

**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  
THURSDAY, FEBRUARY 21, 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 Janet Harrell.

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

1. CST Metro, LLC dba Circle K #2744115, 599 29 1/2 Road, Grand Junction, CO 81501, Fermented Malt Beverage Off Premises
2. Dynamic Adventure Limited dba Le Rouge, 317 Main Street, Grand Junction, CO 81501, Hotel and Restaurant and Outdoor Dining Lease
3. Just Be, LLC dba Barons, 539 Colorado Avenue, Grand Junction, CO 81501, Tavern and Outdoor Dining Lease
4. The Raw Canvas Gallery dba The Raw Canvas Gallery, 519 Main Street, Grand Junction, CO 81501, Art Gallery Permit
5. Rush Corporation dba Kokopelli Liquor, 2996 D Road, Grand Junction, CO 81504, Retail Liquor Store and Tasting Permit

Hearing Officer Starritt read all renewals into the record and asked Ms. Harrell if all the applications were in order. Ms. Harrell said they were and that the review agencies showed they are in compliance. Hearing Officer Starritt asked if anyone was present to speak against any of the renewal applications. There was no one. Renewal applications #1 - #5 were approved.

**III. APPLICATION FOR MODIFICATION OF PREMISES**

1. VAT, LLC dba Jack Rabbit Liquor, 2681 Unaweep Avenue Units C&D, Grand Junction, CO 81503, Retail Liquor Store

Remodel and expand store making more space for liquor products

Ms. Harrell said the file was complete and review agencies showed they are in compliance and read the survey results (attached). Touch Vat, Sole Member of

VAT, LLC and Store Manager Jennifer Mendenhall were present to explain the proposed modifications and answer questions about how the survey of the need and desires of the neighborhood 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.

#### **IV. APPLICATIONS FOR NEW LIQUOR LICENSE – RESOLUTION, FINDINGS AND DECISION**

1. Main Street Management, LLC dba TRU by Hilton Grand Junction Downtown, 243 Colorado Ave, Grand Junction, CO 81501, Lodging & Entertainment

Member: Kevin L. Reimer, 2009 S. Broadway, Grand Junction, CO 81507

Member: Steven Reimer, 9113 E. Mohawk Ln, Scottsdale, AZ 85255

Registered Manager: Karli Reimer, 2315 Hacienda Street, Grand Junction, CO 81507

Ms. Harrell stated the application is complete, although Colorado Bureau of Investigation (CBI) results are pending for Steven Reimer and the Fire Department has to perform their inspection upon completion of the construction of the building. Ms. Harrell read the results of the needs and desires of the neighborhood (attached).

Member Kevin Reimer represented the applicant. Sylvie Cimino with Liquor Pros was 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. He then said based on the information presented, he accepted the results of the needs and desires survey. He approved the new license application contingent on a Fire Department inspection, Certificate of Occupancy and clear CBI records for Steven Reimer. If these items are not cleared by the second meeting in June, this item shall be continued to the June 19, 2019 agenda. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

2. Vitamin Cottage Natural Food Markets, Inc. dba Natural Grocers, 2464 Highway 6 & 50 Unit 124, Grand Junction, CO 81505, Fermented Malt Beverage Off Premises

Co-President: Kemper Isely, 3 Random Road, Cherry Hills Village, CO 80113

Co-President: Zephyr Isely, 14380 Crabapple Road, Golden, CO 80401

Secretary: Heather Isely, 145 Hudson Street, Denver, CO 80220

Ms. Harrell reported that the application was complete and review agencies showed they are in compliance and read the results of the survey of the needs and desires of the neighborhood (attached).

The applicant was represented by Chris Carr, Attorney with Dill and Dill who was reached via phone due to scheduling conflicts. Max Scott with Oedipus was also conference called in to answer questions about how the survey was conducted.

Store Manager Rene Fox was present in the hearing room on behalf of the applicant.

Hearing Officer Starritt noted there was no one left in the hearing room, therefore no one was present to oppose the application. 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.

**V. OTHER BUSINESS**

There was none.

**VI. ADJOURNMENT**

The meeting was adjourned at 3:00 p.m.

**NEXT REGULAR MEETING – March 6, 2019**

MEMO: Local Licensing Authority

FROM: Selestina Sandoval, Deputy City Clerk

DATE: February 13, 2019

SUBJECT: Application for a modification of a retail liquor store license to remodel existing store and expand products at the current licensed premises by VAT, LLC dba Jack Rabbit Liquor, 2681 UnawEEP Avenue Unit C & D, Grand Junction, CO

VAT, LLC filed an application for a modification of premises with the Local Licensing Authority on January 24, 2019 for a modification of their current licensed premises permitting sales of malt, vinous and spirituous beverages by the drink for consumption off the premises at 2681 UnawEEP Avenue under the trade name of Jack Rabbit Liquor. The hearing date is set for February 21, 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 the Colorado River, B ¼ Road on the South, 27 3/8 Road on the East and Dolores Street 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**.

**Door to Door Petitions:**

Business Results:	FAVOR:	59
	OPPOSE:	0
Residential Results:	FAVOR:	7
	OPPOSE:	0

**In-Store Petitions:**

Business Results:	FAVOR:	58
	OPPOSE:	0
Residential Results:	FAVOR:	1
	OPPOSE:	0

www.gjcity.org  
719.244.1509

31 responses were disqualified: 25 for addresses being outside of the boundary area, and six for incomplete fields.

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

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

**Beer and Wine** = 1 License (Thai Smile)

**Fermented Malt Beverage Off Premises** = 1 (Maverik #500)

**Hotel and Restaurant** = 3 (Aztecas Family Mexican Restaurant, Namaste Nepal and Orchard Mesa Lanes)

**Tavern** = 1 (Cruisers)

That concludes this report.

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







MEMO: Local Licensing Authority  
FROM: Selestina Sandoval, Deputy City Clerk  
DATE: February 11, 2019  
SUBJECT: Application for a new Lodging and Entertainment liquor license by Main Street Management, LLC, dba TRU by Hilton Grand Junction Downtown, 243 Colorado Avenue, Grand Junction, CO

Main Street Management, LLC filed an application with the Local Licensing Authority on January 9, 2019 for a new Lodging and Entertainment liquor license permitting sales of malt, vinous, and spirituous liquors by the drink for consumption on the premises 243 Colorado Avenue under the trade name of TRU by Hilton Grand Junction Downtown. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date has been scheduled for February 21, 2019. A "Notice of Hearing" was given by posting a sign on the property on or before noon on February 7, 2019 and by publishing a legal ad in the Daily Sentinel on February 8, 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 Gunnison Avenue, on the south by 4<sup>th</sup> Avenue, on the east by 9<sup>th</sup> Street, and on the west by West Avenue 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:	59
	OPPOSE:	1

Residential Results:	FAVOR:	95
	OPPOSE:	4

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 six signatures, four for being outside of the boundaries, one due to not being 21 years of age and one for selecting both the yes and no boxes. According to the survey summary provided by



Liquor Pros, there were 326 no responses, 23 declined to participate, and 37 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 Main Street Management, 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:

**Arts** – Two licenses (Downtown Art Gallery and The Main Street Gallery)

**Beer and Wine** – Three licenses (Café Sol, Pablo's Pizza and The Palette)

**Brew Pub** – One license (Rockslide Brew Pub)

**Club** – One license (Elks Lodge)

**Hotel and Restaurant** – 18 licenses (Two Rivers Convention Center, Le Rouge, Feisty Pint, Dream Café, The Goat and Clover Tavern, Nepal Restaurant, Il Bisto Italiano, Taco Party, Suehiro Japanese Restaurant, MX Tapas Bar, Bin 707 Food Bar, 626 on Rood – Modern American Cuisine & Wine Bar, Winery Restaurant, Junct'n Square Pizza, Las Marias, Blue Moon Bar & Grille, Taqueria Guadalajara and Fly'n Roosters)

**Lodging and Entertainment** – One license (Avalon Theater)

**3.2% Beer (Off Premises)** – One license (Alta 6312)

**Retail Liquor Store** - One license (GC Discount Liquors)

**Tavern** – Eight licenses (Charlie Dwellington, Fairfield Inn & Suites, Springhill Suites, La Calle 5, Twisted Turtle, Mesa Theater, Baron's, and Quincy Bar & Grill)

That concludes this report.

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

February 5, 2019

RESULTS OF THE LIQUOR LICENSE SURVEY REGARDING: **TRU by Hilton Grand Junction Downtown**  
 243 Colorado Avenue  
 Grand Junction, CO 81505

Applicant: Main Street Management, LLC  
 Purpose: Application for a New Lodging and Entertainment 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 TRU by Hilton Grand Junction Downtown being granted a Lodging and Entertainment Liquor 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%	154	3%	5	159

**SURVEY STATISTICS**

	Favor "YES"		Oppose "NO"		TOTAL
Business Survey Results	98%	59	2%	1	60
Residential Survey Results	96%	95	4%	4	99

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

	BUSINESS	RESIDENTIAL	TOTAL
No Response	50	276	326
Declined to Participate	12	11	23
Not Qualified to Sign	26	11	37
Disqualified	2	4	6
"No" Signatures	1	4	5
"Yes" Signatures	59	95	154
TOTAL CONTACTS & ATTEMPTS	150	401	551

**SURVEY STATISTICS** TRU by Hilton Grand Junction Downtown

>Number of Businesses and Residents Contacted: 551 Attempts – 326 No Response = 225  
 >Business Survey Participation Rate: 60 Signatures/ 74 Qualified Contacts = 81%  
 >Residential Survey Participation Rate: 99 Signatures/ 114 Qualified Contacts = 87%  
 >Percentage of Residents Home During Survey: 125 Contacts/ 401 Attempts = 31%

REASONS FOR OPPOSITION SIGNATURES		REASONS FOR DECLINING TO PARTICIPATE	
No Reason	4	Don't Sign Any Petitions/Survey	8
<b>AGAINST ALCOHOL</b>	<b>1</b>	Too Busy	7
<b>Total</b>	<b>5</b>	Not Interested	4
		Against Company Policy	4
		<b>Total</b>	<b>23</b>
		CONTACTS NOT QUALIFIED TO SIGN	
		Owner / Manager Unavailable	25
		Under 21	9
		Non-Resident	3
		<b>Total</b>	<b>37</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:

FAVOR "YES"	OPPOSE "NO"	TOTAL
97%	3%	
154	4	158

**PETITION METHODOLOGY**

- Survey Date and Times:

Residential	Saturday	February 2, 2019	12:00 pm – 5:00 pm
Residential:	Sunday	February 3, 2019	11:30 am – 4:00 pm
Business:	Monday	February 4, 2019	12:00 pm - 5:30 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,

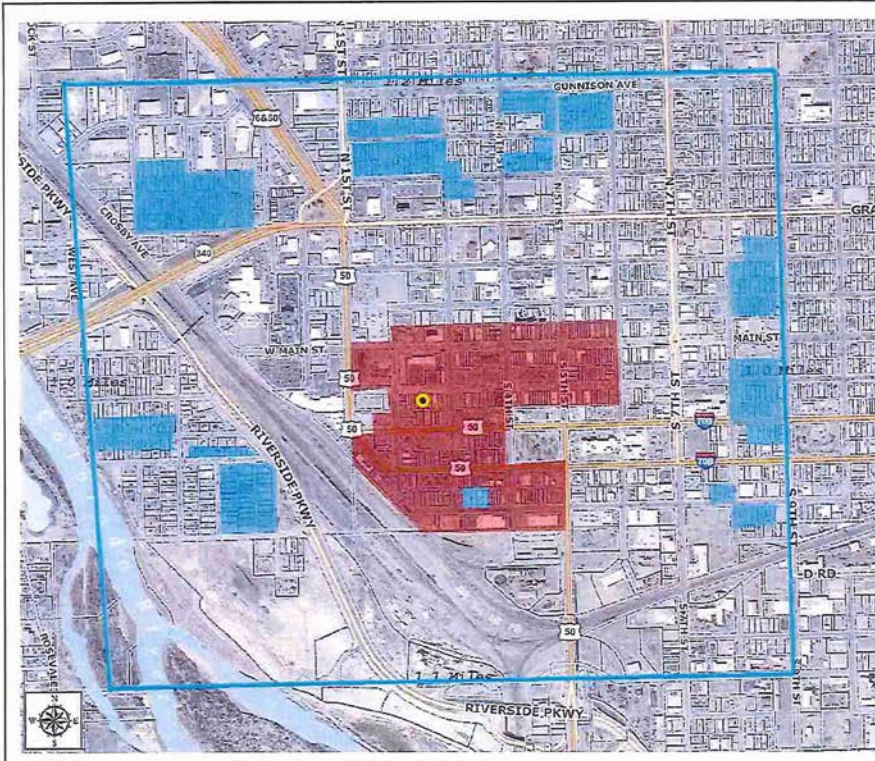


Eva L. Garretson  
Liquor Licensing Professionals, LLC

Need & Desires Surveys / Petitions  
Colorado Responsible Vendor Trainer

5515 Saddle Rock Place  
Colorado Springs, CO 80918

719.390.8844  
LiquorPros@msn.com



Main Street Management  
 d/b/a **TRU by Hilton**  
**Grand Junction**  
**Downtown** ●  
 243 Colorado Avenue  
 Grand Junction, CO 81501

APPLICATION FOR  
 A LODGING AND  
 ENTERTAINMENT  
 LIQUOR LICENSE

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

SURVEY DATES:  
 FEBRUARY 2, 3, 4, 2019



MEMO: Local Licensing Authority  
FROM: Selestina Sandoval, Deputy City Clerk  
DATE: February 12, 2019  
SUBJECT: Application for a new Retail Fermented Malt Beverage Off Premises liquor license by Vitamin Cottage Natural Food Markets, Inc., dba Natural Grocers, 2464 Highway 6&50 Unit 124, Grand Junction, CO

Vitamin Cottage Natural Food Markets, Inc. filed an application with the Local Licensing Authority on January 10, 2019 for a new Fermented Malt Beverage Off Premises liquor license permitting sales of fermented malt beverages for sale in sealed containers not for consumption at the place where sold at 2464 Highway 6&50 Unit 124 under the trade name of Natural Grocers. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date has been scheduled for February 21, 2019. A "Notice of Hearing" was given by posting a sign on the property on or before noon on February 7, 2019 and by publishing a legal ad in the Daily Sentinel on February 8, 2019.

In order to address the reasonable requirements of the neighborhood and the desires of the adult inhabitants of the neighborhood, the applicant hired Oedipus, Inc. out of Lafayette, CO to conduct the survey. The neighborhood was defined as the area bounded on the North by Patterson Road, on the South by Independent Avenue, on the East by North 1<sup>st</sup> Street, and on the West by 24 ½ 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:	76
	OPPOSE:	1
Residential Results:	FAVOR:	141
	OPPOSE:	6

The results provided by Oedipus, Inc. 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 Oedipus, Inc. and disqualified five signatures; one for missing age, two

for being out of the boundaries, and two for non-managers signing on behalf of a business.

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. The applicant has a Master File established at the State Liquor Enforcement Division. A representative from Oedipus, Inc. 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.

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 270)

**Hotel and Restaurant** – Seven licenses (Red Lobster, Tequila's Mexican Family Restaurant, Genghis Grill, Mi Mexico Family Mexican Restaurant, Chipotle Mexican Grill, Grand International Buffet, and Chili's)

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

**Fermented Malt Beverage (Off Premises)** – Two licenses (Stinker 321 and Sam's)

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

That concludes this report.

cc: Lindsey Sitz, on behalf of the Applicant  
Tina Scott, Oedipus, Inc.  
Sam D. Starritt, Hearing Officer  
John Shaver, City Attorney  
Meghan Woodland, Grand Junction Police Department  
File

**Oedipus,™ Inc.**  
Empirical Data Services

P.O. BOX 1012  
LAFAYETTE, CO 80026  
303 661 0638  
303 604 2862 FAX

5 February 2019

Ms. Selestina Sandoval, Deputy City Clerk  
City Clerk's Office, Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

- PETITION & TELEPHONE SURVEYS
  - Liquor & 3.2 Beer Licensing
  - Rezoning
  - Opinion Poll
  - Venue
  - Special Tax Districts
- LIQUOR LICENSE SITE & ECONOMIC ANALYSIS

**Natural Grocers**  
2464 Highway 6 & 50, Grand Junction, Co 81505  
Fermented Malt Beverage Off Premises License

Dear Ms. Sandoval,

Find enclosed two (2) packets circulated by Oedipus, Inc., together with our Report and an Affidavit of Posting with photographs. Generally, our results are:

---

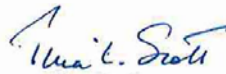
**Fermented Malt Beverage Off Premises License**

223	Signatures Favoring Issuance Businesses: 77; Residences: 146	/ 2 Deleted
5	Signatures Opposing Issuance Businesses: 1; Residences: 4	/ 0 Deleted
228	<b>Total Signatures</b>	<b>/ 2 Deleted</b>

---

Max Scott will be attending the upcoming public hearing scheduled for the 20<sup>th</sup> of February 2019 at 2:00 p.m. to testify on the survey methodology and results. Should you have any questions in the meantime, please call.

Respectfully,

  
Tina L. Scott  
Oedipus, Inc.

Encl: Two (2) Petition Packets  
Original Report  
Affidavit of Posting & Photos

cc: Lindsey Sitz, Licensing Specialist, Dill Dill Carr Stonbraker & Hutchings, PC

Via: Federal Express: 8744 4051 4260

©Oedipus, Inc.

*Oedipus, Inc.*<sup>TM</sup>  
*Empirical Data Services*

*Natural  
Grocers*

2464 Highway 6 & 50  
Grand Junction, CO 81505

Fermented Malt Beverage  
Off Premises License



20 February 2019

Local Licensing Authority  
Grand Junction, Colorado

Re: Petition/Opinion Poll to Determine Needs and Desires  
of the Defined Neighborhood in the Application of:

**Natural Grocers**  
2464 Highway 6 & 50, Grand Junction, Co 81505  
Fermented Malt Beverage Off Premises License

- PETITION & TELEPHONE SURVEYS
  - Liquor & 3.2 Beer Licensing
  - Rezoning
  - Opinion Poll
  - Venue
  - Special Tax Districts
- LIQUOR LICENSE SITE & ECONOMIC ANALYSIS

**PETITION/OPINION POLL PROCEDURE**

1. Under the direction and control of Oedipus, Inc. management, the Oedipus, Inc. employee was briefed on the application.
2. The employee carried a clipboard with the following:
  - A. A map of the area denoting the proposed location of the licenses and the boundaries of the defined neighborhood;
  - B. Petitions allowing individuals contacted to indicate their opinion with instructions and qualifications for signing;
  - C. A stat sheet to record the opinion of those not signing and not-at-homes.
3. Business and residential petitioning was conducted on 29, 30 and 31 January 2019, and 1 and 2 February 2019 within the neighborhood defined as Patterson Road on the North; Independent Avenue extended on the South; North 1<sup>st</sup> Street on the East; and 24½ Road on the West (see map). The circulation packets have cover maps, and the areas in which each petition circulation/polling took place are outlined in highlighter. Included in this Report is a master circulation map outlining all areas where circulation/polling was conducted.
4. Individuals were contacted on a random sampling basis, were screened to identify them as parties in interest, and were asked their opinion after they had been informed of the applicant, site location, and type of license being applied for. Their opinion was either recorded on the petition format or on the stat sheet.
5. Two (2) petition packets (one packet representing businesses, one packet representing residences), together with a Summary Letter and this Report were prefiled via Federal Express with the office of Ms. Selestina Sandoval, Deputy City Clerk for the City of Grand Junction, to comply with pre-filing deadline.

**PETITION/OPINION POLL RESULTS**

1.	<u>Total Doorknocks:</u>		
	Not-at-Homes and/or Business Owners/Managers Not Available		144
	Not Qualified to Sign		8
	Preferred to Not Participate		26
	Parties in Interest that Participated		228
	Deleted Signatures		<u>2</u>
	<b>Total Base Figure</b>		<b>408</b>
2.	<u>Qualified Contacts:</u>		
A.	<u>Signatures</u>		
	Signatures Favoring Issuance		223
	Businesses	77	
	Residences	146	
	Signatures Opposing Issuance		5
	Businesses	1	
	Residences	4	
	<b>Total Contacts</b>		<b>228</b>
B.	<u>Breakdown of Reasons of Signatures in Opposition:</u>		
	No Need	2	
	Abhorrence of Alcohol	1	
	Religious Objections	0	
	Usage Objections	0	
	Miscellaneous Reasons	2	
	No Reason Given	<u>0</u>	
	<b>Total Signatures</b>	<b>5</b>	

C. Breakdown of Signatures Favoring and Opposing:

Favoring Issuance (Based on Needs/Desires)	223	=	97.80%
Opposing Issuance (Based on Needs/Desires)	2	=	0.88%
Abhorrence of Alcohol	1	=	0.44%
Religious Objections	0	=	0.00%
Usage Objections (Commercial, Traffic, Parking, Crime)	0	=	0.00%
Other Miscellaneous Reasons	2	=	0.88%
No Reason Given	<u>0</u>	=	<u>0.00%</u>
<b>Total Base Figure</b>	<b>228</b>	=	<b>100.00%</b>

3. Needs and Desires Signatures:

Signatures Favoring Issuance (Based on Needs/Desires)	223	=	99.11%
Signatures Opposing Issuance (Based on Needs/Desires)	<u>2</u>	=	<u>0.89%</u>
<b>Total Base Figure</b>	<b>225</b>	=	<b>100.00%</b>

The petition packets are presented as follows: Cover map, petitions and affidavit.

#1 & #2 / Mark Steffek / Businesses & Residences

---

### CATEGORIES OF SIGNATURES IN OPPOSITION

**NN NEEDS & DESIRES CRITERIA:**

Individuals opposed to the license application based on needs and desires criteria per the Colorado Liquor/Beer Codes (currently existing licensed establishments of a same or similar type of license now located within the defined neighborhood are meeting the reasonable requirements of the adult inhabitants of the defined neighborhood at this time).

**NON NON-USAGE OF ALCOHOL / ABHORRENCE OF ALCOHOL:**

Individuals opposed to the license application because they do not drink alcohol beverages, do not approve of alcohol consumption, and/or abhor alcohol.

**RO RELIGIOUS OBJECTIONS:**

Individuals opposed to the license application based on religious beliefs/reasons.

**OBJ USAGE OBJECTIONS:**

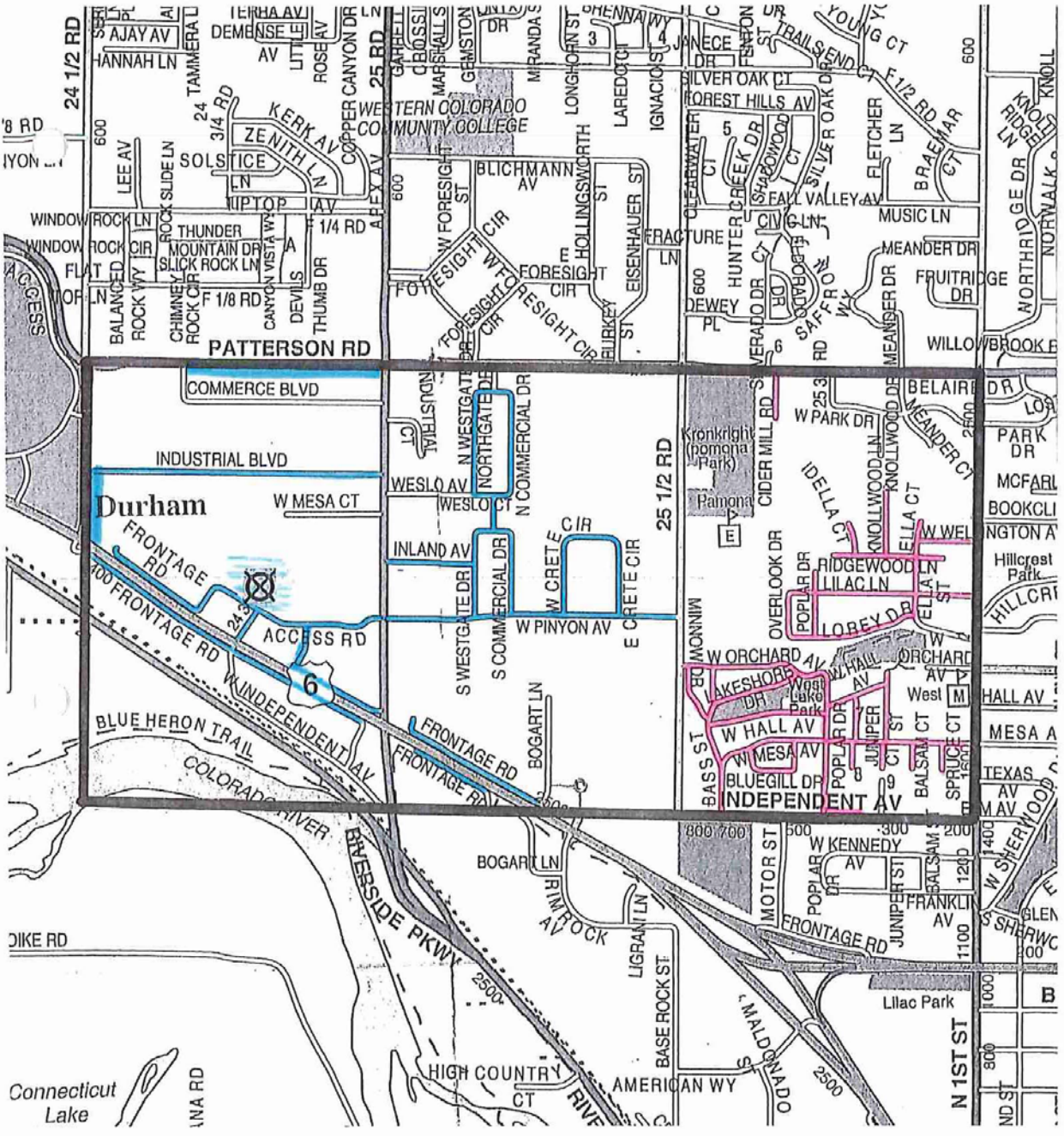
Individuals opposed to the license application because of their fear or concern for the potential of parking problems, traffic problems, crime, noise, littering, undesirable people drawn to the area, loss of property value; or individuals who opposed this type of business or applicant, any type of commercial usage in the neighborhood, any new growth in the neighborhood; or, individuals who think this type of business (if issued a liquor/beer license) should not be located near a residential neighborhood, church, or school, etc.; or, individuals who opposed because they are against any alcohol service at this type of facility, location, or atmosphere; or, individuals who favor the service of beer and wine but oppose the service of distilled spirits (on H&R applications).

**MS MISCELLANEOUS OBJECTIONS:**

Individuals opposed to the license application for other miscellaneous reasons to include: fear or concern for the possibility of drunk drivers in the area, fear or concern of resulting behavioral problems, individuals who would purchase alcohol beverages then drink and drive, sales to minors/underaged drinking, the location becoming a teen hang-out and the problems that can arise from this, and the effect it could have on family values or their family in general because they have young children or teens; or, individuals who opposed because competition is not desired or how said business may affect the livelihood of existing businesses; or, individuals who compared the “needs and desires” criteria to existing licensed outlets other than the type of license applied for.

**NR NO REASON GIVEN:**

Individuals who preferred to not state a reason for opposing.



● - BUSINESSES    ● - RESIDENCES

**APPLICANT/TRADE NAME:** VITAMIN COTTAGE NATURAL FOOD MARKETS, INC., dba NATURAL GROCERS  
**SITE LOCATION:** 2464 HIGHWAY 6 & 50, GRAND MESA CENTER, UNIT #124, GRAND JUNCTION, CO 81505  
**APPLICATION FOR:** FERMENTED MALT BEVERAGE OFF PREMISES LICENSE [To sell fermented malt beverages, in sealed containers, to be consumed OFF the licensed premises only]  
**PUBLIC HEARING:** WEDNESDAY, 20 FEBRUARY 2019, 2:00 P.M., MUNICIPAL HEARING ROOM, CITY HALL, 250 NORTH 5<sup>TH</sup> STREET, GRAND JUNCTION, CO  
**DEFINED NEIGHBORHOOD:** NORTH: PATTERSON ROAD      SOUTH: INDEPENDENT AVENUE EXTENDED  
 EAST: NORTH 1<sup>ST</sup> STREET      WEST: 24½ ROAD  
 - INCLUDES BOTH SIDES OF THE STREET -