



# Pat Cohen

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*"Your One-Stop Source For  
Montrose Colorado Real Estate Listings and  
Information"*



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## MONTROSE COLORADO---Community Profile & Index

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### Location

#### Distance: Miles From Montrose

Chicago.....	1,359
Dallas.....	971
Denver.....	269
Kansas City.....	832
Los Angeles.....	850
New York.....	2,187
Minneapolis.....	1,227
St Louis.....	1,088

### Climate

#### Average daily temperature:

January 25.7  
May 57.2  
July 72.8  
November 37.1  
Average annual precipitation 9.08"  
Average number of days of sunshine  
274



**Highways Serving Community**

Interstate (E-W): I-70/60 miles from Montrose  
 Interstate (N-S): I-25/263 miles from Montrose  
 U.S/Colorado Highway (E-W): U.S. 50 in town  
 U.S/Colorado Highway (N-S): U.S. 550 in town

Enterprise: 970-240-3835  
 Hertz: 970-249-9444  
 National: 970-252-8898  
 Thrifty: 970-249-8741

**Parcel Service**

Parcel services firms:  
 UPS: Doud Business Park, 1-800-742-5877  
 Federal Express: Hwy 50, 1-800-238-5355  
 Airbourne Express  
 RAC Transport, 970-240-6900 Air Freight service firms:  
 United Express: Airport, 1-800-822-2746

**Air**

Montrose County Airport:  
 Runway surface: Asphalt  
 Length: 10,000 and 8,500  
 Lighted runways  
 ILS capable  
 No tower  
 Private aircraft storage available  
 Jet Away Aviation, 970-240-6178 Commercial air service available at the airport  
 Daily Service to Denver & Phoenix  
**Names of airlines serving community:**  
 United Express: 1-800-241-6522 970-249-8455  
 Continental: 1-800-532-3273  
 American Airlines: 1-800-433-7300

**Bus Lines**

Laidlaw Transit Inc. 1002 S. Colorado Ave 970-249-8233  
 TNM (Greyhound) 1360 N. Townsend 970-249-6673

**Transportation Services**

Hawks Express: 345 S. Hillcrest Dr., 970-249-5821  
 Western Express Taxi: 2200 Montrose Airport, 970-249-8880  
 Telluride Transit Co.: 2100 Airport Rd., 970-249-6993

**Rental Cars**

Budget: 970-249-6083  
 Dollar: 970-249-3770

**Airline Services:**

Houston  
 Dallas, Ft Worth  
 Newark  
 Denver  
 Chicago  
 Los Angeles

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**Tax Structure**

Total sales tax rate (city, county state)6.4% County sales tax 2.9% **City Sales Tax Revenue**  
 2004 \$12,093,057 2005 - \$12,853,295

County Property Taxes are about 67 mils. A mil=1/10 of a penny or \$1 tax per \$1,000 Assessed Valuation. Commercial, Industrial, Vacant and Agricultural property is assessed at 29% of "actual value", while Residential property is valued at 7.96% (2005). Under Colorado law, the valuation percentage for Residential property change every other year. Call one of our Realtors at 249-8900 for up-to-date information. Montrose County is a Colorado Enterprise Zone, which yields some tax advantages for new expanding businesses.

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**Education Facilities**

**Public Schools:**

**Elementary** (6 total - enrollment 1,801)

- Northside: 528 N. Uncompahgre Ave., Montrose, 970-249-2554
- Oak Grove: 62100 Hwy 90, Montrose, 970-249-6867
- Pomona: 1045 5. Cascade Ave., Montrose, 970-249-2514
- Cottonwood: Woodgate Rd., Montrose, 970-249-2539
- Johnson: 13820 6700 Rd., Montrose, 970-249-2584
- Olathe: 211 N. Roberts Ave., Olathe, 970-323-5552

**Jr. High/Middle School** (3 total - enrollment 1,391)

- Centennial Jr. High: 1100 5. 5th, Montrose, 970-249-2576
- Columbine Middle School: 600 5. 12th, Montrose, 970-249-2581
- Olathe Middle School: 326 Hwy 50, Olathe, 970-323-5521

**Senior High** (2 total)

- Teacher/Pupil Ratio: 1/25
- Montrose High School (836 students) 600 S. Selig Ave., Montrose, 970-249-6636
- Olathe High School (305 students) 410 Hwy 50, Olathe, 970-323-5546

**Vo-Tech/Junior Colleges:**

Delta-Montrose Vo-Tech: 1765 Hwy 50, Delta, 970-874-7671, Enrollment 216 - 19 miles from Montrose

**Universities or Colleges:**

- Mesa State College: 1175 Texas Ave., Grand Junction, 970-248-1020 - Enrollment 5,000 - 60 miles from Montrose
- Mesa State College - Montrose Center: 2233 E. Main., Montrose, 970-249-7009 - Enrollment 600. Planned satellite campus in Montrose - open 2004.
- Western State: Gunnison - Enrollment 2,700 - 65 miles from Montrose

**Private Schools:**

- Colorado West Christian School 2705 Sunnyside Road, Montrose, 970-249-1094 Grades: K-12
- Spring Creek Christian School 14488 61.75 Road Montrose, 970-249-5500 Grades: 1-8
- Mesa View Christian School Menoken Road, Montrose, 970-240-1844 Grades: K-8
- Montrose Community Christian School 705 S. 12th St., Montrose, 970-240-1179 Grades: K-9
- Montrose Montessori Preschool 1837 64.00 Road, Montrose, 970-249-0767

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# Community Services

**Financial Institutions**

- Alpine Bank: 970-240-0900
- Bank of the West: 970-249-1111
- Citifinancial: 970-249-1500
- Commercial Federal Bank: 970-249-9667 Federal Land Bank: 970-249-5274
- Mesa National Bank: 970-249-9755
- Montrose Bank: 970-249-3408

- Olathe State Bank: 970-323-5565
- Weststar Bank: 970-240-6000
- Wells Fargo Bank ~Downtown~: 970-249-2000
- Vectra Bank: 970-249-6635
- WestStar Bank: 970-240-6000
- Olathe State Bank Olathe 970-323-5565
- Montrose Federal Credit Union: 970-249-8813
- Montrose County Schools Credit Union 970-249-5319

**Health Care**

Hospital in Community: Yes Number of beds: 75 Total Employees: 487  
 Montrose Memorial Hospital: 800 S. 3rd, Montrose, 970-249-2211  
 Medical personnel: MD: 75 total Optometrist: 5 total Dentist: 20 total Osteopath: 8 total

**Housing**

Average Monthly Rental: House \$750 to \$1400  
 Apartments \$400 to \$900  
 Average construction: \$85-\$125/ square foot

**New Construction in 2005**

City:	Single Family	397
	Duplex	12
	Triplex	12

Average cost of lots: \$50,000 to \$100,000

County: Single Family 126

**Recreation Facilities in City or Within 25 Miles**

3 Public 18 hole golf courses, public tennis courts, several public parks, public swimming pool (indoor & out).  
Recreation Department: 970-249-7831

Nearest public access lake, reservoir or river: Ridgway Reservoir, 19 miles south and  
Blue Mesa Reservoir 40 miles east  
Activities allowed: Swimming, fishing, camping, water skiing, boating).  
Number of theaters: 5 screens 2 indoor theaters Drive-in theater:1 screen Magic Circle Theater: Live theater

**Additional Recreation Facilities**

Black Canyon of the Gunnison National Park  
2 Indoor - 3 Outdoor shooting ranges  
Many public bike & hike paths  
BMX bike track  
Skateboard & Inline skate park

**Media**

Community newspapers: Published Sunday-Friday  
Montrose Daily Press: 535 S. 1st. Montrose, 970-249-3444

**Radio Stations:**

KKXK FM 94: 106 Rose Lane, Montrose, 970-249-4546

KSTR FM 96.1: Montrose phone, 970-249-8007

KJQY FM 102.7/KNZZ News Radio 1100: Montrose phone. 970-249-2310

**Local Television Station**

KREY TV: 614 N. 1st. Montrose, 970-249-9601

**Cable Television**

ATT Cablevision of Colorado: 300 N. Ute Ave., Montrose. 970-249-3011

Bresnan Communications: 117 Par Place, Montrose. 970-249-3011  
Spring Creek Cable: 113 N. Cascade, Montrose, 970-249-4506

**Conventional Lodging & Banquet Facilities**

Number of hotel/motel rooms: 591

Largest Banquet room seats: 585  
Total

Montrose Pavilion: 800 Pavilion  
Dr., Montrose, 970-249-7015

Elks Lodge: 801 S. Hillcrest,  
Montrose, 970-249-4852

(400 maximum) must be a member  
in some capacity

Holiday Inn Banquet Facility: 970-240-1800

Elk Mountain Resort: 970-240-0433

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## Utilities

**Electric Service**

Supplier: Delta-Montrose Electric  
11925 63.00 Pd, Montrose,  
970-249-4572  
Interconnected: Yes ( ) No (X)

**Sanitation**

City of Montrose  
433 S. 1st, Montrose, 970-240-1400  
Type sewage treatment: Extended air oxidation ditch system  
Capacity: 2.38 million  
Present Load: 1.7 million

**Telephone Service**

Supplier: Qwest. 1-800-244-1111

**Natural Gas**

Supplier KinderMorgan, 1-800-563-0012

**Water**

Supplier: Project 7 Water Authority  
City of Montrose: 433 S. 1st,  
Montrose.

970-240-1400

Chipeta Water Co.: 14738 61.75  
Rd., Montrose.  
970-249-8871

Menoken Water Co.: 4386 62.25  
Rd. Montrose  
970-249-3242

West Montrose Suburban Water:  
970-249-6597

Tri-County Water Conservancy  
District:

Fiber Optics: Yes (X) No

647 N. 7th, Montrose, 970-249-3369

Source: Gunnison River

Capacity of water plant: 27 million gal/day

Average consumption: 6 million gal/day

Peak Demand: 14 million gal/day

Storage Capacity: 1.3 million gal/day

**Waste/ trash collection**

Cimmaron Ridge Rolloff: 970-252-0746

Waste Management: 970-249-1699

West Montrose Sanitation District: 970-249-1686

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# Major Manufacturers/Employers

Firm Name	Employees	Website
Montrose County School District	721	<a href="http://mcsd.org">mcsd.org</a>
Russel Stover Candies Inc.	600	<a href="http://russelstover.com">russelstover.com</a>
Montrose Memorial Hospital	487	<a href="http://montrosehospital.com">montrosehospital.com</a>
Wal-Mart Super Center	425	<a href="http://walmart.com">walmart.com</a>
Montrose County	350	<a href="http://co.montrose.co.us">co.montrose.co.us</a>
City Market	180	<a href="http://kroger.com">kroger.com</a>
City of Montrose	121	<a href="http://cityofmontrose.org">cityofmontrose.org</a>
Home Depot	110-150	<a href="http://homedepot.com">homedepot.com</a>
Delta-Montrose Electric Association	107	<a href="http://dmea.com">dmea.com</a>
Safeway	70	<a href="http://safeway.com">safeway.com</a>
Wells Fargo & Co.	60	<a href="http://wellsfargo.com">wellsfargo.com</a>
Western Skyways, Inc.	60	<a href="http://westernskyways.com">westernskyways.com</a>
Rocky Mountain Steel, Inc.	49	none
Best Sign Systems, Inc.	45	<a href="http://bestsigns.com">bestsigns.com</a>
Gordon Composites, Inc.	40	<a href="http://gordoncomposites.com">gordoncomposites.com</a>
Montrose Daily Press	38	<a href="http://montrosepress.com">montrosepress.com</a>

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# Work Force

**Montrose County Labor Data 2003-2004**

Employed	19,290	Health & Social Assistance	
		Wholesale/Retail	1,322
		Agriculture	2,434

Manufacturing	1,534	Construction	271
Services	3,271	Professional & Technical	1,107
Unemployment Rate	3.5%	Transportation, Commercial,	1,090
Government	2,851	Utilities	775
		Accommodations & Food	1,071
		Services	

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