

**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, FEBRUARY 6, 2019, 2:00 P.M.**

**HEARING OFFICER SAM D. STARRITT**

**I. CALL TO ORDER**

The meeting was called to order at 2:00 p.m. Those present were Hearing Officer Sam Starritt, City Attorney John Shaver, and Deputy City Clerk Selestina Sandoval.

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

1. Love's Travel Stops & Country Stores, Inc. dba Love's Travel Stops #517, 748 22 Road, Grand Junction, CO 81505, Fermented Malt Beverage Off Premises
2. Orion Investments, LLC dba Charlie Dwellington's, 103 North 1st Street, Grand Junction, CO 81501, Tavern
3. Grand Valley Public Radio Co., Inc. dba KAFM 88.1 Community Radio, 1310 Ute Avenue, Grand Junction, CO 81501, Arts
4. Namaste Nepal Restaurant, LLC dba Namaste Nepal Restaurant, 2692 Highway 50 Spaces L&N, Grand Junction, CO 81503, Hotel & Restaurant
5. GA Restaurant, Inc. dba Wrigley Field, 1810 North Avenue, Grand Junction, CO 81501, Hotel & Restaurant
6. Texas Roadhouse Holdings, LLC dba Texas Roadhouse, 2870 North Avenue, Grand Junction, CO 81501, Hotel & Restaurant

Hearing Officer Starritt read all renewal applications for the record and asked Ms. Sandoval of the status of the applications. Ms. Sandoval said all applications were in order and review agencies show they are in compliance. He then asked if anyone was present to speak against any renewal applications. There was no one. Hearing Officer Starritt approved renewal applications #1 - #6.

**III. APPLICATION TO RENEW LIQUOR LICENSE WITH A CHANGE IN CORPORATE STRUCTURE**

1. JMJ Ventures, LLC dba Roosters, 2210 Hwy 6 & 50, Grand Junction, CO 81501, Hotel & Restaurant

Remove Michael Christensen – no longer member of business

The application for renewal with a change in corporate structure was found to be in order and approved.

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

1. Feather Petroleum, CO dba Stop N Save No. Three, 723 Horizon Drive, Grand Junction, CO 81506, Fermented Malt Beverage Off Premises

Raze store and rebuild larger store

Kent Frieling, President of Feather Petroleum, Co presented the modifications made (diagrams attached). He noted that they have suspended sales until the application for modification of premises is approved.

Ms. Sandoval read the results of the survey that was conducted (attached). Ryan Frieling, Owner, and Neil Elder, HR Director, were present to answer questions about how the survey was conducted. Hearing Officer Starritt asked if anyone was present to speak against the application; there was no one. The application for modification of premises was found to be in order and approved.

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

1. Dos, Inc. dba Dos Hombres Restaurant, 421 Brach Drive, Grand Junction, CO 81507, Hotel & Restaurant

Hayden S. Howard, 2606 Partridge Court, Grand Junction CO 81506 replaces Jacob Sigle

Mr. Howard explained that he previously owned Dos, Inc., sold the company to Mr. Sigle, then recently took it back.

Hearing Officer Starritt asked if anyone was present to speak against the application; there was no one. The application for change in corporate structure was found to be in order and approved.

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

1. City of Grand Junction dba The Park, 800 Mantlo Circle, Grand Junction, CO 81501, Fermented Malt Beverage On Premises

City Manager: Greg Caton, 730 Wedge Drive, Grand Junction, CO 81506  
Director of General Services: Jay Valentine, 519 Rado Drive Unit A, Grand Junction, CO 81507

Jay Valentine, Director of General Services, explained the current vendor that operates the restaurant at Lincoln Park Golf Course no longer wishes to manage it.

The City of Grand Junction has decided to acquire the liquor license after having a difficult time finding another vendor to replace the current one.

Hearing Officer Starritt asked if anyone was present to speak against the application; there was no one. The application for transfer of ownership was found to be in order and approved.

## **VII. APPLICATION FOR NEW LIQUOR LICENSE – RESOLUTION, FINDINGS AND DECISION**

1. Pho 88, LLC dba Pho 88, 2463 Patterson Road, Grand Junction, CO 81505, Beer and Wine

Member: Bill Dao, 2504 Buchanan Drive, Grand Junction, CO 81505

Member: Son Huynh, 2504 Buchanan Drive, Grand Junction, CO 81505

Member Son Huynh represented the applicant. Ms. Sandoval read the results of the survey (attached) and reported the paperwork is in order. Eva Garretson with Liquor Pros out of Colorado Springs (via conference call) answered questions about how the survey was conducted.

Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one. He then said based on the information presented, the needs and desires of the neighborhood are not being met by the current licenses in the area and approved the application. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

## **VIII. APPLICATIONS FOR SPECIAL EVENTS PERMIT**

1. Hilltop Health Services Corp., 1331 Hermosa Avenue, Grand Junction, CO 81506 "The Beacon and Hilltop Senior Living Communities Valentine's Dance - 2019" on February 9, 2019 from 7:30 p.m. to 10:30 p.m., Located at The Commons of Hilltop, 625 27 ½ Road, Grand Junction, CO 81506, Malt, Vinous, and Spirituous

President: J. Michael Stahl, 2599 Kayden Court, Grand Junction, CO 81505

Event Manager: Paige Cadman, 636 Cortney Way, Grand Junction, CO 81504

Event Manager Paige Cadman answered questions about the event location, security, and how it will be conducted lawfully.

Hearing Officer Starritt asked if anyone was present to speak against the Special Event Application being issued; there was no one. Hearing Officer Starritt entered Exhibits "A" and "B" (attached) into the record.

Hearing Officer Starritt found that pursuant to Colorado State Statutes 44-5-106, 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, 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 Hilltop Health Services Corp. for “The Beacon and Hilltop Senior Living Communities Valentine’s Dance - 2019” was in order and approved.

2. Holy Family Elementary School, 786 26 ½ Road, Grand Junction, CO 81506  
“Holy Family Catholic School Gala - 2019” on April 6, 2019 from 4:00 p.m. to 12:00 a.m., Located at 786 26 ½ Road, Grand Junction, CO 81506, Malt, Vinous, and Spirituous

President: Nicolana Walsh, 2697 Haven Hill Court, Grand Junction, CO 81506  
Event Manager: Tonja Kueper-Rinaldo, 3815 Applewood Street, Grand Junction, CO 81506

No one was present to represent the applicant. This item will be continued to the March 6, 2019 Liquor and Beer agenda.

#### **IX. OTHER BUSINESS**

City Attorney Shaver stated that he had a conflict with the date of the next regularly scheduled meeting and asked that it be rescheduled to either February 19, 2019 or February 21, 2019. Due to posting requirements for the new licenses scheduled for the February 20, 2019 meeting, it was rescheduled to Thursday, February 21, 2019.

#### **X. ADJOURNMENT**

The meeting was adjourned at 2:55 p.m.

**NEXT REGULAR MEETING – February 21, 2019**

MEMO: Local Licensing Authority

FROM: Selestina Sandoval, Deputy City Clerk

DATE: January 24, 2019

SUBJECT: Application for a modification of a fermented malt beverage off premises liquor license to raze existing store and build larger store at the current licensed premises by Feather Petroleum, CO dba Stop N Save No. Three, 723 Horizon Drive, Grand Junction, CO

Feather Petroleum, CO filed an application for a modification of premises with the Local Licensing Authority on December 28, 2018 for a modification of their current licensed premises permitting sales of fermented malt beverages by the drink for consumption off the premises at 723 Horizon Drive under the trade name of Stop N Save No. Three. The hearing date is set for February 6, 2019 at 2:00 p.m.

In order to address the reasonable requirements and desires of the adult inhabitants of the neighborhood, the applicant conducted a survey. The neighborhood is defined as the area bounded on the north by Crossroads Blvd, F ½ Road on the South, 28 Road on the East and 27 Road on the West and includes both sides of the streets as the outer boundaries. The results of that survey are as follows:

Check, the **YES** column if you **SUPPORT** the proposed modification of the premises as described because this will not conflict with the reasonable requirements of the designated area and it is your desire the modification be approved. Check the **NO** column if you **OPPOSE** this proposed modification of premises as described because this will conflict with the reasonable requirements of the designated area and it is your desire the modification **not be approved**.

Business Results:	FAVOR:	56
	OPPOSE:	0

Residential Results:	FAVOR:	50
	OPPOSE:	0

Five responses were disqualified: four for addresses being outside of the boundary area, and one for a missing signature. There were four exhibit sheets that reflected nine people refused to sign, 27 no answers, 15 no solicitors and three others.

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

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

**Fermented Malt Beverage Off Premises** = 2 (Alta 6315 & Safeway Store 2625)

**Hotel and Restaurant** = 13 (Grand Vista Hotel, Citrola's Italian Grill and Bar, WW Peppers LTD, Tepanyaki Japanese Steak House & Sushi Bar, Pantuso's Ristorante, Holiday Inn Hotel and Suites Grand Junction, Doubletree – Grand Junction, Applebee's Neighborhood Grill & Bar, Enzo's Pizzeria & Italian Café, Aztecas Family Mexican Restaurant, Bookcliff Country Club, Sang Garden Chinese Restaurant, & Taqueria Guadalajara #2)

**Lodging and Entertainment** = 3 (Residence Inn Grand Junction, Courtyard by Marriott, & Hideaway Lounge)

**Retail Liquor Store** = 2 (Horizon Liquor, & Country Club Liquors)

**Tavern** = 1 (Cruisers)

That concludes this report.

cc: Applicant  
Sam Starritt, Hearing Officer  
John Shaver, City Attorney  
Meghan Woodland, Grand Junction Police Department  
File

# Feather Petroleum Co Stop n Save #3 proposed changes

**LEGEND**

	EXISTING WALL TO REMAIN
	EXISTING ITEM TO REMAIN
	NEW WALL
	NEW ITEM

**CHAMBERLIN ARCHITECTS**  
 ENGINEERS ARCHITECTS INTERIOR DESIGNERS

CHAMBERLIN ARCHITECTS  
 437 Main St.  
 Grand Junction, Colorado 81501  
 T 970.242.6804  
 725 Saint Joseph St., Suite 01  
 Rapid City, South Dakota 57701  
 T 605.353.6804  
 www.chamberlinarchitects.com

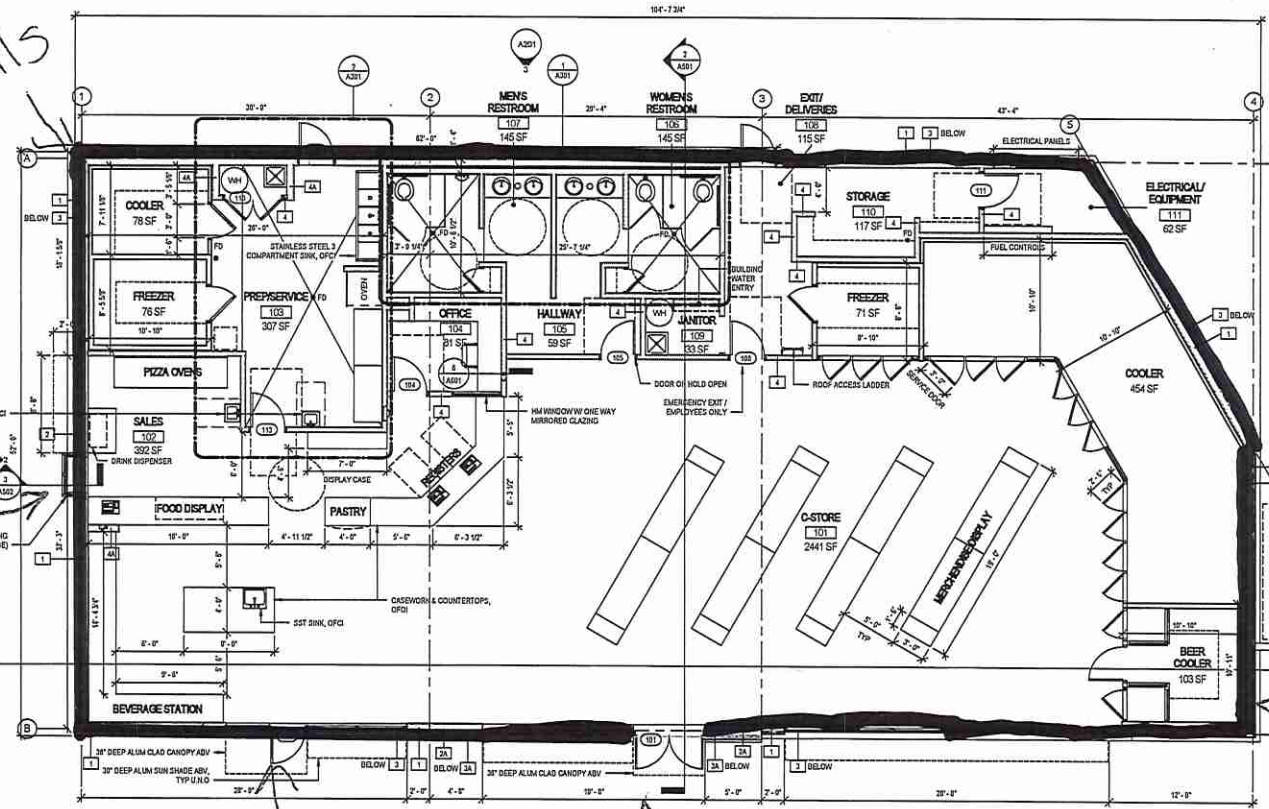
**STOP-N-SAVE**  
 723 HORIZON DRIVE  
 GRAND JUNCTION, COLORADO  
**FIRST FLOOR PLAN**

NO.  **ISSUED FOR:**  **DATE:**

PROJECT STATUS: 100%  
 DESIGN DEVELOPMENT

DRAWN BY: PH CHECKED BY: DD

DATE: 03/06/2018 SHEET NO:  
 PROJECT NO: 1707 **A101**



*walls*

*Drive thru window (Beer)*

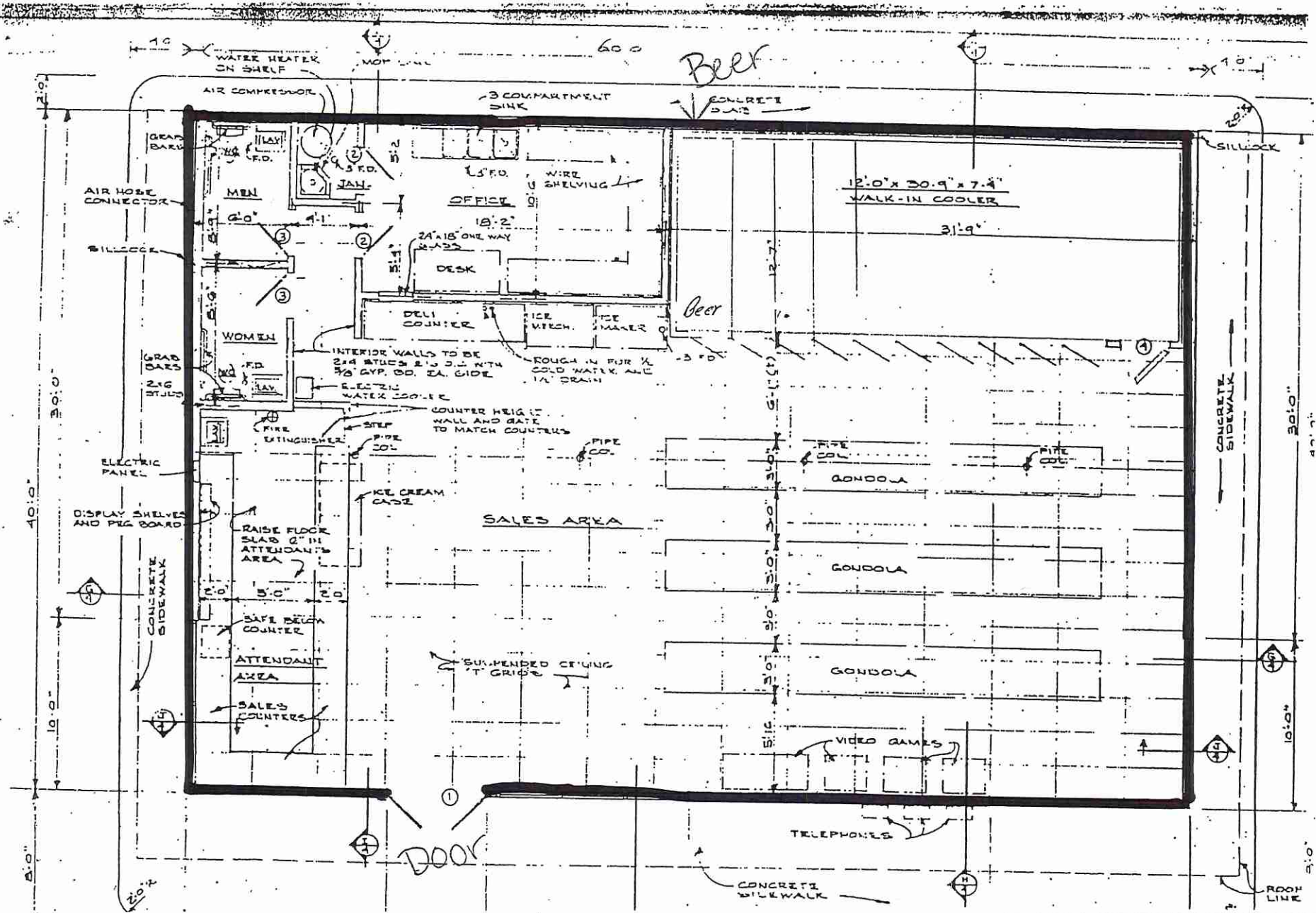
*Beer cooler*

*Door*

*Primary Entrance*



Feather Petroleum Co  
 Stop 'n Save #3  
 Current licensed premises





MEMO: Local Licensing Authority

FROM: Selestina Sandoval, Deputy City Clerk

DATE: January 2, 2019

SUBJECT: Application for a new beer and wine liquor license by Pho 88, LLC, 2463 Patterson Road, Grand Junction, CO

Pho 88, LLC filed an application with the Local Licensing Authority on November 20, 2018 for a new beer and wine liquor license permitting sales of malt, and vinous liquors by the drink for consumption on the premises at the place where sold at 2463 Patterson Road under the trade name of Pho 88. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date has been scheduled for January 16, 2019. A "Notice of Hearing" was given by posting a sign on the property on or before noon on January 2, 2019 and by publishing a legal ad in the Daily Sentinel on January 4, 2019.

In order to address the reasonable requirements of the neighborhood and the desires of the adult inhabitants of the neighborhood, the applicant hired Liquor Pros out of Colorado Springs, CO to conduct the survey. The neighborhood was defined as the area bounded on the north by G Road, on the south by Highway 6 & 50, on the east by 1<sup>st</sup> Street (26 Road), and on the west by 24 Road and includes 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:	53
	OPPOSE:	1
Residential Results:	FAVOR:	113
	OPPOSE:	5

The results provided by Liquor Pros regarding the petition/opinion poll to determine needs and desires is attached. The City of Grand Junction City Clerk's office reviewed the results from Liquor Pros and concurred with their disqualification of two signatures due to signers not being 21 years of age. According to the survey summary provided by Liquor Pros, there were 307 no responses, 41 declined to participate, and 23 were not qualified to sign.

To date, no letters of opposition or counter petitions have been filed.

The Grand Junction Police Department will investigate the individuals for local criminal history. A representative from Pho 88, LLC posted the notice of hearing at the property and provided the City Clerk's Office with an affidavit of posting. The Grand Junction Police Department will also inspect the property to ensure the Notice of Hearing has been posted in a timely manner and verify the diagram matches the establishment. A report has also been requested from the City of Grand Junction Sales Tax Department, Fire Department, and Mesa County Health Department.

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

**Beer and Wine** – One license (Bamboo City)

**Club** – One license (Moose Lodge)

**Hotel and Restaurant** – 17 licenses (Garlic Knot, Boston's, Chuck E Cheese's, Buffalo Wild Wings, Olive Garden, Outback, Famous Dave's, Red Lobster, Chili's, Tequila's, Genghis Grill, Mi Mexico, Chipotle, Grand International Buffet, Red Robin, No Coast Sushi, and Old Chicago)

**Lodging and Entertainment** – One license (X-Golf)

**3.2% Beer (Off Premises)** – Two licenses (City Market #51 and Target)

**Retail Liquor Store** - Two licenses (Fisher's Liquor Barn and Andy's Liquor Mart)

**Tavern** – One license (Bank 8 Billiards)

That concludes this report.

ec: Son Huynh, Applicant  
Eva L. Garretson, Liquor Pros  
Sam D. Starritt, Hearing Officer  
John Shaver, City Attorney  
Meghan Woodland, Grand Junction Police Department  
File

December 23, 2018

RESULTS OF THE LIQUOR LICENSE SURVEY REGARDING: **Pho 88**  
 2463 Patterson Road  
 Grand Junction, CO 81505

Applicant: Pho 88, LLC  
 Purpose: Application for a New Beer and Wine Liquor License

**ISSUE:** A petition was circulated to determine if the needs of the neighborhood and desires of the inhabitants were or were not being presently met by existing similar alcoholic beverage outlets. Those in favor of Pho 88 being granted a Beer and Wine License indicated by checking the "Favor – YES" column of the signature sheet and those opposed checked the "Oppose - NO" column. The results were as follows:

Favor "YES"		Oppose "NO"		<u>TOTAL SIGNATURES</u>
97%	166	3%	6	172

**SURVEY STATISTICS**

	Favor "YES"		Oppose "NO"		TOTAL
Business Survey Results	98%	53	2%	1	54
Residential Survey Results	96%	113	4%	5	118

*Percentages in this report have been rounded to the nearest whole number.*

	BUSINESS	RESIDENTIAL	TOTAL
No Response	29	278	307
Declined to Participate	20	21	41
Not Qualified to Sign	9	14	23
Disqualified	0	2	2
"No" Signatures	1	5	6
"Yes" Signatures	53	113	166
TOTAL CONTACTS & ATTEMPTS	112	433	545

**SURVEY STATISTICS** Pho 88

- >Number of Businesses and Residents Contacted: 545 Attempts – 307 No Response = 238
- >Business Survey Participation Rate: 54 Signatures/ 74 Qualified Contacts = 73%
- >Residential Survey Participation Rate: 118 Signatures/ 107 Qualified Contacts = 84%
- >Percentage of Residents Home During Survey: 155 Contacts/ 433 Attempts = 36%

<b>REASONS FOR OPPOSITION SIGNATURES</b>		<b>REASONS FOR DECLINING TO PARTICIPATE</b>	
<b>No REASON</b>	5	Don't Sign Any Petitions/Survey	15
<b>KIDS</b>	1	Against Company Policy	8
<b>Total</b>	<b>6</b>	Not Interested	10
		Too Busy	8
		<b>Total</b>	<b>41</b>
		<b>CONTACTS NOT QUALIFIED TO SIGN</b>	
		Owner / Manager Unavailable	10
		Under 21	10
		Non-Resident	1
		No English Spoken or Read	2
		<b>Total</b>	<b>23</b>

Reasons for opposition in **BOLD** may be considered as invalid or irrelevant to the needs and desires issue of this survey. If irrelevant or invalid reasons are discounted from the final tally, the results would be:

<b>FAVOR "YES"</b>		<b>OPPOSE "NO"</b>		<b>TOTAL</b>
<b>100%</b>	166	---	0	166

**PETITION METHODOLOGY**

- Survey Date and Times:

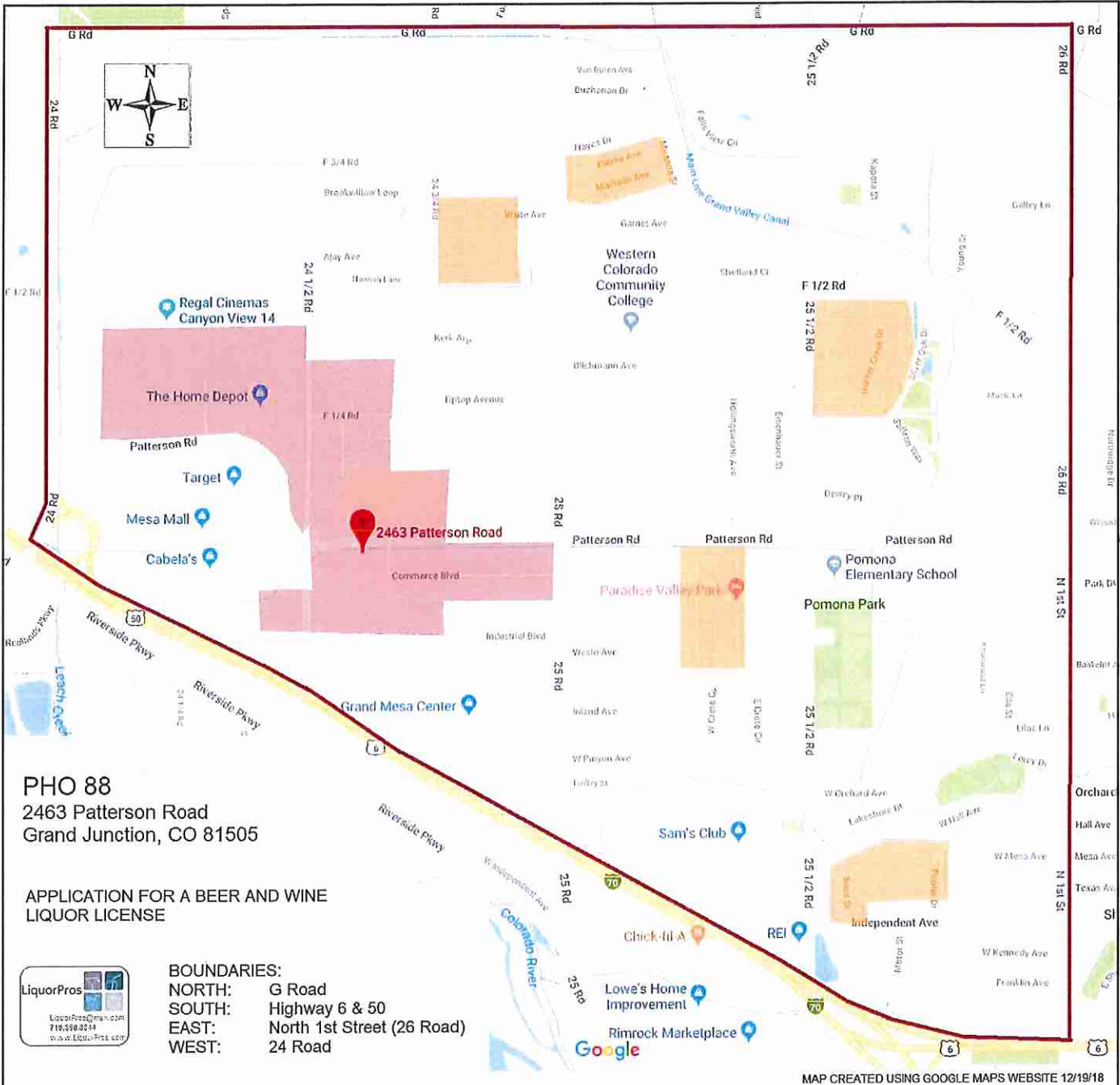
Business	Friday	December 21, 2018	12:00 pm – 5:00 pm
Residential:	Saturday	December 22, 2018	10:00 am – 4:00 pm
Residential:	Friday	December 23, 2018	10:00 am – 2:30 pm

- Survey Areas: Circulator started in close to the site and then obtained samples within the survey area. Please see attached map.
- Circulators of the Survey: There was one circulator for this survey. Prior to the start of the survey, the circulator was briefed on the type of liquor license application, the areas to be surveyed and reminded to remain unbiased in their approach to residents and business people. The circulator had with her a face sheet with the applicant business name, location and hearing information, instructions, and the petition/survey issue along with signature sheets and a map of the proposed location. The circulator used tally sheets to record all contacts, attempts and reasons for opposition signatures and refusals. Upon conclusion of the survey, the circulator signed notarized affidavits of circulation. The original survey packets were pre-filed with the Grand Junction City Clerk's Office.

Report prepared and respectfully submitted by,



Eva L. Garretson  
Liquor Licensing Professionals, LLC



PHO 88  
 2463 Patterson Road  
 Grand Junction, CO 81505

APPLICATION FOR A BEER AND WINE  
 LIQUOR LICENSE



BOUNDARIES:  
 NORTH: G Road  
 SOUTH: Highway 6 & 50  
 EAST: North 1st Street (26 Road)  
 WEST: 24 Road

MAP CREATED USING GOOGLE MAPS WEBSITE 12/19/18

**SURVEY RESULTS**

- BUSINESS AREAS COVERED IN SURVEY
- RESIDENTIAL AREAS COVERED IN SURVEY

SURVEY DATES:  
 DECEMBER 21, 22, & 23, 2018

A

SPECIAL EVENT PERMIT  
QUESTIONNAIRE AND AFFIDAVIT

1. Name of Event: The Beacon and Hilltop Senior Living Communities Valentine's Dance

2. How many attendees are expected at the event? 200 - Must be 55 or older

3. Has the event been held in the past? If so, how many years? Yes, 6 years

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

5. Describe the premises at which the event will take place.  
The event will be held in The Commons of Hilltop - an assisted living community owned by the applicant located at 625 27 1/2 Road, GJ.

6. What type of and how many security will be provided at this event and how will they be identified?  
Two members of Hilltop staff will provide security for this event and will wear badges that will clearly identify them as security.

7. What is the Control Plan for security at this event? (Use additional sheet if necessary)  
Hilltop staff as well as the employees of Fisher's Liquor Market (who are responsible for serving alcohol) will check IDs and make sure anyone underage is not drinking and observe attendee behavior to detect any inappropriate, alcohol related behavior. Taxis will be called for anyone deemed unable to drive home.

8. How will security personnel be identified?  
All security will wear clearly identifiable badge marking them as the event's security.

9. If this event is being held outdoors, how will the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.)?  
N/A

A

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.)

This is an age 55 and older at the event and all staff will be over the age of 21. If for any reason staff or an is under 21, we will put a wrist band on to mark them as "not to be served"

11. How will the conduct and level of intoxication of attendees be monitored and by whom?  
All staff will pay attention for any signs of intoxication. The bartenders, provided by The Liquor Barn, will be the ones who will stop serving to anyone who they believe to be intoxicated.

12. Have the volunteers or members of your organization been trained in the sale/service of alcohol beverages?  
Two members of Hilltop's staff have completed the Alcohol Server Responsibility training provided by the

13. What types of alternate beverages and food/snacks will be available?  
Appitizers including breads, cheese, crab stuffed mushrooms, sirloin bacon cheese skewers, caprese skewers, and shrimp cocktail. Dessert includes taramisu, cupcakes and chocolate mousse.

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.  
State Sales Tax License: 04136961-0001; Sales/Use Tax License: 3360

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.

J. Michael Hill  
Applicant's Signature

12-18-18  
Date

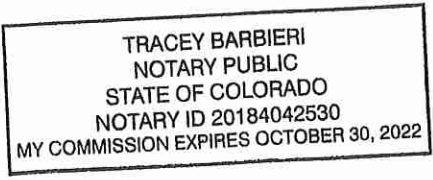
STATE OF COLORADO )  
COUNTY OF MESA ) SS.  
CITY OF GRAND JUNCTION )

Subscribed and sworn to before me this 18<sup>th</sup> day of December, 2018.

Witness my hand and official Seal.

Tracey Barbieri  
Notary Public

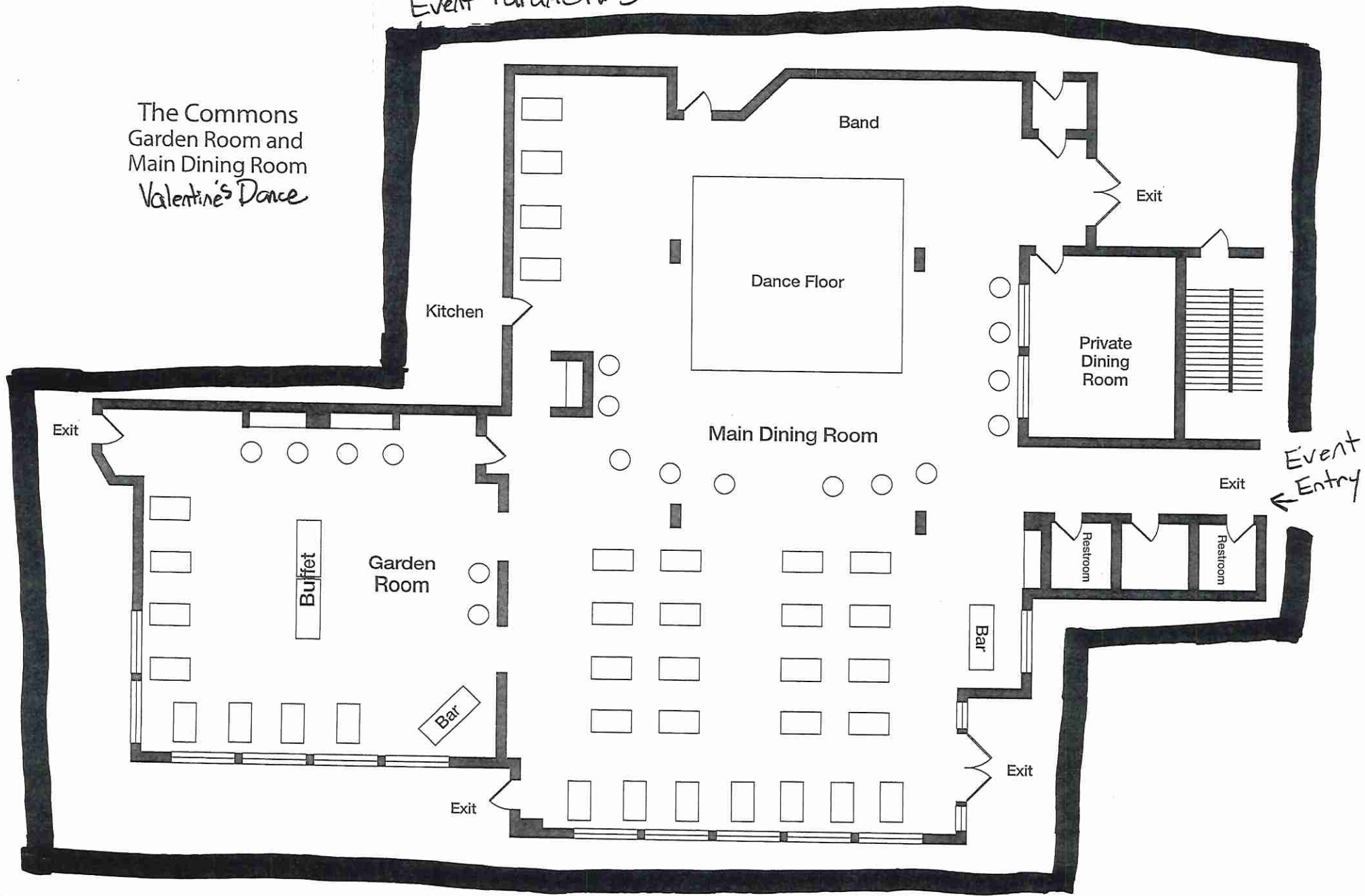
October 30, 2022  
My commission expires



B

# Event Parameters

The Commons  
Garden Room and  
Main Dining Room  
*Valentine's Dance*



Faint text at the bottom left corner, possibly a page number or reference code.