



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Owner Name:	HO ROLAND P L & SANDRA YI
Assessor's Parcel Number:	Parcel Number 70391290 / Account: R027459
Property Address:	Fairview Rd, Blanca, CO 81123
County, State:	Costilla County CO
Subdivision:	SAN LUIS VALLEY RANCHES UNIT 24
Lot Number:	8
Legal Description:	S.L.V.R. UNIT 24 BLK 13 LOT 8 (265-109-112) (267-345 THRU 348 JDQT) (WD269-583 THRU 587)(276-129)
TRS:	T31S-R74W-SEC11
Parcel Size:	4.88 Acres
Terrain Type:	Desert / Plain
Lot Dimensions:	648.8 feet North 311.23 feet East 657.09 feet South 325.42 feet West
Elevation:	2331.2 m or 7648.2 feet
Flood Zone / Wetlands:	Unknown FEMA FZ, no wetlands
Notes:	N/A

### Property Location & Access

Google Map Link:	<a href="https://maps.app.goo.gl/GtpUHda15Apzuene8">https://maps.app.goo.gl/GtpUHda15Apzuene8</a>
GPS Coordinates (Center):	37.36663, -105.63049

GPS Coordinates (4 corners):	37.3673, -105.6295 NE 37.3664, -105.6293 SE 37.3661, -105.6315 SW 37.3670, -105.6317 NW
City or County Limits:	County
School District:	Sierra Grande School District R-30
Access To Property:	Yes, Fairview Rd
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	CO-159
Closest Major City:	Pueblo, Colorado (! H 56 min, 111 miles)
Closest Small Town:	Blanca, Colorado 81123 (18 min, 10.0 miles)
Closest Gas Station:	Conoco, 700 4th Ave, Fort Garland, CO 81133 (23 min, 14.5 miles)
Nearby Attractions:	Zapata Falls, Zapata Falls Trail, Mosca, CO 81146 (36 min, 25.1 miles) Great Sand Dunes National Park and Preserve (33 min, 27.0 miles) Bishop Castle, 12705 CO-165, Rye, CO 81069 (2 hr, 106 miles)
Notes:	N/A
<b>Property Tax Information</b>	
Assessed Taxable Value:	\$1,423
Assessed Actual Value:	\$5,100
Back Taxes Owed? If so amount owed:	<b>Yes, \$115.08</b>
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$115.08
Notes:	N/A

## Zoning & Restriction Information

Zoning / Property Use Code:	Estate Residential (ER)
What can be built on the property?	House Only, No agr, No farm, No business (Please check the attachment for more details)
Time limit to build?	One Year and can be renew after permit
Is camping allowed?	Per County, Yes   <b>Per CC&amp;R's, permit required.</b>
Camping restrictions if any:	14 days every 3 months (Without septic)   <b>Per CC&amp;Rs, Not allowed. Except authorized by the Costilla Planning Commission, under special or temporary permit, during the construction of a dwelling.</b>
Are RV's allowed?	Per County, Yes   <b>Per CC&amp;R's, permit required.</b>
RV restrictions if any:	14 days every 3 months (Without septic)   <b>Per CC&amp;Rs, Not allowed. Except authorized by the Costilla Planning Commission, under special or temporary permit, during the construction of a dwelling.</b>
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	Mobile Homes manufactured prior to 1976 are prohibited in unincorporated Costilla County.
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	Per County, minimum of 600 Sq. ft.   <b>Per CC&amp;R's, minimum of 800 sq ft (single story), minimum of 600 sq ft (two story)</b>
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	Would have to follow State guidelines
Is property part of an HOA / POA?	The county does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	See attached CC&Rs.
CC&R Information:	N/A
Deed Availability:	Per County, there is fee of \$1 per page to get a copy of the Deed via mail request / check payment, or purchase via icounty.org (\$25 search fee)
Deed Information:	Book/ Page 276/ 129
Notes:	<b>This parcel is outside the city limits. Information above is based on county restrictions. Please see CC&amp;R's for additional details.</b>

## Utility Information

Water?	Would have to drill a well or alternative.
Sewer / Septic?	Would have to install a septic system.
Electric?	Would have to contact San Luis Valley REC (719-852-3538 / 800-332-7634)
Gas?	Would have to contact A-1 High Valley Propane (+17192982504), AmeriGas Propane (+17195892545), etc.
Waste?	Would have to contact G T Trash Services (+17196723601), Silver Mountain Disposal LLC (+17198435354), etc.
Notes:	<b>Utilities may be limited due to location. Power poles visible far east on CR-12, would need to run lines or use alternative power.</b>

## County Contact Information

County Website:	<a href="https://www.colorado.gov/pacific/costillacounty">https://www.colorado.gov/pacific/costillacounty</a>
Assessor Website:	<a href="https://www.colorado.gov/pacific/costillacounty/assessor">https://www.colorado.gov/pacific/costillacounty/assessor</a>
Treasurer Website:	<a href="https://www.colorado.gov/pacific/costillacounty/treasurerpublic-trustee">https://www.colorado.gov/pacific/costillacounty/treasurerpublic-trustee</a>
Recorder Website:	<a href="https://www.colorado.gov/pacific/costillacounty/costilla-county-clerk-recorder">https://www.colorado.gov/pacific/costillacounty/costilla-county-clerk-recorder</a>
GIS Website:	<a href="https://portico.mygisonline.com/html5/?viewer=costillaco">https://portico.mygisonline.com/html5/?viewer=costillaco</a>
Zoning Link:	<a href="https://www.colorado.gov/pacific/costillacounty/planning-zoning">https://www.colorado.gov/pacific/costillacounty/planning-zoning</a>
Phone number for Planning Dept:	(719) 937-7668 ext. 4
Phone number for Recorder:	(719) 937-7671
Phone number for Treasurer:	(719) 937-7672
Phone number for Assessor:	(719) 937-7670
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A