

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: [Kit Carson Electric Cooperative](#) (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.

SOIL REPORT

ACRES CAPABILITIES WAPI

Soil: Non-Irrigated

Boundary 0.84 ac

CODE	DESCRIPTION	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
MS	Moreno-Cypher association, hilly	-	19	4c	■	■	■	■	■	■	■	■
Totals		0 CPI	19 NCCPI	4 Cap.								
		Average	Average	Average								

Search by Address Search Address...

Trees: Heavily treed. Various species.

Google Maps link: <https://goo.gl/maps/JmajD6GjwbDbJ4Ce7>

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