing Officer Grattan and City Attorney Shaver concurred to approve the change of location and change in corporate structure.

Prior to adjournment Hearing Officer Grattan and City Attorney Shaver and Ms. Peterson discussed the issues occurring when a survey of the needs and desires of the neighborhood is returned. Hearing Officer Grattan stated he does not believe there would "0" responding to the "no" question and he has seen this with other surveys. City Attorney Shaver gave examples that could be used and will draft up a written supplement to add to the survey and stating that a "no" answer and not wanting to sign the survey are two different issues.

VIII. ADJOURNMENT – 9:45 a.m.

NEXT REGULAR MEETING – September 3, 2008

MEMO: Local Licensing Authority
FROM: Juanita Peterson, Deputy City Clerk
DATE: August 4, 2008
SUBJECT: Application for a change in location from 2692 Highway 50, Space E, for an existing hotel and restaurant liquor license by Conchita's Mexican Restaurant, LLC dba Conchita's Mexican Restaurant, 625 24 1/2 Road, Suite A

Conchita's Mexican Restaurant, LLC filed an application with the Local Licensing Authority on July 16, 2008 for a change of location to permit sales of malt, vinous and spirituous liquors by the drink for consumption on the premises at 625 24 1/2 Road under the trade name of Conchita's Mexican Restaurant. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for August 20, 2008.

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 G Road, on the South by River Road, on the East by 25 1/2 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 who resides in the neighborhood for more than six months each year, I believe the proposed relocation will not conflict with the reasonable requirements of the neighborhood or the desires of the inhabitants.

Yes	104
No	0

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

Yes	59
No	0
N/A	3

That concludes this report.

cc: Applicant
John Shaver, City Attorney
Lisa Maestas, Grand Junction Police Department

August 20, 2008

To Whom It May Concern:

In regards to the request from the Liquor Board this letter is in explanation of the petition that was completed by Elissa Trevino, Josh Zambrano, and Katie Zambrano. There were no Businesses that disagreed with the transfer of the liquor license when doing the petition. While petitioning in some residential neighborhoods there were 8 people whom disagreed with the transfer of the liquor license. Among these 8 people the reasons they gave for not signing were as follows, they did not want their names associated with anything to do that involved liquor it was also at dinner time and when given the option to mark no they refused to sign. Due to the fact that I could smell the dinner cooking and kids in the background I did not want to offend them by pushing the issue to sign. If you have any further questions please contact Elissa Zambrano at 640-5123. Thank you for your time.


Josh Zambrano 8-20-08


Elissa Trevino 8-20-08


Katie Zambrano 8/20/08