

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

This 35.7 acres lot has access for power, needs well and septic. Beautiful views and close to many parks and trails.

### PROPERTY DETAILS

**Acreage**  
35.7

**APN**  
528334404021

**Legal Description**  
Fr 18-38-11 35.7Ac M/L El Valle Del Sol Estates Tract 12 Plat Rec #295536 11-15-99 Jwd Rec #357368 08-06-14

**County**  
Alamosa

**Annual Taxes**  
\$423.08

**HOA**  
NO

**Covenants**  
No

**Utilities**  
Power

### ACCESS & MAPS

<b>Road</b>	County Road 2S
<b>Type</b>	Dirt
<b>Condition</b>	Fair
<b>Directions</b>	<a href="#">Google</a>
<b>GPS Coordinates</b>	37.543041, -105.80692199999997
<b>Land ID Link</b>	<a href="#">Land ID</a>
<b>Google MyMap W/ Corner Boundaries</b>	<a href="#">Google My Maps</a>

### ZONING

<b>Designation</b>	Rural (RU)
<b>Link to County Zoning Ordinance</b>	Alamosa <a href="#">County</a>
<b>Uses By Right</b>	This district is primarily intended to provide for the protection and continuation of agriculture and forestry operations and the preservation of environmentally sensitive lands. This district is established for the vast majority of the County. It allows for the uses, services, and industry that are compatible with agricultural practices and that do not cause adverse impacts to agricultural and/or ranching operations.

## POWER

<b>Provider</b>	Xcel Energy
<b>Website</b>	<a href="https://my.xcelenergy.com/s/">https://my.xcelenergy.com/s/</a>
<b>Distance to Power</b>	About 4000 ft. from the property.
<b>Est. Cost to Connect</b>	Application process here: <a href="https://co.my.xcelenergy.com/s/partner-resources/build-remodel/process-overview">https://co.my.xcelenergy.com/s/partner-resources/build-remodel/process-overview</a>
<b>Natural Gas Delivery</b>	Al's Gas Services Inc- +17198466022 Ludvik Propane Gas- +17197381141

## WATER

<b>Provider</b>	No Water Service in the area - Well needed
<b>Well Application Process</b>	Water in the county generally comes from wells (permits issued by DWR) Generally, if you own 35 acres or more you are allowed a domestic well which gives you the ability to irrigate up to an acre. Anything smaller than 35 acres allows you an in-house use only well which does not permit you to have any outside irrigation, not even patio plants.
<b>Resource</b>	<a href="#">Alamosa County Form</a>

## SEPTIC/SEWER

<b>Provider</b>	None - Septic System Needed
<b>Application Process</b>	<p>OWTS Permit:\$500</p> <ul style="list-style-type: none"><li>• Obtain a permit from the local public health agency before installing, altering, or repairing a system.</li><li>• Submit a complete application in accordance with section 43.4.B.3 to the local public health agency.</li><li>• Minimum Permit Application Requirements: Owner's name and contact information. Property address. Property legal description. Type of permit needed. Report from Site and Soil Evaluation (section 43.5). System design including a legible, accurate site plan showing physical features on and adjacent to the property (as per Table 7-1).</li></ul> <ul style="list-style-type: none"><li>• Additional information, data, plans, specifications, and tests as required by the local public health agency.</li></ul> <p>If evidence suggests undesirable soil conditions, further hydrological, geological, or engineering information may be required from a professional engineer or geologist. The local public health agency reserves the right to gather its own information independently at its own cost.</p>
<b>Resource</b>	<a href="#">Alamosa Septic Guide</a>

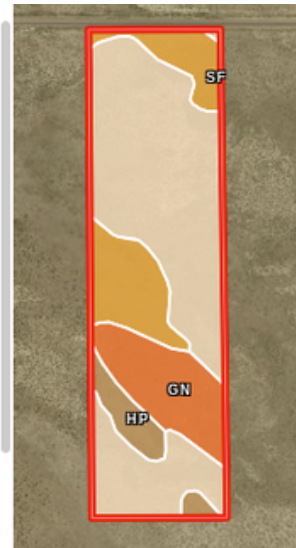
# BUILDING & USE RESTRICTIONS

<b>Subdivision Rules</b>	This property is within the Rural (RU) zone district, and is currently eligible for subdivision. This zone district requires lots of at least 1 acre in area, and 200 feet in width (along county /public road).
<b>Max Building Size</b>	Minimum Square Footage for residential building is 500 sq ft. Maximum Height: 45' Building Separation: 14' *Less than 10' requires fire blocking
<b># of Buildings</b>	Maximum Density: 3 units on 35 acres Minimum Density: 1 unit on 1 acre Lot Width: 200 Linear Feet
<b>Building Types</b>	This zone district/property does not currently allow for single-wide manufactured homes (less than 24' in the smallest dimension) and tiny homes on trailers are considered RVs.
<b>Outbuildings</b>	Some are allowed, see county code
<b>Animals</b>	Domestic pets are permitted.
<b>Mobile Homes</b>	Temporary RV use is only allowed with a permit from my office after the OWTS/septic system is installed, and is limited to 6 months. If there is an active residential building permit and progress is being made, that Temp RV permit can be extended to align with the timing of the building permit.
<b>Camping Rules</b>	Under no circumstances may an RV, camper, or tent be used as a permanent residence. If an individual is on a property in violation of these regulations they will be turned over to the Code Enforcement Officer, fined, and will eventually be taken to court.

# TERRAIN/SOIL/CLIMATE

Boundary: 34.77 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
Ho	Hooper loamy sand, 0 to 1 percent slopes	21.12	60.74%	-	4	7s	?
Sf	San Luis sandy loam, drained	6.28	18.06%	-	4	6w	?
Gn	Gunbarrel loamy sand, 0 to 1 percent slopes	5.23	15.04%	-	4	7w	?
Hp	Hooper clay loam, 0 to 1 percent slopes	2.14	6.15%	-	3	7s	?



<b>Soil</b>	Over 60% of the land is Hooper Sandy Loam.
<b>Capabilities</b>	Limited Grazing and wildlife
<b>Terrain</b>	Plain

Climate Annually	
High	82 F
Low	3 F
Avg Precipitation	1.3 in
Avg Snowfall	4.2 in

## CONNECTIVITY

<b>Cell Service</b>	
Verizon	Yes- 4G LTE
AT&T	Yes - 5G 4G LTE
T-Mobile	Yes - 5G
<b>Fiber Internet</b>	No
<b>Starlink Available</b>	Yes

## NEARBY PLACES OF INTEREST

Place	Details	Travel time
Nearest Public Land	Blanca Wetlands	11 min
	Sacred White Shell Mountain	23 min
Nearest Towns	Blanca	25min
	Monte Vista	29 min
	San Luis	1 hr
	Sanford	29min
Nearest Major Cities	Colorado City	1.5 hr
	Richfield	31 min
	Denver	3.5 hr
	Albuquerque	3.5 hr
Nearest Hospital	San Luis Valley Health Conejos County Hospital	31 min
	Sandoval County Regional Hospital	3.5 hr
Nearest Regional AirportHas flights to different states	Monte Vista Municipal Airport	21 min
	Green Acres Airport	12 min
Nearest International Airport	San Luis Valley Regional Airport	16 min
	Leach Airport	29 min
Stores Nearby	Loaf 'N Jug	10 min
	Dollar General	11 min
	Alta Convenience	11 min
	Calvillo's Market	12 min
	Family Dollar	15 min
	City Market	16 min
	Walmart Supercenter	18 min
Activities (BLM LAND, NATIONAL FOREST, HIKING TRAILS, MUSEUMS, LANDMARKS, MOVIES etc)	BLM Sacred White Shell Mountain	22 min
	Blanca Wetlands, BLM	11 min
	Culebra Peak	1.5 hr
	Monte Vista National Wildlife Refuge	27 min
	Rio Grande National Forest	1.5 hr
	Great Sand Dunes National Park and Preserve	31 min