

## **RESOLUTION NO. 08-12**

### **DECISION ON APPLICATION FOR A RETAIL LIQUOR STORE LIQUOR LICENSE BY JUNCTION LIQUORS LLC, UNDER THE TRADE NAME OF FUN JUNCTION LIQUORS LOCATED AT 510 28 <sup>3</sup>/<sub>4</sub> ROAD, UNITS 202-205, GRAND JUNCTION, COLORADO**

A public hearing was held on July 18 and August 15, 2012, by the Local Licensing Authority for the City of Grand Junction (hereinafter "City"), on the application submitted by Junction Liquors LLC (hereinafter "Applicant") for a Retail Liquor Store liquor license under the trade name of "Fun Junction Liquors" located at 510 28 <sup>3</sup>/<sub>4</sub>, Units 202-205, Grand Junction, Colorado. The Local Licensing Authority having duly considered the law and the evidence adduced at said hearing FINDS:


1. The hearing on July 18 and August 15, 2012 on the application was held after proper notice thereof, as required by 12-47-136 C.R.S., et. seq.
2. The survey of the neighborhood conducted by the applicant revealed that 106 persons were in support of the issuance of the license being issued, 29 persons were opposed.
3. There is one similar-type outlet in the surveyed area, within City limits.
4. There was one counterpetition and four letters of opposition filed in regards to this application.
5. The moral character and reputation of the applicant for this application is good as determined by a check performed by the Grand Junction Police Department.
6. That the Hearing Officer issued a decision on the application on September 18, 2012, and such decision is incorporated by reference and attached as Exhibit "A".

In light of all the evidence presented at the hearing, the documents and survey in the file, and the statements made, it is determined that the statutory requirements for the issuance of the license have been met.

**NOW, THEREFORE, BE IT RESOLVED BY THE LOCAL  
LICENSING AUTHORITY OF THE CITY OF GRAND JUNCTION;**

That the application submitted by Junction Liquors LLC for a Retail Liquor Store liquor license, under the trade name of "Fun Junction Liquors", located at 510 28 <sup>3</sup>/<sub>4</sub> Road, Units 202-205, Grand Junction, Colorado, be approved.

**DONE**, this 18<sup>th</sup> day of September, 2012.



Sam D. Starritt, Alternate Hearing Officer  
Local Licensing Authority for the  
City of Grand Junction

ATTEST:



Juanita Peterson, MMC  
Deputy City Clerk  
Office of the City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**LIQUOR, WINE AND BEER LICENSING AUTHORITY**

*In re* Application of Junction Liquors, LLC, )  
for a retail liquor license at 510 28 3/4 Road, )  
Grand Junction, Colorado ) Sam D. Starritt, Hearing Officer  
)

**DECISION OF AUTHORITY**

THIS MATTER came before the liquor and beer licensing authority for the City of Grand Junction, Colorado on the 18th day of July, 2012 and the 15th day of August, 2012. The Applicant, Junction Liquors LLC dba Fun Junction Liquors, was present through its sole member, Cody Ryan Snider, and was represented by Thomas C. Volkmann, Esq. An Objector, Crown Liquors of Western Colorado, Inc., was present through its President, Don Comte and was represented by Dan Wilson, Esq. The panel, having reviewed the file and application, heard and considered the evidence at the hearing, the statements of the public, and the arguments of the parties and their attorneys, makes the following findings and decision:

FINDINGS OF FACT

The application for a retail liquor license was submitted and deemed complete by the City Clerk's office, subject to receipt of CBI/FBI report showing no history that would preclude licensure.

The proposed site for the Applicant's store is a newly constructed commercial condominium complex. The Applicant is a tenant in the building. Fire and Building Departments will do inspections prior to issuance of the final certificate of occupancy (CO) as the inside of the building is still under construction. The Applicant by and through its member testified that the LLC plans to create an "upscale" liquor store at the site. The Applicant received a loan from Cody Snider's (the sole member of the Applicant) parents, Rodney and Karen Snider. Mr. and Mrs. Snider do not have any other kind of financial or equity interest in the business.

The Applicant conducted a survey of surrounding landowners in order to determine whether the proposed new retail liquor store would meet the needs and desires of the surrounding adult population. Eleven entities that were owners within the condominium development signed the Applicant's petition, each through a designated member. The Applicant's survey contained 52 individuals in favor and 54 businesses in favor. The Applicant's survey also contained 23 individuals against, 6 businesses against, and 99 "no answers." The Objector also conducted a

survey of surrounding landowners. In the Objector's survey, there were 0 businesses in favor and 8 against, and there were 2 individuals in favor and 130 against. Both surveys were submitted and made a part of the record.

The "Neighborhood" was defined as the area of the City bounded on the north by Orchard Avenue, on the south by the I-70 Business Loop, 29 ½ Road on the east and 28 ½ Road on the west, including both sides of the streets on the outer boundaries. Within the Neighborhood, there is only one other retail liquor store within the City limits, Crown Liquor, owned by the Objector. Enterprise Liquors is also within the Neighborhood, as defined, but is not within the City limits. Eastgate Liquor, which was open for approximately 10 years but closed in late 2011, was located just west of the Neighborhood's western boundary and is 960 feet from Crown Liquor, which is 1,580 feet from the Applicant's proposed site. (Exhibit A.)

Applicant has engaged a liquor store consultant, Bernie VandeBoogaard, who testified that he has assisted in the opening of more than 20 retail liquor stores in Colorado. Mr. VandeBoogaard will assist with training and working with the local police to assist with compliance issues. Mr. VandeBoogaard has examined the neighboring liquor stores and knows Applicant's store will differ in its inventory.

Tom Logue, a land development consultant, assisted the Applicant in the circulation of Applicant's petition. He divided the area into quadrants and canvassed the Neighborhood. He testified that he identified himself and explained he was circulating a petition for a proposed new liquor store and identified the location. Mr. Logue conducted the surveys between the hours of 9:00 a.m. and 2:00 p.m. He did not disturb the residents on the holiday, or after 5:00 p.m. If there was a "no answer," Mr. Logue did not make a second attempt to contact the resident or owner, because time was running short. Some people whom Mr. Logue approached had already been presented with the Objector's petition. Mr. Logue created a map of nearby retail liquor stores using the City's GIS online mapping service and aerial photographs. (Exhibit A.)

Mr. Logue examined 2005 population figures and census and mapping zones from the Mesa County Regional Transportation Planning Offices in order to evaluate population concentration versus the number of retail liquor establishments in the vicinity of the Applicant's proposed store. (Exhibit B.)

Several members of the public spoke against the issuance of the license:

- Mr. Raymond J. Rose, 2851 North Avenue, Unit 4, owns and operates Royal Industries located next door to Crown Liquors. Mr. Rose expressed concern about the number of retail, and other liquor outlets in the area, and believed that an additional retail establishment would generate the need for additional law enforcement, but did not offer any evidence to support his opinion.

- Annette Hawes, 2931 North Avenue, said she is a resident in the area. She agrees that there are plenty of establishments in the area to buy a drink from.

- Steven Fitzgerald is a retired teacher, principal, and school administrator, and has conducted maintenance for several years for 2851 and 2851 ½ North Avenue, which is adjacent to the homeless shelter. He has had a lot of interaction in the community. Adding another liquor store is not going to be an advantage to the community. He stated that the two existing liquor stores are meeting the needs of the community quite well. He owns three parcels on North Avenue and they (his wife, sister and himself) were not contacted by the Applicant or his representative during the survey of the Neighborhood; however, Mr. Fitzgerald resides at 441 Athens Way, which is not in the survey area.

- Don Arellano, 2859 Teller Avenue, Grand Junction, Colorado, lives directly behind Crown Liquors. He frequents the liquor store and has witnessed people being asked for their ID's but just doesn't believe more liquor stores are needed.

- Don Comte, Crown Liquors, 2851 North Avenue, Grand Junction, Colorado. Mr. Comte submitted a written letter of opposition (Exhibit 1) Mr. Comte has been in business in that area for 19 years and had received 2 liquor related violations. Mr. Comte opposed the application for the retail liquor license at Eastgate Liquor and several other applications in the community. Mr. Comte obtained census information for the survey area from the City, the County and the State. Mr. Comte wrote a letter to Don Burmania of the Liquor Enforcement Division of the State of Colorado (Exhibit 2). Mr. Comte's Exhibit 3 is a map obtained by him showing the location of various types of liquor outlets, including taverns and bars, in the City of Grand Junction as a whole, and he identified where Crown Liquors is located. Mr. Comte's Exhibit 4 is a close up of the survey area already depicted on Exhibit 3. Exhibit 5 is a published study from 6 years of research from California neighborhoods concerning the correlation between violent crimes and liquor establishment density. There were two studies presented (Exhibit 5 & 6 (6 was tendered but not admitted)). Exhibit 8 is Mr. Comte's handwritten account of the status of the "most recent" retail liquor licensees in the City. Exhibit 10 is a letter to Mr. Comte from Liquor Enforcement Investigator Joe Patrick stating the number of DUI and liquor related enforcement violations that have occurred in the City during 2011 and in 2012 (to the date of the letter), together with a supporting table.

The Authority also received letters from interested persons in opposition. Those letters were not marked but were admitted into evidence/forms part of the record.

- Kathleen Selover, the owner-manager of the building where the Objector's retail liquor business is located, stated she was opposed to a new liquor license being issued in the area because it would dilute her tenant's business. (Selover letter dated July 17, 2012.)

- Robert and Roberta Freschern, residents of 2856 ½ Belford Ave., Grand Junction, Colorado, believe there are enough liquor stores in the area, especially since there is a homeless shelter in the area. (Freschern letter dated July 18, 2012.)

- Karl Watts, Owner, Colorado Office Products & Ideas, 2860 ½ North Avenue, Grand Junction, opposes the application because, in his opinion, there are already enough alcoholic beverage outlets in the area; and because the homeless shelter is in the area, another retail liquor outlet will make those who live there more likely to “abuse these products and cause harm to others. (Letter to the City of Grand Junction, dated February 16, 2012.)

- Steven J. Keep, Owner, Enterprise Liquor, 2923 North Avenue, Grand Junction, Colorado, opposes the application because, in his opinion, the existing liquor stores will lose money if another retail liquor license is granted in the area. (Letter to the City of Grand Junction, dated July 12, 2012.)

Joe Patrick, Liquor Enforcement Officer with the Grand Junction Police Department, presented a memorandum dated August 6, 2012, which he prepared together with the help of Chris Wilson, Grand Junction Police Department Crime Analyst. Officer Patrick has been with the Grand Junction Police department for 10 years and in connection with his job duties, he investigates liquor-related alleged infractions, inspects premises where liquor licenses are located, and conducts compliance audits. Officer Patrick said the information compiled indicates that law enforcement will respond to calls for service to retail liquor stores and some stores generate more calls than others. This information indicates some of the retail liquor stores numbers have decreased over the past 2 years and eight months. The memorandum limits information to retail liquor store establishments, as opposed to taverns or hotels, and includes the entire City. Only Crown Liquors, All Pro Liquor and Enterprise Liquors are within or near the survey area, and these establishments reflect a comparative low number of calls to police as compared to other places in the City.

Pursuant to a subpoena issued by the Authority on behalf of Mr. Comte, Brian Turner, Supervisory Investigator with State of Colorado Liquor Enforcement Division, stated that has been with the State for 17 years. Mr. Turner’s job includes regulatory issues such as compliance checks and investigations. According to Mr. Turner, in his experience, there is no correlation between the socioeconomic status of a neighborhood surrounding a liquor establishment and the number of complaints or regulatory involvement generated from the establishment. Mr. Turner explained that if the value of the surrounding homes is comparatively higher, it does not mean there will be less crime. Consistent with the statistics presented by the Grand Junction Police Department, Mr. Turner has had relatively little enforcement involvement with Crown or All Pro Liquors in recent years.

Mr. Comte obtained census data (Exhibit 12) for an area that includes the survey area. According to Mr. Comte, the Hispanic population in that area is 16.13%. Citywide, according to Mr. Comte, the Hispanic population is 13.9%. (Exhibit 12) Mr. Comte offered a 2010 United

States Census report that compares median income by race. (Exhibit 14) Mr. Comte stated that the number of Hispanic customers at his store is consistent with the percentages he presented. According to Mr. Comte, Hispanic people nationally earn less on average than do whites, but more than African-Americans. (Exhibit 14) Mr. Comte submitted a number of studies (Exhibits 15-19 used as reference only) that correlate violence to establishments that sell liquor. None of these studies pertains to the survey area.

Mr. Comte also measured the distance, linearly, between retail liquor outlets along North Avenue, Patterson Road, Horizon Drive, Pitkin Avenue, and U.S. Hwy. 50. These measurements do not include distances between retail liquor outlets that may be on adjacent or parallel streets. (Exhibit 13)

### APPLICABLE LAW

Under the statutory standard for the issuance of a liquor license, an Applicant has the burden of making a prima facie showing that the desires of the inhabitants and the reasonable requirements of the neighborhood establishes the need for the issuance of a license. *National Convenience Stores, Inc. v. City of Englewood*, 556 P.2d 476, 477 (Colo. 1976). See C.R.S. §12-47-301(2)(a) (“[b]efore granting any license, all licensing authorities shall consider . . . the reasonable requirements of the neighborhood, the desires of the adult inhabitants as evidenced by petitions, remonstrances, or otherwise.”)

Once a prima facie case has been made for the issuance of a liquor license, the obligation is on the protestants sufficient to justify a denial and, absent such evidence, the denial of a license is arbitrary and capricious and cannot stand. *Southland Corp. v. City of Westminster City Council*, 746 P.2d 1353, 1355 (Colo. App. 1987).

A local licensing authority may deny the issuance of any new tavern or retail liquor store license whenever such authority determines that the issuance of such license would result in or add to an undue concentration of the same class of license and, as a result, require the use of additional law enforcement resources. C.R.S. §12-47-301(2)(b). Notably, denial is not mandatory, even if an undue concentration is found to exist.

In order to assess whether there is an undue concentration of licenses, of the same class, or local licensing authority may consider factors, including, but not limited to:

1. Whether the ratio of the number of liquor store licenses within the county’s of the neighborhood to be served where application has been made to the county’s population exceeds the ratio of the statewide number of licenses of the same class to the state population;
2. Whether the ratio of the number of licenses within the census tract or census division in the neighborhood in which the Applicant’s premises are located to the population of the census tract or division exceeds the ratio of number of licenses of the same class in the

county or municipality to the population of the county or municipality where application has been made;

3. The distance between the Applicant premises and the premises of other holders of the same class of license;

4. Published data concerning the concentration of tavern or retail liquor store licenses and its effect on the need for law enforcement resources; and

5. Testimony concerning the use of law enforcement resources by law enforcement officials with the responsibility for enforcing state or local law in the area in which the Applicant premises are located.

1 CO ADC 203-2:47-301

### ANALYSIS

1. A prima facie establishment to the issuance of a liquor license.

The Applicant has, by presentation of its petition, demonstrated a showing that the current retail liquor establishments are not meeting the needs of the public. The fact that there are others in the Neighborhood who oppose another retail liquor outlet in the area does not mean that the needs of the public are not being met, it simply means that, if opponent's petition is credible, that there are also people in the area who hold a different opinion. "While the expressions of opinion as to the requirements of the Neighborhood and the needs of the inhabitants thereof, contained in petitions and remonstrances, are entitled to consideration, they are not necessarily conclusive or controlling . . . the issuance of licenses under the liquor code depends in the final analysis on the judgment of the licensing authority." *MacArthur v. Sanzalone*, 225 P.2d 1044, 1045 (Colo. 1950). Exhibit A, which was uncontested, demonstrates that there are only 3 retail liquor establishments in the surrounding area, and only one within the Neighborhood. Until late 2011 with the closing of Eastgate Liquor, there were 4 such establishments, which is the number that would exist if Applicant is granted its license. Because the Authority is granted a wide swath of discretion in determining whether to grant or deny an application for a liquor license, the Authority deems it warranted under the circumstances to consider the existence of Eastgate Liquor, which was only 960 feet away from Crown Liquor, as a significant factor in determining whether Applicant can make a prima facie showing of entitlement. *See, e.g. Brentwood Liquors v. Schooley*, 363 P.2d 670 (Colo. 1961)("in order to determine whether 'the reasonable requirements of the Neighborhood' are being met, [the licensing authority] cannot close [its] eyes to existing outlets a figurative stone's throw away"),

There is scant evidence as to the reason for Eastgate's closing. The best evidence comes from Mr. Comte's letter to the Authority dated July 17, 2012 (Exhibit 1), and Mr. Comte's own statements at the hearing, both of which indicate the store was seized. Apparently, he was able



to observe that the seizure was due to the non-payment of taxes, but there is nothing in the record to support this speculation. From this, Mr. Comte urges that Eastgate was not making enough money, and it was not making enough money to pay its taxes because of an over-saturation of retail liquor establishments in the area. (*Id.*) But even if Mr. Comte's observations regarding seizure are correct, the fact that Eastgate was seized means only that it was seized. Nothing else. According to Mr. Comte's own testimony and letter to the Authority, Eastgate had existed in that location for at least a decade, and there had been at least 3 other liquor stores in the Eastgate shopping center over the past 19 years. The fact that each of these stores is no longer open does not mean that the needs of the Neighborhood are being met by the stores in existence. On the contrary, it demonstrates that the area can support, and has supported, another liquor outlet for a period of time. The reason for these liquor outlets' demise is pure speculation.

2. Whether there is an undue concentration requiring increased police presence.

According to the undisputed record, North Avenue is also Colorado State Highway 6 and a major east-west thoroughfare within the City of Grand Junction. There are no retail liquor outlets on the north side of North Avenue within the Neighborhood or the surrounding area, and there is only one retail liquor outlet in the general vicinity north of North Avenue - All Pro Liquor. This outlet is more than 4,800 feet from Applicant's proposed site. (Exhibit A.) If granted, Applicant's store would be on the north side of North Avenue, and would be further away from Crown Liquors than was Eastgate Liquor. (Exhibit A.)

On the south side of North Avenue, Crown Liquors is the only retail liquor outlet in the Neighborhood and there is only one other in the area, Enterprise Liquors, which is approximately 3,600 feet away from Crown and 2,100 feet away from the Applicant's proposed site. These outlets (Crown and Enterprise) have likewise peacefully coexisted for some period of time, although there was nothing in the record to indicate how long Enterprise Liquor has been in existence.

According to the Applicant, there were 3,532 inhabitants of the Neighborhood in 2005 (Exhibit B), and according to the Objector, there were 3,193 (Exhibit 2). Assuming Objector's figure is correct, there are 29 retail liquor outlets in the City of Grand Junction. (Exhibit 2.) For the purposes of this analysis, the Authority has included Crown Liquor and Eastgate since it closed in late 2011 and there was nothing presented to show that it should not be included. Therefore, because Enterprise is within the County, and not the City, the Authority deems it appropriate to determine that there are still 29 liquor licenses in the area that should be considered, given the present absence of Eastgate, but the continued presence of Enterprise (which is just a "stone's throw away" from the Applicant's proposed site.) Using these figures, the number of retail liquor licenses compared to inhabitants of the City of Grand Junction is one for every 2,039 people ( $59,139/29$ ), and the number of present liquor licenses in the Neighborhood is 1 for every 3,193 people ( $3,193/1$ ). According to Mr. Comte the Statewide number is one for every 3110 people ( $5,029,196$ ) (Exhibit 1, P. 1). These numbers are not entirely helpful, though in determining whether there will be an undue concentration of retail

outlets in the area of Applicant's proposed site, because these census figures include people of all ages, not just adults. And, the population data includes both purely residential sections of urban areas and vast areas of completely unpopulated land. Significantly, though, if Applicant is granted its license, the area concentration is one retail outlet for every 1,596.5 people, which is essentially the same as it has been for the past 10 years (if Eastgate is considered). Undoubtedly, the concentration of retail liquor establishments is going to be greater in commercial areas, and also greater in some commercial areas over others. Because North Avenue is also a state highway and a primary east-west thoroughfare through the City, it is reasonable that there would be a greater number of all commercial establishments along it, including retail liquor stores. The distance between the Applicant's premises and the premises of other holders of the same class of license is no different than was the distance between Eastgate and other holders of the same class of license, and in fact, is a greater distance from the Objector's license.

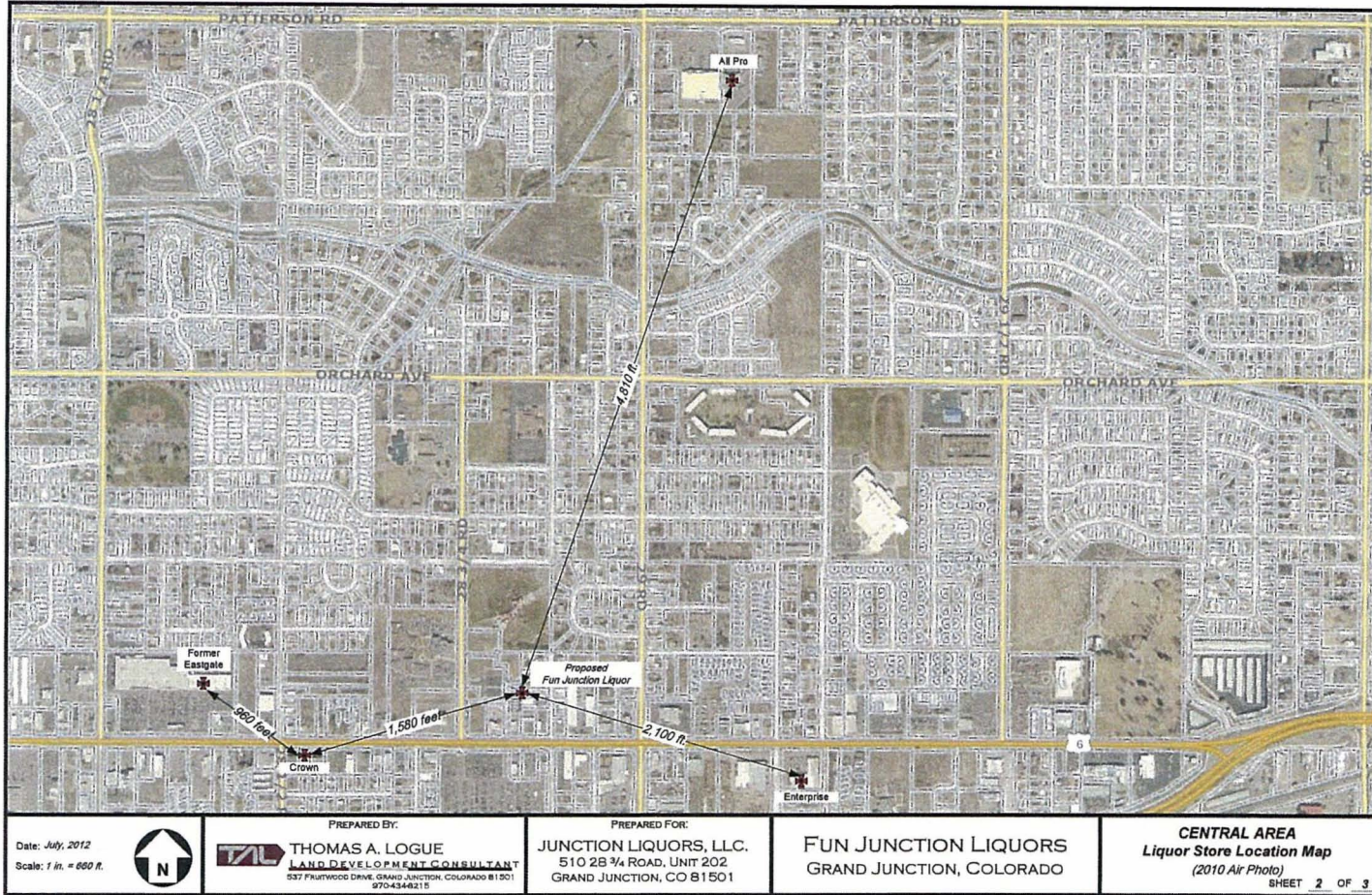
Objector presented published data concerning the concentration of retail liquor store licenses and its effect on the need for law enforcement resources. (Exhibits 15 – 19 used as reference only) None of these publications is focused on the Neighborhood, and most have to do with areas in California. From some of these publications, Objector wants the Authority to draw the conclusion that because, according to Objector, there are more Hispanic people living in the area around the Applicant's proposed site, there will be more violence because, nationally, Hispanics earn less than other ethnic groups and people who earn less money are more likely to commit acts of violence around liquor stores. But in making this argument, Objector falls prey to a basic logical fallacy - that which is true generally is not, *ipso facto*, true specifically. In fact, according to Objector's own subpoenaed witness, socio-economic status of the surrounding neighborhood has nothing to do with liquor violations or violence, which are more likely to be driven more by the quality of the owner than the national origin of the surrounding inhabitants. Perhaps most tellingly, Objector and his surrounding outlets generate relatively few calls to the police, despite Objector's admission that his clientele reflects the same ratio of Hispanics to other people as do his census figures. Finally, the statements and other evidence from law enforcement, including Applicant's witness, do not indicate any anticipated need for additional law enforcement if Applicant's license is granted.

Ms. Selover is the owner-manager of the place where Objector is located and is the Objector's landlady. She is opposed to a new retail liquor outlet because it would potentially dilute Objector's business. But economic dilution is not a proper criteria for denial. Mr. Watts offers no evidence, opinion or otherwise, why another retail liquor outlet in the area would create an "oversaturation," except to opine without foundation that people associated with the homeless shelter will use the Applicant's outlet to "abuse" alcohol and "cause harm to others." Mr. and Mrs. Freschern opine, without support, that there are already too many liquor outlets in the area, and they make the same logical error that is made by Mr. Watts: that liquor in the presence of apparently homeless people automatically means trouble. This is not a reason to deny the Applicant's license. Mr. Keep offers the same economic hardship opinion that Mr. Comte and the other competitor/objectors offer, which again, is not a criteria for denial.

Objector's primary concern is likely the fact that Mr. Comte anticipates losing more than 50% of Objector's business in the event the Applicant is granted its license. (Comte Letter dated July 17, 2012, Exhibit 1 at P. 3.) Potential financial loss is not a criteria for consideration and, given the fact that Objector has been in business at the same location for 19 years and the store existed for approximately 40 years in the same location before Objector owned it, Objector's economic fears do not seem grounded in reality. Applicant stated, and there was nothing to rebut, that Applicant's inventory will be different from the inventory that is currently being sold at surrounding outlets. Accordingly, even if economic competition were an appropriate criteria, it would bode against denial of the Applicant's license.

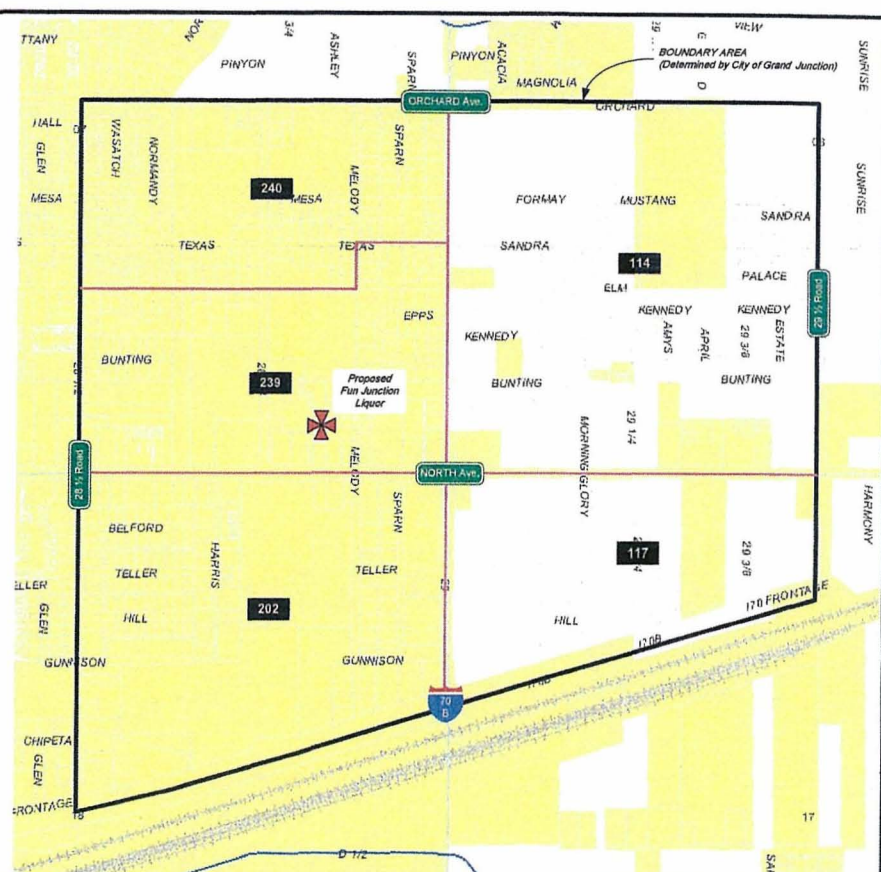
### CONCLUSION

Applicant has made a prima facie showing of an entitlement to a liquor license as requested in its Application. There is no showing that there will be an undue concentration of retail liquor licenses in the Neighborhood that would generate the need for additional law enforcement resources if the Applicant is awarded a license. Therefore, contingent upon fulfillment of remaining legal requirements, the Applicant's request for a retail liquor license at Junction Liquors, LLC dba Fun Junction Liquors, 510 28 3/4 Road, Unit 202, Grand Junction, Colorado, is **GRANTED**.



Data obtained from the Mesa County Regional Transportation Planning Office is utilized to determine the existing and future population in the area surrounding the proposed Fun Junction Liquors.

ZONE	2005 POPULATION				2035 POPULATION		
	AREA (ac.)	POP	HH	TOTAL EMPLOYMENT	POP	HH	TOTAL EMPLOYMENT
114	159.7	1,616	245	407	1,743	830	360
117	98.4	659	259	429	0	0	1,200
202	118.0	303	126	1,012	345	150	1,100
239	84.6	337	149	243	328	149	700
240	75.7	617	272	114	781	355	114
<b>TOTAL</b>	<b>536.4</b>	<b>3,532</b>	<b>1051</b>	<b>2,205</b>	<b>3,197</b>	<b>1484</b>	<b>3,474</b>



Date: June, 2012 Scale: 1 in. = 660 ft.		PREPARED BY: <b>TAL</b> THOMAS A. LOGUE LAND DEVELOPMENT CONSULTANT 537 FRUITWOOD DRIVE, GRAND JUNCTION, COLORADO 81501 970-434-8215	PREPARED FOR: JUNCTION LIQUORS, LLC. 510 28 3/4 ROAD, UNIT 202 GRAND JUNCTION, CO 81501	FUN JUNCTION LIQUORS GRAND JUNCTION, COLORADO	POPULATION STUDY MAP SHEET 1 OF 1
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**EXHIBIT**

B

DAN'S

Donald J. Comte, Pres.  
Crown Liquors of Western  
Colorado Inc.  
2851 1/2 North Ave.  
Grand Junction, CO 81501

July 17, 2012

City of Grand Junction  
Liquor Hearings  
250 N. 5th Street  
Grand Junction, CO 81501

Dear Sirs;

I own Crown Liquors of Western Colorado Inc. located at 2851 1/2 North Avenue, Grand Junction, CO 81501. I oppose the application for a retail liquor license for Junction Liquors to be located at 510 28 3/4 Road, Unit 202-205. There are two retail liquor stores within the survey area, Crown Liquors at 2851 1/2 North Ave. and Enterprise Liquors at 2923 North Ave. Please find enclosed census data provided by David Thornton, census coordinator for the City of Grand Junction. Please find enclosed liquor license data provided by Mr. Don Burmania, Director of Liquor Enforcement, State of Colorado. The States population average is 3110 per liquor store license. The Counties population average is 3412 per liquor store license. The City of Grand Junction's population average is 2816 per liquor store license. The Current survey area's population average is 1596 per liquor store license. The survey area's population average with the approval of Junction Liquors license will be 1064 per liquor store license. We currently have two times the number of liquor licenses per capita in our survey area than that of the City, County, and State! This will be magnified to three times the number of liquor licenses per capita in our survey area if Junction Liquors license is approved! Wouldn't you think that either one of these would constitute undue concentration of retail liquor store licenses? If this does not then what does? Many states (37 out of 38) have set minimum population standards for new liquor store licenses to reduce the effects of undue concentration of liquor licenses on violence and crime. Please find enclosed a note from Detective Robert Culver of the Grand Junction Police Department on the effects of the concentration of liquor licenses and their effects on law enforcement requiring additional services.



Detective Culver states there is a correlation to this and law enforcements work load! Please find enclosed two studies that relate undue concentration of retail liquor licenses to crime rates and violence. ref. 12-47-301B.

The distance from the corner of unit 202, 510 28 3/4 Road and the property line for the Grand Mesa Little League Baseball Complex is 288 feet. The Central High School's Girls Softball and Baseball Teams use this complex for their practices, games, and tournaments with other schools regularly. The Central High School's Boys Softball and Baseball Teams use this complex for their practices, games, and tournaments with other schools regularly. They have had long standing agreements (leases) with the Grand Mesa Little League Complex to do this. They have been doing this for years and these are long term scheduled and planned events. The license application for Junction Liquors at unit 202-205, 28 3/4 Road is directly next to the Grand Mesa Little League Complex. Kinder Haus Pre-School is located at 2880 Elm Ave. directly next to the Grand Little League Complex. Nisely Elementary School is right down the street from there. The location for Junction Liquors is "Kids Central!" as far as liability and responsibility issues would be concerned. Did the license applicant look at this environment when considering their location?

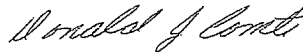
The survey petitions circulated by Crown Liquors were all done going door to door and done after 6PM at night to get the adult inhabitants desires. None were collected at the counter at the store. We focused on the residents not businesses. I did have a few business people that heard about the survey and wanted to sign it, but this was not our focus. We focused on the adult inhabitants of the community.

Willie Schuman came into Crown Liquors on May 9th, 2012 and introduced himself and told me that HE WAS GOING TO OPEN A NEW LIQUOR STORE DOWN THE STREET ABOUT A BLOCK, BEHIND HOOTERS! HE WAS GOING TO USE HIS MONEY TO SET HIS GRANDSON UP IN THE LIQUOR BUSINESS BECAUSE HE HAD RECENTLY GRADUATED FROM COLLEGE AND HE EXPRESSED AN INTEREST IN GOING INTO THE LIQUOR BUSINESS! I have enclosed a letter I sent Willie on May 21, 2012 in response to his visit to me at crown Liquors that day. I was giving him my best advise based on my experience and education.

Lastly, I need to say that I have dealt with 4 liquor store owners across the street at the Eastgate Shopping Center over the past 19 years. NONE OF THEM ARE THERE NOW! I believe all of this was do to undue concentration of liquor licenses in the area. I watched the last owner of Eastgate Liquors have her business seized and auctioned off because of nonpayment of taxes. There is a cost to the City and to the State when this happens. Pennies on the dollar is collected for inventory and fixtures. Probably not all the taxes were collected. There is the cost for the auction, the auctioneer, and the agents required to do all this. The point is there is a cost to the government for undue concentration of licenses. I was personally sick to my stomach after watching only part of that auction. At least these people made an investment of their own money and took a risk going into business. They lost everything at the end. There are many people that are not willing to take that risk and they quick to ridicule them for having failed. At least they tried. It would have been nice if they had done a little research before they dove in.

Junction Liquors will have a devastating impact on the areas existing retail liquor licenses. Crown Liquors will loose 50% of its business if the license is granted and it opens. Crown Liquors will not be able to sustain this and survive. We will be forced to probably file bankruptcy and write off any losses on our taxes that we can. Crown Liquors has been here for 49 years. I have owned it the last 19 years. We have failed two liquor stings in the last 19 years. We have taken following the law seriously and we have tried to be an asset to our community not a liability! Thank You for reading my letter. Respectfully submitted!

Sincerely,



Donald J. Comte, President



Donald J. Comte  
Crown Liquors of Western  
Colorado Inc.  
2851 1/2 North Ave.  
Grand Junction, CO 81501

June 15, 2012

Via Facsimile 303-205-2341

Mr. Don Burmania  
Liquor Enforcement Division  
Colorado Department of Revenue  
1881 Pierce Street, Rm. 108A  
Lakewood, CO 80214-1495

RE: Census Data on Retail Liquor Licenses

Dear Mr. Burmania:

Please provide me with the following retail liquor  
census data:

1. Number of retail liquor licenses in Mesa County
2. Number of statewide retail liquor licenses
3. Number of retail licenses contained within the  
following boundaries for Grand Junction, CO  
East-29 1/2 Road  
West-28 1/2 Road  
North-Orchard Avenue  
South-I-70 Business Loop
4. Number of Grand Junction City Retail Liquor Licenses

I appreciate your assistance in providing me with these  
numbers. Thank You very much!

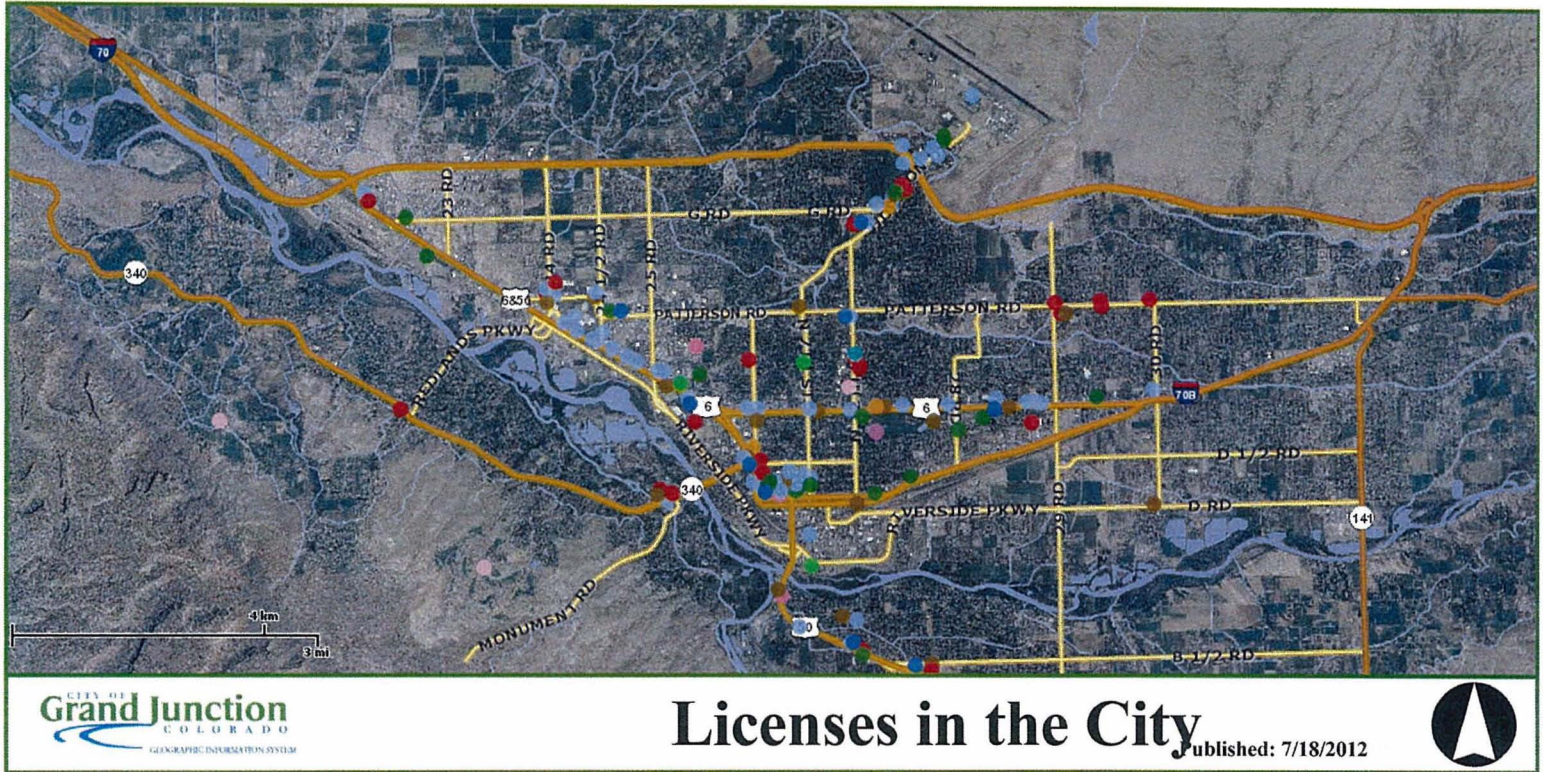
Sincerely,

*Donald J. Comte*  
Donald J. Comte



CROWN LIQUORS OF  
WESTERN COLORADO INC.  
2851-1/2 NORTH AVE.  
GRAND JUNCTION, CO 81501

970-243-2258



EX 3



CITY OF  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM

# liquor outlets

Published: 7/18/2012





Pacific Institute  
FOR RESEARCH AND EVALUATION

PIRE

Translating Science into Practice

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## How Alcohol Outlets Affect Neighborhood Violence

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Kathryn Stewart

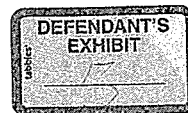


Prevention Research Center  
PACIFIC INSTITUTE FOR RESEARCH AND EVALUATION

[www.resources.prev.org](http://www.resources.prev.org)

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*Pacific Institute for Research and Evaluation is one of the nation's preeminent independent, nonprofit organizations merging scientific knowledge and proven practice to create solutions that improve the health, safety and well-being of individuals, communities, nations, and the world.*



### Introduction

Neighborhoods where bars, restaurants and liquor and other stores that sell alcohol are close together suffer more frequent incidences of violence and other alcohol-related problems, according to recent research by the Prevention Research Center and others. The strong connection between alcohol and violence has been clear for a long time – but now we know that this connection also relates to the location of places that sell alcohol.

Government agencies with authority over land-use and/or liquor licenses can help fight crime and blight and improve quality of life by controlling licenses to sell alcohol and the location of licensees. Governments can make rules that set minimum distances between alcohol outlets; they can limit new licenses for areas that already have outlets too close together; they can stop issuing licenses when a particular location goes out of business; and they can permanently close outlets that repeatedly violate liquor laws.

This paper presents some of the questions and answers about alcohol sales outlets and alcohol problems – especially the relationship between outlet location and violence.

### What is the relationship between outlet density and violence?

A number of studies have found that in and near neighborhoods where there is a high density of places that sell alcohol, there is a higher rate of violence. That is, when bars, liquor stores, and other businesses that sell alcohol are close together, more assaults and other violent crimes occur.

Some of the important findings about outlet density and violence are described below.

- In a study of Camden, New Jersey, neighborhoods with alcohol outlet density had more violent crime (including homicide, rape, assault, and robbery). This association was strong even when other neighborhood characteristics such as poverty and age of residents were taken into account.<sup>1</sup>
- In a study of 74 cities in Los Angeles County, California, a higher density of alcohol outlets was associated with more violence, even when levels of unemployment, age, ethnic and racial characteristics and other community characteristics were taken into account.<sup>2</sup>
- In a six-year study of changes in numbers of alcohol outlets in 551 urban and rural zip code areas in California, an increase in the number of bars and off-premise places (e.g., liquor, convenience

and grocery stores) was related to an increase in the rate of violence. These effects were largest in poor, minority areas of the state, those areas already saturated with the greatest numbers of outlets.<sup>3</sup>

- Violence committed by youth was more common in minority neighborhoods where there are many outlets that sell alcohol for consumption off the premises (such as liquor and convenience stores).<sup>4</sup> This finding makes sense because underage drinkers are more likely to purchase alcohol in a store than in a bar or restaurant.
- In neighborhoods where there are many outlets that sell high-alcohol beer and spirits, more violent assaults occur.<sup>5</sup>
- Large taverns and nightclubs and similar establishments that are primarily devoted to drinking have higher rates of assaults among customers.<sup>6</sup>

A larger number of alcohol outlets and a higher rate of violence might be expected in poorer neighborhoods or in neighborhoods with a larger population young people. But as the research described above shows, even when levels of poverty and the age and the ethnic background of residents are taken into account, a high density of outlets is strongly related to violence regardless of a neighborhood's economic, ethnic or age status.

All of the characteristics of alcohol outlet location can be important. It is easy to see that a town with many bars, restaurants, and stores that sell alcohol could be different from one that has fewer outlets. It is also easy to see that a neighborhood that has a bar on each corner and a liquor store on each block has a completely different environment than one that has few outlets or none at all. Other characteristics of the environment make a difference, too. For example, a strip of bars near a college campus presents a different environment from a similar density of bars in an upscale city center and also different from a similar density in a poor neighborhood. But in each case, some form of increased violence would be expected as compared to comparable areas with fewer alcohol outlets. A study of changes in outlet density over time as related to violence in California found that regardless of other neighborhood characteristics, an increase in outlets increased violence. In neighborhoods with a high minority population and low incomes, the effect was more than four times greater than for the statewide sample of communities.

#### **What accounts for the relationship between outlet density and violence?**

The research that has been done so far cannot pinpoint exactly why having more outlets in a small area seems to result in more violence. Various explanations have been proposed. One is that alcohol outlets can be a source of social disorder. A liquor store parking lot full of people drinking in their cars or on the curb and broken bottles littering the area outside a bar may send a message that this is a neighborhood in which normal rules about orderly behavior are not enforced. Another possible explanation is that a neighborhood with a large number of outlets acts as a magnet for people who are more inclined to be violent or more vulnerable to being assaulted. It is also possible that a high number of outlets results in a large number of people under the influence of alcohol – which makes them both more likely to be violent and less able to defend themselves.<sup>7</sup> It is most probable that all of these factors come into play.

#### **What is the relationship of outlet density to other alcohol problems?**

The density of alcohol outlets has also been found to be related to other alcohol problems such as drinking and driving, higher rates of motor vehicle-related pedestrian injuries, and child abuse and neglect.<sup>89</sup>

#### **How do governments regulate outlet density?**

States and communities can regulate the number of bars, restaurants, and stores that sell alcohol in a given area. Sometimes the number and location of alcohol outlets is not limited at all. In some jurisdictions, the number of alcohol outlets is limited based on the population of the area – only so many outlets per thousand residents, for example. In other cases, the location of outlets is regulated – for example, some states or communities set minimum distances from schools or churches. Research increasingly finds, however, that geographic density is the key aspect of outlet location – that is, the distance between outlets. Where over-concentrations of outlets occur, greater problems arise.

Governments can use their regulatory powers to reduce violence by:

- Making rules that set minimum distances between alcohol outlets;
- Limiting new licenses for areas that already have outlets too close together;
- Not issuing a new license when a particular location goes out of business;
- Permanently closing outlets that repeatedly violate liquor laws (such as by selling alcohol to minors or to intoxicated persons or allowing illicit drug sales or prostitution on the premises).

**What implications do these findings have for state and local licensing policies?**

The research strongly suggests that limits on outlet density may be an effective means of reducing alcohol problems, especially violence. States and communities can use controls on the number and location of alcohol outlets as a tool for reducing violence, creating a safer and healthier alcohol environment, and improving the quality of life of a community.

**What other alcohol policies are important?**

Alcohol is a legal and widely consumed commodity; but it is also a commodity that can create a variety of serious health and social problems. Alcohol policies are an important tool for preventing these problems. Every day, states and communities make decisions about the sale of alcohol: who can sell it, when and where it can be sold, who it can be sold to. State and local laws and policies control many aspects of the system by which alcohol is manufactured, marketed, sold, purchased, and consumed.

Regulations serve a variety of purposes, for example, they help ensure that tax revenues are collected. But the regulation of the business of selling alcohol goes beyond economic concerns. Each element of the regulatory system provides opportunities for creating a healthier social environment with respect to alcohol. For example, regulations can prevent unsafe sales practices – such as prohibiting all-you-can-drink specials that encourage intoxication. Regulations can control advertising and promotion that appeals to minors and establish the minimum age and training qualifications for people who sell and serve alcohol. Each type of regulation has the potential to ensure that alcohol is consumed in a safe and healthy manner.

**What aspects of alcohol availability can be regulated?**

The regulation of alcohol sales can have an impact on the availability of alcohol – that is, how easy and convenient it is to buy. Some states and communities try to make alcohol less available by selling it only in limited places – for example, state liquor stores. Other communities sell it more freely – making it available in grocery stores, convenience stores, gas stations, laundromats, drive-through windows, and so forth. States and communities can also limit the hours and days of sale, and other aspects of the conditions of sale. The regulation of availability is important because research generally shows that when alcohol is more easily available, people drink more and more alcohol problems occur.



**References**

- <sup>1</sup> Gorman, D., Speer, P., Gruenewald, P., and Labouvie, E. (2001) *Journal of Studies on Alcohol*, 62: 628-636.
- <sup>2</sup> Scribner, R. et al. (1995) The risk of assaultive violence and alcohol availability in LA County, *American Journal of Public Health*, 85:335-340.
- <sup>3</sup> Gruenewald, P.J. and Kemer, L. Changes in outlet densities affect violence rates. In review, *Alcoholism: Clinical and Experimental Research*, 2004.
- <sup>4</sup> Alaniz, M., Cartmill, R., and Parker, R. (1998) Immigrants and violence, *Hispanic Journal of Behavioral Sciences*, 20, 155-174.
- <sup>5</sup> Stevenson, R., Lind, B. and Weatherburn, D. (1999). The relationship between alcohol sales and assault in New South Wales, Australia, *Addiction*, 94(3):397-410.
- <sup>6</sup> Stockwell, T. et al. (1992) Levels of drunkenness of customers leaving licensed premises in Perth, Western Australia: a comparison of high and low "risk" premises. *British Journal of Addiction*, 87: 873-881.
- <sup>7</sup> Gorman, et al. (2001).
- <sup>8</sup> Freisthler, B., Midanik, L.T. and Gruenewald, P.J. Alcohol outlets and child physical abuse and neglect: Applying routine activities theory to the study of child maltreatment. *Journal of Studies on Alcohol*, 65, 586-592, 2004.
- <sup>9</sup> Stockwell, T. and Gruenewald, P. (2001) Controls on Physical Availability of Alcohol, in Heather, N., Peters, T., and Stockwell, T. (eds.), *International Handbook of Alcohol Dependence and Problems*, John Wiley and Sons, Ltd.

Most recent liquor licenses

2001

All Pro Liquor  
2913 Patterson Road  
Grand Junction, CO 81504

2001

Out of  
Business

Eastgate Liquor  
2830 North Ave, Suite 4B  
Grand Junction, CO 81501

Country Club Liquor  
683 Horizon Drive #105  
Grand Junction, CO 81506

Moved

Crossroads Liquor  
2546 Kimrock Ave.  
Grand Junction, CO 81505

Johnny's Beer & Liquor  
2648 Patterson Road, Unit A  
Grand Junction, CO 81506

2008

Out of  
Business

Shaper, Hair & Barby Liquor  
1040 Independent Ave.  
Grand Junction, CO 81505

50% are no longer in place  
30% are out of business





July 6, 2012

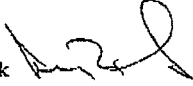
Donald J. Comte, Pres.  
Crown Liquors of Western Colorado, Inc.  
2851 1/2 North Ave.  
Grand Junction, CO 81501

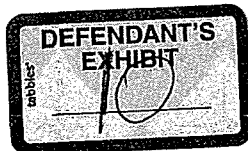
Mr. Comte,

Per your letter dated July 5, 2012 requesting the number of DUI's and liquor violations for 2011 and to date 2012 are listed below:

511 DUI's arrest in 2011  
382 Liquor Violations in 2011

186 DUI's arrest, to date 2012  
153 Liquor Violations, to date 2012

Joe Patrick   
Liquor Enforcement Investigator  
Grand Junction Police Department





Reported Crime and Traffic Report  
Five Year Comparison  
2007 - 2011

	2007	2008	2009	2010	2011
<b>Violent Crime</b>					
Homicide (not including vehicular or attempted)	1	6	1	5	4
Rape	37	42	44	47	67
Robbery	36	35	57	40	43
Aggravated Assault	99	118	88	72	98
<b>Total Violent Crime</b>	<b>173</b>	<b>201</b>	<b>190</b>	<b>164</b>	<b>212</b>
<b>Property Crime</b>					
Burglary	450	448	471	433	446
Theft	826	926	1,080	940	1,286
Theft from Auto (including parts & accessories)	569	541	772	563	657
Theft by Shoplift	503	522	634	510	617
Auto Theft	197	167	146	120	154
<b>Total Property Crime</b>	<b>2,545</b>	<b>2,624</b>	<b>3,083</b>	<b>2,566</b>	<b>3,159</b>
<b>TOTAL VIOLENT &amp; PROPERTY CRIME</b>	<b>2,718</b>	<b>2,825</b>	<b>3,273</b>	<b>2,730</b>	<b>3,371</b>
<b>Other Offenses</b>					
Child Abuse	101	99	121	104	98
Disorderly Conduct	291	298	252	248	314
Harassment / Stalking	341	353	384	417	395
DUI	480	565	580	483	511
Fraud / Forgery	603	711	692	519	553
Sexual Assault	3	3	3	3	3
Sexual Offense	3	3	3	3	3
Liquor Violation	333	511	445	325	382
Drug Violation	1,771	1,343	1,359	1,180	1,204
Assault	363	372	376	359	384
Vehicular Assault	9	10	13	7	5
Menacing	148	114	77	107	91
Intimidation / Retaliation	16	19	18	25	34
Sex Offenses	130	164	126	149	156
1st deg Criminal Trespass from Auto	523	669	700	534	614
Trespass (all other)	352	383	378	383	468
Vandalism	1,414	1,656	1,218	1,260	1,493
Weapons Violation	93	89	109	76	88
All Other Offenses	669	789	662	690	565
<b>Total Other Crime</b>	<b>7,676</b>	<b>8,177</b>	<b>7,537</b>	<b>6,907</b>	<b>7,393</b>
<b>TOTAL ALL REPORTED CRIME</b>	<b>10,394</b>	<b>11,002</b>	<b>10,810</b>	<b>9,637</b>	<b>10,764</b>
<b>Warrant Arrests</b>					
Municipal Court Criminal Summons Issued	1,240	1,230	1,251	1,183	1,167
County Court Criminal Summons Issued	not available	1,710	1,802	1,580	1,495
Runaways / Missing Persons	305	231	226	249	203
<b>Traffic Accidents</b>					
Fatal Accidents	7	7	8	6	5
Total Fatalities	8	8	7	6	5
Injury Accidents	223	207	197	185	197
Injured Persons	263	250	251	229	207
Private Property Accidents	534	600	537	510	518
Property Damage Accidents	2,074	1,955	1,709	1,480	1,426
<b>Traffic Violations</b>					
Municipal Court Traffic Tickets Issued	not available	7,780	5,660	9,583	6,887
County Court Traffic Tickets Issued	not available	1,674	1,988	1,777	1,919
<b>Total Traffic Tickets</b>		<b>9,354</b>	<b>7,668</b>	<b>11,380</b>	<b>8,806</b>

Data reported is INCIDENT BASED, not summary (hierarchy) and should not be compared to data reported for the CJPD by the CBI or FBI  
Colors correspond to noteworthy items listed on page 2.



## Reported Crime and Traffic Report May 2012

	2011 YTD	2012 YTD	Inc / Dec	Percent Change
<b>Violent Crime</b>				
Homicide (not including vehicular or attempted)	2	0	-2	-100.00%
Rape	25	27	2	8.00%
Robbery	13	9	-4	-30.77%
Aggravated Assault	38	39	1	2.63%
<b>Total Violent Crime</b>	<b>78</b>	<b>75</b>	<b>-3</b>	<b>-3.82%</b>
<b>Property Crime</b>				
Burglary	172	137	-35	-20.35%
Theft	405	546	141	34.81%
Theft from Auto (including parts & accessories)	201	301	100	49.75%
Theft by Shoplift	204	247	43	21.08%
Auto Theft	54	81	27	50.00%
<b>Total Property Crime</b>	<b>1,036</b>	<b>1,312</b>	<b>276</b>	<b>26.64%</b>
<b>TOTAL VIOLENT &amp; PROPERTY CRIME</b>	<b>1,112</b>	<b>1,387</b>	<b>275</b>	<b>24.73%</b>
<b>Other Offenses</b>				
Child Abuse	38	34	-4	-10.53%
Disorderly Conduct	115	165	50	43.48%
Harassment / Stalking	147	170	23	15.65%
Domestic Violence	257	186	-71	-27.63%
Fraud / Forgery	233	192	-41	-17.60%
Kidnapping	5	4	-1	-20.00%
False Imprisonment	14	7	-7	-50.00%
Liquor Violation	161	156	-5	-3.11%
Drug Violation	474	648	174	36.71%
Assault	180	155	-25	-13.89%
Vehicular Assault	2	4	2	100.00%
Menacing	39	48	9	23.08%
Intimidation / Retaliation	3	5	2	66.67%
Sex Offenses	71	54	-17	-23.94%
1st deg Criminal Trespass from Auto	197	273	76	38.58%
Trespass (all other)	128	139	11	8.59%
Vandalism	542	486	-56	-10.33%
Weapons Violation	30	45	15	50.00%
All Other Offenses	258	285	27	10.47%
<b>Total Other Crime</b>	<b>2,874</b>	<b>3,031</b>	<b>157</b>	<b>5.46%</b>
<b>TOTAL ALL REPORTED CRIME</b>	<b>3,986</b>	<b>4,418</b>	<b>432</b>	<b>10.84%</b>
<b>Arrests</b>				
Warrant Arrests	429	622	193	44.99%
Municipal Court Criminal Summons Issued	608	524	-84	-13.82%
County Court Criminal Summons Issued	735	968	233	31.70%
Runaways / Missing Persons	91	85	-6	-6.59%
<b>Traffic Accidents</b>				
Fatal Accidents	1	0	-1	-100.00%
Total Fatalities	1	0	-1	-100.00%
Injury Accidents	67	72	5	7.46%
Injured Persons	79	98	19	24.05%
Private Property Accidents	193	238	45	23.32%
Property Damage Accidents	568	648	80	14.09%
<b>Traffic Citations</b>				
Municipal Court Traffic Tickets Issued	4,489	3,121	-1,368	-30.47%
County Court Traffic Tickets Issued	1,144	1,160	16	1.40%
<b>Total Traffic Tickets</b>	<b>5,633</b>	<b>4,281</b>	<b>-1,352</b>	<b>-24.00%</b>

Data reported is INCIDENT BASED, not summary (hierarchy) and should not be compared to data reported for the GJPD by the CBI or FBI



**GRAND JUNCTION POLICE DEPARTMENT**  
 625 Ute Avenue,  
 Grand Junction, CO 81501  
 (970) 244-3555

**FACSIMILE TRANSMISSION COVER SHEET**

To: Donald Comte  
 Location: 2851 1/2 NAVAH AVE  
 Fax Number: (970) 243-2258

No. of pages including cover sheet: 4

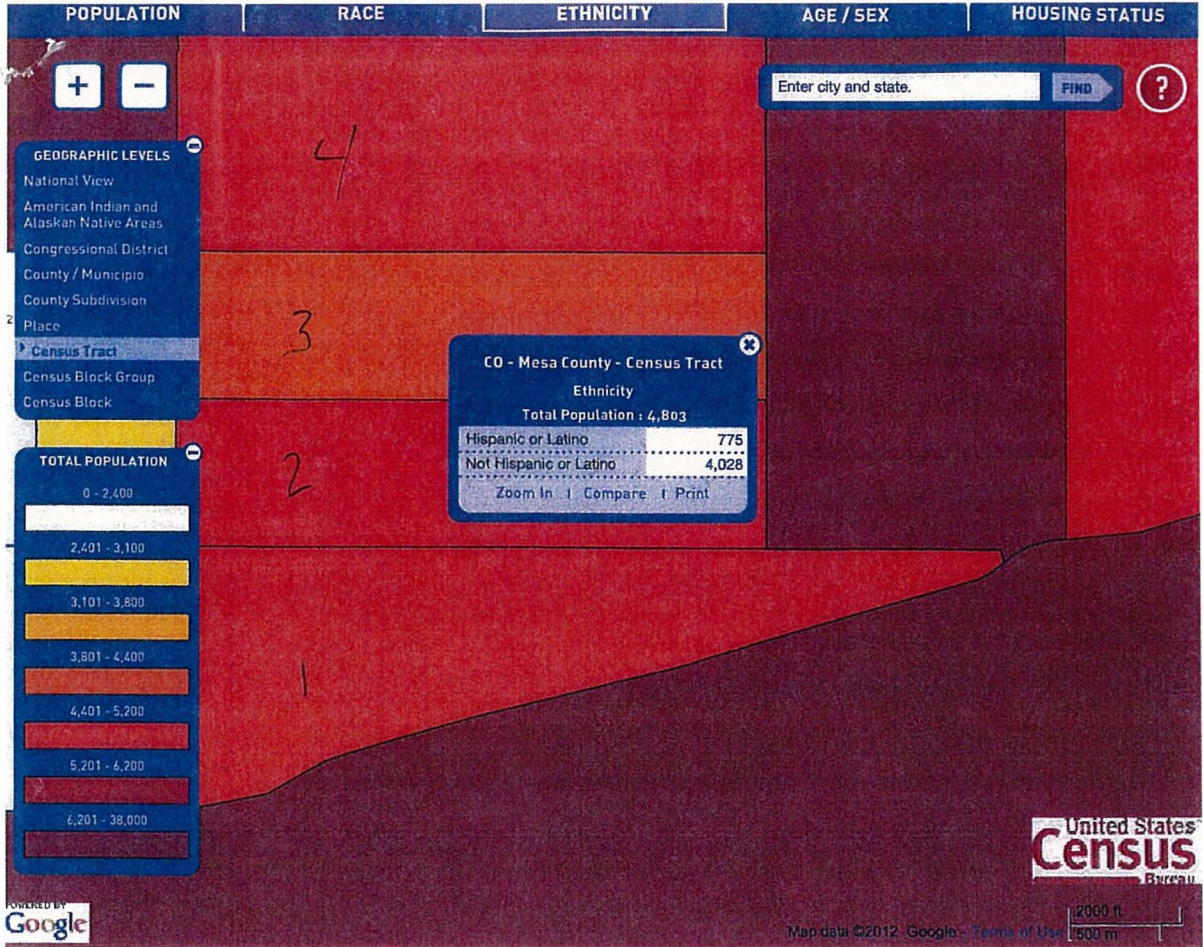
Comments: \_\_\_\_\_  
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From: **GRAND JUNCTION POLICE DEPARTMENT**

	DIVISION:	FAX NO:	
	Records & Customer Service	244-3617	<u>X</u>
	Laboratory Services	244-3699	_____
	Community Advocacy Program	244-3781	_____
	Patrol Division	244-3631	_____
	Investigations	244-3611	_____
	Administration	244-3799	_____

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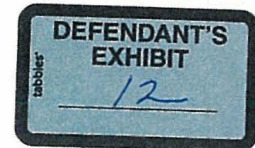
Census tract  
(28 1/2 Road to 29 1/2 Road)  
North of North Ave.

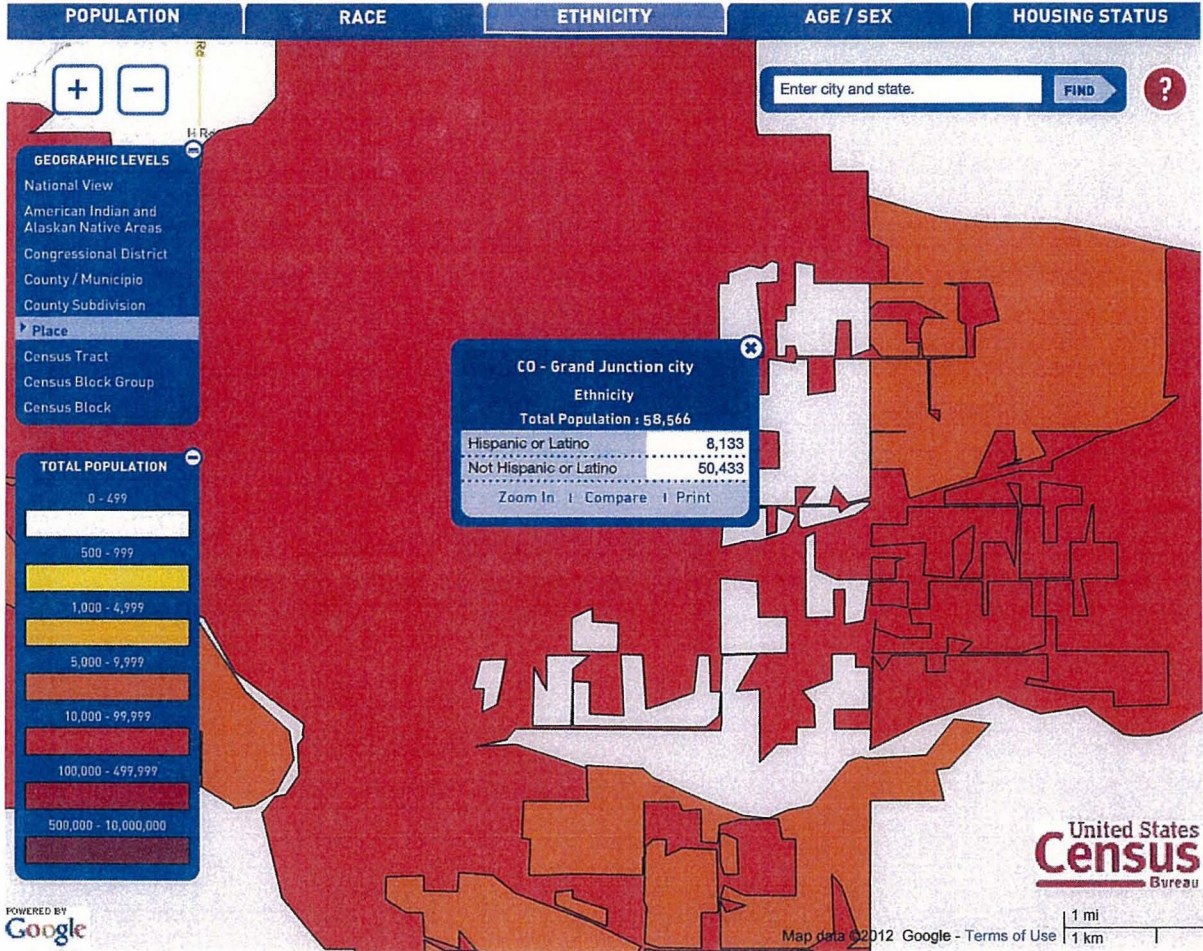
Hispanic Population  
Percent

775 ÷  
4,803 =  
0.1613574849 \*

0.16

- A. 16.2% higher than  
the city average of 13.9%
- B. 40% higher than  
the national average of 11.5%





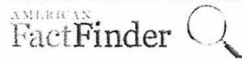
*Grand Junction-City  
Hispanic Population  
Percent*

$$\begin{aligned}
 &8,133 \div \\
 &58,566 = \\
 &0.13886896834 *
 \end{aligned}$$

0 - C



**U.S. Census Bureau**



S1903

**MEDIAN INCOME IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS)  
2008-2010 American Community Survey 3-Year Estimates**

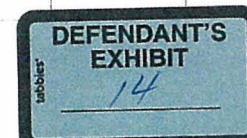
Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2010, the 2010 Census provides the official counts of the population and housing units for the nation, states, counties, cities and towns. For 2008 to 2009, the Population Estimates Program provides intercensal estimates of the population for the nation, states, and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

1  
30  
of  
30

Subject	United States			
	Total		Median income (dollars)	
	Estimate	Margin of Error	Estimate	Margin of Error
Households	114,596,927	+/-112,092	51,222	+/-64
One race--				
White	78.2%	+/-0.1	54,168	+/-64
Black or African American	12.0%	+/-0.1	34,751	+/-120
American Indian and Alaska Native	0.7%	+/-0.1	36,579	+/-413
Asian	4.0%	+/-0.1	68,810	+/-355
Native Hawaiian and Other Pacific Islander	0.1%	+/-0.1	54,943	+/-1,747
Some other race	3.5%	+/-0.1	39,702	+/-225
Two or more races	1.5%	+/-0.1	45,401	+/-374
Hispanic or Latino origin (of any race)	11.5%	+/-0.1	40,914	+/-109
White alone, not Hispanic or Latino	70.8%	+/-0.1	55,747	+/-65
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER				



1	15 to 24 years	4.5%	+/-0.1	25,732	+/-136
30	25 to 44 years	34.7%	+/-0.1	56,058	+/-111
of	45 to 64 years	39.4%	+/-0.1	62,228	+/-82
30	65 years and over	21.4%	+/-0.1	34,303	+/-52
	<b>FAMILIES</b>				
	Families	76,262,975	+/-103,687	62,112	+/-80
	With own children under 18 years	45.3%	+/-0.1	59,572	+/-171
	With no own children under 18 years	54.7%	+/-0.1	64,210	+/-83
	Married-couple families	73.8%	+/-0.1	74,258	+/-94
	Female householder, no husband present	19.2%	+/-0.1	30,663	+/-83
	Male householder, no wife present	6.9%	+/-0.1	42,561	+/-205
	<b>NONFAMILY HOUSEHOLDS</b>				
	Nonfamily households	38,333,952	+/-58,659	31,066	+/-43
	Female householder	53.7%	+/-0.1	26,647	+/-60
	Living alone	45.7%	+/-0.1	23,879	+/-59
	Not living alone	8.0%	+/-0.1	52,128	+/-257
	Male householder	46.3%	+/-0.1	36,493	+/-82
	Living alone	36.1%	+/-0.1	31,924	+/-65
	Not living alone	10.2%	+/-0.1	56,996	+/-233
	<b>PERCENT IMPUTED</b>				
	Household income in the past 12 months	27.4%	(X)	(X)	(X)
	Family income in the past 12 months	27.9%	(X)	(X)	(X)
	Nonfamily income in the past 12 months	24.8%	(X)	(X)	(X)

Source: U.S. Census Bureau, 2008-2010 American Community Survey

Explanation of Symbols:

An "\*\*\*" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

An "\*\*\*\*" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An "\*\*\*\*\*" entry in the margin of error column indicates that the estimate is controlled. A statistical

Donald J. Comte, Pres.  
Crown Liquors of Western  
Colorado Inc.  
2851 1/2 North Ave.  
Grand Junction, CO 81501

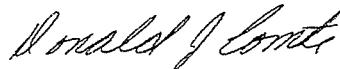
August 9, 2012

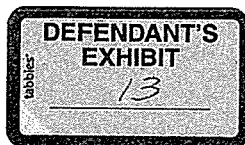
City of Grand Junction  
Liquor Hearings  
250 N. 5th Street  
Grand Junction, CO 81501

Dear Sirs;

Please find attached a Retail Liquor License Density Analysis by road mile for the City of Grand Junction. This shows the density of retail liquor licenses on North Avenue to be from nearly 100% greater to nearly 500% greater than any other street in Grand Junction. This illustrates the average distance from one license to another per street. This emphasizes distance in measuring concentration of licenses not just population in an area. This was done by measuring distances with each actual retail liquor license on each street listed. In my opinion this supports the population concentration numbers previously submitted against the Junction Liquors license application.

Respectfully,

  
Donald J. Comte, Pres.



Retail Liquor Store License Density Analysis for Grand Junction by Road Mile.

North Avenue - 1st street to 30 Road - 4 Miles!

1. Andy's Liquor, 922 N. 1st Street.
2. North Avenue Liquor, 801 North Ave.
3. Pete's House of Spirits, 1560 North Ave., Suite A
4. Teller Arms Liquor, 2353 Belford
5. Crown Liquor, 2851 1/2 North Ave.
6. Enterprise Liquor, 2923 North Ave.
7. Fruitvale Liquor, 505 30 Road

One Retail Liquor License per .57 miles!

Patterson Road - 1st Street to 30 Road - 4 Miles!

1. Johnny's Beer and Liquor, 2648 Patterson Road
2. College Liquor, 2695 Patterson Road #9
3. All Pro Liquor, 2913 Patterson Road
4. Bookcliff Liquor, 3026 Patterson Road

One Retail Liquor License per 1 miles!

Patterson Road - Highway 50 to 1st Street - 2.2 Miles!

1. Crossroads Liquor, 611 24 Road
2. Fishers Liquor, 2438 Patterson Road

One Retail Liquor License per 1.1 miles!

Horizon Drive - 7th Street to H Road - 2.3 Miles!

1. Country Club Liquor, 683 Horizon Drive
2. Horizon Liquor, 715 Horizon Drive

One Retail Liquor License per 1.5 miles!

Orchard Mesa Highway 50 - Unawep Ave. to 29 Road - 3.1 Miles!

1. Trading Post Liquor, 2898 Highway 50
2. Fairground Wine and Liquor, 2771 B 1/2 Road

One Retail Liquor License per 1.55 miles!

Pitkin Ave. I-70 Business Loop - 1st Street to 30 Road -  
4 Miles!

1. Last Chance Liquor, 1203 Pitkin Ave.
2. Fruitvale Liquor, 505 30 Road

One Retail Liquor License per 2 miles!

Highway 50-- Main Street to Patterson Road - 2.9 Miles!

1. Grand Central Liquor, 200 W. Grand Ave #12

One Retail Liquor License per 2.9 miles!

The distance between the proposed new retail liquor store license for Junction Liquors at 510 28 3/4 Road and Crown Liquors at 2851 1/2 North Ave. would be 3 tenths (.30) of a mile measured door to door. The density of Retail Liquor Store Licenses on North Ave. would increase from one Retail Liquor License per .57 miles to one per .50 miles as the new average distance between Retail Liquor Store Licenses on North Avenue!