

The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



Info Sheet

PROPERTY SUMMARY

Incredible opportunity of 1.13 Acres in Alamosa County in a great community with incredible views, power available, cell connectivity and the possibility of well and septic.

PROPERTY DETAILS

Acreege

1.13 Acres

APN

514504204009

Legal Description

Zapata Unit 1 Lot 9 Blk 12 1.13Ac Including An Undivided Interest In Common Property Jwd B 552 P 246 8-5-96

County

Alamosa

Annual Taxes

\$400

HOA

Yes

HOA Dues

\$155/year

Covenants

Yes

Utilities

Power

ACCESS & MAPS

Road	Deer Run Ln
Type	Dirt
Condition	Good
Directions	From Alamosa
GPS Coordinates	37.649583, -105.55379300000001
Land ID Link	LandId
Google MyMap W/ Corner Boundaries	MyMaps

ZONING

Designation	Residential
Covenants	https://www.zapatahomeowners.org/wp-content/uploads/2021/07/ProtectiveCovenants1975.pdf
Notes	You can check the subdivision map here: https://www.zapatahomeowners.org/about-the-zapata/zapata-subdivision-plat-map/

POWER

Provider	San Luis Valley Rural Electric Cooperative (SLVREC)
Website	https://www.slvrec.com/service-area-map
Distance to Power	There's a house with power down the street
Est. Cost to Connect	Needs engineering inspection first
Natural Gas Delivery	http://rockymountainpropane.com/service/ - 1hr away https://www.world-kinect.com/source-energy-fuel/home-heating-oil-30min-away

WATER

Provider	No Water Service in the area - Well needed
Well Application Process	Needs to be approved by the HOA first, then submit application to the Colorado Division of Water Resources
Resource	Colorado Division of Water Resources
Application Site	Link
Bulk Water Delivery	Providers: Wood and Water: +17192980482

SEPTIC/SEWER

Provider	None - Septic System Needed
Application Process	Need to submit application to the HOA first, once approved the following application must be submitted to the county. The fee through the county is \$500,
Resource	-County Guidelines
Licensed Contractors	-Contractors

BUILDING & USE RESTRICTIONS

Subdivision Rules	It cannot be subdivided
Min Building Size	950 Sqft
Max Building Size	2 Stories
# of Buildings	Just one allowed
Building Types	Site Build Only. Some regulations
Outbuildings	One (1) attached or detached garage - maximum 3-car and maximum 900 sq. ft., 24' (feet) maximum height ☒ One (1) outbuilding maximum 900 sq. ft., 24' (feet) maximum height ☒ Two (2) sheds maximum 10' x 12' or 120 sq. ft., 16' (feet) maximum height. (No foundation is required by Alamosa County for such structures under 10' x 12').
Animals	No animals or poultry of any other than house pets shall be kept or maintained on any part of said property, except that no more than two (2) horses may be kept or maintained on parcels five (5) acres or larger.
Mobile Homes	Mobile homes are not allowed
RV Rules	Only temporary and if you have building plan and permit and septic plan and permit: Link
Camping Rules	No camping allowed
Resource	County Guidelines

TERRAIN/SOIL/CLIMATE

Boundary: 1.13 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
UrF	Uracca very cobbly loam, 15 to 35 percent slopes	1.13	100%	-	1	7e	?
Totals		1.13 ac		0 CPI Average	1 NCCPI Average	7 Cap. Average	



Soil Uracca very cobbly loam, 15 to 35 percent slopes

Capabilities Limited Grazing

Terrain Flat terrain

Floodplain No. But it is a mountain and water flows down so flooding is a possibility when there are years of heavy snows or heavy rains in Spring and Summer.

Climate Annually

High

Low

Avg Precipitation

Avg Snowfall

HOA/POA

HOA	Zapata HOA
Site	https://www.zapatahomeowners.org/
Fees	155/Year
Services	Gated access, cleaning, clearing in the winter

CONNECTIVITY

Cell Service	
Verizon	Yes- 4G
AT&T	Yes - 4G LTE
T-Mobile	Yes - 4G
Fiber Internet	Soon 2024
Starlink Available	Yes

NEARBY PLACES OF INTEREST

Place	Name	Distance
Cities	Alamosa	15 min
	Denver	3hr
Airport	Monte Vista Municipal Airport	45min
Hospital	San Luis Valley Health Conejos County Hospital	50 min
Grocery Store	The Mosca Pit Stop	20min
	Safeway	36min
Activities	Great Sand Dunes National Park	10min
	Zapata Falls	15 min
	California Peak	10 min
	Blanca Peak	40 min
	Colorado Gators Reptile Park	27 min
	UFO Watchtower	30 min