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San Luis North Estates

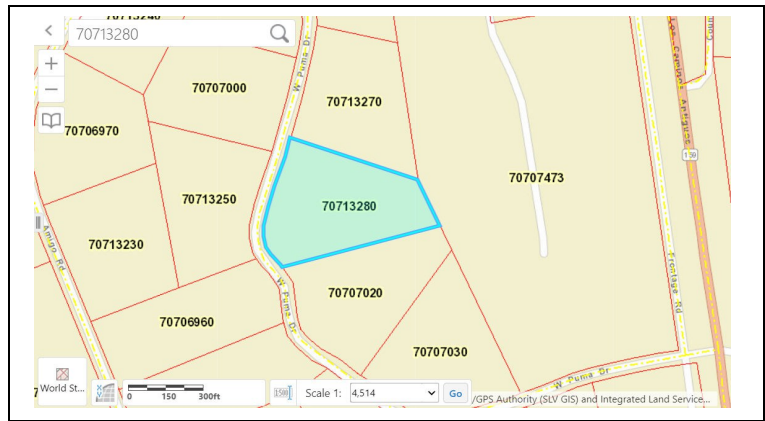
approx GPS corners

nwc - 37.2233,-105.4320

nec - 37.2228,-105.4303

swc - 37.2219,-105.4321

sec - 37.2224,-105.4300



Land Report

Street – West Puma Drive

Cross Street – Amigo rd

Cell Phone Service ? Many service providers do not work in area, some providers better than others. Google maps works offline at this location – can also download an offline version via Google maps just in case. Also make sure to put location in Google maps as a favorite place and name it something remembered. Start your directions to location before losing service is best

Road? Yes Type Dirt

Ease of Access to Property:

Can be reached by a car weather permitting. Some areas of soft dirt along edge of road might make a truck, SUV, or 4x4 a better option
Property itself could be drove onto with minimal work flattening the minor berm from grading

Terrain – Pretty much all sage, mostly flat, easily can be built on.

Neighbors? - no

Power poles? - Power poles at corner of hwy 159 and W Puma dr about a 1200 feet to the southeast from the southeast corner of property. Can make them out near the junkyard if you zoom in on Google maps

*see page 2 below for resources

Resources

Trash service - <https://www.colorado.gov/pacific/costillacounty/waste-management>

Internet - <https://gojade.org/internet/>

XCEL ENERGY: 800-895-4999

Reservoirs – Fishing

Sanchez Stabilizing Reservoir – Roadside park, fishing, bathrooms

Fishing: Brown Trout, Channel Catfish, Common Carp

<https://goo.gl/maps/mFdPmvRfJtYqQR5r6>

Mountain Home reservoir – Camping, fishing, bathrooms

Fishing: Brown Trout, Rainbow Trout, Cutthroat Trout

<https://goo.gl/maps/ctCZOQb3mjNzN1NU7>

Smith Reservoir – Camping, fishing, bathrooms

Fishing: Rainbow Trout

<https://goo.gl/maps/XHVWeNjrUjcpYQwS6>

Sanchez Reservoir – Fishing

Fishing: yellow perch, northern pike, walleye and channel catfish

<https://goo.gl/maps/nhaYcpq8U5U47qgx9>

County Permits:

Costilla County Planning & Zoning: 719-672-9109 Costilla County Zoning regulations require that all construction, water, and septic projects have a PERMIT. Project permits can be obtained at the Planning and Zoning office, 400 Gasper Street, P.O. Box 130, San Luis, CO, 81152,

<https://www.colorado.gov/pacific/costillacounty/planning-zoning>

Division of Water Resources for a Well Permit

301 Murphy Drive, Alamosa, CO 81101 PO Box 269

(719) 589-6683

Colorado Parks and Wildlife - Big Game Season Dates and Fees

<https://cpw.state.co.us/thingstodo/Pages/BigGameDatesandFees.aspx>

Big Game Hunting Planner(PDF)

<https://cpw.state.co.us/Documents/Hunting/HunterEd/HuntPlanner.pdf>

