

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	625	30	750	50	1000	75
2	206	84	159	66	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	6	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	980	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	387	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	558	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	675	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	603	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	990	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		25	0

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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	1706	635	2214	859	2214	859	70	86	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	550	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	850	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	65	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	918	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

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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	180	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	68	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

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	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	1578	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.