



DEMOGRAPHICS

BACKGROUND

The Clifton-Fruitvale Community planning area is about 3,962 acres (6.2 sq. miles) with a population of 14,000 residents according to the 2000 Census. The density was 2,258 persons per square mile which is higher than any other area of Mesa County.

A vast majority of this new growth will occur in the Northeast Clifton, South Clifton, and Rocky Mountain neighborhoods because these neighborhoods have the largest amounts of vacant land. However, there will be some additional growth with redevelopment and development of infill lots in Central Clifton, North Fruitvale and South Fruitvale; each neighborhood has some vacant land and undeveloped lots in existing subdivisions. The time-line for total plan area build-out will depend on several factors including availability and price of undeveloped property, both macro and micro economic trends, and competing “like market” development in other areas of the County.

About 75 percent of the planning area is built-out. However, with the remaining infill development, there could be an additional 2,854 persons based on a mid range of density (3du/acre) and using the Census Bureau’s 2000 figure of 2.7 persons per household. The remaining 25 percent is largely undeveloped and rural in nature. The build-out of the eastern expansion area (undeveloped area) when based on a medium housing density (3du/acre) scenario results in a total of 1160 new homes. The total new population associated with those new homes would be approximately 2,854 persons.

Neighborhood	Central Clifton	South Clifton	NE Clifton	Rocky Mtn.	North Fruitvale	South Fruitvale	TOTAL Plan Area
Acres	376	729	479	1148	970	328	4,000
Population							
2000 Population	1060	3727	661	5144	2313	1110	14,000
Infill / Expansion Population	Infill 40 Acres 232 pop	Expansion 883 pop	Expansion 580 pop	Expansion 1391 pop	Infill 210 Acres 1191 pop	Infill 90 Acres 510 pop	2,854
Total Build-out population based on proposed future land use density	1292	4610	1241	6535	3504	1620	18,802





A more extensive analysis of the plan area land uses and development is described in the Land Use and Zoning section of this plan. It includes analysis and discussion of commercial, business and mixed use development in addition to residential development. The Employment/Economy section of the plan provides a detailed analysis and discussion of economic conditions, strategies and potential actions.

Median Age (Source: 2000 Census)

Median age is 30.0 years old.

Sex (Source: 2000 Census)

Forty-eight percent of the population is male and fifty-two percent female

Households (Source: 2000 Census)

The average household size is 2.73 persons.

According to figures from the Census Bureau (2000) Clifton-Fruitvale, in general, has a higher proportion of its residents with either no degrees or high school degrees only, compared to Mesa County and Colorado residents overall. A little over fifty percent of those aged 25 years and older in Clifton-Fruitvale have completed no education beyond high school; in comparison, the State population of those aged 25 and older who have no education beyond high school drops to thirty three percent. Further, about 35 percent of the Colorado population 25 and older has either a bachelor's or a graduate degree, while just 10 percent in Clifton-Fruitvale have attained the same level of education.

Highest Educational Attainment	Clifton-Fruitvale	Mesa County	Colorado
No diploma	19.1%	14.1%	10.5%
High school graduate	37.7%	30.45%	23.1%
Bachelors degree	8.2%	15.1%	23.1%
Graduate or professional degree	2.2 %	7.4%	11.9%

(Source: 2000 Census)

Income

Clifton-Fruitvale's median household income in 2000 (according to the Census) was estimated at \$31,684 which is slightly lower than Mesa County at \$35,864 and notably lower than the State of Colorado at \$47,203.

	Clifton-Fruitvale			Mesa County			Colorado		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Median HH Income	\$21,992	\$ 31,684	44%	\$ 23,698	\$ 35,864	51%	\$ 30,140	\$ 47,203	57%
Per capita Income	\$ 9,736	\$ 15,557	60%	\$ 11,850	\$ 19,405	64%	\$ 14,821	\$ 25,965	75%

Source: 1990 and 2000 Census

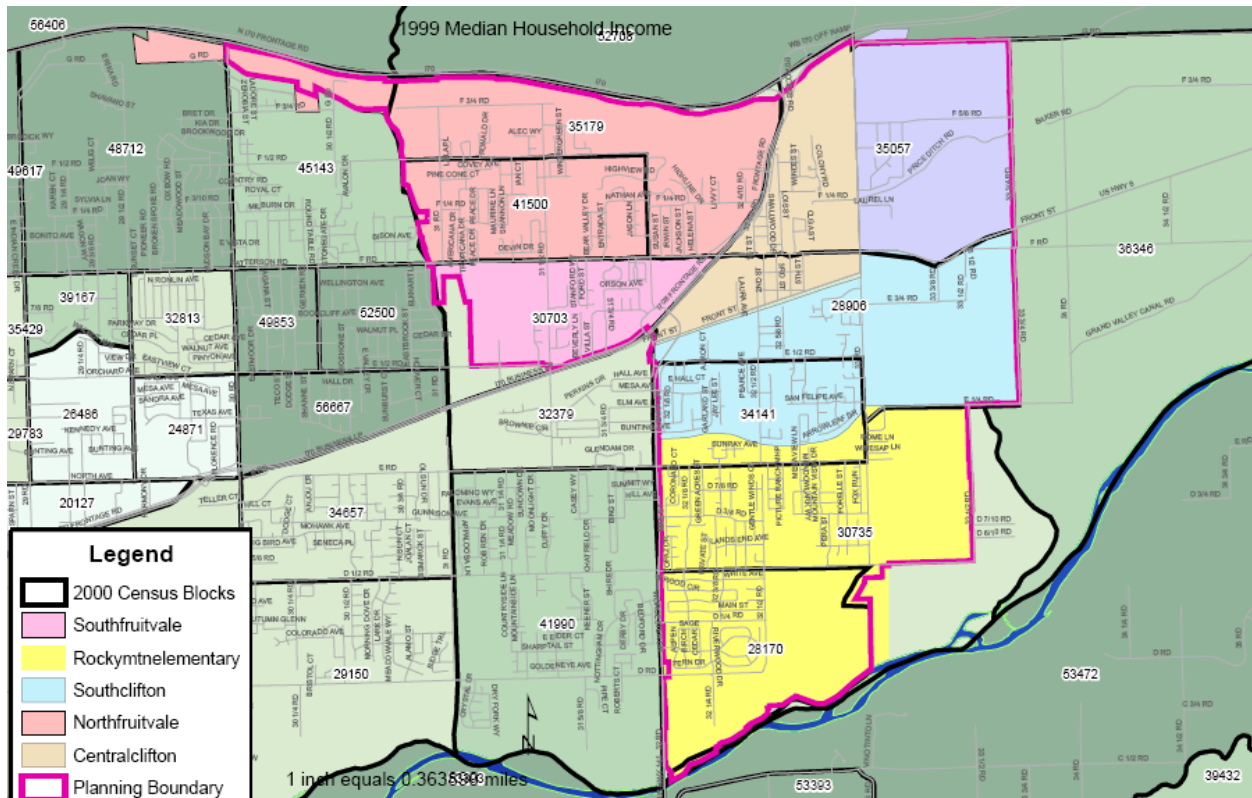




Both median household income and per-capita income of the Clifton-Fruitvale Community residents increased at a slower rate than Mesa County and the State of Colorado between the years 1990 and 2000.

While a general investigation of census numbers for median income and median household income suggest that the residents of the Clifton-Fruitvale Community planning area are not as well-to-do as the residents of Mesa County or Colorado, a closer analysis of those numbers (a disaggregation of income by planning area neighborhoods), reveals that the numbers are not as uniform as depicted. A close examination reveals mixed results with some neighborhoods being comparable with County or State levels and some neighborhoods being slightly or notably below County or State levels of income.

For example, North Fruitvale, Central Clifton, and Northeast Clifton neighborhoods' median household incomes are about the same as Mesa County, while South Fruitvale and South Clifton are slightly below, and Rocky Mountain is notably below the County level.. The following map graphically describes the neighborhood median household incomes by neighborhood.



The median earnings for males working full time, year-round was \$30,418, while the female median full-time earnings was \$20,704, according to the 2000 Census.





The Clifton-Fruitvale community's population is dominated by families (two or more related people living together) and households with a home ownership rate slightly below that of the County.

A more in-depth look at the Clifton-Fruitvale Community economy is found in the chapter entitled Employment/Economy, while the Neighborhoods section looks at the six neighborhoods and what makes each of them unique.

