

**GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
FEBRUARY 2, 2022**

I. Call to Order

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

II. License Renewal Applications

1. Orion Investments, LLC dba Charlie Dwellington's, 103 N 1st Street, Grand Junction, CO 81501, Tavern
2. Texas Roadhouse Holdings, LLC dba Texas Roadhouse, 2870 North Avenue, Grand Junction, CO 81501, Hotel & Restaurant
3. G A Restaurant, Inc. dba Wrigley Field, 1810 North Avenue, Grand Junction, CO 81501, Hotel & Restaurant

Hearing Officer Starritt read all the renewals into the record and verified with Ms. Sandoval the applications were in order. Ms. Sandoval reported that agenda items #2 and #3 were complete and in compliance; the licensee listed in item #1 was not in compliance with sales tax. Item #1 was continued to February 16, 2022 to allow the City Attorney's office to communicate with the licensee. He asked if anyone was present to speak against the applications. Renewals #2 and #3 were approved.

III. Change in Registered Manager

1. Black Dog Grills, LLC dba Genghis Grill, 2474 C Hwy 6 & 50, Grand Junction, CO 81505, Hotel & Restaurant

Marvin J. Stafford, 1174 22 Road, Grand Junction, CO 81505 replaces Scott Cosby

Hearing Officer Starritt asked if the application was in order. Ms. Sandoval reported it was, although Mr. Stafford's background check returned records. Mr. Stafford was present to answer questions regarding his background records. Hearing Officer Starritt asked if anyone was present to speak against this application. There was no one. Hearing Officer Starritt will take this matter under advisement and issue a written finding.

2. Breckenridge Ale House GJ, LLC dba Breckenridge Ale House, 2531 N 12th Street, Grand Junction, CO 81501, Hotel & Restaurant

Keyes E. Mueller, 716 Ash Drive, Grand Junction, CO 81506 replaces Robert Bradley

Hearing Officer Starritt verified with Ms. Sandoval the application was in order and asked if anyone was present to speak against the application. There was no one. The change in registered manager was approved.

IV. Change in Corporate Structure Applications

1. Buon Appetito, Inc. dba Il Bistro Italiano, 400 Main Street, Grand Junction, CO 81501, Hotel & Restaurant - ***Continued from January 19, 2022***

Adding Shareholders: Adrian and Jill Chavez, 746 Colorado Avenue, Grand Junction, CO 81501

Hearing Officer Starritt asked Ms. Sandoval if the application was in order. Ms. Sandoval reported it was, though there were background records present for Adrian Chavez as well as Jill Chavez that were previously shared with him as well as the City Attorney. Attorney John Williams represented the applicant and assisted in questioning Mr. and Ms. Chavez separately regarding their background records, rehabilitation and employment. Il Bistro President Brunella Gualerzi was present to speak in support of the application. Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one. Hearing Officer Starritt will take this item under advisement and will issue a written finding.

V. Transfer of Ownership Applications

1. Los Toros Munoz, LLC dba El Mescal Family Restaurant, 2210 Hwy 6 & 50, Grand Junction, CO 81505, Hotel & Restaurant

Managing Member: Pablo Munoz, 441 30 Road, Grand Junction, CO 81504

Member: Anselmo Munoz, 3113 A 1/8 Road, Grand Junction, CO 81503

Member: David Munoz Galvan, 441 30 Road, Grand Junction, CO 81504

Hearing Officer Starritt verified with Ms. Sandoval the application was in order. Attorney John Howe represented the applicant and answered questions regarding the business. Los Toros Munoz, LLC Managing Member Pablo Munoz was also present. Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one. The transfer of ownership application was approved.

VII. New License Application – Resolutions, Findings and Decisions

1. TO Ventures, LLC dba River City Sportplex, 2515 Riverside Parkway, Grand Junction, CO 81501, Lodging & Entertainment

Member: B. Luke Taylor, 20300 Brookmont, Morrison, CO 80465

Member: Thomas C. Oxley, 4715 S Ogden Street, Englewood, CO 80113

Registered Manager: Jon E. Larson, 607 Cottage Meadows Court, Grand Junction, CO 81504

Dill and Dill Attorney Chris Carr represented the applicant, and TO Ventures, LLC Member B. Luke Taylor answered questions regarding the business. Liquor Pros Owner Eva Garretson was present to answer questions regarding how the survey was conducted. Ms. Sandoval read the survey results into the record (attached) and reported the application was in order. Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one. He found the needs and desires of the neighborhood are not being met and approved the license. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

2. First Watch Restaurants, Inc. dba First Watch Restaurant #0331, 120 W Park Drive, Suite 107, Grand Junction, CO 81501, Hotel & Restaurant

Sole Shareholder: FWR Holding Corporation, 8725 Pendery Place, Suite 201, Bradenton, FL 34201

CEO/President: Christopher Tamasso, 7467 Cabbage Palm Court, Sarasota, FL 34241

Chief Legal Officer: Jay Wolszczak, 16027 Topsail Terrace, Lakewood Ranch, FL 34202

Chief Financial Officer: Henry Melville Hope III, 1646 Oak Street, Sarasota, FL 34236

Registered Manager: Susan Brasch, 3036 Teller Avenue, Grand Junction, CO 81504

Dill and Dill Attorney Chris Carr represented the applicant, and First Watch #0331 Registered Manager Susan Brasch was also present. Liquor Pros Owner Eva Garretson was present to answer questions regarding how the survey was conducted. Ms. Sandoval read the survey results into the record (attached) and reported the application was in order. Hearing Officer Starritt asked if anyone was present to speak against the application. There was no one. He found the needs and desires of the neighborhood are not being met and approved the license. The City Clerk's Office will prepare a resolution of findings for Hearing Officer Starritt's signature.

IX. Other Business

There was none.

X. Adjournment

The meeting was adjourned at 3:55 p.m.



MEMO: Local Licensing Authority

FROM: Selestina Sandoval, Deputy City Clerk

DATE: January 21, 2022

SUBJECT: TO Ventures, LLC dba River City Sportsplex, 2515 Riverside Parkway, Grand Junction, CO 81501

A Lodging & Entertainment liquor license application permitting sales of malt, vinous and spirituous beverages for consumption at place where sold was filed with the Local Licensing Authority on December 28, 2021, and a "Notice of Hearing" was posted on the property on January 10, 2022 and in the Daily Sentinel on January 19, 2022.

A survey was conducted to address the reasonable requirements of the neighborhood by Liquor Pros. The neighborhood was defined on the north by Patterson Road, on the south by Highway 6, on the east by 25 Road and on the west by North 1st Street. The results are as follows:

Business Results:	Residential Results:
FAVOR: 50	FAVOR: 76
OPPOSE: 2	OPPOSE: 1

One signature was disqualified due to an incomplete entry, and 17 signatures were disqualified due to incomplete/unverifiable addresses. According to a survey summary 263 addresses were attempted without signatures due to no response, 35 declined to participate, and 22 were not qualified to sign.

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

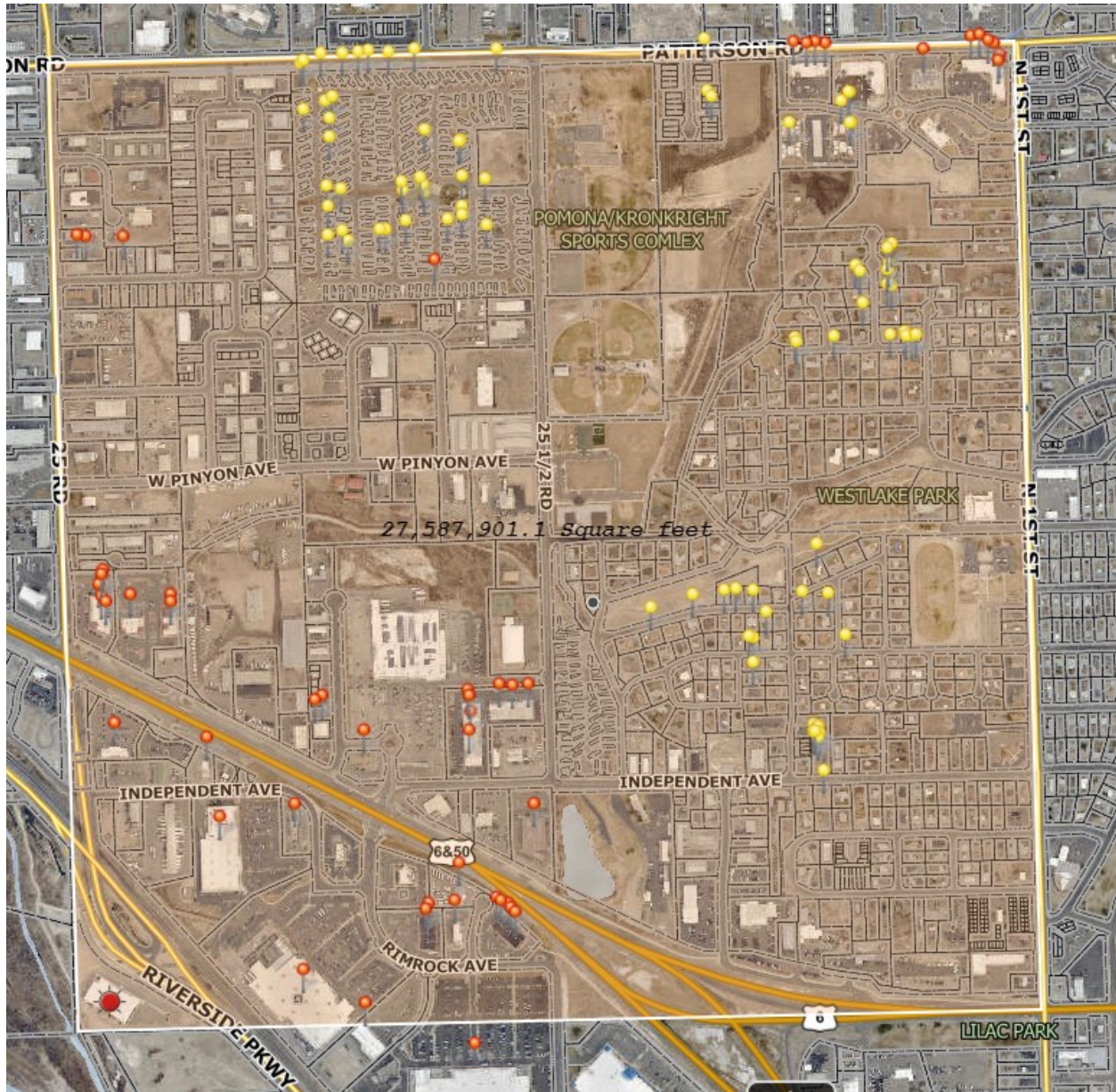
The Grand Junction Police Department will investigate the individuals for local criminal history. Reports have also been requested from the City of Grand Junction Sales Tax Department, the Fire Department, and Mesa County Health Department.

The number of similar City licenses within in the survey area are as follows:

Beer & Wine – 1 (Grand International Buffet)
Club – 1 (Loyal Order of Moose)
Hotel & Restaurant – 5 (Chipotle, Red Robin, Thai Chili & Pho, No Coast Sushi and Old Chicago)
Fermented Malt Beverage Off Premises – 1 (Stinker Store #321)

ec: Nayara Winkworth, Applicant Representative
Chris Carr, Applicant Representative
Sam D. Starritt, Hearing Officer
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File

TO Ventures, LLC dba River City Sportsplex



Red – Business
Yellow - Residential



January 18, 2022

RESULTS OF THE LIQUOR LICENSE SURVEY REGARDING: **River City Sportsplex**
 2515 Riverside Parkway
 Grand Junction, CO 81501

Applicant: TO Ventures, LLC
 Purpose: Application for a New Lodging & 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 River City Sportsplex 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>
98%	143	2%	3	146

SURVEY STATISTICS

	Favor "YES"		Oppose "NO"		TOTAL
Business Survey Results	96%	50	4%	2	52
Residential Survey Results	99%	93	1%	1	94

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

	BUSINESS	RESIDENTIAL	TOTAL
No Response	22	241	263
Declined to Participate	2	33	35
Not Qualified to Sign	12	10	22
Disqualified	1	0	1
"No" Signatures	2	1	3
"Yes" Signatures	50	93	143
TOTAL CONTACTS & ATTEMPTS	89	378	467

SURVEY STATISTICS River City Sportsplex GRAND JUNCTION

>Number of Businesses and Residents Contacted: 467 Attempts – 263 No Response = 201
 >Business Survey Participation Rate: 52 Signatures/ 55 Qualified Contacts = 95%
 >Residential Survey Participation Rate: 94 Signatures/ 127 Qualified Contacts = 74%
 >Percentage of Residents Home During Survey: 137 Contacts/ 378 Attempts = 36%

REASONS FOR OPPOSITION SIGNATURES		REASONS FOR DECLINING TO PARTICIPATE	
No Reason	2	Do Not Sign Any Petitions/Survey/COVID	18
NOT FOR	1	Not Interested	12
Total	3	Against Company Policy	3
		Too Busy	2
		Total	35
		CONTACTS NOT QUALIFIED TO SIGN	
		Owner / Manager Unavailable	12
		Non-Resident	5
		Under 21	4
		No English Spoken or Read	1
		Total	22

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
99%	143	1%	2	145

PETITION METHODOLOGY

- Survey Date and Times:

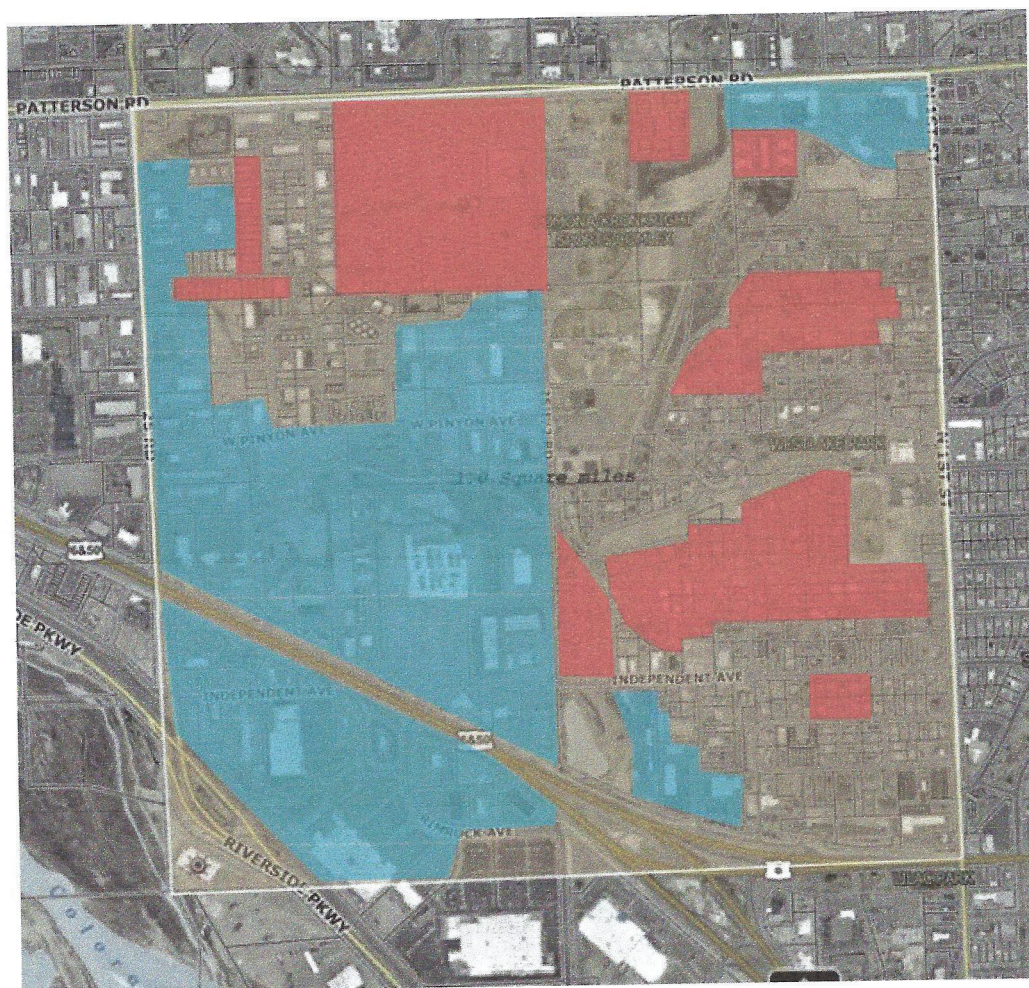
Business:	Monday	January 10, 2022	9:00 am – 4:30 pm
Residential:	Tuesday	January 11, 2022	9:00 am – 3:00 pm
Business & Residential:	Wednesday	January 12, 2022	9:00 am - 3:30 pm
Business & Residential:	Thursday	January 13, 2022	9:00 am – 4:00 pm

- Survey Areas: Circulators started in close to the site and then obtained samples within the survey area. Please see attached map.
- Circulators of the Survey: There were two circulators for this survey. Prior to the start of the survey, the circulators were briefed on the type of liquor license application, the areas to be surveyed and reminded to remain unbiased in their approach to residents and businesspeople. The circulators had with them 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 circulators used tally sheets to record all contacts, attempts and reasons for opposition signatures and refusals. Upon conclusion of the survey, the circulators 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



River City Sportplex, LLC
Survey Petition Boundaries
 North: Patterson Road
 West: 25 Road
 South: Highway 6
 East: North 1st Street
 Includes both sides of the streets/boundary lines.

SURVEY RESULTS

APPLICATION FOR
 A LODGING &
 ENTERTAINMENT
 LIQUOR LICENSE



BUSINESS
 AREAS
 COVERED
 IN SURVEY



RESIDENTIAL
 AREAS
 COVERED
 IN SURVEY

SURVEY DATES: JANUARY 10, 11, 12, & 13, 2022

LiquorPros

 LiquorPros@msn.com
 719.390.8844
 www.LiquorPros.com



MEMO: Local Licensing Authority

FROM: Selestina Sandoval, Deputy City Clerk

DATE: January 21, 2022

SUBJECT: First Watch Restaurants, Inc. dba First Watch Restaurant #0331, 120 W Park Drive, Suite 107, Grand Junction, CO 81505

A Hotel & Restaurant liquor license application permitting sales of malt, vinous and spirituous beverages for consumption at place where sold, was filed with the Local Licensing Authority on December 30, 2021, and a "Notice of Hearing" was posted on the property on January 5, 2022 and in the Daily Sentinel on January 19, 2022.

A survey was conducted to address the reasonable requirements of the neighborhood by Liquor Pros. The neighborhood was defined on the north by F ½ Road, on the south by Orchard Avenue, on the east by 25 ½ Road and on the west by 26 ½ Road. The results are as follows:

Business Results:	Residential Results:
FAVOR: 18	FAVOR: 100
OPPOSE: 0	OPPOSE: 1

One signature was disqualified due to incomplete entry. According to a survey summary included in petition forms 267 addresses were attempted without signatures due to no response, 36 declined to participate, and 13 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. Reports have also been requested from the City of Grand Junction Sales Tax Department, the Fire Department, and Mesa County Health Department.

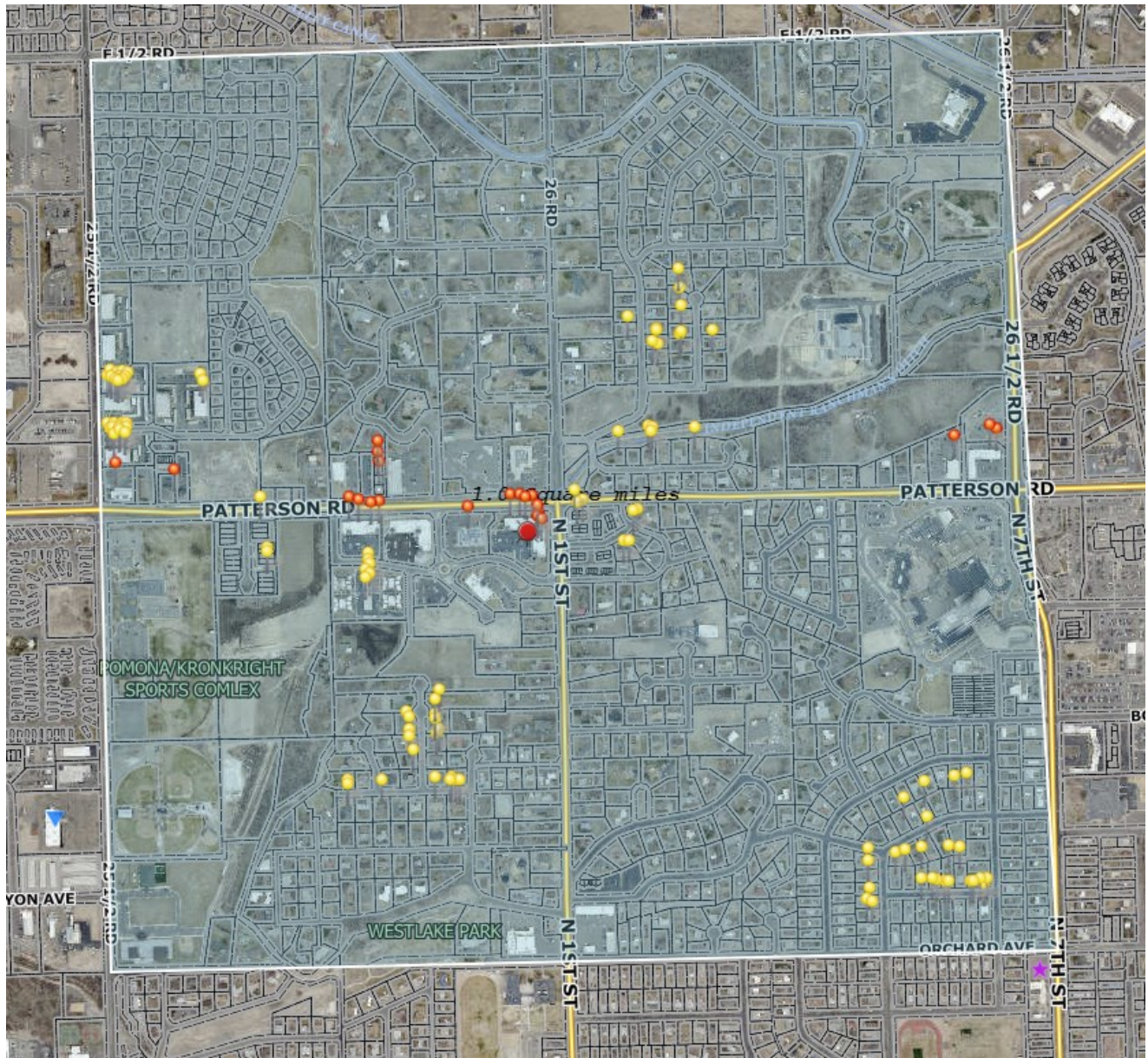
The number of similar City licenses within in the survey area are as follows:

Arts – 1 (Western Colorado Center for the Arts)

Club – 1 (Loyal Order of Moose)

ec: Krista Ashford, Applicant Representative
Adam Stapen, Applicant Representative
Sam D. Starritt, Hearing Officer
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File

First Watch Restaurants, Inc. dba First Watch Restaurant #0331



Red – Business
Yellow - Residential



January 18, 2022

RESULTS OF THE LIQUOR LICENSE SURVEY REGARDING: **First Watch Restaurant #0331**
120 W. Park Drive, Suite 107
Grand Junction, CO 81505

Applicant: First Watch Restaurants, Inc.

Purpose: Application for a New Hotel and Restaurant 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 First Watch Restaurant #0331 being granted a Hotel and Restaurant 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>
99%	119	1%	1	120

SURVEY STATISTICS

	Favor "YES"		Oppose "NO"		TOTAL
Business Survey Results	100%	19	---	0	19
Residential Survey Results	99%	100	1%	1	101

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

	BUSINESS	RESIDENTIAL	TOTAL
No Response	7	260	267
Declined to Participate	2	34	36
Not Qualified to Sign	3	10	13
Disqualified	0	0	0
"No" Signatures	0	1	1
"Yes" Signatures	19	100	119
TOTAL CONTACTS & ATTEMPTS	31	405	436

SURVEY STATISTICS First Watch Restaurant #0331 GRAND JUNCTION

>Number of Businesses and Residents Contacted: 436 Attempts – 267 No Response = 169
>Business Survey Participation Rate: 19 Signatures/ 21 Qualified Contacts = 90%
>Residential Survey Participation Rate: 101 Signatures/ 135 Qualified Contacts = 75%
>Percentage of Residents Home During Survey: 145 Contacts/ 405 Attempts = 36%

REASONS FOR OPPOSITION SIGNATURES		REASONS FOR DECLINING TO PARTICIPATE	
DRUNK DRIVERS	1	Not Interested	18
Total	1	Do Not Sign Any Petitions/Survey/COVID	12
		Too Busy	6
		Total	36
		CONTACTS NOT QUALIFIED TO SIGN	
		Non-Resident	5
		Owner / Manager Unavailable	4
		Under 21	4
		Total	13

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:

PETITION METHODOLOGY

FAVOR "YES"	OPPOSE "NO"	TOTAL
100%	---	0

- Survey Date and Times:

Business:	Monday	January 10, 2022	9:00 am – 12:30 pm
Residential:	Tuesday	January 11, 2022	9:00 am – 5:00 pm
Business:	Wednesday	January 12, 2022	3:00 pm - 5:30 pm
Business & Residential:	Thursday	January 13, 2022	9:00 am – 4:00 pm

- Survey Areas: Circulators started in close to the site and then obtained samples within the survey area. Please see attached map.
- Circulators of the Survey: There were two circulators for this survey. Prior to the start of the survey, the circulators were briefed on the type of liquor license application, the areas to be surveyed and reminded to remain unbiased in their approach to residents and businesspeople. The circulators had with them 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 circulators used tally sheets to record all contacts, attempts and reasons for opposition signatures and refusals. Upon conclusion of the survey, the circulators signed notarized affidavits of circulation. The original survey packets were pre-filed with the Grand Junction City Clerk's Office.

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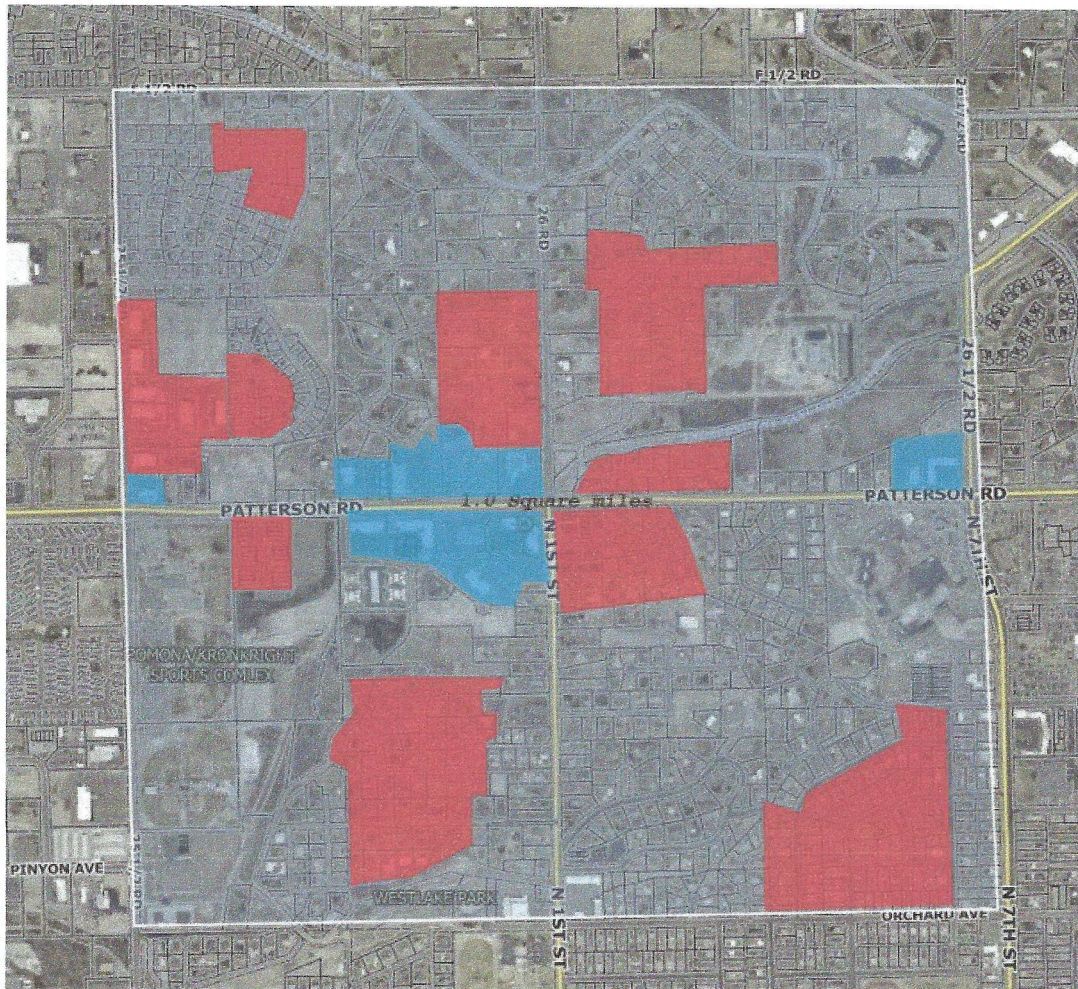
**Survey Boundary Area for
First Watch Restaurant #0331**

North: F 1/2 Road

West: 25 1/2 Road

South: Orchard Avenue

East: 26 1/2 Road



SURVEY RESULTS

APPLICATION FOR
A HOTEL AND
RESTAURANT
LIQUOR LICENSE



BUSINESS
AREAS
COVERED
IN SURVEY



RESIDENTIAL
AREAS
COVERED
IN SURVEY

SURVEY DATES: JANUARY 10, 11, 12, & 13, 2022

