

New businesses make plans for Horizon Drive

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Later this year, people who live near 12th Street and Horizon Drive will be able to get a haircut and pick up beer and a pizza, all in the same neighborhood shopping center.

A new 16,000-square-foot retail strip under construction next to the Horizon Drive Safeway store will include a large liquor store, a Cost-Cutters hair salon, and a Nick-N-Willy's take-and-bake pizza shop, said Katie Worrall, a commercial broker for Bray and Co. Realtors. Several other potential tenants are negotiating for space, but Worrall wouldn't say who they are.

"I expect it to be filled fairly quickly," Worrall said. "We expect tenants to be able to open for business around Nov. 1."

The retail development is owned by **DPC Cos.**, a Denver-based developer. Worrall, who worked as a commercial real-estate broker on the Front Range for 10 years, said she helped persuade **DPC** to jump into retail development in Grand Junction.

The 12th and Horizon location is promising for retailers, she said. Residential development in north Grand Junction is booming, and the shopping center is near Horizon Drive hotels and an exit from Interstate 70.

Worrall also said the development is within two miles of businesses where about 4,000 people work each day, including St. Mary's Hospital, Hamilton Sundstrand, and West Star Aviation. Each of those people is a potential customer.

The shopping center also includes an almost-completed branch of First National Bank of the Rockies, and Worrall said a one-acre pad near the bank remains available for development.

Group warns of bogus blacktop

The Colorado Asphalt Pavement Association is warning consumers statewide to beware of unscrupulous firms that sell pavement door-to-door. Tom Peterson, the group's director, said the association has heard reports of salesmen telling homeowners or businesses that they have "leftover pavement" from another job and offering to pave or patch driveways at a low cost. Frequently, Peterson said, the workmanship is poor, the pavement thickness isn't up to acceptable standards, and the firms overcharge customers.

"Respectable contractors don't peddle asphalt door-to-door," he said.

Michelle Renstrom, credit and collection administrator for United Companies, said her firm's asphalt plant in Grand Junction doesn't sell asphalt on a cash basis. Instead, customers must complete an asphalt credit application and list the equipment they'll use to install the material; that's United's way of confirming that a customer is a legitimate contractor.

Renstrom said that this summer, she has been contacted by many unfamiliar firms that have wanted to buy asphalt for cash. "They are passing through here," she said.

Peterson said customers concerned about the legitimacy of a paving contractor can call his association at 303-741-6150.

Colorado's haymakers

Colorado farmers and ranchers are making a lot of hay this year. The Colorado Agricultural Statistics Service estimates that farmers will harvest 730,000 acres of alfalfa hay this year, down from 800,000 acres last year. They'll also harvest 730,000 acres of other hay types this year, up from 700,000 acres last year.

But because early-summer moisture in many areas improved forage prospects, alfalfa production is expected to total 2.56 million tons this year, about the same as in 2003, and other hay production is estimated at 1.39 million tons, a 32 percent increase from last year.

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