

**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, APRIL 4, 2007 9:00 a.m.**

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

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

1. Red Robin International Inc., dba Red Robin Gourmet Burger, 2530 Rimrock Avenue, Grand Junction, CO 81505, Hotel and Restaurant

The application was in order and approved.

2. FJ40 of Colorado Inc., dba Cruisers Southwestern Grill, 748 North Avenue, Grand Junction, CO 81501, Tavern

Ms. Peterson reported that the application was in order. Mesa County Health Department will do a re-inspection on April 7, 2007 but had no objection to the license being approved. Hearing Officer Grattan and City Attorney Shaver concurred.

III. **APPLICATIONS FOR SPECIAL EVENTS PERMIT**

1. Latin Anglo Alliance Foundation, PO Box 1734, Grand Junction CO 81502, dba Cinco de Mayo Celebration, May 5, 2007, Main Street between 2<sup>nd</sup> and 7<sup>th</sup> Streets, Special Events Permit

President: Jason Manzanares, 634 Karen Ct., Grand Jct CO 81504  
Event Manager: Mike Archuleta, 667 Cordial Ct., Grand Jct CO 81501

Mr. Melvin Madril was present who is the special permits and licensing coordinator. Ms. Peterson reported that the paperwork was turned in a timely manner and that all the reports came back fine. Ms. Peterson read into the report the letter submitted that no other licensed premises will accommodate the event.

City Attorney Shaver said in reference to 12-48-103, C.R.S. regarding that existing licensed facilities are inadequate for the purpose of serving members or guests of the organization or political candidate and that additional facilities are necessary by reason of the nature of the special event, that the statute has been complied with and he recommends approval.

Hearing Officer Grattan concurred with City Attorney Shaver and the approved the special events permit.

2. Grand Junction Business Improvement District (GJBID), 248 S. 4<sup>th</sup> Street, Grand Junction CO 81501, dba Arts & Jazz Celebration, May 11, 12, 13, 2007, Main Street between 2<sup>nd</sup> and 5<sup>th</sup> Streets, Special Events Permit

Secretary GJBID: Harold Stalf, 1135 Main Street, Grand Jct, CO 81501  
Event Manager: Mary L. Watson, 3095 Bookcliff Ave., Grand Jct, CO 81504

Mary Watson, Event Manager, was present. Ms. Peterson reported that the paperwork was turned in a timely manner and that all the reports came back fine. Ms. Peterson read into the report the letter submitted that no other licensed premises will accommodate the event.

City Attorney Shaver said in reference to 12-48-103, C.R.S. regarding that existing licensed facilities are inadequate for the purpose of serving members or guests of the organization or political candidate and that additional facilities are necessary by reason of the nature of the special event, that the statute has been complied with, and he recommends approval.

Hearing Officer Grattan concurred with City Attorney Shaver and the approved the special events permit.

#### **IV. APPLICATIONS FOR NEW LICENSE - RESOLUTION OF FINDINGS AND DECISION**

1. Thai Chili Inc., dba Thai Chili Restaurant, 2536 Rimrock Drive, Suite 700, Grand Junction CO 81505, Beer and Wine – **Continued from March 21, 2007 Hearing**

President: Mei Zhang Ya, 675 Roundup Dr, Grand Junction CO 81503

Manager: Same as above

Ms. Cindy Hale of Hale Bookkeeping was present as Ms. Zhang's accountant and will be the representative to help Ms. Zhang understand the proceedings. City Attorney Shaver asked which language Ms. Zhang spoke. Ms. Hale replied Thai. City Attorney Shaver asked Ms. Hale if she spoke Thai. Ms. Hale said no, she is just able to reword things so that Ms. Zhang understands them better. City Attorney Shaver asked Ms. Hale how long she has known Ms. Zhang. She replied about 5 months.

Ms. Peterson reported that all the reports were fine as per the reporting at the last meeting. Ms. Peterson stated that Ms. Zhang turned in additional petitions to the City Clerk's Office and once they were reviewed asked Ms. Zhang to get additional signatures from businesses in the survey area. Ms. Zhang complied with that request and had those petitions back to the City Clerk's Office within the required time period. Ms. Peterson read the results of the surveys of March 12 and 27 and then a combined total for both surveys into the record (see attached).

City Attorney Shaver asked Ms. Zhang who conducted the survey. Ms. Zhang responded that she did and had someone with her. City Attorney Shaver asked Ms. Hale if she was involved in the survey. Ms. Hale said no, she only explained it to Ms. Zhang in more detail as to what the Authority was requiring. City Attorney Shaver asked Ms. Zhang how she presented the survey and if anything was offered to anyone who would sign the petition. Ms. Zhang stated she asked people to read the petition and that she is requesting a beer and wine liquor license from the City and that she did not offer anything to anyone.

Hearing Officer Grattan asked if there was anyone else present for or against the application. Seeing none, Mr. Grattan found the requirements have been met based

on the additional supplement. City Attorney Shaver concurred. The approval for the issuance of the beer and wine liquor license on the local level was granted. The City Clerk's Office will prepare a resolution for Mr. Grattan's signature.

2. JiMarc Enterprises Inc., dba Cavett House Grille & Pub, 359 Colorado Avenue, Grand Junction, CO 81501, Hotel and Restaurant

President - Marc C. Rice, 2672 Caribbean Drive, Grand Junction, CO 81506  
V. President – James S. Hadrath, 530 Orchard Avenue, Grand Junction, CO 81501

Both Mr. Rice and Mr. Hadrath were present. Ms. Peterson reported the application was in order and the applicant requested a concurrent review. The police report came back fine on the owners but C.B.I. is still pending. The premise was posted in a timely manner. The Health Department is satisfied but will do a final inspection 3 days prior to the establishment opening. Ms. Peterson read into the record the results of the survey provided (see attached).

City Attorney Shaver asked the applicants if they concurred with the results Ms. Peterson just read and who conducted the survey. Mr. Rice stated yes and that both Mr. Hadrath and he along with his wife and their executive chef conducted the survey. They went to the residents during the day but didn't find many at home, so they returned in the evening. Both of the applicants concluded that they didn't have many residents to survey. City Attorney Shaver stated that there have been several other liquor licenses in this same establishment over the years.

Hearing Officer Grattan asked if there was anyone else present for or against the application. Seeing none, Mr. Grattan found the requirements have been met. City Attorney Shaver concurred. The approval for the issuance of the hotel and restaurant liquor license on the local level was granted. The City Clerk's Office will prepare a resolution for Mr. Grattan's signature. Ms. Peterson stated this will be faxed into the State after the hearing since it was sent in for concurrent review.

V. **ADJOURNMENT** – The meeting adjourned at 9:33 a.m.

**NEXT REGULAR MEETING – April 18, 2007**

MEMO: Local Licensing Authority

FROM: Juanita Peterson, Deputy City Clerk

DATE: March 27, 2007

SUBJECT: Application for a new beer and wine liquor license by Thai Chili Inc. dba Thai Chili Restaurant, 2536 Rimrock Drive, Suite 700.

Thai Chili Inc. filed an application with the Local Licensing Authority on February 8, 2007 for a new beer and wine liquor license permitting sales of malt and vinous liquors by the drink for consumption on the premises at 2536 Rimrock Drive under the trade name of Thai Chili Restaurant. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for March 21, 2007. The Notice of Hearing was given by posting a sign on the property on or before March 11, 2007 and by publishing a display ad in the Daily Sentinel on March 9, 2007. The hearing was continued until April 4, 2007.

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 Patterson Avenue, on the South by Colorado River, on the East by 1<sup>st</sup> Street, and on the West by 24 ½ Road. The results of that survey are as follows:

1. As an owner of property in the neighborhood, an employee or a business lessee of property in the neighborhood, and/or an inhabitant residing in the neighborhood for more than six months each year, I believe the reasonable requirements of the neighborhood are already being met by other existing outlets.

<b>Survey Results 3/12/07</b>	
Yes	0
No	106

<b>Survey Results 3/27/07</b>	
Yes	18
No	85

<b>Combined Survey Results</b>	
Yes	18
No	191

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

<b>Survey Results 3/12/07</b>	
Yes	44
No	0
N/A	2
Disqualified	68

<b>Survey Results 3/27/07</b>	
Yes	101
No	3
N/A	0
Disqualified	6

<b>Combined Survey Results</b>	
Yes	145
No	3
N/A	2
Disqualified	74

The 68 that were disqualified from the first survey of March 12, 2007 were out of the area. The 6 disqualified from the survey of March 27, 2007 were duplicate signatures from the first survey.

The Grand Junction Police Department has investigated the owner for local criminal history and forwards them to CBI for further background investigation. Reports have been requested by the Grand Junction Fire Department, Code Enforcement, Mesa County Health Department, and City of Grand Junction Sales Tax Department.

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

Beer/Wine – 1 (Mad Mac's Bar-b-que). This information was revised from the March 21, 2007 hearing which had hotel and restaurant licenses in the area.

This area was enlarged from ½ mile radius to get a good cross of businesses and residential.

That concludes this report.

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

MEMO: Local Licensing Authority  
FROM: Juanita Peterson, Deputy City Clerk  
DATE: March 30, 2007  
SUBJECT: Application for a new hotel and restaurant liquor license by JiMarc Enterprises Inc., dba Cavett House Grille & Pub, 359 Colorado Avenue, Suite 2.

JiMarc Enterprises Inc. filed an application with the Local Licensing Authority on March 2, 2007 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 359 Colorado Avenue, Suite 2, under the trade name of Cavett House Grille & Pub. 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 April 4, 2007. The Notice of Hearing was given by posting a sign on the property on or before March 25, 2007 and by publishing a display ad in the Daily Sentinel on March 23, 2007.

In order to address the reasonable requirements of the neighborhood and the desires of the adult inhabitants of the neighborhood, the applicant conducted a survey. The neighborhood was defined as the area bounded on the North by Teller Avenue, on the South by 4<sup>th</sup> Avenue, on the East by 9<sup>th</sup> Street, and on the West by West Avenue. The results of that survey are as follows:

2. As an owner of property in the neighborhood, an employee or a business lessee of property in the neighborhood, and/or an inhabitant residing in the neighborhood for more than six months each year, I believe the reasonable requirements of the neighborhood are already being met by other existing outlets.

Yes	3
No	114

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

Yes	36
No	0
Disqualified	9

The Grand Junction Police Department has investigated the owners for local criminal history. There is a master file on record with the State which reflects current CBI/FBI reports. Reports have been requested by the Grand Junction Fire Department, Code Enforcement, Mesa County Health Department, and City of Grand Junction Sales Tax Department and the Building Department for a final certificate of occupancy (CO) upon completion of the restaurant.

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

Hotel and Restaurant – 11 (Rendezvous, Crystal Café, Dolce Vita, Il Bistro, Two Rivers Convention Center, Weaver’s Tavern, Suehiro Japanese, The Winery, Junction Square Pizza, Blue Moon Bar and Grille, 626 on Rood)

That concludes this report.

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