

Info Sheet 1072 Stallion Trl Crestone

APN: 460324300049

Legal Description: Baca Grande Grants Unit I Lot 1072 Map 16 2.23Ac.

County: Saguache

GPS Coordinates: 37.935402, -105.731541

Access: N Stallion Trl (Dirt Road)

Road Maintenance: Baca Grande POA

Water: Well (To be installed by buyer)

Water Delivery Service: None

Power: [San Luis Valley Rural Electric](#) (Majority of houses in the area used solar power)

Propane Delivery: Deluca Gas - (719) 539-6402

Trash Service: Conley Waste Management - (719) 655-2833

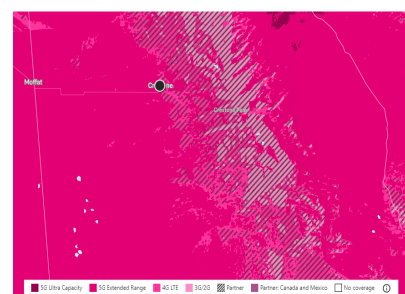
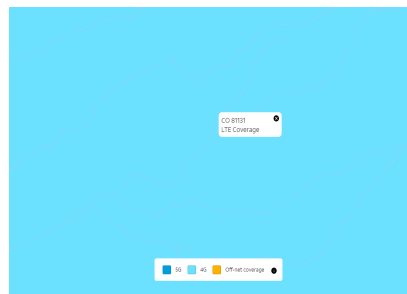
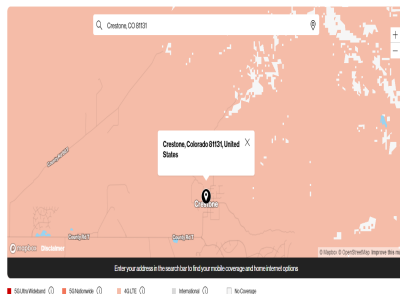
Sewage: Septic (To be installed by buyer)

Zoning: Residential

Annual Taxes: \$90.16

Property Tax Status: Current

Cell Service: Verizon: (4G), AT&T: (4G) , T Mobile/Sprint: (5G Extended Range)

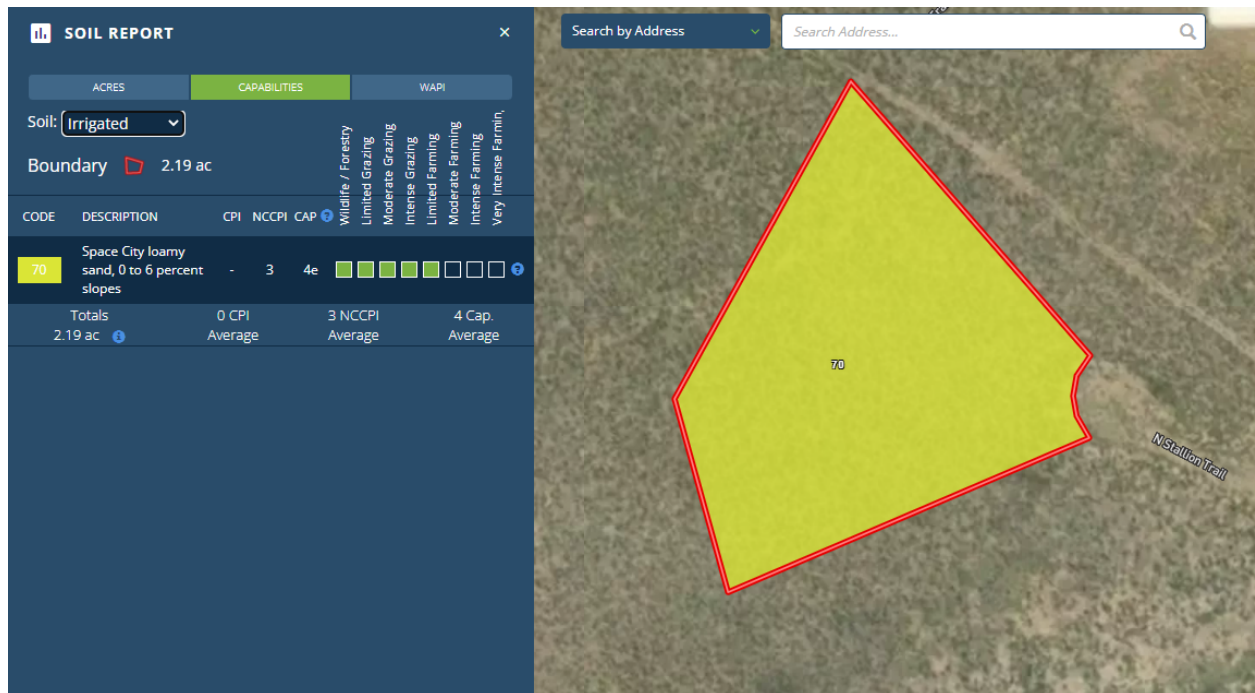


Internet Service: Viasat, Hughesnet, Consolidated

FEMA Flood Zone: No floodplain data.

Wetlands: Not in wetland/s.

Terrain and Soil: Space City loamy sand, 0 to 6 percent slopes. Good for limited farming.



Trees: No trees.

Google Maps link: <https://goo.gl/maps/MDKWnUWkFeNcs4Su7>

Mapright Link: <https://mapright.com/ranching/maps/12078b01670e50b8db179d8629b79495/share>

HOA: [The Baca Grande POA](#)

HOA Dues: Membership fee for 2022 is \$493

HOA Amenities: Basic Community amenities of road maintenance, emergency medical service and fire protection until and unless the maintenance of such services is assured by other entities, public or private. Additionally the Association, at the discretion of its Board, may support and fund other amenities to enhance lifestyle and recreational options for its members.

School District: Moffat Consolidated School District No. 2

See Schools: <https://www.moffatschools.org/>

Climate:

Annual high temperature - 80.2°F

Annual low temperature - 7.3°F

Average annual precipitation - 12 inches

Average annual snowfall - 61 inches

Nearby Places of Interest:

- San Luis Valley Regional Airport - 1 hr 4 mins away
- San Luis Valley Health Regional Medical Center - 1 hr 2 mins away
- Safeway - 1 hr 10 mins away
- Baca National Wildlife Refuge - 32 mins away
- Great Sand Dunes National Park and Preserve - 1 hr 16 mins away
- Cougar Trail - 11 mins away
- UFO WatchTower - 36 mins away

Nearest Major City: Colorado Springs - 159 miles away

Nearest City/Town: Moffat - 13 miles away

Building Restrictions and Land Use

<https://bit.ly/3dRLCtl>

Build Time Limit: 18 months

Minimum Sq footage: 900 square feet

Max # buildings allowed: 1 residential and no more than 30% for development

Zoning: Residential

Zoning Uses By Right: Residential

Zoning Uses By Review: Residential

(Allowed: Y/N)

Single-Family Homes: Y

Modular Homes: Y

Manufactured Homes: N

Mobile Homes: N

Tiny Homes: N

Full-Time RV Living: N

Full-Time RV Living During Building Construction: Y

RV Camping: Y (60 days only)

Tent Camping: N

Building Septic System Required: Yes

Building Height Restriction: 24 feet

Property Setback - Front: 35 feet

Property Setback - Sides: 25 feet

Property Setback - Rear: 20 feet