

# PARK COUNTY PROFILE 2005



## GEOGRAPHY

Established in 1861, Park County is approximately 45 miles wide from east to west, and 60 miles long, encompassing 2,166 square miles. Within its borders are portions of three wilderness areas, two state parks, twelve state wildlife areas and more territory above 9,000 feet than any other Colorado county. Federal lands comprise 51 percent of Park County's landmass. State-owned lands account for about 8 percent and privately-owned land for about 41 percent. Notable features on Federal land include the 644,000-acre Pike National Forest; Lost Creek, Mt. Evans and Buffalo Peaks Wilderness Areas; Elevenmile Canyon Recreation Area; Bristlecone Pine Scenic Area; Wilkerson Pass Visitor Center; and the Colorado Trail.

Several named mountain ranges define the perimeter of Park County, including the Mosquito Range above Fairplay and Alma. This spectacular range includes four of Colorado's peaks higher than 14,000 feet, as well as 25 named summits above 13,000 feet. Other mountains in the county include the Buffalo Peaks west of Hartsel, Continental Divide north of Jefferson and Como, Front Range and Kenosha Mountains above Bailey and Grant, Tarryall Mountains north of Lake George, and the Thirtynine Mile Volcanic Field surrounding the town of Guffey.

Within this ring of mountain ranges is South Park, a 900-square mile park located in the geographic center of Colorado. With an average elevation of 9,000 feet, the short grass prairie of South Park supports herds of elk, deer, bighorn sheep and antelope, as well as beaver, raccoon, bobcat, mountain lion, black bear and waterfowl. Communities in South Park include Fairplay, Alma, Como, Jefferson and Hartsel.

The northeastern third of Park County is known as the Platte Canyon Area. This densely forested area is bisected by the North Fork of the South Platte River that follows US Highway 285 through the communities of Bailey, Shawnee and Grant. This portion of the county is lower, with an average elevation of 8,300 feet above sea level.

The southern third of Park County includes the communities of Lake George, Hartsel and Guffey. This area is characterized by rolling prairie and remnant volcanoes. Dramatic landforms such as

Elevenmile and Tarryall River Canyons have been carved by the South Platte River and its tributaries.

Five water storage reservoirs (Antero, Elevenmile, Tarryall, Spinney and Montgomery) have become important wildlife and aquatic recreation areas, attracting over a half-million people to the region each year for boating, hunting, fishing and camping.

Automobile access in the County is provided by US Highways 285 and 24, Colorado Highway 9, many Park County roads and National Forest access routes.

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## POPULATION CENTERS

### Fairplay

*9,957 feet above sea level. Founded in 1867.*

Located at the intersection of US Highway 285 and Colorado Highway 9, Fairplay receives heavy through traffic, especially during the peak summer tourist season and the winter ski season.

As the incorporated seat of Park County, Fairplay is the center of county government. According to the State Demographer, 678 people now reside within the Fairplay town limits. It is estimated that about 1,500 more reside in outlying areas. Businesses in Fairplay include two motels, two hotels, a family grocery store, seven restaurants, two service stations, Peoples Bank, a number of gift shops and other small businesses.

RE-2 District schools in Fairplay serve the entire South Park region. Two medical clinics and a pharmacy provide primary health services in town. The historic courthouse now serves as a public library.

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### Alma

*10,350 feet above sea level. Founded in 1873.*

Located on Colorado Highway 9 six miles northwest of Fairplay, Alma is the highest incorporated town in North America. The population estimate for Alma is 233, with an estimated 1,000 residents in nearby subdivisions. With one restaurant, a small convenience store, health food store, two real estate offices and a Post Office, Alma is suitable for cottage industries.

Historically Alma was a center for the local mining industry. With continued development of residential subdivisions around Alma, the area is predominately a bedroom community for several ski resorts in Summit County, 25-40 miles to the north.

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## Bailey Area

*7,700 feet above sea level. Founded in 1864.*

Forty miles west of Denver on US 285, Bailey is a small, unincorporated community serving nearby residential subdivisions. This area of the county is collectively known as Platte Canyon, which also contains the small towns of Pine Junction, Shawnee and Grant. Because Platte Canyon is within commuting distance to Denver, it has experienced dramatic “bedroom community” growth in recent years. Although the population of Bailey proper is nominal, subdivisions in the surrounding hills account for about 65 percent of Park County’s 17,283 residents. Commercial business is growing slowly in the Bailey area, primarily related to the construction and real estate industries. Deer Creek Elementary, Fitzsimmons Middle School and Platte Canyon High school are near Bailey and serve a large region comprising the RE-1 School District.

Several guest resorts attract visitors year-round to the Platte Canyon area. Guanella Pass has been designated a state and national scenic & historic byway that connects Platte Canyon to Georgetown, 22 miles north of Grant. Businesses in the Bailey area include several general stores, gas stations, gift shops, a lumberyard, Crow Hill Dental Clinic, Family Health Center, Park County Republican and Fairplay Flume newspaper and several restaurants. The Park County Library is located five miles east of Bailey on US 285. This area of the county also supports a large number of home-based businesses and cottage enterprises.

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## Como

*9,800 feet above sea level. Founded in 1879.*

Como is located 8 miles northeast of Fairplay and one mile north of US 285 on County Road 33. It has an estimated population of about 100 in and around town.

As the historic terminus of the D,SP&P Railroad, Como is rich in mining and railroad history. With the exception of electricity and indoor plumbing, many of the buildings in Como remain much as they were in the late 1800s. The Como Roundhouse has been restored and is on the National Register of Historic

Places. The Como Mercantile, which was originally Allen’s Corner Saloon, has reopened as a general store. The Como Depot Hotel has been restored and is now a restaurant. A miner’s house on 6th and Broadway is now the Como Mammoth Museum.

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## Guffey

*8,700 feet above sea level. Founded in 1894.*

Driving into Guffey from any direction is like stepping back a hundred years in time. Several 19th-century structures are still occupied while others, though vacant, appear as if they are occupied. If a place exists that may be considered “Genuine Colorado,” Guffey reflects both the spirit and appearance.

Located in the southern end of the county, Guffey has a general store and cafe, an elementary school, community center, public library, small museum, restaurant and at least two real estate offices. In spite of its small size, Guffey is a center of activity for nearby ranches, subdivisions and small cottage industries. The nearest urban area is Canon City, 33 miles southeast of town on Colorado Highway 9.

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## Lake George

*8,000 feet above sea level. Founded in 1892.*

Located 45 miles from Colorado Springs on US Highway 24, Lake George has two restaurants, two convenience stores, two motels, a full-service campground and three auto service stations. Lake George also has a US Post Office, elementary school and public library. With a population of about 1,500 in the Lake George area, seasonal visitors to nearby Elevenmile Canyon and two state parks provide a support base for this small mountain community.

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## Hartsel

*8,860 feet above sea level. Founded in 1866.*

The Hartsel area has a Western frontier quality that is no longer found in much of Colorado. Hartsel is located at the intersection of US Highway 24 and Colorado Highway 9 and has two general stores, a gas station, restaurant, trading post and real estate offices. Near three reservoirs, Hartsel receives heavy through traffic in the summer and is a destination for boaters and fisherman. A 25,000-acre planned development (Hartsel Springs Ranch) around town will likely have an influence on Hartsel’s cultural and economic future.

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## Shawnee

*8,100 feet above sea level.*

Five miles west of Bailey on US 285, Shawnee has an art gallery, general store, community center and US Post Office. The US Forest Service has developed a recreation facility on the AG Ranch near Shawnee. Fitzsimmons Middle School and Platte Canyon High School are located one mile east of town.

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## Grant

*8,584 feet above sea level.*

West of Shawnee on US Highway 285, the small town of Grant is the start of Guanella Pass Scenic and Historic Byway. Grant has two bars, one restaurant, a general store and a US post office.

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## Jefferson

*9,499 feet above sea level.*

Just over Kenosha Pass from Grant on US Highway 285, Jefferson is surrounded by large cattle ranches and sparsely populated subdivisions. It has a gas station, general store, real estate office and post office. The historic Jefferson Depot is now on the National Register of Historic Places and serves as a gift shop and snack bar. This area of Park County has been the recipient of substantial funding to conserve heritage ranches and water resources for the benefit of County residents and local tourism economy.

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## PROPERTY TAXES

Location of property in the county determines the jurisdictions to which tax revenues are dispersed. Residential property is assessed at 7.96 percent of its appraised market value. Generally, all other property is assessed at 29 percent of its appraised value.

In 2004, mill levies for Park County's two incorporated towns were 18.772 for Alma and 16.272 for Fairplay. RE-1 Platte Canyon School District and RE-2 South Park School District mill levies were 29.888 and 20.38, respectively. Special Improvement District mill levies range from 2.566 to 35.000, depending on the taxing entity. These rates will likely change in 2005.

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## COUNTY SALES TAX

In addition to property tax assessments, there is now a one-percent county sales tax. This tax is paid on all retail goods purchased in Park County, as well as lodging and restaurant purchases. Approved by the voters in 1997, revenues from the tax are used exclusively for the protection, enhancement and interpretation of water resources, as well as lands associated with water resources. This is the only sales tax to pass in Park County, among several other attempts to levy a sales tax for county improvements.

### 2004 PARK COUNTY PROPERTY TAX ROLE

<u>Property Classification</u>	<u>Number of Parcels</u>	<u>Assessed Valuation</u>	<u>Percent of Tax Role</u>
Residential Properties	10,692	\$ 160,160,410	51
Vacant Land	25,405	117,213,270	37
Commercial Properties	276	16,849,700	5
State Assessed Public Utilities	39	11,546,403	4
Agricultural Properties	305,548	4,542,270	1
Personal Property	465	2,478,602	1
Natural Resources Properties	68,046	2,309,450	1
Industrial Properties	<u>5</u>	<u>374,350</u>	<u>&lt;1</u>
County Total (All Classifications Combined)	410,476	\$ 315,756,733	100

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## LAND USE PLANNING

In 2001 the Board of Park County Commissioners adopted the Park County Strategic Master Plan as a blueprint for new Land Use Regulations that were subsequently refined and adopted in 2003.

Recommendations and policies contained in the Master Plan largely reflect the results of a community survey that was mailed to all 7,588 households. In addition, several community workshops were held in every area in the county where hundreds of residents participated in crafting "preferred development scenarios" for their communities and areas. From the survey, workshops, interviews and other public forums, several guiding principles emerged for Park County government:

- Ensure that growth is sustainable (i.e. consistent with existing resources and carrying capacities).
- Encourage new commercial development that will add value to each community (i.e. grocery stores).
- Protect the rights of private property owners.
- Ensure the rate of development allows the county and others to provide adequate levels of service.
- Protect surface water and groundwater resources.
- Preserve and enhance critical natural areas.
- Mitigate existing and potential man-made hazards.
- Preserve and protect cultural resources & structures.
- Target high density residential and commercial uses to areas around towns and rural population centers.
- Maintain the rural character of the county and rural areas through preservation of open space.
- Encourage heritage tourism and entrepreneurial business development to diversify the economy.
- Encourage site planning that minimizes the fragmentation of undeveloped lands, habitat, etc.
- Protect and preserve access routes to public lands.
- Promote new recreation opportunities for residents.
- Require new development to pay its fair share of the cost of providing services to such development.

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## DEVELOPMENT GUIDELINES

Land use and development are governed by Park County Zoning Ordinances, Land Use Regulations, Subdivision Regulations and Building Codes, as well as state and county Health Department Regulations. Building permits are not issued until applicants first comply with all other county requirements. Before buying property in the county, prospective property

owners should check with the Park County Environmental Health Department to determine what environmental hazards and health risks may exist in the area. A septic system permit must be obtained from the Department before applying for a building permit.

Before drilling a water well, property owners must first obtain a well permit from the Colorado Division of Water Resources in Denver (303-866-3587). The Environmental Health Department advocates that well water be tested by a certified laboratory before it is used for household purposes. In particular, testing for bacteria, nitrates, radioactivity and metals is highly recommended.

The Park County Road and Bridge Department is only required to maintain roads on the county road system. It is not responsible for maintaining State highways, town streets or private roads. Nor does the county maintain residential or subdivision roads that are not part of the county's road system. Winter snow removal is one of the most important functions of the Department, with main thoroughfares receiving highest priority. As time and weather permit, U.S. Mail routes, school bus routes and secondary roads are then cleared. Snow removal on lower priority county roads is a courtesy rather than mandatory.

County roads in more remote areas may be graded only one time each year, if at all. If a road is deemed passable upon inspection, it may not receive maintenance every year. Contrary to a common misconception, residency is not a factor with regard to road maintenance or snow removal prioritization.

Park County's right-of-way averages 30 feet to either side of the county road centerline. It is illegal to build or place anything on county roads without first obtaining permission from the Park County Road and Bridge Department.

Park County requires that all property owners identify their driveway location and apply for a driveway permit from the Road & Bridge Department before constructing a driveway. Property owners are responsible for constructing and maintaining their own driveways and parking areas.

For further development information and assistance, please contact: the Park County Building Department (719-836-4255), Planning Department (719-836-4254), Environmental Health Department (719-836-4267), Road & Bridge Department (719-836-4277) or the Tourism & Community Development Office (719-836-4279) in Fairplay, Colorado.

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## REAL ESTATE RESOURCES

Alma Realty - Alma	(719) 836-0363
Black Bear Realty - Alma	(719) 836-0869
Caniglia Real Estate Group - Alma	(719) 836-2766
Choice Property Brokers - Pine	(303) 838-2720
Colorado Cabins & Homes - Bailey	(303) 838-9888
Deer Creek Realty - Bailey	(303) 838-5377
Dynamic Properties - Bailey	(303) 816-6000
Freshwater Real Estate - Guffey	(719) 689-2020
Guffey Land Company - Guffey	(719) 689-2008
Herzog Appraisal Service - Fairplay	(719) 836-2659
High Country Homes - Pine	(303) 838-5330
Jefferson Real Estate - Jefferson	(719) 836-2615
Mill Iron D Estates - Bailey	(303) 838-5877
Mountain States Land - Hartsel	(719) 836-3108
Nelson Realty of Fairplay	(719) 836-2427
Pinecone Properties - Fairplay	(719) 836-3153
Preferred Equities - Hartsel	(719) 836-4582
Prudential - Guffey & Lake George	(719) 748-1212
Ranch of the Rockies - Hartsel	(719) 836-2079
Security Title Guaranty - Bailey	(303) 838-4417
Timber Wolf Realty - Fairplay	(719) 836-2000
Top of the Rockies Realty - Hartsel	(719) 836-3405
Transnation Title Insurance - Bailey	(303) 838-3977
United Country Real Estate	(719) 836-4561
Usher Appraisal Services - Pine	(303) 838-4497

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## EMERGENCY & HEALTH SERVICES

Law enforcement is provided by the Park County Sheriff's Office and Colorado State Patrol with stations in Bailey, Lake George and Fairplay. The towns of Fairplay and Alma provide local police protection within their incorporated limits. In addition, the US Forest Service, Colorado State Parks, and the Colorado Division of Wildlife provide law enforcement and rescue services on public lands.

The entire county is served by the enhanced 911 emergency phone number. Fire protection and emergency medical services are provided by various districts throughout the county. Fire protection facilities are located in Alma, Bailey, Jefferson, Fairplay, Guffey, Hartsel and Lake George.

The Community Health Center and Timberline Clinic in Fairplay, and the Bailey Family Health Center in Bailey provide primary health care in these two communities, including: emergency care, physical

exams, illness management, x-rays, laboratory analyses and medicine dispensation. Fairplay Pharmacy provides a full service drug store, vitamins, herbs, homeopathics and one-hour photo service.

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## LABOR & EMPLOYMENT

According to the Colorado Department of Labor and Employment, there were 2077 individuals employed in Park County during 2004. Of these 1,291 workers were employed in the private sector and 786 were employed in government. The largest private-sector employer is the construction trade (311 workers), followed by food and lodging places (287 workers), the retail trade (161 workers), professional & technical services (114 workers), administrative services (57 workers), and the wholesale trade (53 workers).

Construction and food/lodging establishments have been the two largest private employers for several consecutive years. In recent years professional, technical and administrative services have eclipsed manufacturing and the wholesale trade in terms of the number they employ. In contrast, ranching and mining have provided negligible employment in recent years.

Because the Park County economy is largely dependent upon summer tourism and construction, employment data reflect seasonal fluctuations in these industries. In contrast, employment in government, manufacturing, and communications remain relatively constant throughout the year. 2005 employment data will be available in August, 2006.

The average 2004 wage paid in Park County was \$31,004. Industries paying the highest wages include information services (\$53,810) and finance & insurance (\$53,553), followed by professional and technical services (\$45,414), wholesale trade (\$43,298), manufacturing (\$30,449), administrative services (\$29,979), and government (\$27,748). Certain businesses within each industry pay higher wages than the industry as a whole. However, these businesses support a relatively small number of employees.

It is estimated that a majority (85%) of the adult work force now commutes daily to locations of employment outside Park County for three reasons:

- 1) The majority of Park County's adult population has relocated here while retaining employment in neighboring counties or cities (i.e. Denver);
- 2) The higher wage scale in neighboring areas; and
- 3) The lack of industry in the county as a whole.

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## SOCIOECONOMICS

The high mountains and broad valleys that comprise Park County are an integral part of its heritage and appeal. While mining and ranching are a remnant of what they were historically, the influence of these traditional industries on the local culture is apparent.

Park County exemplifies the trend seen in many rural areas: the local economy has become more dependent on tourism and real estate development. In effect the area has become a bedroom community and outdoor recreation area for Metro Denver, Colorado Springs and neighboring resort counties. However, there were 27 percent fewer residential building starts in 2004 than in 1995, when building activity was at its peak.

Park County is a place where the quality of life does not equate to the convenience of suburban amenities. In many areas, the allure of mountain living may be tempered by the reality of driving 50 miles daily to work, the grocery store or a hospital. Community infrastructure and service development are not commensurate with the current rate of population growth. Consequently, many "basic" services and amenities are non-existent.

While the number of business establishments in Park County continues to increase each year, the high rate of business turnovers and failures (>90%) suggests that many entrepreneurs fail to research their markets before investing in the area. From the standpoint of determining markets for a new business in Park County, most residents are local in name only. Even though the resident population has more than doubled in ten years, the vast majority still work, shop and attend social/cultural events in other counties. In fact, 80 percent of the adult work force now commutes an average of 100 miles (round-trip) daily to neighboring cities or towns.

Many existing businesses are enjoying a steady increase in annual income but only a few have reached the point of expanding their operations. The demand for jobs therefore far exceeds the number of labor and employment opportunities. Recent advances in telecommunications have made it practical to conduct business internationally from a home office in Park County. As a result home-based, business development appears to be the fastest growing industry. Notable examples include software programmers, computer technicians, mechanics, engineers, homebuilders, writers, desktop publishers, craftsmen, and artisans.

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## PARK COUNTY STATISTICS

### Geography

Lowest Point (South Platte River): 7,000 Feet ASL  
Highest Point (Mount Lincoln): 14,286 Feet ASL  
Land Mass: 2,166 Square Miles  
Federal & State Lands: 59% (1278 Square Miles)  
Total Roads: ~1800 Miles  
Total Rivers & Streams: ~800 Miles

### Climate

Fairplay - Ave. July Temp. (Min/Max): 41/69°F  
Fairplay - Ave. Jan. Temp. (Min/Max): 9/28°F  
Fairplay - Ave. Annual Precipitation: 13.6"  
Fairplay - Ave. Annual Snowfall: 84"  
Bailey - Ave. July Temp. (Min/Max): 44/80°F  
Bailey - Ave. Jan. Temp. (Min/Max): 9/40°F  
Bailey - Ave. Annual Precipitation: 15.7"  
Bailey - Ave. Annual Snowfall: 80"  
Lk. George - Ave. July Temp. (Min/Max): 41/76°F  
Lk. George - Ave. Jan. Temp. (Min/Max): 0/37°F  
Lk. George - Ave. Annual Precipitation: 15.1"  
Lk. George - Ave. Annual Snowfall: 59"

### County Population

1990 Official U.S. Census:	7,174
2000 Official U.S. Census:	14,523
2005 Estimate (ESRI Market Profile):	17,283
Total Population Increase (2000-2005)	19 %
Platte Canyon Area (2005 Estimate):	10,667
South Park Area (2005 Estimate):	4,382
Lk. George/Guffey Area (2005 Estimate):	2,234
Fairplay Town (2003 State Demographer):	678
Alma Town (2003 State Demographer):	233
Age Distribution of Population (2000 U.S. Census):	
Under 5 Years:	5.7 %
Under 18 Years:	23.5 %
Over 65 Years:	7.3 %
White Persons (2000 U.S. Census):	95.1 %
Female Persons (2000 U.S. Census):	48.3 %

### 2005 Active Voter Registration

Crow Hill/Pine Junction Area Precincts:	5,274
Fairplay Area Precinct:	1,127
Bailey/Shawnee/Grant Area Precinct:	444
Lake George Area Precinct:	496
Jefferson/Como Area Precinct:	634
Alma Area Precinct:	628
Guffey Area Precinct:	527
<u>Hartsel Area Precinct:</u>	<u>526</u>
Total (All Precincts):	9,656

## **2004 Retail Sales (\$)**

<b>All industries combined</b>	<b>88,288,000</b>
Building Materials & Nursery	12,884,000
Utilities	11,208,000
Information Services	9,983,000
Catalogue Sales	9,368,000
Food & Beverage	7,857,000
Food Services	6,005,000
Professional & Technical Services	4,375,000
Manufacturing	4,072,000
Lodging	2,993,000
Construction	2,344,000
Motor Vehicle Parts	2,066,000
Wholesale	1,783,000
Real Estate Rentals	1,691,000
Sporting Goods	1,517,000
Misc. Retail Stores	1,318,000
Finance & Insurance	896,000
General Merchandise	684,000

## **Wages & Employment**

Total Adult Labor Force (2002)	9,024
Number of Employers in Park County (2004):	523
Ave. # Employed in Park County (2004):	2,077
Largest Employer (2004): Government (all)	786
Ave. Annual Wage paid in County (2004):	\$27,514
Poverty Status (2000):	6.8% of County population

<b><u>Industry Name</u></b>	<b><u>Number of Businesses</u></b>	<b><u>Ave. 2004 Wages</u></b>	<b><u>Ave. # Employed</u></b>
Information Services	9	\$53,810	26
Finance & Insurance	12	\$53,553	32
Professional & Tech.	66	\$45,414	114
Wholesale Trade	35	\$43,298	53
Manufacturing	18	\$30,449	49
Admin. Services	25	\$29,979	57
Government (all)	29	\$27,748	786
Construction Trade	166	\$27,664	311
Retail Trade (all)	41	\$24,691	161
Real Estate	21	\$23,719	33
Health Care/Social	10	\$19,289	46
Entertain/Recreation	6	\$12,485	18
Food & Lodging	41	\$10,955	287

## **Housing & Households**

Number of Housing Units (2005)	12,809
Number of Households Occupied (2005):	7,083
Median Household Income (2005):	\$60,345
Residential Building Starts:	2003 - 300 permits 2004 - 320 permits

## **Adult Education (2000 Census)**

>25 yrs. old w/ High School Diploma:	33.2 %
>25 yrs. old w/ Some College or Degree:	34.1 %

## **Public School Enrollment**

### **Platte Canyon RE-1 School District (October 2003)**

<b><u>School Name</u></b>	<b><u>Area</u></b>	<b><u>Teachers</u></b>	<b><u>Students</u></b>
Platte Canyon HS	Bailey	22	462
Fitzsimmons MS	Bailey	26	342
Deer Creek ES & PS	Bailey	34	543

### **South Park RE-2 School District (October 2003)**

<b><u>School Name</u></b>	<b><u>Area</u></b>	<b><u>Teachers</u></b>	<b><u>Students</u></b>
South Park HS	Fairplay	11	117
Silverheels MS	Fairplay	6	100
Edith Teter ES	Fairplay	17	175
South Park PS	Fairplay	5	50
Charter ES & PS	Lk Geo.	7	125
Charter ES & PS	Guffey	3	48

## **Tourism Indicators**

<b><u>Facility or Attraction</u></b>	<b><u>Annual Visitors</u></b>
Pike National Forest	3,314,866
Eleven-Mile Reservoir State Park	217,000
Guanella Pass Scenic Byway	180,000
Spinney Mtn. Reservoir State Park	47,000
Antero State Wildlife Area	25,000
South Park City Museum	17,600
Tarryall State Wildlife Area	11,000
South Park (hunting)	6,000

## **Average Daily Traffic (CDOT Data)**

<b><u>Highway Location</u></b>	<b><u>1998</u></b>	<b><u>2003</u></b>	<b><u>2004</u></b>
US 285 in Pine Junction	15273	15697	14500
US 285 in Bailey	6182	6761	6800
US 285 in Grant	3171	3850	3700
US 285 @ CR 77 in Jefferson	2955	2886	2900
US 285 @ Main St. in Fairplay	5214	3941	6500
US 285 @ US 24 (Antero Junc.)	2579	2648	2800
Colo. 9 at 6 <sup>th</sup> Street in Fairplay	4272	4396	4400
Colo. 9 @ CR 1 NW of Fairplay	3505	3448	3400
US 24 in Lake George	3888	4010	3900
US 24 in Hartsel	2464	2729	2600
US 24 @ US 285 (Antero Junc.)	1698	1592	1500

Notes: Actual traffic volume at these locations may be different than the "factored" averages reported here. Traffic counts are not conducted every year nor are the same locations sampled every time traffic counts are conducted. Also, temporary counters placed for a few weeks are used to estimate daily averages at each location. Thus, forest fires, stormy weather or road construction can affect traffic volume during the sample period.

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## TOURISM & RECREATION

Four strategic plans and studies have independently drawn similar conclusions: Park County's tourism and outdoor recreation-based economy is highly dependent on preserving and managing the very resources that draw people to the area. Park County is graced with dozens of headwater lakes and streams, many working ranches, and literally hundreds of historic structures built by miners and settlers. In recent years the area has gained notoriety as a high-altitude proving ground for mountaineers, fly fishermen and OHV enthusiasts.

Thirty-one public campgrounds are distributed throughout the county with recreation trails, fishing waters and historic sites nearby. In addition there are nine ranch-style guest resorts, two historic hotels and five motels that provide accommodations for area visitors. The Platte Canyon and Tarryall areas of the county are noted for their guest ranch facilities.

### Attractions in Park County include the following:

In 1958, **South Park City Museum** opened as Colorado's most authentic reconstruction of a gold rush mining town. Today the museum in Fairplay contains 37 structures and some 60,000 artifacts that typify late-1800s professions, trades, and mountain lifestyles.

**McGraw Memorial Park** in Bailey is home to several historic structures and unusual artifacts. The Enriken Cabin was built by William Bailey in 1864. Other attractions include the Shawnee Schoolhouse (1899), Colorado & Southern caboose, a rare Keystone iron truss bridge and the Maddox iceboat.

The **Mosquito Range** above Fairplay contains four peaks higher than 14,000 feet. Traversing this range is **Mosquito Pass** (13,186 feet), the highest automobile pass in North America. Numerous other mountain byways, jeep roads and OHV routes throughout the county provide self-guided auto tours to old mining camps, ghost towns and backcountry areas.

**Eleven Mile and Spinney Mountain State Parks** near Lake George provide facilities (seasonal) for fly and lure fishing, boating, sailing, camping and hunting. Also near Lake George, **Florissant Fossil Beds National Monument** contains petrified trees the world's largest repository of fossil insects.

One of the fastest growing activities in the U.S. is wildlife viewing. Park County is well-suited for this

inexpensive and rewarding "sport," with over 1,200-square miles of public lands, 12 state wildlife areas, two state parks and three nature preserves.

Located two miles north of Fairplay, the **Fairplay Snowmobile Trail System** provides over 32 miles of snowmobile trails in the Pike National Forest. These snowmobile trails also serve as cross-country skiing snowshoeing and mountain bike trails.

Extensive mountain bike trail systems near Bailey, Grant and Buena Vista have been extended through South Park by the US Forest Service. Collectively these trails provide over 150 miles of single and two-track riding for all levels of ability.

Guided horseback riding services are available near Como, Shawnee, Fairplay, Lake George and Jefferson.

Five miles northwest of Alma, the **Bristlecone National Scenic Area** preserves a spectacular forest of wind-sculpted bristlecone pine trees. Growing at altitudes up to 12,000 feet, some of these living monuments are over 800 years old.

Fifteen miles west of Bailey on US 285, **Wilderness on Wheels** is a unique facility providing disabled people the opportunity to enjoy hiking, fishing and camping. A 5,000-linear-foot boardwalk provides wheelchair access through the forest along the North Fork of the South Platte River.

**Guanella Pass Scenic & Historic Byway** is a half-day auto tour between Grant and Georgetown. Lakes, trails, campgrounds, and jeep roads offer a multitude of recreation opportunities along this 22-mile route.

### Recreation Opportunities

- Scenic and historic four-wheel drive and OHV tours
- RV, trailer and tent camping
- Hiking, backpacking and mountain climbing
- Mountain biking
- Horseback riding
- Boating, sailing and wind surfing
- Stream, lake, and reservoir fishing
- Backcountry skiing and snowshoeing
- Snowmobiling
- Hunting (large & small game)
- Gold panning and prospecting
- Rock and gem collecting
- Wildlife and waterfowl viewing
- Nature and wildlife photography
- Natural area and historic site exploration
- Guest Ranch and resort activities

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## PARK COUNTY RESOURCE DIRECTORY

- **All Emergencies** (police, fire, ambulance) - 911
- **Alma Town Government:** (719) 836-2712
- **Bailey Family Health Center:** check with Bailey phone directory information for new number
- **Chambers of Commerce:** Platte Canyon Area Chamber of Commerce (Bailey) - (303) 838-9080  
South Park Chamber of Commerce (Fairplay) - (719) 836-3410
- **Colorado State Parks (Lake George):** (719) 748-3401
- **Colorado Division of Wildlife, South Park District (Fairplay):** (719) 836-2207
- **Colorado State Patrol:** (719) 836-4111
- **Fairplay Town Government:** (719) 836-2622
- **High Country Health Care Center in Fairplay:** (719) 836-1900
- **Intermountain Rural Electric Association** (Bailey Area) - (303) 674-9759
- **Newspapers:** High Country Trader (Fairplay) - (719) 836-2090  
Park County Republican & Fairplay Flume (Bailey) - (303) 838-4423
- **Park County Government:** Fairplay: (719) 836-2771; Bailey: (303) 838-7509; Lake George: (719) 748-3961
  - Assessor's Office - ext. 180-190
  - Board of County Commissioners - ext. 201
  - Budget & Finance Office - ext. 206, 214, 218
  - Building Department - ext. 255, 256 or (303) 838-0118 (Bailey office)
  - Clerk & Recorder's Office - ext. 222-227 or 231 (Bailey office)
  - Chief Administrative Assistant – ext. 203
  - Communications/Dispatch - ext. 121-123
  - County/District Court - ext. 167, 168
  - Data Processing - ext. 208
  - District Attorney's Office - ext. 173-175
  - Environmental Health Department - ext. 265, 267
  - Extension Office - ext. 289
  - Geographic Information Systems Mapping - ext. 288
  - Historic Preservation Commission - (719) 836-9174
  - Personnel & Insurance – ext. 217
  - Planning Department – ext. 254, 258, 271
  - Public Health - ext. 147, 161 or (303) 838-7653 (Bailey office)
  - Road & Bridge Department - ext. 276-278, 280-283 or (303) 838-5080 (Bailey office)
  - Senior Coalition - (719) 836-1455
  - Sheriff's Office - ext. 101-103, 108-110
  - Social Services - ext. 133, 138-143 or (303) 838-0082 (Bailey office)
  - Tourism & Community Development Office - ext. 279
  - Treasurer's Office - ext. 238-242
- **Park County Libraries:** Bailey: (303) 838-5539  
Fairplay: (719) 836- 4297  
Lake George: (719) 748-3812
- **Public Schools:** Deer Creek Elementary School (Bailey) - (303) 838-4888  
Edith Teter Elementary School (Fairplay) - (719) 836-2949  
Fitzsimmons Middle School (Bailey) - (303) 838-2054  
Guffey Elementary School (Guffey) - (719) 689-2093  
Lake George Elementary School (Lake George) - (719) 748-3911  
Platte Canyon High School (Bailey) - (303) 838-7666  
South Park Middle/High School (Fairplay) - (719) 836-2006
- **Public Service Company of Colorado** (Fairplay/Alma area): (719) 836-2424
- **Timberline Health Clinic in Fairplay:** (719) 836-3455
- **USDA Forest Service:** Fairplay - (719) 836-2031; Morrison - (303) 275-5610
- **Qwest / US West Communications** Residential Phone Service: (800) 244-1111