# Info Sheet Lot 158 Angel Fire Colfax

**APN**: 1088150056169

Legal Description: Subd: Angel Fire West Village - 3B Lot: 158 Upc 1088150056169 Land 1

Wd4-P6400 Gwd 201503091 Gwd 201601228

County: Colfax

**GPS Coordinates:** 36.383154, -105.290351

Access: Via Valle Grande Trail (Valle grande is a dirt road except for the part that connects to

Highway 434 which is a paved road.)

Water: Village of Angel Fire Water Service (Water line is along the road)

Water Delivery Service: Angel Fire Water Delivery (Bottled water only)

**Power:** <u>Kit Carson Electric Cooperative</u> (Electric line is along the road)

**Propane Delivery:** Kit Carson Propane

**Trash Service:** Village of Angel Fire Recycle & Trash (Centralize Dumpster)

**Sewage:** Septic Only (To be installed by buyer)

**Zoning:** Residential

**Annual Taxes:** \$1648.87

Property Tax Status: Current

Cell Service: Verizon: (3G), AT&T: (4G LTE), T Mobile/Sprint: (5G Extended)







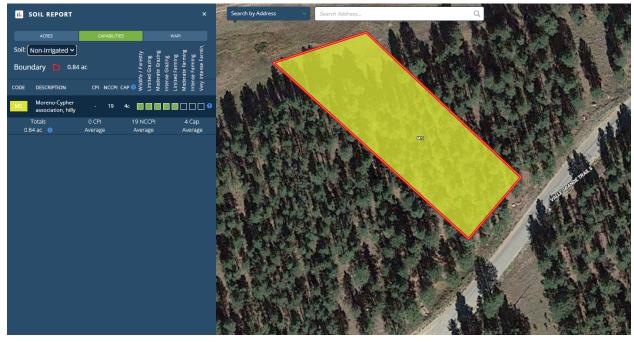
**Internet Service:** Kit Carson Internet (Fiber Internet Service trenching cost is estimated to be \$2,000 to \$3000), CenturyLink (DSL Connection)

**FEMA Flood Zone:** No floodplain data.

**Wetlands:** The Palustrine System includes all nontidal wetlands dominated by trees. This vegetation is present for most of the growing season in most years, classified as a PEM1B.



Terrain and Soil: Moreno-Cypher association, hilly. Good for intense grazing and limited farming.



Trees: Heavily treed. Various species.

Google Maps link: <a href="https://goo.gl/maps/JmajD6GjwbDbJ4Ce7">https://goo.gl/maps/JmajD6GjwbDbJ4Ce7</a>

Mapright Link: https://mapright.com/ranching/maps/a115af9b84a513df927bb2f498a375fa/share

**HOA**: Association Of Angel Fire Property Owners

Membership Fee: Base \$1,395 Platinum \$3,030

Gives access to amenities.

School District: Cimarron Public Schools
See Schools: https://www.cimarronschools.org/

#### Climate:

Annual high temperature - 77 °F Annual low temperature - 6 °F Average annual precipitation - 21.5 inches Average annual snowfall - 89.1 inches

#### **Nearby Places of Interest:**

- -Colfax County-Angel Fire Airport 15 mins away
- -Holy Cross Medical Center 49 mins away
- -Albuquerque Shopping Mall 12 mins away
- -Lowe's Market 12 mins away
- -Angel Fire Resort 10 mins away
- -Eagle Nest Dam 32 mins away
- -Fred Baca Park 52 mins away
- -Enchanted Circle Gateway Museum & Visitor Center 27 mins away

Nearest Major City: City of Angel Fire

Nearest City/Town: Town of Taos

### **Building Restrictions and Land Use -**

https://secureservercdn.net/45.40.150.136/fzi.d89.myftpupload.com/wp-content/uploads/2018/02/M.-Angel-Fire-West-Village.pdf

**Build Time Limit:** 2 years

Minimum Sq footage: 1200 sqft for one storey home

## Max # buildings allowed: 2 per lot (must not cover 55% of lot area)

**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:** N **Tent Camping:** N

**Building Septic System Required:** Y

Building Height Restriction: 35ft Property Setback - Front: 20ft Property Setback - Sides: 10ft Property Setback - Rear: 20ft