



## BUSINESS IN THE AREA

Summer tourism is this area's major industry, although governmental and private business entities are working to extend the traditional peak season — June, July, August and September.

This resort area supports

- More than 100 lodging establishments with over 3,000 rooms
- Dining establishments for every taste
- Evening entertainment from acoustic folk singers to jazz and contemporary theater
- All the support businesses needed by the approximately 11,000 permanent residents and 3 million yearly visitors.

Resort services are provided through the Estes Park Convention and Visitors Bureau ([www.EstesParkCVB.com](http://www.EstesParkCVB.com)) which includes a visitors information center, special events planning and coordination, and ancillary functions.

To conduct business within the town limits, an annual occupation license must be obtained from the town clerk.

## LABOR MARKET DATA



The median age of all persons in the Estes Park 200 census district is 45 years. Of those who live here, 43.3% have college degrees; 73.3% have attended college. The latest data available shows that the median family income of those in the census district is \$55,667; median household income is \$43,262.

## STRAIGHT SCOOP SPONSORS

The individuals and businesses listed below have generously sponsored this publication about Estes Park. We know you will find their services, products and skills to be beneficial when you relocate to our community.

### ACCOUNTANT

Jeffrey A. Crona, CPA  
Flattop Professional Suites  
1350 Graves Ave.  
Estes Park, CO 80517  
970/586-2328

### ATTORNEY

Camilla R. Saint, Attorney at Law  
MEYER & SAINT  
455 West Elkhorn Ave.  
P.O. Box 3338  
Estes Park, CO 80517  
970/586-8720

### BANKING

Bank of Colorado  
Upper Stanley Village  
535 Big Thompson Ave.  
Estes Park, CO 80517  
970/586-8185  
[www.BankofColorado.com](http://www.BankofColorado.com)

### CREDIT UNION

Boulder Valley Credit Union  
Upper Stanley Village  
453 East Wonderview  
P.O. Box 4049  
Estes Park, CO 80517  
970/577-0750  
[www.BVCU.org](http://www.BVCU.org)

### ESCROW/TITLE SERVICES

Transnation Title Insurance Co.  
Upper Level, Stanley Village  
457 E. Wonderview Ave., C-2  
Estes Park, CO 80517  
970/586-4481

### HOSPITAL

Estes Park Medical Center  
555 Prospect Ave.  
P.O. Box 2740  
Estes Park, CO 80517  
970/586-2317  
[www.epmedcenter.com](http://www.epmedcenter.com)

### INSURANCE

Insurance Associates  
Shelley Doggett  
363 East Elkhorn, Suite 201  
Estes Park, CO 80517  
970/586-4407  
[www.insurance-associates.com](http://www.insurance-associates.com)  
[iae@insurance-associates.com](mailto:iae@insurance-associates.com)

### MORTGAGE LENDING

Home Financial of the Rockies  
363 E. Elkhorn Ave., Suite 202  
Estes Park, CO 80517  
970/586-4030  
[hfr@charter.net](mailto:hfr@charter.net)

### PHYSICIANS

Timberline Medical, P.C.  
131 Stanley Ave.  
Estes Park, CO 80517  
970/586-2343

### REAL ESTATE

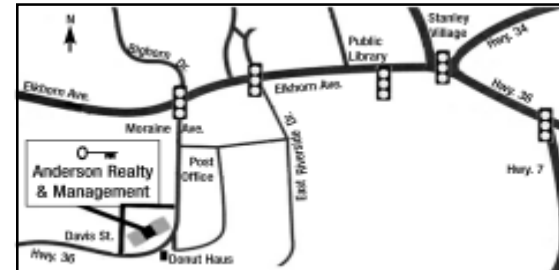
Eric W. Blackhurst  
Anderson Realty & Management  
351 Moraine Ave., Suite B  
Estes Park, CO 80517  
970/586-2950  
[Eric@EricBlackhurst.com](mailto:Eric@EricBlackhurst.com)

### RETAIL MALL

16 Specialty Shops & A Great Restaurant  
The Old Church Shops  
157 W. Elkhorn Avenue  
Estes Park, CO 80517  
970/586-5860  
[www.churchshops.com](http://www.churchshops.com)

# STRAIGHT SCOOP

## FACTS ABOUT ESTES PARK, COLORADO



351 Moraine Ave., Suite B  
Estes Park, CO 80517  
(970) 586-2950  
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Fax: (970) 586-5113  
[www.KeytoEstesPark.com](http://www.KeytoEstesPark.com)

# STRAIGHT SCOOP

## FACTS ABOUT ESTES PARK, COLORADO



## WELCOME TO STRAIGHT SCOOP: FACTS ABOUT ESTES PARK

Many of our customers and clients want details about Estes Park – its population, environment, tax base, public schools and what the community has to offer.


Straight Scoop provides that information in one place. Gathered and published with the cooperation of public and private organizations in the area, the data reflect the most recent information available. This publication provides hard facts about Estes Park and its surrounding area so you can better understand our community.

Anderson Realty & Management offers complete real estate services. We sell residential and commercial property, building sites, and business opportunities. Our management team offers property management services for both seasonal and long-term rentals. We can analyze the market for you and assist in finding the perfect property for year-round or seasonal residence. We provide commercial leasing services as well.

Want more information? Give us a call at (970) 586-2950 or toll free at (866) 586-2950. You are always welcome to stop by the office at 351B Moraine Avenue. On the internet? Check us out at [www.KeytoEstesPark.com](http://www.KeytoEstesPark.com). Send us an email at [info@KeytoEstesPark.com](mailto:info@KeytoEstesPark.com).

Thanks for your interest and we look forward to hearing from you.

## FINANCIAL INSTITUTIONS

 Four banks in Estes Park: The Bank of Colorado, The First National Bank of Estes Park (two locations), Key Bank and WestStar Bank. In addition there is one credit union facility, Boulder Valley Credit Union.

## SALES TAX



Colorado collects less than the national average for state income tax and combined state and local taxes. Sales and use taxes levied in Estes Park include 4% levied by the Town of Estes Park, .85% by Larimer County for Open Space, Courthouse and Fairgrounds Construction and 2.9% by the State of Colorado.

Of the total sales tax collected on purchases made here, collection of city sales tax is confined to the town limits of Estes Park. Businesses located outside the town boundaries are not subject to the city sales tax.

### SALES TAX RECEIVED

Year	Taxable Retail Sales	Sales Tax Received	Year	Taxable Retail Sales	Sales Tax Received
1991	83,873,975	3,354,959	1997	119,681,275	4,787,251
1992	92,550,750	3,702,030	1998	134,584,550	5,383,382
1993	97,120,775	3,884,831	1999	140,726,100	5,629,044
1994	101,173,375	4,046,935	2000	148,028,875	5,921,155
1995	110,211,500	4,408,460	2001	154,008,750	6,160,350
1996	114,290,650	4,571,626	2002	150,962,825	6,038,513
1997	119,681,275	4,787,251	2003	154,280,325	6,171,213
			2004	157,561,350	6,302,454

## TAX LIABILITIES



Valuations for all properties are determined by the County Assessor. The assessed value for each category of property is determined by the state legislature as follows:

	Assessed Value		Assessed Value
Residential Property	7.96% of Actual Value	Commercial Property	29% of Actual Value
Vacant Residential Land	29% of Actual Value	Agricultural Lands	Based Upon Income

To determine the taxes owed, the assessed value is multiplied by the mill levy of each taxing district. One mill is 1/10 of a penny, or \$1.00 for each \$1,000 of assessed value. In most cases, state law limits revenues collected to no more than a 5½% increase in any year without a vote of the people.

The following table\* compares assessed values and corresponding mill levies used to compute tax liabilities on property in 2004. Included are notations about the portion of actual incremental tax money received by the taxing entity and the Estes Park Urban Renewal Authority (EPURA) in 2004.

2004 Assessed Valuation	2004 Mill Levy	Revenue	2004 Assessed Valuation	2004 Mill Levy	Revenue
<b>Town of Estes Park</b>			<b>Larimer County</b>		
\$ 147,021,660	1.8220	\$ 267,873	\$3,185,694,247	22.5170	\$71,732,277
<b>Estes Valley Recreation &amp; Park District</b>			<b>Park Hospital District</b>		
\$ 270,464,780	1.3230	\$ 357,825	\$272,422,240	7.5050	\$2,059,539
<b>Estes Park Library District</b>			<b>Estes Park Sanitation District</b>		
\$ 274,470,500	3.7800	\$ 1,037,498	\$79,182,210	0	\$ 0
<b>Park R-3 School District</b>			<b>Upper Thompson Sanitation District</b>		
\$ 273,804,190	28.3190	\$ 7,753,861	\$141,127,700	0	\$ 0
<b>Estes Park Urban Renewal District</b>					
\$ 32,008,980					

\*Source: 2004 Larimer County Abstract of Assessments and Levies

**LAW ENFORCEMENT**

The Estes Park area has no major crime. Incorporated areas are patrolled by the Estes Park Police Department, while areas outside the city limits are patrolled by Larimer County, the Colorado Division of Wildlife, Colorado State Patrol and Rocky Mountain National Park.



**Police - Town of Estes Park**

Full-time year around ..... 17  
 Part-time summer ..... 6  
 Volunteers ..... 12

**Officers Assigned to the area**

Sheriff Deputies ..... 6  
 Colorado State Highway Patrol ..... 2

**UTILITIES**

**ELECTRICITY**

The Town of Estes Park owns this utility which served about 9,565 residential and commercial customers in 2005.



	Residential	Commercial
Rate per KWH	.0819	.0706
2004 Base monthly customer charge	\$5.19	\$7.52

**NATURAL GAS**

Xcel Energy provides natural gas to the Town of Estes Park and portions of the surrounding areas.

	Minimum/Month
Residential	\$ 9.00
Commercial	\$16.20

**WATER**

**NUMBER OF ACCOUNTS IN 2005**

Town of Estes Park	4,595 (Approx.)
Prospect Mtn. Water Company	120

The Town of Estes Park can maintain a maximum pressure of 185 PSI in its mains. All others are rated for an average of 180 PSI.

**SANITATION SERVICES**

**Estes Park Sanitation District - Aeration System**

Capacity (million gallons/day) ..... 1.5  
 Peak Usage ..... 70%  
 Residential Users  
 Single Family ..... 1,134  
 Multi Family ..... 511  
 Commercial Users ..... 301

**Upper Thompson Sanitation District - Tertiary System\***

Capacity (million gallons/day) ..... 2  
 Peak Usage ..... 55% average  
 Residential Users ..... 4,237  
 Commercial Users: ..... 161

**TRASH REMOVAL**



Trash collection is available to all residential and commercial locations in the area through independent contractors. Additionally, Larimer County operates a household hazardous waste collection site in the Estes Park area by appointment by calling (970) 586-6478. All refuse is transported to a county landfill near Fort Collins. Two local waste hauling transporters are Waste Management (970) 586-5740 and Doering Disposal (970) 667-9338.

**GENERAL INFORMATION**



Estes Park, elevation 7,522 feet above sea level, is just five minutes east of Rocky Mountain National Park.

The town encompasses 5.45 square miles and is proud of its:

- Incredible scenery and clean air.
- Rocky Mountain National Park — the state’s No. 1 tourist attraction.
- Easy access to urban and wilderness areas.
- Public safety record.

The town is named for the Joel Estes family (its first inhabitants), and for the geologic definition of a park, “a level valley between mountain ranges.” The town and the surrounding valley are on the western edge of Larimer County in northeastern Colorado — a location convenient to Front Range metropolitan areas, including Denver which is only about 90 minutes away.

**LOCATION**



**MILEAGE TO NEIGHBORING COMMUNITIES**

Denver	60	Fort Collins	47	Boulder	36	Greeley	50
Longmont	35	Cheyenne	87	Loveland	35	Lyons	20
Pinewood Springs	12	Glen Haven	7	Allenspark	20		



**POPULATION**

While accurate figures are not available for the Estes Valley, an estimated 11,000 people live year around in the Estes Park School District. Of those people, the 2000 census determined that 5,413 live within the city limits of Estes Park.

**HOUSING**

The Estes Park area continues to experience an increase in housing prices. In 2004 the median price paid for a home was \$285,453; in 2003, that median home cost \$277,000.



**WEATHER**

Estes Park’s moderate climate is an important part of the community’s quality of life. The area’s low humidity makes our warm summer days and cool evenings extremely comfortable. Estes Park experiences blue skies and so many sunny, pleasant winter days that golfing is possible 12 months a year.

- Average annual moisture — 15.16 inches
- Average Annual Snowfall — 86 inches
- Average maximum high temperature (June, July, August, September) — 78 degrees.
- Average minimum low temperature (November, December, January, February, March) — 8.6 degrees
- Average maximum high temperature (November, December, January, February, March) — 42 degrees



**LIFESTYLE**

Estes Park residents’ diverse interests and backgrounds include business, visual and performing arts, outdoor activities and ecological preservation.

All major, national service organizations are represented here. A sampling of the clubs and organizations residents enjoy include two Rotary Clubs, Lions, Kiwanis, League of Women Voters, Quota Club, Women’s Club, the National Association of Retired Federal Employees, Elks, Masons, Eastern Star and the American Association of Retired Persons.

Performing artists participate in organized orchestras, bands, theater, chorales and other vocal groups. Visual artists are represented at more than two dozen galleries.

The retired population receives assistance through the Estes Park Senior Center with congregate meals and meals on wheels plus a variety of services, programs and activities.



## CONFERENCE FACILITIES

In addition to individual resort properties offering conference facilities, the town owns and operates the Estes Park Conference Center through a public-private partnership with Forever Resorts, Inc. The 22,000 sq. ft. facility adjacent to the Holiday Inn on South Saint Vrain Avenue. opened in 1991 and can serve up to 1,200 people. The town owns the facility while the Holiday Inn is responsible for daily management of the center.



## RECREATION FACILITIES

Rocky Mountain National Park	Roosevelt National Forest	Hiking & Backpacking
Cross-country Skiing	Public Tennis Courts	Hunting & Fishing
Snowshoeing	Boating on Lake Estes	Mountain Climbing
Ice Skating	Two Public Golf Courses	Swimming at the Estes Park Aquatic Center
In-Line Skate Park	Three Baseball Diamonds	Parks and Playgrounds

## LIBRARY



Library services are provided by the Estes Park Public Library, which is funded and operated by the Estes Valley Public Library District. The fully-automated, modern facility of 17,000 sq. ft. is located at 335 E. Elkhorn Ave. and is open seven days a week, 68 hours per week. With 58,000 volumes housed here, the Library provides access to, and borrowing services from, the collections of all other major Colorado libraries and many other libraries throughout the USA and the world through its ACLIN and Internet computer links. The library is a member of the Colorado Library Card Program. The Estes Park library also provides free Internet access for patrons.



## EDUCATIONAL FACILITIES

### PARK R-3 PUBLIC SCHOOL DISTRICT

Grade Level	# Students Fall 2005
Special Education Preschool	4
Kindergarten (grades K-2)	205
Intermediate (grades 3-5)	310
Middle School (grades 6-8)	328
High School (grades 9-12)	387
Total	1,234

## MAJOR COLLEGES AND UNIVERSITIES

Colorado State University	Ft. Collins	47 mi.
University of Colorado	Boulder	42 mi.
University of Northern Colorado	Greeley	50 mi.
Metropolitan State College	Denver	60 mi.
University of Denver	Denver	70 mi.
Colorado School of Mines	Golden	75 mi.

**Eagle Rock School**, a private, year-round residential high school owned by American Honda Education Corporation, opened in 1993. The school provides personalized learning experiences for up to 96 15- to 18-year-olds from diverse backgrounds across America who have not been successful in traditional school settings. **Front Range Community College** (Ft. Collins, Boulder and Longmont locations) offers college credit courses. Accredited classes also are available through the **Rocky Mountain Nature Association**. Vocational Technical Schools in the area include **Larimer County Vocational Technical Center** in Fort Collins and **Aims Community College** in Greeley.

## MEDICAL FACILITIES

### ESTES PARK MEDICAL CENTER AND PROSPECT PARK SKILLED NURSING FACILITY

Hospital Beds	16	Nursing Home Beds	60	Physicians in the area	16
Dentists	6	Chiropractors	4	Pharmacies	3
Eye Care Professionals	2	Specialists	29		



The Medical Center offers specialty health care (i.e. cardiology, urology, surgery) on a regular basis, hospital and nursing home care, emergency services, outpatient and home health services and has offices for a variety of physicians in two separate clinics on campus. County health services including mental health counseling, home health care and a public health clinic are maintained in Estes Park.

## EMERGENCY MEDICAL SERVICES

Ambulance services are based and operated in Estes Park by the Estes Park Medical Center. Services include three ambulances, nine paramedics on call and four full-time EMTs. Emergency helicopter transportation to Denver, Boulder, Greeley and Fort Collins hospitals is provided. The hospital's helipad is located at the Medical Center.

## TRANSPORTATION SERVICES

### AIR TRANSPORTATION



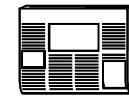
Denver International Airport	77 miles	Loveland-Fort Collins Airport	38 miles
Boulder Airport	37 miles	Jefferson County Airport	47 miles

### MOTOR FREIGHT



Estes Park Freight Line provides service with an Estes Park terminal. United Parcel Service, Federal Express, DHL, and Airborne Express are among those companies which service the Estes Park area.

## MEDIA

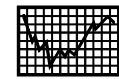


Newspaper: Estes Park Trail-Gazette, semi-weekly; Estes Park News, weekly. Metropolitan dailies are available.

Radio Station: KEZZ -1470 AM; KXDC-FM.

Cable TV: Cable, including local access channels, is provided by Charter Communications. Satellite service also is available.

## GOVERNING UNITS



The Town of Estes Park, encompassing an area equal to 5.45 square miles, is governed by an elected mayor and a six-member board of trustees with a town administrator. Within the Estes Valley there are elected boards for school, hospital, library, sanitation, and recreation districts.

## ESTES PARK URBAN RENEWAL AUTHORITY ([www.estesnet.com/epura/default.htm](http://www.estesnet.com/epura/default.htm))

An adjunct to town operations is the appointed Estes Park Urban Renewal Authority which oversees capital improvements to the town's central business district. Capital improvements to Estes Park completed by EPURA include construction of a riverwalk parkway from the U.S. 34/U.S. 36 intersection, Riverside Plaza, three Elkhorn Avenue streetscape projects, the Estes Park Conference Center, Performance Park and the construction of, or improvement to, parking lots in the core area. Since the first project began in 1983, EPURA has spent more than \$13 million on downtown improvements, paid for through tax increment financing.

## LARIMER COUNTY

County services available through the Estes Park branch office at 1601 Brodie Ave. are motor vehicle registration, voter registration and building permits, social services, human development and mental health. Other county offices maintained here include those for road maintenance and sheriff. To reach the county clerk's office call 577-2025. Calls to the county planning and zoning commissions, district attorney, probation department, and offices of the county treasurer, assessor, and commissioners in Fort Collins and Loveland are toll-free.



## FIRE PROTECTION SERVICES

Fire protection services are provided by volunteer departments in Estes Park, Allenspark, Glen Haven, Big Elk Meadows, Drake and Pinewood Springs along with departments for Rocky Mountain National Park and the U.S. Forest Service. Estes Park is served by 35 volunteers working from a 10,400 sq. ft. fire station near the intersection of Hwy. 36 and Hwy. 7. The Estes Park Volunteer Fire Department, under the leadership of a full-time paid Chief, has mutual aid agreements with surrounding area fire departments in Loveland, Glen Haven, Allenspark and Pinewood Springs.