

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

**MINUTES
WEDNESDAY, SEPTEMBER 21, 2016, 2:00 P.M.**

HEARING OFFICER MICHAEL GRATTAN

I. CALL TO ORDER

The meeting was called to order at 2:00 p.m. Those present were Hearing Officer Michael Grattan, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson.

II. APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES

1. Maverik, Inc. dba Maverik #500, 2696 Hwy. 50, Grand Junction, CO 81503, 3.2% Beer (Off-Premise)

Joan Logan, Store Director, was present. The renewal for Maverik, Inc. dba Maverik #500 was found to be in order and approved.

2. LOCO, Inc. dba LOCO Food Store No. 12, 107 Grand Avenue, Grand Junction, CO 81501, 3.2% Beer (Off-Premise)

Noel Williams, Store Manager of Store No. 16, was present. The renewal for LOCO, Inc. dba LOCO Food Store No. 12 was found to be in order and approved.

3. LOCO Inc. dba LOCO Food Store No. 16, 2249 Broadway #8, Grand Junction, CO 81507, 3.2% Beer (Off-Premise)

Noel Williams, Store Manager of Store No. 16 remained for the renewal of this location. The renewal for LOCO, Inc. dba LOCO Food Store No. 16 was found to be in order and approved.

4. TA Operating, LLC dba Travel Centers of America, 2222 Hwy. 6 & 50, Grand Junction, CO 81505, 3.2% Beer (Off-Premises)

No one was present representing the applicant. The renewal for TA Operating, LLC dba Travel Centers of America was found to be in order and approved.

5. The Platinum Cleaver, LLC dba Pantuso's Ristorante, 755 Horizon Drive, Grand Junction, CO 81506, Hotel and Restaurant

No one was present representing the applicant. The renewal for The Platinum Cleaver, LLC dba Pantuso's Ristorante was found to be in order and approved.

6. Knaysi Enterprises, Inc. dba Pablo's Pizza, 319 Main Street, Grand Junction, CO 81501, Beer and Wine with Outdoor Dining Lease

No one was present representing the applicant. The renewal and outdoor dining lease for Knaysi Enterprises, Inc. dba Pablo's Pizza was found to be in order and approved.

7. 314 Main, LLC dba Dream Café, 314 Main Street, Grand Junction, CO 81501, Hotel and Restaurant with Outdoor Dining Lease

Mike Bell, Partner, was present. The renewal and outdoor dining lease for 314 Main, LLC dba Dream Café was found to be in order and approved.

8. Tay Tot, LLC dba The Warehouse 2565, 2565 American Way, Grand Junction, CO 81505, Hotel and Restaurant

Noel Hayward, Managing Member and Terri Boggs, Member, were present. Hearing Officer Grattan said that he has represented Ms. Hayward's husband in the past on another matter. City Attorney Shaver did not have an issue with this. The renewal for Tay Tot, LLC dba The Warehouse 2565 was found to be in order and approved.

9. Red Lobster Restaurants, LLC dba Red Lobster #0685, 575 24 ½ Road, Grand Junction, CO 81505, Hotel and Restaurant

Richard Rulf, one of the Managers, was present. The renewal for Red Lobster Restaurants, LLC dba Red Lobster #0685 was in order and approved.

III. APPLICATIONS FOR SPECIAL EVENT PERMIT

1. St. Nicholas Greek Orthodox Church of Grand Junction, "Greek Festival – 2016", 3585 N. 12th Street, Grand Junction, CO 81501 – October 1, 2016 – from 8:00 a.m. to 10:00 p.m. on the church parking lot, Malt, Vinous, and Spirituous

Director: Fred Fowler, 2585 North 12th Street, Grand Junction, CO 81506
Event Manager: Georgann Joufflas, 743 Wedge Drive, Grand Junction, CO 81506

Fred Fowler, Member of the Parish Council, was present.

City Attorney Shaver provided three documents to Mr. Fowler, two marked with a "A" and one with a "B" in the upper corners. City Attorney Shaver asked Mr. Fowler to describe the event. Mr. Fowler said this event has taken place twelve times in the last fifteen years. It is to present Greek culture to the community with food, beer and wine, and tour the church. The number is based on past attendance of the event. The proceeds go towards various projects to include the Iconography project from Greece, and they give 10% back to local charities. City Attorney Shaver asked Mr. Fowler how incidental the alcohol service is to the event. Mr. Fowler said he has knowledge of all of the events but one and

the alcohol is very incidental and he is not aware of any incidents in all of the years. City Attorney Shaver asked Mr. Fowler whose signature was on the second page marked with an "A". Mr. Fowler said it is Ms. Jourflas' who is the event organizer, and he can attest to it being her signature. City Attorney Shaver asked Mr. Fowler to describe the area on Exhibit "B". Mr. Fowler said this is the area where the event will take place for food, alcohol service, seating, and the church area. He explained that an orange security fence would be around the perimeter with only one entrance. ID's will be checked at the entrance and persons 21 years old and older will be given wristbands and be verified when served. Mr. Fowler did explain how security will help people cross at 12th Street as they have in the past as they will be using another church parking lot for extra parking.

Hearing Officer Grattan asked if there was anyone present in opposition of this Special Event (SE) permit being issued. There was no one. Hearing Officer Grattan entered Exhibits "A" and "B" (see attached) into the record.

Hearing Officer Grattan found that pursuant to Colorado State Statutes 12-48-106, there are no grounds to deny the special event permit, it would not be injurious to the public welfare because of the nature of the special event (it is a community event and fundraiser), its location within the community, or the failure of the applicant in a past special event to conduct the event in compliance with applicable law. He found that the application for a Special Event Permit submitted by St. Nicholas Greek Orthodox Church, "Greek Festival" was in order and approved.

2. Colorado Mesa University Foundation, "Steak and Crab Fest Beer Garden – 2016", located at 1340 Gunnison Avenue, Grand Junction, CO 81501 – October 1, 2016 from 10:00 a.m. to 4:00 p.m., located on the loop at Lincoln Park, Malt and Vinous

Director: Liz Meyer, 710 Victor Drive, Grand Junction, CO 81501
Event Manager: Chuck Pipher, 37520 Hwy. 92, Crawford, CO 81415

Mr. Chuck Pipher, Event Manager, and Crystal Manzanares, Development Officer of Events, were present.

City Attorney Shaver provided three documents to Ms. Manzanares two marked with an "A" and one with a "B" in the corners. City Attorney Shaver asked Ms. Manzanares how long this event has been going on. She said for the last 10 years. Coach Pipher said he started this event in 2006 and it has grown to about 700 attendees. City Attorney Shaver asked whose signature was on page 2 of Exhibit "A". Ms. Manzanares said it was hers. City Attorney Shaver asked how they will make sure they are in compliance with applicable law. Ms. Manzanares said there will be over 21 coaches and athletic administration personnel in bright green shirts. City Attorney Shaver asked the representatives to describe the yellow line on Exhibit "B". Coach Pipher said this will be 6' high chain link fence panels to keep people in and will go around the loop area of Lincoln Park. The fence is secured by stakes and where there is concrete, there will be heavy bags of sand put in place to keep the panels secure.

Hearing Officer Grattan asked if there was anyone present in opposition of this Special Event application being issued. There was no one. Hearing Officer Grattan entered Exhibits "A" and "B" (see attached) into the record.

Hearing Officer Grattan found that pursuant to Colorado State Statutes 12-48-106, there are no grounds to deny the special event permit, it would not be injurious to the public welfare because of the nature of the special event (it is a community event and fundraiser), its location within the community, or the failure of the applicant in a past special event to conduct the event in compliance with applicable law. He found that the application for a Special Event Permit submitted by Colorado Mesa University Foundation, "Steak and Crab Fest Beer Garden – 2016" was in order and approved.

IV. APPLICATION FOR CHANGE IN CORPORATE STRUCTURE

1. City of Grand Junction dba Two Rivers Convention Center, 159 Main Street, Grand Junction, CO 81501, Hotel and Restaurant
2. City of Grand Junction dba Lincoln Park Sports Complex, 1307 North Avenue, Grand Junction, CO 81501, Tavern
3. City of Grand Junction dba Avalon Theatre, 645 Main Street, Grand Junction, CO 81501, Tavern
4. City of Grand Junction dba Canyon View Softball Complex, 728 24 Road, Grand Junction, CO 81505, Beer and Wine

Removal of Tim Moore, Interim City Manager and replace with Greg Caton, City Manager on all locations

Hearing Officer Grattan said he will approve all of these together. Ms. Peterson said the reports are in compliance but C.B.I./F.B.I. is still pending. No one was present representing the applicant. The Change in Corporate Structure for the City of Grand Junction's Two River's Convention Center, Lincoln Park Sports Complex, the Avalon Theatre, and Canyon View Softball Complex were approved contingent on a satisfactory approval from C.B.I./F.B.I.

V. APPLICATIONS FOR NEW LICENSE – RESOLUTION, FINDINGS, AND DECISION

1. Colorado Mesa University (CMU), dba Moss Performing Arts Center, 1221 N. 12th Street, Grand Junction, CO 81501, Arts

President: Tim Foster, 301 E. Dakota Drive, Grand Junction, CO 81507

Mr. John Williams, Attorney, was present representing CMU, and with him were Mr. Richard (Mo) LaMee who will be the person in the Theater Department, and Mr. David Dazlich with Blitz Canvassing.

Ms. Peterson reported the application is in order. Ms. Peterson presented a memorandum from Greg Moberg, Development Services Manager, stating the criteria has been met in allowing liquor sales at the Moss Performing Arts Center (attachment A).

The applicant conducted a survey to determine the needs and desires of the neighborhood and Ms. Peterson read the results into the record (see attached). The applicant also provided a report from Blitz Canvassing (attachment B) with their results.

City Attorney Shaver asked Mr. Dazlich to describe how he conducted the survey. Mr. Dazlich explained that he only conducted part of the business section of the survey. There were two other canvassers who could not be present today. He introduced himself, said that Blitz was hired by CMU to conduct this survey, and why. He explained the petition and the difference between checking the "yes" box if they support or the "no" box and stated that some people left comments in the comment area.

Hearing Officer Grattan asked Mr. Williams how the State looked at the University being a non-profit before. There was a general discussion and it was left in the hands of the State last time, and the license was issued.

City Attorney Shaver recommended approval.

Hearing Officer Grattan found that the application for an Arts liquor license for Colorado Mesa University dba Moss Performing Arts Center, located at 1221 N. 12th Street, Grand Junction, CO 81501 was in order and approved it. The City Clerk's office will prepare a resolution for Hearing Officer Grattan's signature.

2. Taco Corp Worldwide, LLC dba TacoParty, 126 S. 5th Street, Grand Junction, CO 81501, Hotel and Restaurant

Manager: Josh Niernberg, 261 Window Rock Court, Grand Junction, CO 81507
Manager: Jodi Niernberg, 261 Window Rock Court, Grand Junction, CO 81507

Jodi Niernberg, Manager, was present.

Ms. Peterson reported that the applicant conducted a survey to determine the needs and desires of the neighborhood and read that into the records (see attached). The Police Report and Sales Tax Reports are in compliance. Due to the premises not being completed, inspections will be conducted before a Certificate of Occupancy (CO) is completed. City Attorney Shaver asked Ms. Niernberg if she believed the results Ms. Peterson read into the record were true and accurate. She agreed. City Attorney Shaver said that the survey showed no one opposed to this license being issued. Ms. Niernberg said that was correct. The only negative she got was from Hart Music who wanted to remain neutral. City Attorney Shaver said he felt like these were fairly low numbers compared to the area given. Ms. Niernberg said it was only her who completed the survey. There was two packets given to them, her idea was to do one and her husband Josh would do one, but that didn't happen. She

believed it was a good representation of the area. With the history they have with their other current license, the focus is on food not alcohol, therefore she believed it to be a good representation of the area. City Attorney Shaver asked if she made attempts to go back to the “not at homes”. She said she did. City Attorney Shaver recommended approval.

Hearing Officer Grattan said there was no one in opposition in the room. Hearing Officer Grattan found that the application for a Hotel and Restaurant liquor license for Taco Corp Worldwide, LLC dba TacoParty, 126 S. 5th Street, Grand Junction, CO 81501 was in order and approved it. The City Clerk’s office will prepare a resolution for Hearing Officer Grattan’s signature.

VI. OTHER BUSINESS

VII. ADJOURNMENT – 2:55 p.m.

NEXT REGULAR MEETING – October 5, 2016



CITY CLERK

MEMO: Local Licensing Authority

FROM: Juanita Peterson, Deputy City Clerk

DATE: September 13, 2016

SUBJECT: Application for a new Arts liquor license by Colorado Mesa University, dba Moss Performing Arts Center, 1221 N. 12th Street, Grand Junction, CO 81501

Colorado Mesa University, filed an application with the Local Licensing Authority on August 3, 2016 for a new Arts liquor license which permits the sale of alcohol beverages to patrons of productions or performances by the drink for consumption on the licensed premises at 1221 N. 12th Street under the trade name of Moss Performing Arts Center. 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, 2016. The Notice of Hearing will be given by posting a sign on the property on or before noon on September 7, 2016 and by publishing a display ad in the Daily Sentinel on September 2, 2016.

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, South by White Avenue, 23rd Street on the East, and 9th Avenue on the West and included both sides of the streets as the outer boundaries. The results of that survey are as follows:

Check, the **YES** column if you **SUPPORT** this type of license being issued because the existing outlets do not adequately serve the reasonable requirements of the designated area or check the **NO** column if you **OPPOSE** this type of license being issued because the existing outlets adequately serve the reasonable requirements of the designated area.

Business Results:	FAVOR:	34
	OPPOSE:	2

Residential Results:	FAVOR:	139
	OPPOSE:	2

There were four responses that were disqualified due to being out of the area, no address, and one person signed twice, so only one counted.

No letters of opposition or counterpetitions have been filed to date.

The Grand Junction Police Department will be investigating the owner for local criminal history and verifying that the Notice of Hearing was posted in a timely manner and that the diagram matches the establishment. The fingerprints were forwarded to CBI for further processing. Reports have been requested by the Grand Junction Fire Department, the Grand Junction Sales Tax Department, and Mesa County Health Department.

The number of liquor licensed outlets in the survey area are:

Hotel and Restaurant = 2 (Wrigley Field, El Tapatio)

Hotel and Restaurant with Option Premise = 1 (Sodexo at CMU)

Tavern = 1 (Lincoln Park Sports Complex)

Beer and Wine = 1 (Pizza Hut #248)

Retail Liquor = 2 (Pete's House of Spirits, Teller Arms Liquor)

3.2% Beer (Off Premises) = 1 (The Park)

That concludes this report.

cc: Applicant
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File

A

SPECIAL EVENT PERMIT QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: Greek Festival

2. How many attendees are expected at this event?
1000-1500

3. Has the event been held in the past? If so, how many years?
12

4. Have there ever been any violations or citations issued during the event in the past?
No

5. Describe the premises at which this event will take place.
Church parking lot

6. What type of security will be provided at this event?
Flaggers for crossing 12th street. 5 people designated as security with patrol the area. Many of the workers have been TIPS trained. Security fence will surround event with one entrance where ID's checked/banded

7. How many security personnel will be on hand?
Five

8. How will security personnel be identified?
Special shirt with designation

9. If this event is being held outdoors, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?
Orange security fence with one entrance

10. What method will be used in checking identification for proper age of attendees (i.e., at the door, at the bar, etc.) and how will underage patrons be identified so as not to be served alcohol beverages (i.e., stamp or mark on the hand, etc.)
ID's checked with bands provided to those of age

A

11. How will the conduct and level of intoxication of attendees be monitored and by whom?
TIPS trained personal will be throughout the event

12. Have the volunteers or members of your organization been trained in the sale/service of alcohol beverages?
Yes, several of our staff have owned licensed establishments and many have been TIPS trained. All will go through some on site training before the event

13. What types of alternate beverages and food/snacks will be available?
Canned sodas, coffee, and water. FOOD: Lamb, beans, salad, chicken, and a variety of Greek desserts

14. Has a State and City Sales Tax Number been initiated by you or a member of your organization? If so, provide those numbers in the space provided.

NA

I hereby certify, under penalty of perjury, that the information provided to the Grand Junction Liquor Licensing Authority contained in this affidavit is true and accurate to the best of my knowledge.

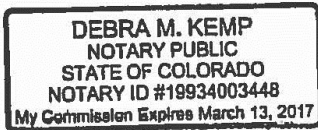
Applicant's Signature _____ Date 8-16-16

STATE OF COLORADO)
COUNTY OF MESA) SS.
CITY OF GRAND JUNCTION)

Subscribed and sworn to before me this 16th day of August, 2016.

Witness my hand and official seal.

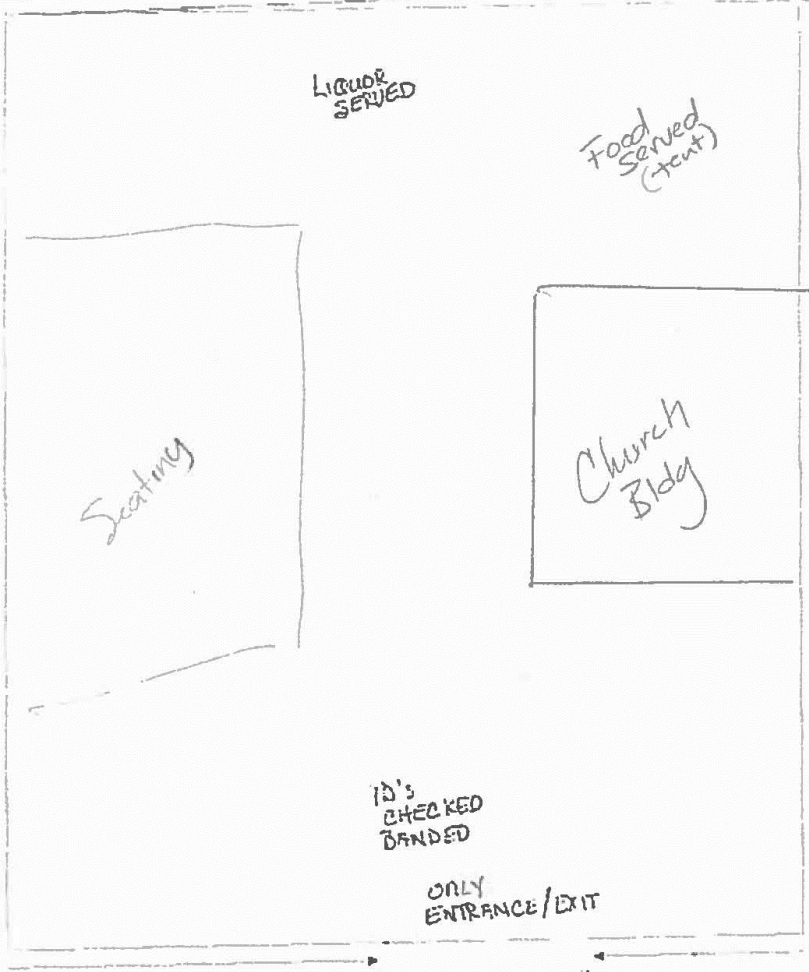
Debra M. Kemp My commission expires 3/13/2017
Notary Public



B

Submitted by:
St Nicholas Greek Orthodox Church
242-9590 Or
Georgann Jouffas 260-9500

PERIMETER
FENCED



LIQUOR
SERVED

Food
served
(tent)

Seating

Church
Bldg

ID'S
CHECKED
BANDED

ONLY
ENTRANCE/EXIT

A

**SPECIAL EVENT PERMIT
QUESTIONNAIRE AND AFFIDAVIT**

1. Name of Event: Steak and Crab Fest Beer Garden
2. How many attendees are expected at this event?
850
3. Has the event been held in the past? If so, how many years?
10 years
4. Have there ever been any violations or citations issued during the event in the past?
No
5. Describe the premises at which this event will take place.
"The Loop" at Lincoln park - see attached map
6. What type of security will be provided at this event?
Over 21 coaches and athletic administration in bright green Steak & Crab shirts
7. How many security personnel will be on hand?
8-12
8. How will security personnel be identified?
Bright Green Shirts
9. If this event is being held outdoors, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?
10' chain link fence around perimeter
10. What method will be used in checking identification for proper age of attendees (i.e., at the door, at the bar, etc.) and how will underage patrons be identified so as not to be served alcohol beverages (i.e., stamp or mark on the hand, etc.)
age verifying and wristbanding attendees over 21 at the gate, and checking again at service table.

A

- 11. How will the conduct and level of intoxication of attendees be monitored and by whom?
Tips trained volunteers, event staff, and CMU athletic administration
- 12. Have the volunteers or members of your organization been trained in the sale/service of alcohol beverages?
Members of our organization have been through the TIPS training program
- 13. What types of alternate beverages and food/snacks will be available?
Steak & Crab, toast, Potatoes, Soda, Coffee, water
- 14. Has a State and City Sales Tax Number been initiated by you or a member of your organization? If so, provide those numbers in the space provided.
98-05973

I hereby certify, under penalty of perjury, that the information provided to the Grand Junction Liquor Licensing Authority contained in this affidavit is true and accurate to the best of my knowledge.

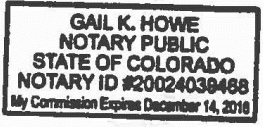
Curtis Mangrum Date 8/26/16
Applicant's Signature

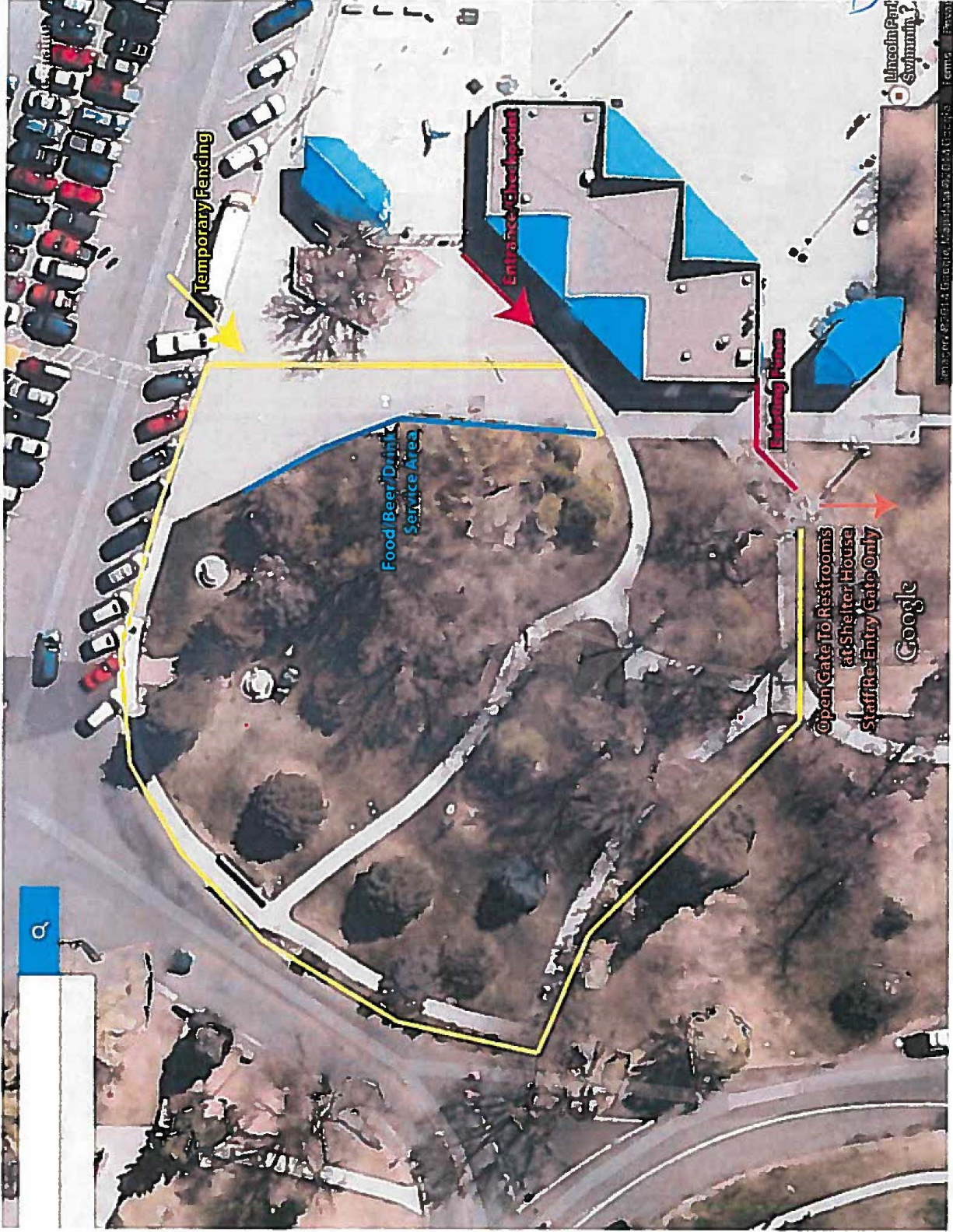
STATE OF COLORADO)
COUNTY OF MESA) SS.
CITY OF GRAND JUNCTION)

Subscribed and sworn to before me this 26th day of August, 2016.

Witness my hand and official seal.

Gail Howe My commission expires 12-14-18
Notary Public





Q

Temporary Fencing

Food/Beer/Drink Service Area

Entrance Checkpoint

Building 1

Open Gate To Restrooms at Shelter House Staff Re-Entry Gate Only

Google

Uthmaniyah Summit 2

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B



Memorandum

TO: John Shaver, City Attorney
FROM: Greg Moberg, Development Services Manager
DATE: August 29, 2016
SUBJECT: Moss Performing Arts Center Request

ANALYSIS:

From the Colorado Mesa University website:

“The Moss Performing Arts Center, named for local Colorado Mesa University supporters John and Angie Moss, provides music, dance and theatre students with the facilities needed to let their creativity shine. As the major center for arts and culture between Denver and Salt Lake City, Moss was named one of the top 25 Most Amazing University Performing Arts Centers by bestvalueschools.com. The Moss Performing Arts Center is home to the 600-seat William S. Robinson Theatre, the 300-seat Carolyn Love Recital Hall, the Walter Walker Reception Area, the Mesa Experimental Theatre, a design studio, numerous music practice rooms, smart technology classrooms, and a dance studio with panoramic views of the Grand Valley.”

PROPERTY INFORMATION		
Location:	1100 North Avenue	
Applicants	Colorado Mesa University	
Existing Land Use:	Performing Arts Center	
Proposed Land Use:	Liquor Sales During Events	
Surrounding Land Use:	North	Colorado Mesa University
	South	Colorado Mesa University
	East	Commercial
	West	Colorado Mesa University
Existing Zoning:	CSR (Community Services and Recreation)	
Proposed Zoning:	N/A	
Surrounding Zoning:	North	CSR (Community Services and Recreation)
	South	CSR (Community Services and Recreation)
	East	C-1 (Light Commercial)
	West	CSR (Community Services and Recreation)
Future Land Use Designation:	Business Park Mixed Use	

Section 21.02.110 of the Grand Junction Municipal Code

The following standards and criteria must be met:

(1) All applicable site plan review criteria in Section 21.02.070(g) of the Grand Junction Municipal Code (GJMC) and conformance with the SSID, TEDS and SWMM Manuals.

The property is located on the eastern edge of the Colorado Mesa University campus along N. 12th Street. The property to the north, south and west contain Colorado Mesa University buildings and facilities. The properties to the east are commercial in nature including a fast food restaurant and sales and service. It has been determined that the proposal is an accessory use to an existing use requiring no additional parking or landscaping. Furthermore, the proposed use is to be located within an existing building, therefore the requirements of SSID (Submittal Standards from Improvements and Development), TEDS (Transportation Engineering Design Standards) and the SWMM (Stormwater Management Manual) are not applicable.

Therefore, this criterion has been met.

(2) District Standards. The underlying zoning districts standards established in Chapter 21.03 GJMC, except density when the application is pursuant to GJMC 21.08.020(c) [nonconformities];

Under the current zoning of CSR (Community Services and Recreation), colleges and universities are uses allowed by right as are theaters and event centers. Because the proposal is not standalone (only those people who are attending events will be able to make purchases) and because proposal is considered an accessory use to performing arts and events centers, the proposed sale of liquor, wine and/or beer is considered accessory to the existing use and therefore allowed.

Therefore, this criterion has been met.

(3) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC;

There are no use-specific standards required for this proposal.

Therefore, this criterion has been met.

(4) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.

The property is located on the eastern edge of the Colorado Mesa University campus. The property to the north, south and west contain Colorado Mesa University buildings and facilities. The properties to the east are commercial in nature including a fast food

restaurant and retail sales and service. Parking is provided on campus in several locations. Adequate transit (bus and taxi), hospitals, fire and police protection are all available in the area and in close proximity to serve this site. Water, sewer, electricity and gas infrastructure are already serving the property.

Therefore, this criterion has been met.

(5) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

(i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

There are no dwelling units adjacent to the Moss Performing Arts Center.

Therefore, this criterion has been met.

(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

Because the proposed use will be located within an existing building on the Colorado Mesa University campus, the use will have little to no impact on the use and enjoyment of adjoining properties.

Therefore, this criterion has been met.

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include; buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

There are no changes being proposed to the exterior of the existing building or landscaping. Because the proposed use will be located within an existing building on the Colorado Mesa University campus, the proposed use will not create any negative lighting, glare, dust, noise, and odors and the proposal will be effectively confined so as not to be injurious or detrimental to nearby properties.

Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the proposal for allowing liquor sales at the Moss Performing Arts Center, located at 1100 North Avenue, the following findings of fact and conclusions have been found:

1. The request is consistent with the Comprehensive Plan.
2. Review criteria in Section 21.02.110 of the Grand Junction Municipal Code have all been met.



BLITZ

CANVASSING

**City of Grand Junction
&
Colorado Mesa University
Moss Performing Arts Center**

9/16/2016

**Prepared for submission to:
Debbie Kemp, Deputy City Clerk
City Clerk's Office, Grand Junction
250 North 5th Street
Grand Junction, CO 81501**



Petition/Survey Results:

Quantitative Results:

1. Survey Pool:

Pool of businesses/residences to survey	400
Total valid businesses/residences that participated	172

2. Qualified Contact Results:

Businesses

Businesses favoring issuance	25
Businesses opposing issuance	1
Businesses w/ no opinion	0
Total businesses surveyed	26
Percentage of businesses favoring issuance	96%

Residences

Residences favoring issuance	145
Residences opposing issuance	1
Residences no opinion	0
Total residences surveyed	146
Percentage of residences favoring issuance	99%

Businesses/Residences Combined

Businesses/residences favoring issuance	170
Businesses/residences opposing issuance	2
Businesses/residences with no opinion	0
Total businesses/residences surveyed	172
Percentage of businesses/residences favoring issuance	98.8%



Petition Methodology:

1. The petition/survey was circulated between August 31 – September 13, 2016. Residences and businesses were surveyed within the parameters of the specified survey area. The survey area was bordered to the North by Orchard Avenue, to the South by White Avenue, 23 Road on the East and 9th Avenue on the West. Both sides of the street were considered within the survey area (a map is included for reference on pg. #4).
2. Each circulator participated in a training session before they began their canvass. During this training, circulators learned the protocols for the petition: (e.g. the boundaries of the survey area, the type of liquor license, explaining to contacts the importance of the liquor license). Each canvasser was also briefed on the importance of professionalism when representing Colorado Mesa University and Blitz Canvassing as they circulated the survey area.
3. Each circulator was equipped with a city-issued map of the survey area in addition to their city-issued petition packets. Please reference the map on pg. #5 to see where each canvasser was operating in.
4. Individuals in the survey area were contacted on a random sampling basis. If contacts were available to survey, canvassers began by explaining they were there on behalf a third party entity, as part of a sampling program for the applicant, Colorado Mesa University. Contacts were then provided information on the prospective location of the license and details on what type of liquor license CMU wants to acquire. The individuals were finally asked if they were willing to participate by filling out the petition/survey. When filling out the petition, canvassers explained the difference between checking the "Yes" box if they support the liquor license being issued, and checking the "No" box if they oppose the issuance of a liquor license.
5. Canvassers respected businesses and residences who had "no soliciting" signs and did not attempt to contact those locations.
6. Canvassers circulated the petitions among businesses in the survey area during the day, and attempted to contact residences in the late afternoon to have a higher contact rate.
7. Three canvassers circulated the petitions. Nick Burton circulated four (4) petition packets, Steven Bartholomew circulated one (1) petition packets, and David Dazlich circulated one (1) petition packet. A total of six (6) petition packets were circulated.

BLITZ

CANVASSING

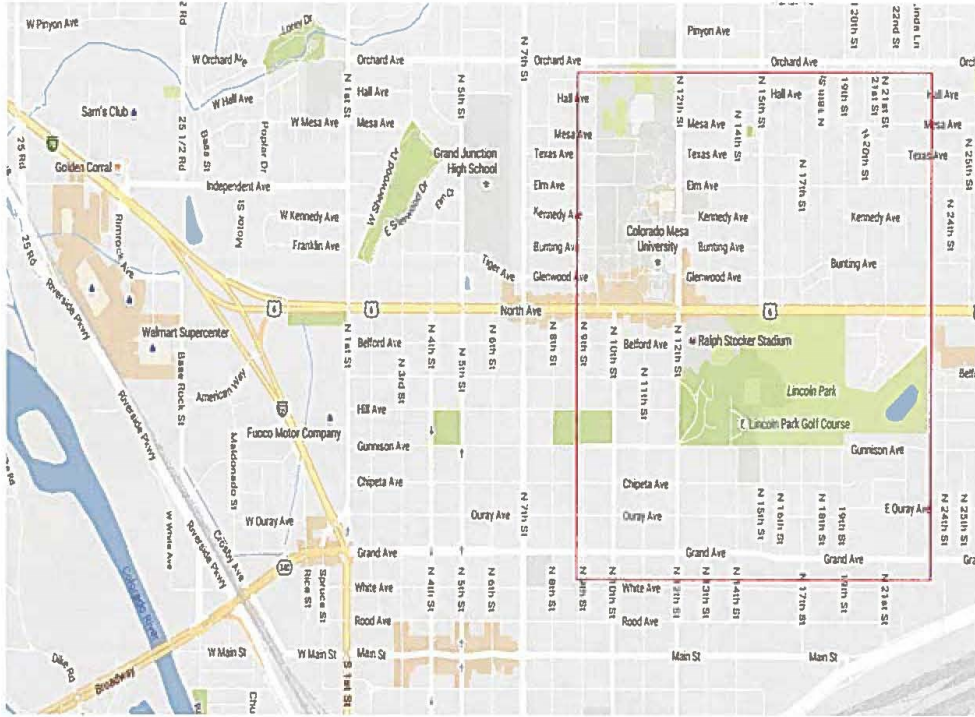
Qualitative Summary:

The results show that a majority of residents and business owners/managers favor a liquor license being issued to the Colorado Mesa University, Moss Performing Arts Center. Business owners were glad to hear about the possible issuance because they believe over time it will bring more customer traffic to businesses in and around the University. The lone business what opposed the issuance was the convenience store across the street from the proposed licensee and feared competition with their ability to eventually sell beer and wine.

Throughout the survey period there were business owners and managers who were unavailable to be surveyed coupled with residences where nobody answered the door.

Orchard Avenue borders the North
White Avenue borders the South
23 Road borders the East
9th Avenue borders the West

BLITZ CANVASSING





CITY CLERK

MEMO: Local Licensing Authority

FROM: Juanita Peterson, Deputy City Clerk

DATE: September 13, 2016

SUBJECT: Application for a new Arts liquor license by Colorado Mesa University, dba Moss Performing Arts Center, 1221 N. 12th Street, Grand Junction, CO 81501

Colorado Mesa University, filed an application with the Local Licensing Authority on August 3, 2016 for a new Arts liquor license which permits the sale of alcohol beverages to patrons of productions or performances by the drink for consumption on the licensed premises at 1221 N. 12th Street under the trade name of Moss Performing Arts Center. 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, 2016. The Notice of Hearing will be given by posting a sign on the property on or before noon on September 7, 2016 and by publishing a display ad in the Daily Sentinel on September 2, 2016.

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, South by White Avenue, 23rd Street on the East, and 9th Avenue on the West and included both sides of the streets as the outer boundaries. The results of that survey are as follows:

Check, the **YES** column if you **SUPPORT** this type of license being issued because the existing outlets do not adequately serve the reasonable requirements of the designated area or check the **NO** column if you **OPPOSE** this type of license being issued because the existing outlets adequately serve the reasonable requirements of the designated area.

Business Results:	FAVOR:	34
	OPPOSE:	2

Residential Results:	FAVOR:	139
	OPPOSE:	2

There were four responses that were disqualified due to being out of the area, no address, and one person signed twice, so only one counted.

No letters of opposition or counterpetitions have been filed to date.

The Grand Junction Police Department will be investigating the owner for local criminal history and verifying that the Notice of Hearing was posted in a timely manner and that the diagram matches the establishment. The fingerprints were forwarded to CBI for further processing. Reports have been requested by the Grand Junction Fire Department, the Grand Junction Sales Tax Department, and Mesa County Health Department.

The number of liquor licensed outlets in the survey area are:

Hotel and Restaurant = 2 (Wrigley Field, El Tapatio)
Hotel and Restaurant with Option Premise = 1 (Sodexo at CMU)
Tavern = 1 (Lincoln Park Sports Complex)
Beer and Wine = 1 (Pizza Hut #248)
Retail Liquor = 2 (Pete's House of Spirits, Teller Arms Liquor)
3.2% Beer (Off Premises) = 1 (The Park)

That concludes this report.

cc: Applicant
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File



CITY CLERK

MEMO: Local Licensing Authority

FROM: Juanita Peterson, Deputy City Clerk

DATE: September 13, 2016

SUBJECT: Application for a new Hotel and Restaurant liquor license by Taco Corporation Worldwide, LLC dba TacoParty, 126 S. 5th Street, Grand Junction, CO 81501

Taco Corporation Worldwide, LLC filed an application with the Local Licensing Authority on August 15, 2016 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 126 S. 5th Street under the trade name of TacoParty. 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, 2016. The Notice of Hearing will be given by posting a sign on the property on or before noon on September 7, 2016 and by publishing a display ad in the Daily Sentinel on September 2, 2016.

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 Gunnison Avenue, South by D Road, 10th Street on the East, and 1st Street on the West and included both sides of the streets as the outer boundaries. The results of that survey are as follows:

Check, the **YES** column if you **SUPPORT** this type of license being issued because the existing outlets do not adequately serve the reasonable requirements of the designated area or check the **NO** column if you **OPPOSE** this type of license being issued because the existing outlets adequately serve the reasonable requirements of the designated area.

Business Results:	FAVOR:	55
	OPPOSE:	0

Residential Results:	FAVOR:	33
	OPPOSE:	0

There were four responses that were disqualified due to no address and out of area.

No letters of opposition or counterpetitions have been filed to date.

The Grand Junction Police Department will be investigating the owners for local criminal history and verifying that the Notice of Hearing was posted in a timely manner and that the diagram matches the establishment. The fingerprints were forwarded to CBI for further processing. Reports have been requested by the Grand Junction Fire Department, the Grand Junction Sales Tax Department, and Mesa County Health Department.

The number of liquor licensed outlets in the survey area are:

Hotel and Restaurant = 13 (Ella Blues, Los Reyes Restaurant, Two Rivers Convention Center, LeRouge, Dream Café, Nepal Restaurant, Las Maria's, Taqueria Guadalajara, MX Tapas Bar, Bin 707 Food Bar, 626 on Rood, Suehiro Japanese Restaurant, Il Bistro Italiano)
Tavern = 5 (Thunderstruck Valley, Fairfield Inn, Spring Hill Suites, Quincy Bar and Grill, Barons)
Beer and Wine = 4 (Pablo's Pizza, Café Sol, The Palette, Art Bar)
Art = 2 (The Main Street Gallery, CMU Downtown Art Gallery)
3.2% Beer (Off Premises) = 2 (City Market #32 and LOCO Food Store)

That concludes this report.

cc: Applicant
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File