

**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, August 4, 2004, 9:00 A.M.**

- I. **CALL TO ORDER** – The meeting convened at 9:00 a.m. Those present were Hearing Officer Jim Majors, City Attorney John Shaver and Deputy City Clerk Debbie Kemp.
- II. **REVIEW OF RENEWAL/HEALTH DEPARTMENT VIOLATIONS**
1. WTB Enterprises Inc., dba Blue Moon Bar & Grille, 120 N. 7<sup>th</sup> St., Hotel and Restaurant  
Theodora Brehmer, President of WTB Enterprises, Inc., was present.
- Ms. Kemp reported that this renewal originally went to hearing on May 5, 2004 and has been brought back for review due to outstanding violations with Mesa County Health Department that had not been corrected. Ms. Kemp reported that Mesa County Health Department had advised that all violations had been taken care of as of August 3, 2004.
- The review of the application for renewal was found to be in order and approved.
- III. **APPLICATIONS TO RENEW LIQUOR AND BEER LICENSES**
1. Wigout Productions, Inc. dba Mesa Theatre & Club, 538 Main Street, Tavern  
Continuation from July 21, 2004  
David Prather, owner of Wigout Productions, Inc., was present.
- Ms. Kemp reported that the outstanding violations with the Grand Junction Fire Department have been corrected and that Mesa County Health Department had reported that all violations had been corrected.
- Mr. Majors thanked Mr. Prather for his disclosure on his arrest and asked him if he has already been sentenced. Mr. Prather stated that he has.
- The application for renewal was found to be in order and approved.
2. El Sol De Mexico, Inc. dba Tierra Blanca Family Mexican Restaurant, 2900 North Avenue, Hotel and Restaurant  
The application for renewal was found to be in order and approved.
3. Malabo, LLC dba Grand Central Liquors, 200 West Grand Ave., Retail Liquor Store  
The application for renewal was found to be in order and approved.

**IV. APPLICATION TO RENEW LIQUOR LICENSE AND CHANGE IN CORPORATE STRUCTURE**

1. C&F Food Stores Inc., dba C&F Food Stores No. 1, 859 Pitkin Avenue, C&F Stores No. 3, 2714 Hwy 50 and C&F Food Stores No. 4, 596 25 Road, Grand Junction, CO 81503-1762. 3.2% Beer Retail License (Off-Premises)

Change in Corporate Structure: William Busking as Executive VP

Frank Childs, President of C&F Food Stores, Inc., was present.

The applications for renewal and change in corporate structure were found to be in order and approved.

**V. APPLICATION FOR REGISTRATION OF NEW MANAGER**

1. Restaurant Concepts II, LLC dba Applebee's Neighborhood Grill and Bar, 711 Horizon Drive, Grand Junction, CO 81506

Jill Cranor replaces Brad Willms

The application for registration of new manager was found to be in order and approved.

**VI. APPLICATION FOR CHANGE OF LOCATION AND CHANGE IN TRADE NAME**

1. JEMSKT, Inc. dba Ranch Liquors, 2314 Hwy. 6 & 50, Retail Liquor Store

Change of location from 2314 Hwy. 6 & 50 to 681 Horizon Dr., #400

Change of trade name from Ranch Liquors to Country Club Liquor

This item was moved to last on the agenda.

**VII. RESOLUTION OF FINDINGS AND DECISION RE: APPLICATION FOR NEW LICENSE**

1. Sheehy Enterprises, Inc. dba Nancy's Pizzeria, 200 W. Grand Ave. #10, Beer & Wine

President: Steve D. Sheehy, 2325.5 S. Rim Dr., Grand Junction, CO 81503

V. President: Sandra K. Sheehy, 2325.5 S. Rim Dr., Grand Junction, CO 81503

Treasurer: Judith A. Jetter, 5231 Barbara Way, Las Vegas, NV 89119

Sandra Sheehy, Vice President of Sheehy Enterprises, Inc., was present.

Mr. Majors asked Ms. Kemp what is the status of the application. Ms. Kemp stated that the local police report was conducted on the three officers and no problems were reported; the fingerprint cards had to be resubmitted to C.B.I. and a report is still pending. Code Enforcement reported that the premise was posted in a timely manner. The health and fire reports are pending completion of the construction of the premise. The sales tax department reported that they still are awaiting the initial use tax report. Ms. Kemp read the results of the survey into the record (see attached report).

Mr. Shaver asked Ms. Sheehy if she believed the information Ms. Kemp read into the report was a true and accurate representation of the survey. Ms. Sheehy stated yes. Mr. Shaver asked who conducted the survey and at what time of day and how it was done. Ms. Sheehy stated that her husband had conducted the survey one evening;

she wasn't sure what date it was, and he went door to door and explained that they were applying for a beer & wine license and asked if they would like to sign the survey form.

Mr. Majors asked if there was anyone present in support or opposition. There being no one present Mr. Majors stated that the State Statute requirements had been met and he authorized the issuance of this license pending the approval of the building, fire health, sales & use tax departments and no negative reports from C.B.I. The City Clerk's office will prepare a resolution for his signature.

2. Eagle Rock Partners, LLC dba Bear Rock Café, 2478 U.S. Hwy. 6 & 50, Beer & Wine

Partner: Larry D. Hall, 329 Red Redge Ct., Grand Junction, CO 81503

Partner: John N. DiNardo, 14476 E. Caley Ave., Aurora, CO 80016

Partner: Henry R. Wells, 2242 Augusta Dr., Evergreen, CO 80439

Manager: Gholam Reza Loffina, 643 Meadowood St., Grand Junction, CO 81504

Larry Hall, Partner for Eagle Rock Partners, LLC, was present as well Shawn McCord, who conducted the survey.

Mr. Majors asked Ms. Kemp what is the status of the application. Ms. Kemp stated that the local police report was conducted on the three partners and the manager and no problems were reported; and a report from C.B.I. is still pending. Code Enforcement reported that the premise was posted in a timely manner. The health and fire reports are pending completion of the construction of the premise. The sales tax department reported that the applicant is in compliance. Ms. Kemp read the results of the survey into the record (see attached report).

Mr. Shaver asked Mr. McCord if he believed the information Ms. Kemp read into the report was a true and accurate representation of the survey. Mr. McCord stated yes. Mr. Shaver asked what time of day and how was the survey conducted. Mr. McCord stated that he conducted the survey during the day and he went door to door and explained what the business is and why this survey is being conducted. He stated that surrounding businesses didn't have any problem with it, residential was limited but most everyone he contacted seemed ok with the issuance of the license. There were a couple of people that didn't want to sign the survey.

Mr. Majors asked Mr. McCord if he had any prior experience with conducting a survey of this kind. Mr. McCord stated that he had not.

Mr. Majors asked if there was anyone present in support or opposition. There being no one present Mr. Majors stated that the State Statute requirements had been met and he authorized the issuance of this license pending the approval of the building, fire and health departments and no negative reports from C.B.I. The City Clerk's office will prepare a resolution for his signature.

**VIII. APPLICATION FOR CHANGE OF LOCATION AND CHANGE IN TRADE NAME (This item moved from VI. on the agenda)**

1. JEMSKT, Inc. dba Ranch Liquors, 2314 Hwy. 6 & 50, Retail Liquor Store

Change of location from 2314 Hwy. 6 & 50 to 681 Horizon Dr., #400

Change of trade name from Ranch Liquors to Country Club Liquor

Francis Denton, President of JEMSKT, Inc., was present.

Mr. Majors asked Ms. Kemp what is the status of the application. Ms. Kemp stated that a local police report was not conducted on the President of JEMSK, Inc. because the applicant had renewed the liquor license recently. Code Enforcement reported that the premise was posted in a timely manner. The fire & building reports are pending completion of the construction of the premise. The sales tax department reported that the applicant needs to change trade name and address with them. Ms. Kemp read the results of the survey into the record (see attached report). Ms. Kemp reported that the applicant had applied for and was approved from the State Liquor Enforcement for a Storage Permit while the proposed location is being completed.

Mr. Majors disclosed that, in the past, he provided legal services to Mr. Denton for establishing his corporation. He does not feel that this will be a conflict of interest.

Mr. Tom Volkmann, attorney representing Horizon Liquors in opposition to the relocation advised Mr. Majors that they have no problem with him being the Hearing Authority for this matter.

Mr. Shaver asked Mr. Denton who conducted the survey and how the survey was conducted and does he believe the results that Ms. Kemp read were true and accurate. Mr. Denton stated that he, his mother Jane Denton, and Katherine Worrall conducted the survey during all times of the day and they went door to door and explained what the business is and why this survey is being conducted. He stated that surrounding businesses didn't have any problem with it, residential was limited but most everyone he contacted seemed ok with the issuance of the license. There were a couple of people that didn't want to sign the survey. There were some residential areas that were gated areas that they could not go into. Mr. Denton felt that the results as read were correct.

Ms. Worrall spoke in favor of the relocation and advised how she had conducted the survey. Mr. Shaver asked if she was compensated for conducting the survey. She said she was not.

Mr. Majors asked Ms. Worrall if she resides in the neighborhood or is a business lessee. She stated she does not reside nor have a business in the neighborhood.

Ms. Denton also spoke in favor of the relocation and advised how she had conducted the survey and stated for people who were not at home, she had made notes on the survey.

Tom Volkmann, attorney representing Horizon Liquors, asked Ms. Kemp if the notes made by Ms. Denton of people who were not at home were included in the summary. Ms. Kemp said they were not.

Mr. Volkmann gave a summary of the reason they were present. He stated that they were not there to protect turf or seek economic advantage. They are present to protect the neighborhood. He introduced into the record Exhibit A (see attached), an aerial photo. He showed the relationship of the ½ mile radiuses to the liquor stores in the neighborhood area. He introduced Exhibit B (see attached) which is Grand Valley MPO Traffic Analysis Zones which he broke down to define population per liquor store for the neighborhood area. He also used Exhibit D (see attached) to further define the population per current retail liquor store. He assumed that the local law enforcement had no objections to the proposed relocation since that had not been mentioned in the

summary that was read. He referred to a letter from Detective Culver with the Grand Junction Police Department regarding a proposed new retail liquor store in the year 2000 that was denied. Mr. Majors stated he will not allow this letter as an exhibit for the record. Mr. Volkmann stated that he cannot see where the applicant has met the requirements for the needs and desires of the neighborhood nor has proven that the relocation would not be an undue concentration.

Mr. Majors stated that Ms. Kemp has not been requested to do a census for undue concentration for the neighborhood area. Mr. Majors asked Mr. Denton if he has problems with Exhibits A, B or D. Mr. Denton stated that he did not.

Becky Jackson, owner of Horizon Liquors, referred to Exhibit A, the aerial map, and showed how each ½ mile circle overlaps each other for the ½ mile area of each liquor store on the map. She believes that because of all of the overlap for each of these stores, the relocation of Country Club Liquors would create an undue concentration condition. She advised that her ½ mile area is the County Club, light industrial, the airport and BLM land with no hope of future residential growth. She does not believe burden of proof has been met nor the needs and desires of the neighborhood have been proven by the applicant.

There was discussion about the surveys provided by both the applicant and Horizon Liquors and the qualified numbers as stated by Ms. Kemp.

Mr. Shaver asked Ms. Jackson who conducted the survey she provided. Ms. Jackson stated that she, her employees, Chris Callahan, Scott Shoemaker, Mike (Ms. Jackson could not remember his last name), and Kobi Callahan conduct the survey. Mr. Shaver asked if she paid her employees for conducting the survey. Ms. Jackson stated that she bought them lunch afterward. Mr. Shaver asked if their conducting the survey was a condition of employment. Ms. Jackson said it was not. Mr. Shaver asked how the survey was conducted. Ms. Jackson explained that they informed people that they were doing a petition from Horizon Liquors in opposition of the relocation of County Club Liquors. Mr. Shaver asked Ms. Jackson if she believed the results Ms. Kemp read into the record were true and correct. Ms. Jackson stated yes.

Mr. Majors asked Ms. Jackson if she asked customers in her store to sign the petition. Ms. Jackson said that she did take some customers off to the side at the store and asked them if they would sign the petition.

Mr. Shaver asked Ms. Jackson if she explained to her customers that she is opposing the relocation due to economic conditions. Ms. Jackson said she might have mentioned that but it is not the reason they are opposing the relocation.

Mr. Majors asked Ms. Jackson that, when talking to people, did she tell them that she had economic concerns. Ms. Jackson answered sure. Ms. Jackson then clarified that she told the people that she owned Horizon Liquors and was opposing the relocation of Country Club Liquors. She stated that she had some people who didn't want to sign the petition but no one indicated to her that they wanted the relocation.

Mr. Shaver asked Ms. Jackson how many people signed the petition at the store. Ms. Jackson stated approximately 10%. Mr. Shaver asked if she went back when people weren't home. Ms. Jackson said she did not.

Kevin Kees, employed at 715 Horizon Dr., Suite 300, advised that he is opposed to the relocation as it infringes on other businesses.

Mr. Shaver asked Mr. Kees what his relationship is to Ms. Jackson. Mr. Kees advised that they are friends.

A representative of Horizon Travel, 715 Horizon Drive, spoke in opposition of the relocation.

Mr. Denton stated that the hotels on Horizon Drive refer people to Horizon Liquors. He doesn't feel that there will be any more impact with the police department than there was when he was at his other location. He feels that Ms. Jackson's reasoning for undue concentration stating that the liquor stores in the neighborhood overlap each other is not valid because if you take every liquor store in Grand Junction, they would all overlap each other in a 1 mile radius. When he was conducting his survey, he was told by people that Horizon Liquors had already approached them but they didn't sign the opposing petition. Mr. Denton mentioned a letter from a resident that stated an opposing petitioner stated that County Club Liquors was doing this relocation illegally. Mr. Majors would not allow that letter into the record because the author of the letter was not present.

Ms. Jackson stated that her petition and the applicant's petition were a wash because the numbers were about the same.

A recess was taken at 10:38 a.m.

The meeting reconvened at 10:45 a.m.

Mr. Majors addressed the arguments of Ms. Jackson. He stated that the Hearing Authority has the authority to consider factors for undue concentration. The proposed relocation is within ½ mile of Horizon Liquors and not right on the doorstep. He reviewed the factors of Horizon Liquors and they have shown economic factors and comments regarding the survey has not proved undue concentration. He will not consider comments based on economic factors. He finds that the proposed relocation will not conflict with the needs and desires of the area. The applicant does not have to prove desires of the neighborhood just that reasonable requirements are not being met. Mr. Majors appreciates Ms. Jackson going to the effort of presenting her opposition however, because her petition did not allow people to choose either to allow or not to allow the relocation, he will not give the petitions any weight in his decision.

Mr. Majors finds the applicant met statutory requirements for relocation. The results of the survey demonstrate no conflict with relocation. The change of location will be approved. The applicant will need to provide Secretary of State approval for the change in trade name. The issuance of the change of location is contingent upon the approval of the sales tax, fire and building departments.

Mr. Volkmann asked if he could get a copy of the letter that Mr. Denton mentioned. Mr. Majors said it was not part of the record; therefore, Mr. Volkmann would have to ask Mr. Denton for a copy of that letter.

**IX. ADJOURNMENT** – The meeting was adjourned at 11:00 a.m.

**NEXT REGULAR MEETING – August 18, 2004**

MEMO: Local Licensing Authority  
 FROM: Juanita Peterson, Deputy City Clerk  
 DATE: July 28, 2004  
 SUBJECT: Application by Sheehy Enterprises, Inc., for a Beer and Wine Liquor License at 200 W. Grand Avenue, #10, under the trade name of Nancy's Pizzeria

Sheehy Enterprises, Inc., filed an application with the Local Licensing Authority on June 22, 2004, for a new beer and wine liquor license for the sales of malt and vinous liquors by the drink for consumption on the premises at place where sold at 200 W. Grand Avenue #10, under the trade name of Nancy's Pizzeria. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for August 4, 2004. The Notice of Hearing was given by posting a sign on the property on or before July 25, 2004 and by publishing a display ad in The Daily Sentinel on July 23, 2004.

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 and defined the neighborhood as the area bounded by North Avenue to the North, D Road to the South, 6<sup>th</sup> Street to the East and 25 1/2 Road to the West and includes both sides of the street as the outer boundaries. The results of that survey are as follows:

- 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	0
No	46
No Opinion	0
DISQUALIFIED	0

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

Yes	40
No	0
No Opinion	0
DISQUALIFIED	6

Six of the above were businesses who answered question 2.

The Grand Junction Police Department has investigated the individuals for local criminal history. The fingerprints have been forwarded onto CBI for further processing. Reports have been requested by the Grand Junction Fire Department, Code Enforcement, Mesa County Health Department, Sales Tax and Mesa County Building Department.

The number of similar-type outlets in the survey area is as follows which the one mile area is also:

Beer/Wine – 1 (Pablo's and 1 Proposed Bear Rock Café)

That concludes this report.

C: Applicant  
John Shaver, City Attorney  
Craig Campbell, Grand Junction Police Department  
File



MEMO: Local Licensing Authority  
 FROM: Juanita Peterson, Deputy City Clerk  
 DATE: July 28, 2004  
 SUBJECT: Application by Eagle Rock Partners, LLC, for a Beer and Wine Liquor License at 2478 US Highway 6 & 50, under the trade name of Bear Rock Café

Eagle Rock Partners, LLC filed an application with the Local Licensing Authority on June 29, 2004, for a new beer and wine liquor license for the sales of malt and vinous liquors by the drink for consumption on the premises at place where sold at 2478 US Highway 6 & 50, under the trade name of Bear Rock Café. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for August 4, 2004. The Notice of Hearing was given by posting a sign on the property on or before July 25, 2004 and by publishing a display ad in The Daily Sentinel on July 23, 2004.

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 and defined the neighborhood as the area bounded by Patterson Road to the North, Colorado River to the South, 1<sup>st</sup> Street to the East and 24 Road to the West and includes both sides of the street as the outer boundaries. The results of that survey are as follows:

- 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	0
No	112
No Opinion	0
DISQUALIFIED	7

There were seven who were disqualified by being out of the area or not legible.

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

Yes	42
No	0
No Opinion	1
DISQUALIFIED	69

Sixty-nine of the above were businesses who answered question 2.

The Grand Junction Police Department has investigated the individual for local criminal history. The fingerprints have been forwarded onto CBI for further processing. Reports have been requested by the Grand Junction Fire Department, Code Enforcement, Mesa County Health Department, Sales Tax and Mesa County Building Department.

The number of similar-type outlets in the survey area is as follows which the one mile area is also:

Beer/Wine – 1 (Proposed Nancy's Pizzeria)

That concludes this report.

C: Applicant  
John Shaver, City Attorney  
Craig Campbell, Grand Junction Police Department  
File

MEMO: Local Licensing Authority  
 FROM: Juanita Peterson, Deputy City Clerk  
 DATE: July 27, 2004  
 SUBJECT: Application by JEMSKT, Inc., for a change of location of a Retail Liquor Store Liquor License at 681 Horizon Drive #400, under the trade name of Country Club Liquor

JEMSKT, Inc., filed an application with the Local Licensing Authority on June 18, 2004, change of location of their retail liquor store liquor license for the sales of malt, vinous and spirituous liquors in sealed containers not for consumption at place where sold at 681 Horizon Drive #400, under the trade name of Country Club Liquor. The application and supplementary documents were reviewed, found to be in order and accepted. The hearing date was set for August 4, 2004. The Notice of Hearing was given by posting a sign on the property on or before July 25, 2004 and by publishing a display ad in The Daily Sentinel on July 23, 2004.

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 and defined the neighborhood as the area bounded by G ½ Road to the North, Patterson Road to the South, 27 ½ Road to the East and 1<sup>st</sup> Street (26 Road) to the West and includes both sides of the street as the outer boundaries. The results of that survey are as follows:

- 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 proposed relocation will not conflict with the reasonable requirements of the neighborhood or the desires of the inhabitants.

Yes	212
No	11
No Opinion	0
DISQUALIFIED	5

- As an inhabitant who resides in the neighborhood more than six months each year, it is my desire that the relocation be approved.

Yes	168
No	9
N/A	2
DISQUALIFIED	54

Fifty-two above were businesses who answered question 2. There were two who signed both petitions which disqualified them from both.

On Friday, July 23, 2004 counterpetitions were filed with the City Clerk's Office and the results are as follows:

- As an owner of property in the neighborhood, an employee or business lessee of property in the neighborhood and/or an inhabitant who resides in the neighborhood for more than six months each year:

**I believe the proposed relocation will conflict with the reasonable requirements of the neighborhood or the desires of the inhabitants.**

Qualified Signatures	187
N/A	1

The one N/A above was illegible.

B. As an inhabitant who resides in the neighborhood for more than six months each year:

**It is my desire that the relocation not be approved.**

Qualified Signatures	70
N/A	2
DISQUALIFIED	122

Two of the above were disqualified as they signed both petitions. One hundred and twenty gave a business address, but answered the above statement. The questions specified "as an inhabitant".

Reports have been requested from the Grand Junction Fire Department, Code Enforcement, Sales Tax Department and Mesa County Building Department.

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

Retail Liquor Store – 1 (Horizon Liquors)

The number of similar-type outlets in a one mile radius in addition to the above is as follows:

Retail Liquor Stores – 2 (Johny's Beer & Liquor and College Liquors)

That concludes this report.

C: Applicant  
John Shaver, City Attorney  
Craig Campbell, Grand Junction Police Department  
Counterpetitioner  
File

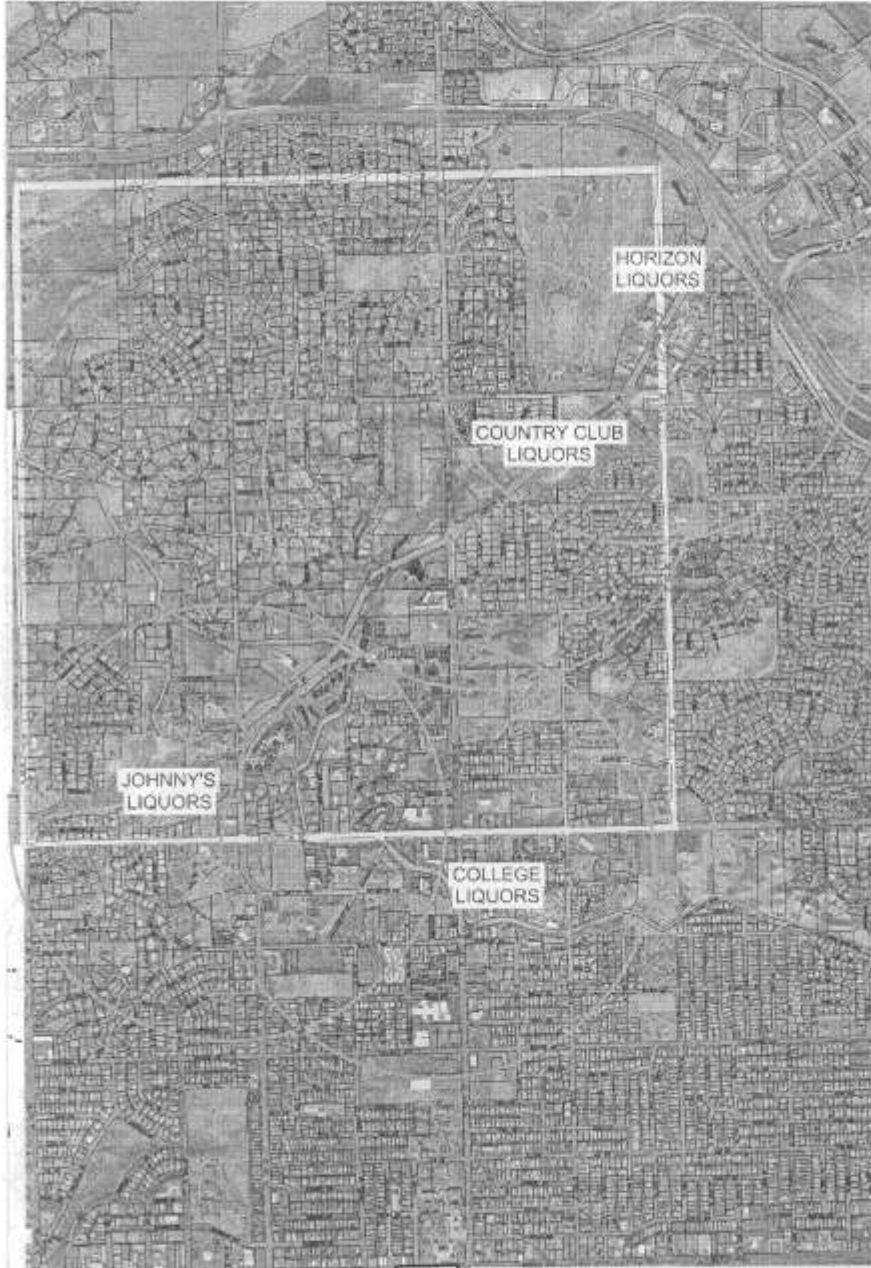
# PROPOSED COUNTRY CLUB LIQUOR LICENSE



1/2 MILE RADIUS



SURVEY AREA FOR  
COUNTRY CLUB LIQUORS



WWW.ARCADIGITAL.COM/ESRI

# Grand Valley MPO Traffic Analysis Zones

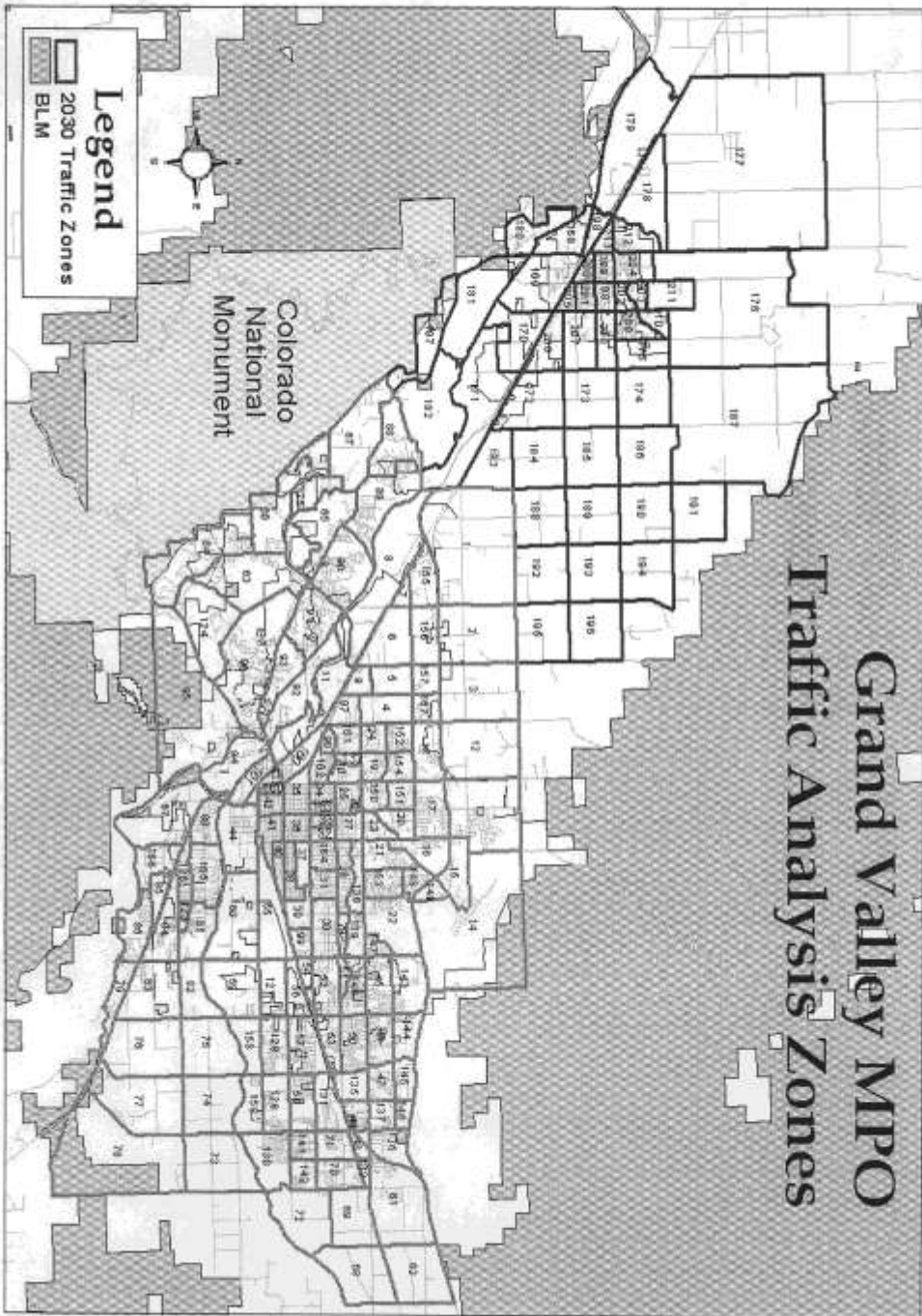


EXHIBIT  
"B"

**Populations Projections by Traffic Zone  
Grand Junction**

Traffic Analysis Zone	Population and Households						Traffic Analysis Zone	Total and Retail Employment					
	2000		2020		2030			2000		2020		2030	
	POP	HH	POP	HH	POP	HH		Total	Retail	Total	Retail	Total	Retail
1	383	137	648	245	780	295	1	825	30	750	50	1000	75
2	206	84	159	86	159	66	2	412	0	400	0	400	0
3	333	122	604	225	677	252	3	23	0	60	20	100	40
4	88	36	1158	500	2316	1000	4	259	200	450	400	550	500
5	40	18	700	350	1400	700	5	21	8	1864	1179	3445	2150
6	167	70	215	100	429	200	6	179	50	500	400	8453	4200
7	0	0	0	0	0	0	7	101	101	665	400	945	600
8	17	8	0	0	0	0	8	530	0	1340	0	2007	0
9	0	0	0	0	0	0	9	2211	2211	2400	2400	2400	2400
10	331	147	452	210	452	210	10	147	85	95	90	95	90
11	16	7	16	8	16	8	11	742	0	1100	50	1260	80
12	324	101	556	175	715	225	12	45	0	0	0	0	0
13	1455	522	2726	1000	2772	1017	13	42	0	0	0	0	0
14	11	4	0	0	0	0	14	1224	50	2000	125	2700	200
15	127	79	197	130	197	130	15	1821	400	2500	960	3600	1350
16	346	178	373	200	373	200	16	608	400	1000	650	1000	650
17	1099	415	1733	665	1889	725	17	47	0	47	0	47	0
18	423	139	1066	360	1480	500	18	52	46	52	46	52	46
19	560	246	859	400	859	400	19	41	18	70	25	80	25
20	268	132	388	200	505	260	20	11	0	10	0	10	0
21	1161	611	1625	880	1736	940	21	544	0	700	65	800	165
22	450	177	1149	500	1677	730	22	12	0	80	20	80	20
23	1020	604	1082	710	1234	810	23	216	25	225	25	225	25
24	0	0	0	0	0	0	24	1572	20	1650	35	1650	35
25	877	367	917	420	917	420	25	501	50	550	75	550	75
26	0	0	0	0	0	0	26	1836	10	2200	10	3250	15
27	1018	516	1219	650	1219	650	27	1572	100	1900	100	2050	150
28	1829	838	1919	900	1919	900	28	312	50	300	60	300	60
29	556	247	817	370	817	370	29	12	0	0	0	0	0
30	1813	801	1883	870	1948	900	30	1013	800	1100	900	1275	1000
31	1282	571	1295	600	1295	600	31	657	600	875	600	675	600
32	960	110	2069	250	2069	250	32	682	50	900	50	1200	100
33	493	248	493	260	493	260	33	215	200	250	225	250	225
34	529	246	529	256	529	256	34	550	440	600	500	600	500
35	1292	646	1311	725	1311	725	35	1307	200	1250	250	1250	250
36	1165	573	1208	625	1208	625	36	857	200	925	225	925	225
37	137	54	137	56	137	56	37	425	5	475	10	475	10
38	1780	724	1820	780	1820	780	38	168	10	225	10	225	10
39	679	257	739	300	739	300	39	723	600	1000	825	1550	1225
40	953	441	970	475	970	475	40	506	70	550	80	600	100
41	1304	692	1304	757	1304	757	41	1442	100	1500	200	1700	225
42	340	75	520	130	520	130	42	3458	850	6000	1500	9000	2250
43	342	13	0	0	0	0	43	963	175	1200	200	1600	300
44	224	89	167	75	111	50	44	2860	150	3000	200	5000	300
45	1758	659	2279	875	2279	875	45	95	50	100	60	110	60
46	1136	466	1882	800	1882	800	46	108	0	90	10	90	10
47	905	328	1706	650	1706	650	47	8	0	0	0	0	0
48	108	40	108	41	108	41	48	803	450	700	550	900	820
49	860	348	1120	470	1120	470	49	45	20	50	25	50	25
50	1969	736	1993	765	1993	765	50	58	0	60	0	60	0
51	476	200	790	360	790	360	51	4	0	0	0	0	0
52	2385	1101	2439	1185	2439	1185	52	521	100	600	250	700	300
53	688	271	929	375	1065	430	53	651	100	1000	650	890	630
54	259	99	243	100	182	75	54	513	350	800	400	900	500
55	104	0	0	0	0	0	55	411	0	400	0	500	0
56	47	20	376	160	494	210	56	58	0	175	70	260	105
57	1785	617	3122	1100	3406	1200	57	31	0	50	0	50	0
58	1138	400	2845	1025	2845	1025	58	137	0	75	0	75	0
59	512	188	819	320	1280	500	59	43	0	225	225	450	450
60	351	114	1984	650	2213	725	60	259	0	550	60	800	60
61	1342	499	1769	680	2081	800	61	132	35	210	50	210	50
62	291	114	308	130	332	140	62	20	0	25	0	25	0

Source: Mesa County Regional Transportation Planning Office (970) 244-1830

**Populations Projections by Traffic Zone  
Grand Junction**

Traffic Analysis	Population and Households						Traffic Analysis	Total and Retail Employment					
	2000		2020		2030			2000		2020		2030	
	POP	HH	POP	HH	POP	HH		Total	Retail	Total	Retail	Total	Retail
63	131	51	1854	750	2472	1000	63	15	10	70	20	70	20
64	1044	389	1362	515	1362	515	64	97	0	64	0	65	0
65	462	186	676	275	762	310	65	66	0	81	30	81	30
66	900	377	1570	680	1616	700	66	117	10	75	25	75	25
67	399	154	661	260	661	260	67	37	0	0	0	0	0
68	304	101	351	120	351	120	68	77	0	100	0	100	0
69	301	108	538	200	632	235	69	8	0	15	15	15	15
70	1708	635	2214	859	2214	859	70	88	0	100	5	100	5
71	1720	553	2169	750	2169	750	71	56	10	75	50	75	50
72	242	90	391	150	391	150	72	21	0	15	0	15	0
73	285	106	393	150	458	175	73	10	0	15	0	15	0
74	141	52	288	110	288	110	74	59	10	50	45	50	45
75	32	11	267	100	334	125	75	0	0	0	0	0	0
76	99	37	335	125	380	142	76	0	0	0	0	0	0
77	464	167	583	250	583	250	77	31	0	30	0	30	0
78	325	124	225	90	313	125	78	1	0	24	0	0	0
79	410	157	510	200	701	275	79	74	0	75	0	75	0
80	1000	455	1349	650	1536	740	80	399	25	595	96	595	96
81	1196	428	1932	730	1932	730	81	117	6	80	10	80	10
82	123	50	483	200	724	300	82	5	0	5	0	5	0
83	924	335	1646	625	2765	1050	83	162	50	150	100	225	160
84	669	258	2239	900	2239	900	84	228	150	400	200	550	400
85	70	25	70	26	70	26	85	22	0	30	0	35	0
86	802	196	1046	425	1329	540	86	14	0	15	0	15	0
87	753	446	1154	550	1259	600	87	506	10	500	20	650	75
88	560	179	837	280	1002	335	88	24	0	0	0	0	0
89	1370	502	2132	800	2199	825	89	29	0	0	0	0	0
90	1628	671	2006	650	2006	850	90	214	75	200	130	200	130
91	1319	498	1561	600	1626	625	91	70	0	5	0	5	0
92	187	78	187	90	187	90	92	180	110	300	250	300	250
93	741	276	920	350	920	350	93	92	0	50	0	85	0
94	351	143	459	200	597	260	94	24	15	40	35	50	45
95	550	209	772	300	772	300	95	12	0	0	0	0	0
96	1848	966	2523	1365	3447	1865	96	291	75	275	150	275	150
97	11	7	0	0	0	0	97	1135	600	2000	1500	2250	2000
98	0	0	0	0	0	0	98	427	350	660	550	990	800
99	303	126	345	150	345	150	99	839	700	1000	850	1000	850
100	148	27	0	0	0	0	100	652	300	900	450	1350	675
101	511	189	639	250	639	250	101	17	0	600	150	700	200
123	665	279	692	315	692	315	123	0	0	0	0	0	0
124	0	0	449	180	449	180	124	0	0	25	10	0	0
125	225	93	296	125	415	175	125	10	0	25	0	25	15
126	1024	379	1167	450	1167	450	126	167	35	200	125	200	125
127	444	157	1508	550	2330	850	127	49		30	10	30	10
128	2045	774	2819	1100	3460	1350	128	6		0	0	0	0
129	818	360	2273	1000	3227	1420	129	19		20	5	20	5
130	2112	724	2514	900	2654	950	130	35	15	15	15	15	15
131	1022	367	1345	500	2313	860	131	456	30	550	40	800	50
132	2	1	250	125	600	300	132	50	0	50	0	50	0
133	241	108	261	120	261	120	133	68	30	300	200	450	300
134	135	53	137	57	60	25	134	327	300	600	500	855	700
135	139	53	387	150	477	185	135	206	0	210	0	210	0
136	610	227	749	287	749	287	136	61	25	450	300	700	450
137	469	163	930	345	1240	460	137	31	10	40	10	40	10
138	561	197	1085	400	1356	500	138	49	0	200	175	250	200
139	327	156	1021	515	1219	615	139	261	5	260	10	260	10
140	1820	730	2050	850	2050	850	140	270	240	300	275	300	275
141	1789	667	2221	875	2221	875	141	6	0	10	0	10	0
142	1001	406	1155	490	1155	490	142	82	0	75	0	75	0
143	542	219	1478	600	1971	800	143	11	0	0	0	0	0
144	401	150	579	225	579	225	144	11	0	0	0	0	0
145	205	79	456	180	709	280	145	2	0	0	0	0	0

Source: Mesa County Regional Transportation Planning Office (970) 244-1830



**Populations Projections by Traffic Zone  
Grand Junction**

Traffic Analysis Zone	Population and Households						Traffic Analysis Zone	Total and Retail Employment					
	2000		2020		2030			2000		2020		2030	
	POP	HH	POP	HH	POP	HH		Total	Retail	Total	Retail	Total	Retail
146	124	47	207	80	233	90	146	2	0	0	0	0	0
147	547	183	595	200	595	200	147	32	0	0	0	0	0
148	393	177	409	190	409	190	148	190	160	205	180	205	180
149	0	0	0	0	0	0	149	675	250	725	300	725	300
150	505	214	811	350	811	350	150	100	15	135	25	135	25
151	219	87	268	110	268	110	151	22	0	15	0	15	0
152	318	130	1068	470	1182	520	152	10	0	0	0	0	0
153	1249	491	1611	660	1611	660	153	13	0	0	0	0	0
154	368	147	491	200	491	200	154	6	0	0	0	0	0
155	4	2	0	0	0	0	155	465	150	1900	240	2900	360
156	18	7	26	10	258	100	156	159	0	3421	1000	5130	1500
157	8	4	400	200	400	200	157	9	0	10	0	10	0
158	44	16	83	30	83	30	158	1	0	0	0	0	0
159	228	88	275	135	275	135	159	60	0	280	0	425	0
160	111	40	167	60	278	100	160	607	200	2000	1800	2250	2025
161	532	248	537	265	537	265	161	703	50	950	75	1100	90
162	974	474	1131	570	1131	570	162	396	250	450	300	450	300
163	97	42	108	57	97	51	163	260	100	275	110	275	110
164	1494	721	1561	800	1561	800	164	462	400	525	450	575	450
165	2104	780	2555	975	2948	1125	165	90	0	100	0	100	0
166	838	320	1255	485	1772	685	166	48	0	90	0	90	0
167	368	137	1425	550	2177	840	167	17	0	0	0	0	0
168	20	6	13	4	0	0	168	128	128	177	148	138	114
169	882	303	970	404	1376	606	169	103	43	323	249	336	259
170	58	18	296	141	813	387	170	104	0	116	0	130	0
171	68	23	147	70	344	164	171	2	0	12	0	14	0
172	173	61	1254	510	2035	776	172	16	0	250	200	275	220
173	100	36	181	65	271	100	173	18	0	20	0	22	0
174	88	26	50	50	252	100	174	10	0	11	0	12	0
175	77	27	100	40	100	40	175	31	0	34	0	37	0
176	469	150	673	215	1816	600	176	39	0	44	0	48	0

Source: Mesa County Regional Transportation Planning Office (970) 244-1830

### Populations Projections by Traffic Zone Grand Junction

Traffic Analysis Zone	Population and Households						Traffic Analysis Zone	Total and Retail Employment					
	2000		2020		2030			2000		2020		2030	
	POP	HH	POP	HH	POP	HH		Total	Retail	Total	Retail	Total	Retail
177	369	138	535	200	2402	950	177	4	0	5	0	6	0
178	174	67	247	95	348	140	178	377	0	600	0	660	0
179	6	4	25	10	15	10	179	2	0	200	0	220	0
180	215	73	231	84	304	106	180	8	0	20	0	22	0
181	12	5	120	50	120	50	181	0	0	20	0	22	0
182	0	0	125	52	0	60	182	0	0	20	0	22	0
183	153	57	172	66	214	85	183	103	0	113	0	124	0
184	146	58	177	70	236	95	184	7	0	10	0	11	0
185	122	40	183	60	209	70	185	0	0	10	0	11	0
186	54	18	90	30	95	35	186	0	0	10	0	184	153
187	162	58	280	100	664	250	187	26	0	40	0	44	0
188	94	32	177	60	257	90	188	3	0	0	0	9	0
189	65	26	125	50	151	65	189	15	0	15	0	33	0
190	47	19	87	35	124	50	190	5	0	0	0	20	0
191	43	14	93	30	129	45	191	1	0	0	0	20	0
192	105	39	270	100	300	120	192	41	0	15	0	50	0
193	61	20	153	50	195	70	193	17	3	25	0	28	0
194	343	119	490	170	567	200	194	19	0	10	0	15	0
195	107	40	174	65	212	85	195	27	0	10	0	10	0
196	53	19	98	35	140	50	196	15	0	15	0	15	0
197	101	41	136	55	146	65	197	3	0	10	0	20	0
198	0	0	25	10	25	10	198	0	0	20	0	33	0
199	607	193	632	219	773	271	199	574	36	465	46	694	69
200	189	89	279	124	367	194	200	299	232	324	256	393	39
201	845	333	994	400	1250	534	201	164	0	180	36	198	20
202	72	31	197	83	421	187	202	0	0	10	0	20	0
203	292	111	371	147	538	219	203	0	0	30	0	33	0
204	744	284	864	341	1121	455	204	27	28	30	30	33	30
205	302	122	344	142	409	176	205	125	30	135	33	168	36
206	95	34	119	45	164	67	206	149	0	30	0	284	50
207	273	104	692	281	1470	635	207	0	0	10	0	20	0
208	48	25	387	165	855	445	208	0	0	10	0	165	39
209	719	300	833	348	1017	444	209	11	0	12	0	30	0
210	64	28	236	99	441	241	210	30	0	10	0	36	0
211	73	29	225	93	538	221	211	10	0	11	0	12	0
212	353	93	583	202	1576	420	212	11	0	12	0	13	0
213	338	172	399	190	435	226	213	150	56	165	0	182	146
214	712	270	752	285	751	295	214	13	0	14	0	15	0
215	0	0	0	0	0	0	215	2686	0	0	0	1000	900

**Assumptions: April 2003**

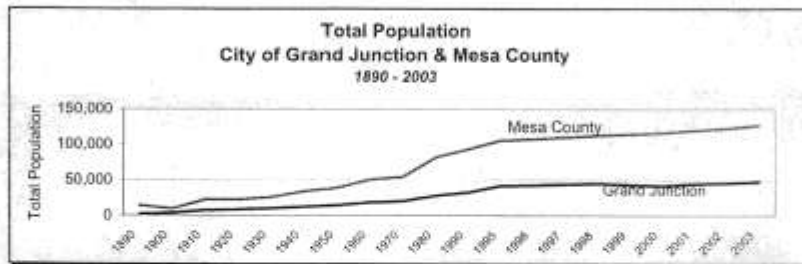
1. Buildout occurs by 2030 - Urban Area  
Based on Colorado State Demographer's projections - through 2025 - approximately 2.0% year
2. Urban area continues historic rate/proportion of 80% of total population
3. Projections based on current 201 & Urban Growth Boundary remaining unchanged
4. Projections based on current Future Land Use Map - February, 2003
5. Generally used mid-point of land use classifications on Future Land Use map for large areas (e.g. Pear Park) except on smaller areas used neighborhood densities (existing densities)
6. Some areas (South Downtown, Connected Lakes) - eliminated residential where Future Land Use map shows non-residential uses.

**Population Statistics**  
**Mesa County, Unincorporated Mesa County and Municipalities**  
**1890 - 2003**

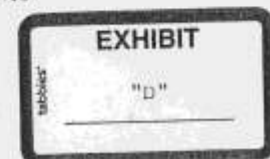
Year *	Unincorp. Mesa County	Grand Junction	Fruita	Palisade	Collbran	DeBeque	Total Mesa County	Mesa County Growth Rate	Grand Junct. Growth Rate
1890	12,230	2,030	N/A	N/A	N/A	N/A	14,260	N/A	N/A
1900	5,555	3,503	126	N/A	N/A	83	9,267	-35.0%	72.6%
1910	12,357	7,754	881	900	156	149	22,197	139.5%	121.4%
1920	10,990	8,665	1,193	855	266	292	22,281	0.4%	11.7%
1930	13,069	10,247	1,053	851	341	347	25,908	16.3%	18.3%
1940	18,410	12,479	1,466	855	301	280	33,791	30.4%	21.8%
1950	21,656	14,504	1,463	861	237	253	38,974	15.3%	16.2%
1960	28,849	18,694	1,830	860	310	172	50,715	30.1%	28.9%
1970	31,128	20,170	1,822	874	225	155	54,374	7.2%	7.9%
1980	48,590	27,956	2,810	1,551	344	279	81,530	49.9%	38.6%
1990	53,824	32,893	4,042	1,871	258	257	93,145	14.2%	17.7%
1995	56,191	41,728	4,669	2,218	300	300	105,406	13.2%	26.9%
1996	57,062	42,498	4,845	2,343	458	303	107,529	2.0%	1.8%
1997	57,602	43,987	5,006	2,408	455	306	109,762	2.1%	3.5%
1998	58,369	45,165	5,535	2,463	442	353	112,327	2.3%	2.7%
1999	61,799	43,354	6,070	2,529	411	410	114,573	2.0%	**4.0%
2000	64,373	41,986	6,478	2,579	368	451	116,255	1.5%	**3.2%
2001	64,844	44,782	6,640	2,645	602	462	119,975	3.2%	6.7%
2002	65,923	45,793	7,290	2,698	620	472	122,796	2.4%	2.3%
2003	67,446	47,612	8,093	2,721	622	477	126,971	3.4%	4.0%

\* population based on ten-year census counts

\*\*non-census years are estimated by the state demographer



Source: Colorado Department of Local Affairs, Demography Section (303) 866-3190  
 Website: [www.dola.state.co.us/demog/Population](http://www.dola.state.co.us/demog/Population)



## RETAIL LIQUOR STORE LIQUOR LICENSES IN THE CITY OF GRAND JUNCTION

TRADENAME	STREET NUMBER	STREETNAME	CITY	STATE	ZIPCODE
All Pro Liquor	2913	F Road #104	Grand Junction	CO	81504-5440
Andy's Liquor Mart	922	North 1st Street	Grand Junction	CO	81501-2240
Bottle Shop, The	725	Pitkin Avenue	Grand Junction	CO	81501-3631
College Liquors	1133	Patterson Road Unit 9	Grand Junction	CO	81501-8848
Cottonwood Liquors	2513	Highway 6 & 50	Grand Junction	CO	81504-5361
Crown Liquors of Western Colorado	2851	North Avenue	Grand Junction	CO	81501-5081
Earl's House Of Spirits	1560	North Ave	Grand Junction	CO	81501-6421
Eastgate Liquors	2830	North Avenue	Grand Junction	CO	81501
Fairground Wine & Liquor	2771	B 1/2 Road	Grand Junction	CO	81503-2188
Fishers Liquor Barn	2438	F Road	Grand Junction	CO	81505-1210
Grand Central Liquors	200	West Grand Avenue	Grand Junction	CO	81505-7304
Hilltop Liquor Store	1563	Highway 50 South	Grand Junction	CO	81503-1762
Horizon Liquors	715	Horizon Drive	Grand Junction	CO	81506-8700
Johny's Beer & Liquor	666	Patterson	Grand Junction	CO	81506
Kokopelli Liquors	2996	D Road	Grand Junction	CO	81504-8604
Last Chance Liquor	1203	Pitkin Avenue	Grand Junction	CO	81501-4613
North Avenue Liquor	801	North Avenue	Grand Junction	CO	81501-3139
Orchard Mesa Liquors	2706	Highway 50	Grand Junction	CO	81503-2268
Ranch Liquors	2314	Highway 6 & 50	Grand Junction	CO	81501
Redlands Liquor	2500	A Broadway	Grand Junction	CO	81503
Teller Arms Liquor	2353	Belford Avenue	Grand Junction	CO	81501-5129

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