

04/17/2024
TO: Johnstown City Clerk
450 S. Parish,
Johnstown, CO 80534

REF: Needs & Desires Petition - New Liquor License

Survey Overview

Survey of the Reasonable Requirements and Desires of the Neighborhood for the following:

Tavern Liquor License

Applicant:

Mirror Image Brewpub Group d.b.a. Mirror Image @ Woods

Applicant's Licensed Premises Location:

4320 Ledge Rock Drive

Johnstown, CO 80534

Survey Methodology

The circulator was over 21 years old.

Each circulator wore "Mirror Image Brewing" apparel and introduced himself identifying his name and the company. Each circulator also had a clipboard with the following:

1. A map of the designated area provided by the Johnstown City Clerk describing the boundaries of the defined neighborhood.

2. A tally sheet to record the results of those who did not sign.

People were shown the petition form, asked to read the form, and verbally told of the license type being applied for and the site location/address.

Each person who signed the petition indicated they were either an owner/manager of a business or resident located within designated area and were 21 years or older.

Each signature was freely and voluntarily given without any influence of the circulator.

Survey Circulators and Dates

Circulators conducted the survey on the following dates:

1 Circulator 4/9/24 – Business sector (West of I-25)

1 Circulator 4/11/24 – Neighborhoods North of HWY 60 & Location (East of I-25)

1 Circulator 4/13/24 – Neighborhood East of Proposed Location

Summary of Signatures Obtained

Businesses 5

Residences..... 56

Total 61

Details of Signatures Obtained

Needs & Desire Work Sheet

	9-Apr	Knock	Answer	No Answer/Access	Abstain	Favor	Opposed
Loaf & Jug		1	1			1	
Ice Company		1		1		0	
Falcon Technology		1		1		0	
Rayman Electric		1		1		0	
					1 (No Manager)		
Arnold Machinery		1				0	
Pioneer		1	1			1	
Arapahoe Rental		1	1			1	
Murdock's		1	1			2	
		8	4	3	1	5	0
11-Apr							
		60	28	25	7	29	0
13-Apr							
		38	27	9	2	26	1
Total		106	59	37	10	60	1

Of Signatures Received

Percentage in Favor	98.4%
Percentage Opposed	1.6%

Details of Opposition

Reason

"Do Not Drink"

Details of Contact Attempts

Signature Attempts: 106

Signatures Obtained : 61

Not at Home/No Answer: 37

Not Willing To Sign: 9

Owner/Manager Not Available: 1

Signatures Obtained	61	57.5%
Not at Home/No Answer	37	34.9%
Not Willing To Sign	9	8.5%
Owner/Manager Not Available	1	0.9%

Reason for Contacts Not Willing To Sign (Abstain)

No Opinion 4

Not Interested 3

Too Busy 2

Total 9

Final Analysis

The final analysis of the "Needs and Desires" is **98.4%** of the people who signed the petition are in favor of the issuance of the new liquor license.

Report Attachments

Included in this report are the following:

1. A copy of the map provided by Johnstown City Clerk for the designated area.
2. A copy of the map indicating the area where circulator petitioned.
3. A copy of the petitions where signatures were obtained in support or opposition of Tavern Liquor License.
4. Affidavits of Circulators for signatures obtained.

Report Prepared and Submitted by:

Steven Schirner

Vice President

Mirror Image Brewpub Group

Neighborhood Needs & Desires Petition

Name of Applicant:	Mirror Image Brew Pub Group	DBA:	Mirror Image @ Woods
Address of Business Proposed for Licensure:	4320 Ledge Rock Dr Johnstown, CO 80534 (Located inside Woods grocery)		
Liquor License Type being applied for: Tavern	Public Hearing Date/Location:	05/06/2024 7pm 450 S. Parish, Johnstown CO 80534	

THE UNDERSIGNED HAVE HAD THE OPPORTUNITY TO READ THE INSTRUCTIONS, QUALIFICATIONS AND PETITION AND ARE EITHER IN FAVOR OF OR OPPOSED TO THE APPROVAL AND ISSUANCE OF A LIQUOR LICENSE AT THIS LOCATION

Date	Printed Name	Business Name (If Applicable) Street Address	AGE	Mark One "x"	Reason:
	Signature			Favor	Opposed
4/9	<i>Scott</i>	1530 S DAWN DR	47	X	
	STACY SCOTT	MILKENS CO 80534			(CIRCLE ONE) Owner/Manager/Resident
4/9	Brian Woods	188 Gateway Circle			Reason:
	Brian Woods	Berthoud, CO 80513	57	X	(CIRCLE ONE) Owner/Manager/Resident
4/9	Tanner Shemon	142 Gateway Cir	21	X	Reason:
	<i>LS</i>	Berthoud, 80513			(CIRCLE ONE) Owner/Manager/Resident
4/9	<i>Chris Jones</i>	4450 Ledge Rock Dr			Reason:
	Chris Jones	Johnstown, CO 80534	38	X	(CIRCLE ONE) Owner/Manager/Resident
4/9	Ashley Combs	4450 Ledge Rock			Reason:
	Ashley Combs	Dr. Johnstown, CO 80534	27	X	(CIRCLE ONE) Owner/Manager/Resident
4/11	Gera Fayas	Limestone Un. CO 80534			Reason:
	Gera Fayas	Johnstown, CO 80534		X	(CIRCLE ONE) Owner/Manager/Resident
4/11	Christophe Williams	146 Haines Way			Reason:
	Christophe Williams	Johnstown, CO 80534	43	X	(CIRCLE ONE) Owner/Manager/Resident

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Date	Printed Name Signature	Business Name (If Applicable) Street Address	AGE	Mark One "X"		Reason:
				Favor	Opposed	
4/11	Mike Kary	218 Alabaster Way	84	✓		(CIRCLE ONE) Owner/Manager/Resident
4-11	Mike Kary	228 Alabaster Way	57	✓		(CIRCLE ONE) Owner/Manager/Resident
4/11	Tracy Staruck	230 Alabaster Way	44	✓		(CIRCLE ONE) Owner/Manager/Resident
4/11	Ashley Bailing	338 Granite Way	37	✓		(CIRCLE ONE) Owner/Manager/Resident
4/11	Sharon Murray	4307 cobblestone Ln	34	✓		(CIRCLE ONE) Owner/Manager/Resident
4/11	Tevin Gallatin	4367 Cobblestone Ln	29	✓		(CIRCLE ONE) Owner/Manager/Resident
4/11	Christina Hoy	1102 N. 3rd St. Johnstown	28	✓		(CIRCLE ONE) Owner/Manager/Resident
4/11	URSULA	349 GRANITEWAY	26	✓		(CIRCLE ONE) Owner/Manager/Resident
4/11	URSULA	JOHNSTOWN CO 80534				(CIRCLE ONE) Owner/Manager/Resident

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Date	Printed Name	Business Name (If Applicable) Street Address	AGE	Mark One "X"		Reason:
				Favor	Opposed	
4/11/24	Angela D. Reinhardt	349 Granite Way				
4/11/24	Angela D. Reinhardt	Johnstown, CO 80534	54	✓		(CIRCLE ONE) Owner/Manager/Resident
4-11-24	Melissa Aiello	332 Granite Way				
4/11/24	Dash Kennedy	Johnstown CO 80534	34	✓		(CIRCLE ONE) Owner/Manager/Resident
4/11/24	Dash Kennedy	3648 Holmes Ln				
4/11/24	David Cook	Johnstown, CO 80534	34	✓		(CIRCLE ONE) Owner/Manager/Resident
4/11/24	David Cook	3752 S. Holmes Ln		✓		
4/11/24	Sarah Cook	Johnstown CO 80534	60			(CIRCLE ONE) Owner/Manager/Resident
4/11/24	Sarah Cook	3752 Holmes Ln		✓		
4/11/24	Sarah Cook	Johnstown CO 80534	42			(CIRCLE ONE) Owner/Manager/Resident
4/11/24	Lauren Augustino	3612 Porter Lane		✓		
4/11/24	Lauren Augustino	Johnstown CO 80534	33			(CIRCLE ONE) Owner/Manager/Resident
4/11/24	Tracy Olson	3659 Porter Ln		✓		
4/11/24	Tracy Olson	Johnstown Co	43			(CIRCLE ONE) Owner/Manager/Resident

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Date	Printed Name	Business Name (If Applicable)	Street Address	AGE	Mark One "x"	Reason:
	Signature				Favor	Opposed
4/11	Richard Dunn	259 SLOAN DR		64	X	
4/11	Richard Dunn					(CIRCLE ONE) Owner/Manager/Resident
4/11	James Martin	167 TARTAN DR		74	X	
4/11	Nick Martin					(CIRCLE ONE) Owner/Manager/Resident
4/11	Jesse Lopez	186 Tartan Dr		63	X	
4/11	Larry Wilson					(CIRCLE ONE) Owner/Manager/Resident
4/11	Edie Ramirez	210 Tartan Dr		71	X	
4/11	James Martin	237 Holden Ln				(CIRCLE ONE) Owner/Manager/Resident
4/11	James Martin	337 Sloan		74	X	
4/11	James Martin	Johnstown				(CIRCLE ONE) Owner/Manager/Resident

out

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Date	Printed Name Signature	Business Name (If Applicable) Street Address	AGE	Mark One "x"	Reason:	
				Favor	Opposed	
4/1/24	Jean Delaney	324 Kirkland Lane	63	☒		Soncks fun!
	Jay	Johnstown CO				(CIRCLE ONE) Owner/Manager/Resident
4/1/24	Drew Hochstetler	318 Kirkland Ln	over 21	☒		Reason:
	Drew	Johnstown, CO				(CIRCLE ONE) Owner/Manager/Resident
4/11/24	Gene Walters	Johnstown CO	80	☒		Reason:
	Gene Walters					(CIRCLE ONE) Owner/Manager/Resident
4-11-24	BRETT HALLAM			☒		Reason:
	Brett	Johnstown, CO				(CIRCLE ONE) Owner/Manager/Resident
	Natalie Sciano	Johnstown, CO	35	☒		Reason:
4/11/24		401 Glen Way				(CIRCLE ONE) Owner/Manager/Resident
	Kyle Giron	202 Sycamore Ave	37	☒		Reason: Do Not Drive
4/13	Karley Jangenberg	212 Sycamore Ave				(CIRCLE ONE) Owner/Manager/Resident
			over 21	☒		Reason:
4/13						(CIRCLE ONE) Owner/Manager/Resident

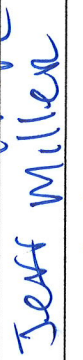
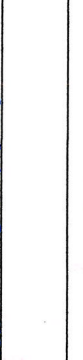
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Date	Printed Name	Business Name (If Applicable) Street Address	AGE	Mark One "x"		Reason:
	Signature			Favor	Opposed	
4/18/23	Vicki Maher	313 Sycamore Ave Johnstown	69	X		
	Vicki Maher				X	(CIRCLE ONE) Owner/Manager/Resident
4/13	Bob Maher	313 SYCAMORE AVE JOHNSTOWN, CO	64	X		
	Bob Maher				X	Reason:
4/13/24	Courtney Leeper	325 SYCAMORE AVE JOHNSTOWN, CO	42	X		
	Courtney Leeper				X	(CIRCLE ONE) Owner/Manager/Resident
4/15/24	CASEY BLAIR	325 SYCAMORE AVE JOHNSTOWN CO	44	X		
	CASEY BLAIR				X	Reason:
4/15/24	John Bradenbach	3320 Tyndal Johnstown	55	X		
	John Bradenbach				X	(CIRCLE ONE) Owner/Manager/Resident
4-17-24	Kyle Smith	3324 Tyndal Johnstown, CO 80534	40	X		
	Kyle Smith				X	Reason:
4/	Mike Dorsey	3312 Tyndal Johnstown, CO	40	X		
	Mike Dorsey				X	(CIRCLE ONE) Owner/Manager/Resident

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Date	Printed Name	Business Name (If Applicable)	AGE	Mark One "x"		
	Signature	Street Address		Favor	Opposed	Reason:
4/13	Kevin Burnett	3233 Tupelo Ln Johnstown	33	X		Reason: community development
4/13	Daniel Harsh	2232 Tamarac Ln Johnstown	411	X		(CIRCLE ONE) Owner/Manager/Resident
4/13	Louis Gartrell	3260 Tamarac Lane Johnstown CO	38	X		(CIRCLE ONE) Owner/Manager/Resident
4/13	Kevin Gartrell	3378 Shadblow St Johnstown CO	38	X		(CIRCLE ONE) Owner/Manager/Resident
4/13	Michael	245 Silverbell Dr	56	X		(CIRCLE ONE) Owner/Manager/Resident
4/13	BRAD mother way	317 Honeysuckle way	37	X		(CIRCLE ONE) Owner/Manager/Resident
4/13	Jakey Antone	245 Honeysuckle	33	X		(CIRCLE ONE) Owner/Manager/Resident
4/13						(CIRCLE ONE) Owner/Manager/Resident

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Date	Printed Name	Signature	Business Name (If Applicable)	Street Address	AGE	Mark One "X"	Reason:	
						Favor	Opposed	
4/13/24	Jessie Wilks		3368 Hackberry Ln	Johnstown CO	35	☒	☐	(CIRCLE ONE) Owner/Manager/Resident
4/13/24	Jose Robert		3368 Hackberry Ln	Johnstown CO	42	☒	☐	(CIRCLE ONE) Owner/Manager/Resident
4/13	Jeff Miller		3371 Hackberry	Johnstown CO	65	☒	☐	(CIRCLE ONE) Owner/Manager/Resident
4/13	Luz Montanez		211 Honeysuckle Way	Johnstown CO	43	☒	☐	(CIRCLE ONE) Owner/Manager/Resident
4/13	Sam Wilson		3397 Buttermont Ln	Johnstown	39	☒	☐	(CIRCLE ONE) Owner/Manager/Resident
4/13	Kathleen Siehn		3390 Bayberry Ln	Johnstown	47	☒	☐	(CIRCLE ONE) Owner/Manager/Resident
4/13	GARY JOESMEER		3370 BAYBERRY LN	Johnstown	66	☒	☐	(CIRCLE ONE) Owner/Manager/Resident

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Date	Printed Name	Business Name (If Applicable)	AGE	Mark One "X"		Reason:
				Favor	Opposed	
4/13	Kessey Maldonado <i>Kessey Maldonado</i>	342 River Rock Dr. Johnstown, CO	31	X		(CIRCLE ONE) Owner/Manager/Resident
		342 River Rock Drive Johnstown, CO 80534	31	X		Reason:
		Daniel King <i>Daniel King</i>	223 Alabaster Way Johnstown, CO 80534	36	X	
4/13	Molly King <i>Molly King</i>	same as above	35	X		Reason:
		223 Alabaster Way				(CIRCLE ONE) Owner/Manager/Resident
		Molly King <i>Molly King</i>	Johnstown, CO 80534	35	X	
						(CIRCLE ONE) Owner/Manager/Resident
						Reason:
						(CIRCLE ONE) Owner/Manager/Resident
						Reason:
						(CIRCLE ONE) Owner/Manager/Resident
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						(CIRCLE ONE) Owner/Manager/Resident
						Reason:
						(CIRCLE ONE) Owner/Manager/Resident

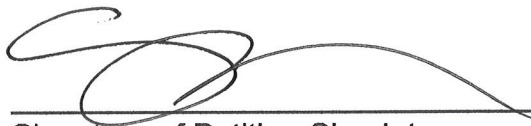


Affidavit of Circulator

STATE OF COLORADO
COUNTY OF Weld

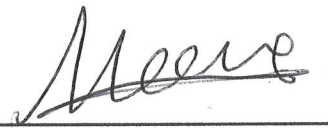
I, Steven Schirner, personally circulated the Neighborhood Needs & Desires Petition and obtained signatures from business owners/managers and residents of the one-mile radius neighborhood of the site proposed for liquor licensure for which the petition was circulated.

Dated this 17th day of April, 2024.



Signature of Petition Circulator

Sworn to and subscribed before me this 17th day of April, 2024.



Notary Public

My commission expires:

04/10/2028

MEENA GURAGAIN KHATIWADA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244012572
MY COMMISSION EXPIRES 04/10/2028