

Pagosa Area HOMES H55-H66

A Guide to Well Permit Types and Requirements

Prior to the construction of a well by a licensed driller or the appropriation of groundwater, a well permit must be obtained from the Colorado Division of Water Resources. The "legal" availability of water determines which type of permit is appropriate for a parcel of land. This article concerns those residential wells that are 1) exempt from rules and regulations regarding water administration and 2) are issued with a presumption of non-injury to senior water rights.

Residential Wells - This permit is issued for land parcels located in non-overappropriated stream basins, and allows the appropriation of water for up to three single-family residences, irrigation of up to one acre and the watering of noncommercial livestock.

Household Use Only Wells - This permit is for parcels smaller than 35 acres, located in overappropriated steam basins. Upper Stollsteimer Creek, Devil Creek, and the Rio Blanco upstream of Blanco Basin Road are overappropriated drainages in this area. The water is to be used for ordinary household use inside one single-family dwelling. No outside uses are permitted, including watering of landscape or noncommercial livestock. However, for tracts of land located in an overappropriated drainage, greater in size than 35 acres, a residential permit, which allows lawn and garden irrigation and watering of noncommercial livestock, may be obtained.

Property owners should not assume they can automatically get a well permit. Some permits are denied if the well would cause injury to another vested water right. Wells constructed without a permit or by nonlicensed contractors would be considered illegal wells and the owner would probably be ordered to plug and abandon the well.

Further information can be obtained by contacting the Colorado Division of Water Resources located at 468 Pagosa Street, Suite B, Pagosa Springs, Co. 81147, 970-264-4241.



H50 THE DOUGLAS HOME -- With 3 Bdrms, 2 Baths, Approx 1344 Sqft, 1 Story, On Approx 1 Acres, Built In 1997. Nice, Well Maintained Home Bordering National Forest In Pretty, Quiet Neighborhood. >On Oak Pl 341 (douglas-wab) (592680)

aspen springs 1, blk 3, lot 16 \$199,500



H51 THE CHAUDOIR HOME -- With 1 Bdrms, 1 Baths, Approx 1000 Sqft, 2 Story, On Approx 1.2 Acres, Built In 2002. Beautifully Finished Interior, Privacy, Easy Access With Electric. >On Doc Adams Rd 514 (chaudoir-ber) (582530)

aspen springs 6, lot 601 \$180,000



H52 THE NASH & HEWITT HOME -- With 2 Bdrms, 1.5 Baths, Approx 1480 Sqft, 2 Story, On Approx .29 Acres, Built In 1981. Rustic Cabin Feel W/D-Log & Great Mt Views From 2Nd Level. Great Location Close To Nf & Lake Hatcher. Easy Access To Piedra Rd & Pagosa Blvd. >On Arbor Dr 176 (nash & -grl) (314198)

pagosa highlands estates, lot 056 \$179,900



H53 THE DODSON HOME -- With 2 Bdrms, 1.75 Baths, Approx 925 Sqft, 1 Story, On Approx .21 Acres, Built In 1981. Cute 2 Bedroom Starter Home, Easy Access To Town. Nice Warm Feeling With Mohawk Wood Floors And Wood Paneled Living Area. >On Tonto Ct 22 (dodson-ber) (590371)

pagosa trails, lot 110-111 \$170,000



H55 THE ELLIS HOME -- With 2 Bdrms, 1 Baths, Approx 888 Sqft, 1 Story, On Approx 1.33 Acres, Built In 1976. Cute D-Log Cabin W/ Great Potential. Beautiful Views To S, W And Nw. Working Well (No Documentation). Excellent Pasture Surrounds This Cabin + Barn. >On Metro Dr 111 (ellis-scf) (313987)

aspen springs 5, lot 374 \$144,500



H56 THE GARCIA HOME -- With 3 Bdrms, 2 Baths, Approx 1240 Sqft, 1 Story, On Approx 1.2 Acres, Built In 1996. Well Maintained Mobile On Wooded Lot With Views Of Broken Off Point & The San Juans. Private Setting With Open Spot For Horses. >On Blue Jay Cir 201 (garcia-grl) (590403)

aspen springs 4, blk 2, lot 1-9-10 \$132,000



H57 THE LEVI-SOPHIA LLC HOME - With 3 Bdrms, 2 Baths, Approx 1810 Sqft, 2 Story, On Approx 1.17 Acres, Built In 1973. Great Home For The Handyman Being Sold As Is. Includes 2 Outbuildings, Home Has New Roof Just Been Painted, Property Has A Well W/ Water Has Some Trees >On Aztec Dr 99 (levi-so-lou) (584098)

aspen springs 4, blk 28, lot 12 \$130,000



H58 THE KISH MOBILE HOME -- With 3 Bdrms, 2 Baths, Approx 1232 Sqft, 1 Story, On Approx 1.00 Acres, Built In 1998. Great Home Situated In The Pines On Over An Acre Of Land. Lovely Quiet Setting With Well-Maintained Home. Big Deck And Back Yard Landscaping. >On Jack Rabbit Rd 436 (kish-ram) (313619)

aspen springs 2, blk 14, lot 11 \$114,750



H59 THE NATIONS HOME -- With 1 Bdrms, 1 Baths, Approx 400 Sqft, 1 Story, On Approx 2.87 Acres, Built In 1992. Gorgeous Pasture W/ Big Views. 2 Well, 2 Septics. Buyer Can Live In 400 Sq. Ft. Living Quarters, While Building New Home On Existing Foundation >On Ute Dr 1578 (nations-dav) (584447)

aspen springs 5, lot 73 \$109,900



H60 THE FRISBIE HOME -- With 5 Bdrms, 5 Baths, Approx 1538 Sqft, 1 Story, On Approx .01 Acres, Built In 1987. Roomy, Stick-Built Addition Connected To Original Manufactured Home. Property Has Nice Trees & Backs To Greenbelt. Recently Remodeled & Spruced Up >On Fireside St 370 (frisbie-scf) (313911)

pagosa vista, lot 645 \$96,000



H61 THE MOSES HOME -- With 1 Bdrms, 1 Baths, Approx 264 Sqft, 1 Story, On Approx 1.2 Acres, Built In 1996. Fifth Wheel Has Snow Shed, Is Skirted & Insulated For Winter Comfort. 1800 Gal Cistern In Place & Septic System. 10X18 Shed Insulated W/220 Power. >On Justin's Rd 729 (moses-ber) (314146)

aspen springs 6, lot 737 \$69,000



H62 THE FRISBIE HOME (2) -- With 1 Bdrms, 1 Baths, Approx 272 Sqft, Story, On Approx 1.0 Acres, Built In 1985. Smaller Mobile Home With Stick-Built Bedroom Add-On & Snow Shed. Terrific Ridge-Lot Views Over Valley & To The West, Has Working Well. Great Value! >On Hilltop Dr 111 (frisbie-scf) (313910)

aspen springs 3, blk 11, lot 11 \$65,000