

San Luis Valley
and
San Luis Valley Ranches (development)
Information

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Table of Contents

Encumbrances, Mortgages and Liens	1
Restrictions On The Use Of Your Land	1
Plats	1
Zoning	2
Permits	2
Address	3
Surveying	3
Roads to Property	3
Access To The Subdivision	3
Utilities	4
Local Services	5
Subdivision Characteristics and Climate	6
Property Owners Association	7
Taxes	8

Costilla County is the oldest part of Colorado and is the area where people other than Native Americans first settled Colorado. The oldest town, San Luis, is located in the southern part of the county. Today, San Luis is the County Seat where all of the government offices are located.

The following is to provide you with details about the Colorado vacant land I am selling in the San Luis Valley Ranches development and the San Luis Valley area. Occasionally more than one parcel of land is for sale. Therefore, for simplicity, the plural is used when referring to the parcels of land. You may only be purchasing one parcel of land.

Encumbrances, Mortgages and Liens

None of the lots are subject to any blanket mortgage, loan, encumbrance, or lien.

Restrictions On The Use Of Your Land

Restrictive covenants for this subdivision have been recorded in the office of the Clerk and Recorder of Costilla County. A complete copy of these covenants follows.

A copy may be downloaded from the following website: <http://www.kscland.com/slvrCovenants.pdf>

Plats

The subdivision plats for all lots have been approved by the Board of County Commissioners of Costilla County, Colorado. The numerous plat maps are recorded in the office of the Clerk and Recorder of Costilla County. You may obtain copies of the plat maps by contacting the Clerk and Recorder Office.

Zoning

The lots may be used for any lawful purpose. The property is zoned Residential Vacant Land (001000). For additional information, please contact:

Costilla County Planning and Zoning

PO Box 130; San Luis, CO 81152

Voice: (719) 672-9109 Fax: (719) 672-3003

costilla@centurytel.net

<http://costilla-county.com/permits.html>

Permits

You must obtain permits from Costilla County before erecting any structures, installing a manufactured home, moving a manufactured home, or installing a septic system.

Costilla County Planning and Zoning

PO Box 130; San Luis, CO 81152

Voice: (719) 672-9109 Fax: (719) 672-3003

costilla@centurytel.net

<http://costilla-county.com/permits.html>

You must obtain a permit from the Colorado Division of Water Resources prior to drilling a water well.

Colorado Division of Water Resources - Division 3

301 Murphy Dr

PO Box 269

Alamosa CO 81101

719-589-6683

<http://water.state.co.us/>

You may download the water well permit application form at:

<http://water.state.co.us/pubs/forms/gws-44.pdf>

Address

You may obtain a physical address for your Colorado land from the Costilla County Planning and Zoning office:

Costilla County Planning and Zoning
PO Box 130; San Luis, CO 81152
Voice: (719) 672-9109 Fax: (719) 672-3003
costilla@centurytel.net
<http://costilla-county.com/permits.html>

Surveying

All of the lots have been surveyed, staked, and marked for identification with metal rebar. This was done many years ago. Some of the corner markers may be difficult to locate without a metal detector.

Roads to Property

Access To The Subdivision

Access to the subdivision is via U.S. Highway 160 and Highway 159, both paved, two-lane highways. These highways are public roads maintained by the State and County.

Access Within The Subdivision

From Highway 160 or Highway 159, access is via Costilla County maintained roads, which have gravel and natural surfaces. Access within the subdivision is provided by rights of way dedicated to the public. The roads to all lots have been completed. The subdivision roads have a natural gravel/sandy loam surface.

Costilla County is responsible for maintenance of the roads. Until a need is shown by occupancy, it is not likely that the County will maintain all roads on a current basis; however, when need is shown, the County will restore the roads to County standards. Furthermore, it may not be possible for the County to provide continuous access to all lots during periods of heavy snowfall. The months with the most snowfall are March and April. Contact the Costilla County Road Department for additional information.

Utilities

WATER

You will have several options for water all of which are at your sole expense. They include drilling a new water well or having water delivered to a water tank you have installed. It is estimated the depth of the water well will be between 100-200 feet. It is difficult to estimate an exact cost of drilling a new water well. This will depend upon the company you hire to drill the well. Prices may vary between different companies from \$15 to \$55 per foot. We encourage you to fully investigate every company offering this service and not base your decision solely on the price. There is no assurance that a productive well can be installed on your land and, if it cannot, no refund of the purchase price will be made. The purity and chemical content of the water cannot be determined until each individual well is completed and tested.

In order to drill a water well, you must first obtain a permit from the Colorado Division of Water Resources. The cost of the permit as of September 1, 2011 is \$100.00. The permit will limit your use of water to domestic household purposes only, and water may not be used for agricultural purposes.

Colorado Division of Water Resources - Division 3

301 Murphy Dr
PO Box 269
Alamosa CO 81101
719-589-6683
<http://water.state.co.us/>

You may download the water well permit application form at:
<http://water.state.co.us/pubs/forms/gws-44.pdf>

Sewer

In this area, all you will need is a septic tank and leech field system for your cabin or home. For prices, check with a hardware store. Before installation of a septic system, a permit must be obtained from the County Health Officer in San Luis, Colorado. Percolation tests may be required by the Health Officer. For specifications on what you will need, the requirements, and fees, contact the Costilla County Land Use Office at 719-672-9109.

There are a number of contractors who can do the dirt work and install your system. Your total costs may be less than \$2,500.

Electricity

Electrical lines may be more than one mile away from your land. You will be responsible for any cost of installation. It costs approximately \$5 per foot to extend electrical lines. If you would like to contact the electric company to find out how much it will cost to run the electrical lines to your land, you may contact the electric company at:

San Luis Valley Rural Electric Cooperative

3625 U.S. Highway 160 West
Monte Vista CO 81144
719-852-3538 or 800-332-7634
fax 719-852-6670
power@slvrec.com
www.slvrec.com

As a way to reduce your costs (both initially and over the long-term), we recommend you explore the use of alternative/renewal energy sources such as generators, wind, or solar systems for your electrical needs. (more info: <http://www.kscland.com/solar/>) Both the Federal government and the State of Colorado may have programs to assist in the payment of a new solar system. The use of alternative power source will save you a lot of money. Check with solar system dealers and explore the Internet for more information.

Propane Gas

Propane gas is available in this area. Natural gas is not available.

Telephone

Telephone lines have not been extended to all of the lots. We will not install telephone lines and you will be responsible for any cost of installation. Telephone service to the subdivision is provided by Jade Communications (Website: <http://www.gojade.org/>).

Cellular telephone service is available in the area.

Local Services

Fire Protection

Fire protection is furnished by the San Luis Volunteer Fire Department located in Font Garland, Colorado. The volunteer fire department provides year round service at no cost.

Police Protection

Police protection is furnished by the Costilla County' Sheriff's Office in San Luis, Colorado.

Schools

A combined elementary, junior high and high school is located on Highway 160 between Blanca and Fort Garland. School bus transportation is available within the subdivision.

Hospital

The nearest full service hospital is San Luis Valley Regional Medical Center (<http://www.slvrmc.org/>) in Alamosa, Colorado. Ambulance service is provided by the Alamosa City and County Ambulance.

Physicians and Dentists

The nearest offices of physicians and dentists are located in Alamosa, Colorado.

Shopping Facilities

Convenience shopping is available in Blanca, Fort Garland, San Luis, and Alamosa. Complete shopping facilities, including a Walmart Supercenter, are available in Alamosa, Colorado.

Mail Service

Mail service is available at the Post Office in Blanca.

Subdivision Characteristics and Climate

In this section, the topics of the basic terrain of the subdivision, its climate and any nuisances or hazards in this area will be discussed.

General Topography

Your Colorado land lies in the southeastern end of the San Luis Valley, with the Sangre de Cristo mountain range lying to the east and north and the Rio Grande River lying to the west. The land is relatively level ranch land covered with sagebrush, chamisa bushes, flowers, and grasses. No portion of the subdivision is to remain as natural open space or developed parkland.

Flood Plain

The subdivision is not located within a flood plain or an area designated by any Federal, State or local agency as being flood prone.

Nuisances

There are no known nuisances that affect the subdivision or your land.

Hazards

We are not aware of any proposed plan for construction that may create a nuisance or safety hazard or adversely affect the subdivision. The area is not subject to any other natural hazards nor has it been formally identified by any federal, state or local agency as an area subject to the frequent occurrence of natural hazards. The subdivision has not been rated for wildfire hazards by the Colorado State Forest Service. However, the area contains fuels that support only low wildfire hazards ratings, i.e., grass and low brush less than 18 inches in height.

Climate

The average temperature ranges for summer and winter are as follows:

SEASON	HIGH	LOW	MEAN
SUMMER	82°	48°	65°
WINTER	35°	1°	20°

The average annual rainfall is 9 inches and the average annual snowfall is 31 inches.

Detailed Monthly Averages: <http://www.kscland.com/averages/>

Property Owners Association

There is no property owners association for the subdivision.

Taxes

Your obligation to pay real estate property taxes begins when you sign your purchase contract and are payable to the Costilla County Treasurer.