

GRAND JUNCTION LIQUOR LICENSING AUTHORITY
MINUTES
December 21, 2022

I. Call to Order

The meeting was called to order at 1:58 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. Walterscheid Investment Consulting, Inc. dba All Pro Liquor, 2913 Patterson Road #104, Grand Junction, CO 81504, Liquor Store*
2. Main Street Management, LLC dba TRU by Hilton Grand Junction Downtown, 243 Colorado Avenue, Grand Junction, CO 81501, Lodging & Entertainment
3. CF Altitude, LLC dba Alta #6151, 2896 North Avenue, Grand Junction, CO 81501, Fermented Malt Beverage Off Premises
4. CF Altitude, LLC dba Alta #6311, 1904 N 12th Street, Grand Junction, CO 81501, Fermented Malt Beverage Off Premises
5. CF Altitude, LLC dba Alta 6312, 107 Grand Avenue, Grand Junction, CO 81501, Fermented Malt Beverage Off Premises
6. CF Altitude, LLC dba Alta 6316, 2249 Broadway, Grand Junction, CO 81507, Fermented Malt Beverage Off Premises
7. CF Altitude, LLC, dba Alta 6315, 722 Horizon Drive, Grand Junction, CO 81506, Fermented Malt Beverage Off Premises
8. Mimosa, Inc. dba Fairground Wine & Liquor, 2771 B ½ Road, Grand Junction, CO 81503, Liquor Store

Hearing Officer Starritt read renewals 1 – 8 into the record and verified with Ms. Sandoval the applications were in order. Hearing Officer Starritt asked if anyone was present to speak against the applications; there was no one. Renewals 1 – 8 were approved.

*After the hearing it was brought to the attention of the Hearing Officer that All Pro Liquor had included the copy of a State issued Stipulation dated July 15, 2022 that the City of Grand Junction had not previously received.

III. New License Applications - Resolutions, Findings and Decision

1. Lone Spur Cafe Grand Junction, LLC dba Lone Spur Cafe Grand Junction, 2480 Highway 6 & 50, Grand Junction, CO 81506, Hotel & Restaurant - ***Continued from December 7, 2022***

Sole Member: Cory D. Farley, 7040 E. Whisper Ranch Road, Prescott

Valley, AZ 86315

Lone Spur Café Grand Junction's General Manager Sarah Leonard was present to answer questions regarding the need and desires survey that was conducted. Ms. Sandoval read the survey results (attached) into the record and reported the application was incomplete due to the Sole Owner Cory D. Farley not having been fingerprinted to conduct the required background investigation.

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 as demonstrated by the survey. This item was continued to the January 4, 2023 meeting to allow Mr. Farley another opportunity to get fingerprinted to complete the application process.

IV. Other Business

There was none.

V. Adjournment

The meeting adjourned at 2:26 p.m.



MEMO: Local Licensing Authority

FROM: Selestina Sandoval, Deputy City Clerk

DATE: November 28, 2022

SUBJECT: Lone Spur Café Grand Junction, LLC dba Lone Spur Cafe, 2480 Highway 6 & 50 Unit A, Grand Junction, CO 81506

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 October 25, 2022, and a "Notice of Hearing" was posted on the property on November 14, 2022, and in the Daily Sentinel on November 23, 2022.

A survey was conducted to address the reasonable requirements of the neighborhood by the applicant. The neighborhood was defined on the north by Patterson Road, on the south by Lake Road, on the east by 24 ½ Road and on the west by 25 ½ Road. The results are as follows:

Business Results:	Residential Results:
FAVOR: 70 (15 Mesa Mall Businesses)	FAVOR: 43
OPPOSE: 0	OPPOSE: 0

12 signatures were disqualified due to incomplete entries, 15 due to signatures outside the defined neighborhood and six were disqualified due to multiple signatures at the same business location. According to *Exhibits to Survey Petition* 33 contacts were attempted without signatures due to seven *Refusing to Sign*, five *Not 21 Years of Age*, seven *No Answer*, 12 *No Solicitor Signs* and two *Other*.

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 – 6 (Pho 88, Axeology, Smokin' Oak Wood Fired Pizza, Bananas Fun Park, Bamboo City and Grand International Buffet)

Club – 1 (Loyal Order of Moose)

Hotel & Restaurant – 6 (Chili's Grill & Bar, Tequila's Mexican Family Restaurant, Chipotle Mexican Grill, Genghis Grill, Red Robin America's Gourmet Burgers + Brews, and Thai Chili & Pho)

Fermented Malt Beverage Off Premises – 3 (Walmart #5099, Stinker #321 and Natural Grocers)

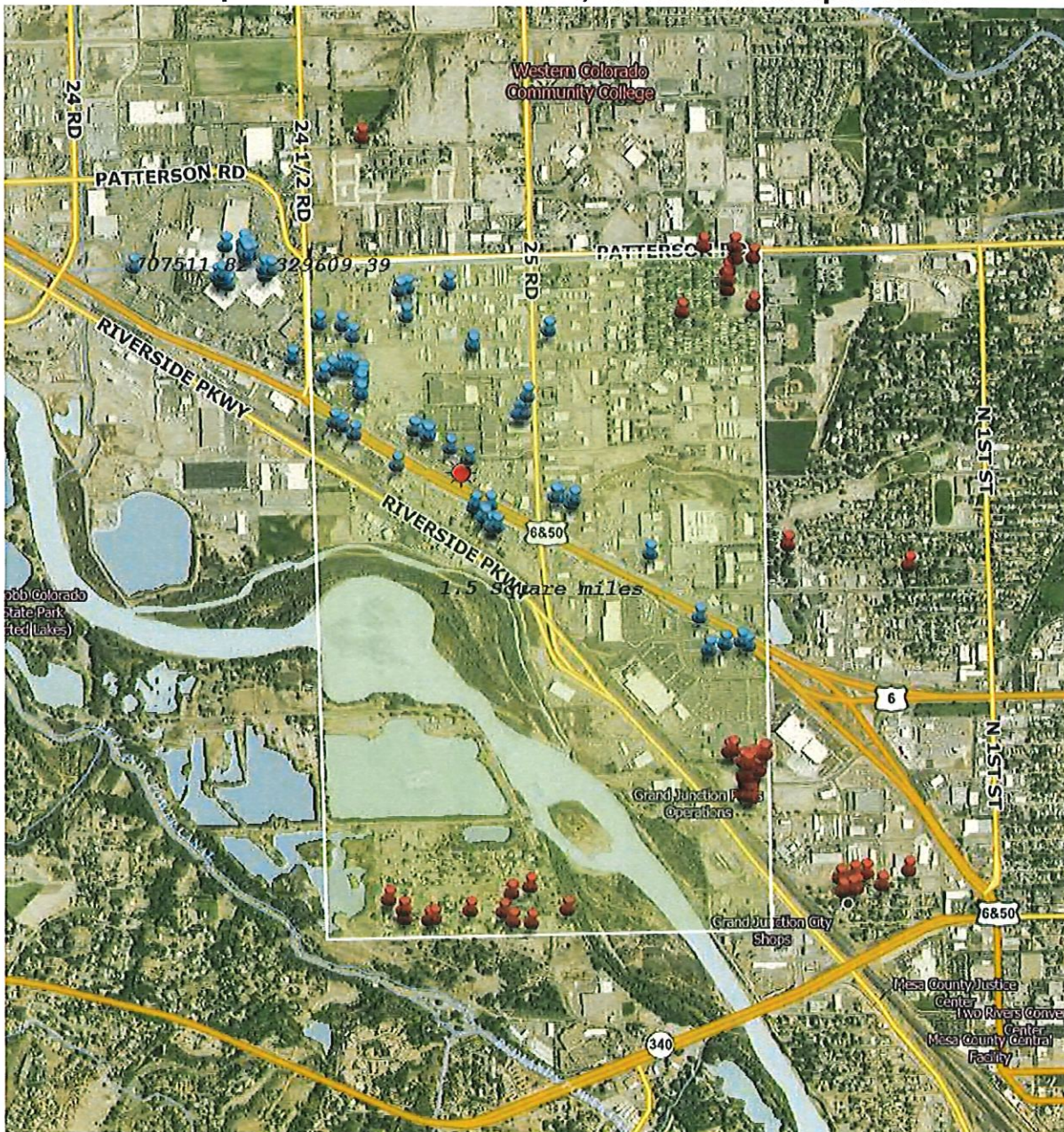
Lodging & Entertainment – 1 (X-Golf Grand Junction)

Tavern – 1 (Scotland Yard Cigar & Spirits)

ec: Edie Kern, Applicant Representative

Sam D. Starritt, Hearing Officer
John Shaver, City Attorney
Meghan Woodland, Grand Junction Police Department
File

Lone Spur Café Grand Junction, LLC dba Lone Spur Café



Blue – Business
Red - Residential