

Where to Live In Pagosa Country

Now That You're Here, Where Should You Settle?



Pagosa Country has a wide variety of locations and environments to live in. From resort style living to rudimentary lifestyles "closer to nature," the area has it all.

The Terrain Factor

The mountainous high terrain of the Continental Divide arcs around Pagosa Country on the east and north sides, and the lower elevation, known as "mesa country" or "high desert" is in the southwestern areas of Archuleta County. Most of the high country is National Forest land. Generally, properties closer to the mountains get more snow in winter and are a greater distance from conveniences.

Water

A major concern for all living here is water. In Pagosa Country there is a lack of good potable water in most areas. Exceptions are locations attached to the town's water system and in major developments having their own deep-water wells.

The problem is a high content of minerals in normal depth wells. A shallow well often produces less than adequate water, and a deep well will produce minerals. As a result, easy access to water has

been made available at two coin-operated stations, and many people living out in the countryside haul in at least their drinking water, if not all of their water. To haul, you'll most likely need a truck, a tank for the truck, and a holding tank (cistern) near the home. There are several local water hauling businesses that, for a fee, will bring water to your house and fill the cistern.

Hauled water systems can be simple or complex. Some will have a cistern and a few pipes, while others are completely mechanized systems with normal household fixtures and pressure.

Highways and County Roads

Looking at a map will show divisions of the area by the highways and terrain. There are only two highways in Pagosa Springs, so it's fairly simple. Highway 160 runs from west to east with the distance from Pagosa up the San Juan River to Wolf Creek Pass as much north as east. Highway 84 runs from New Mexico north to Pagosa and ends at its junction with Highway 160. The lowest elevation area is generally south of 160 and west of 84.

There are many county roads, most of which exit directly from the main highways and wander back

into the countryside toward the high country. These roads sometimes provide access to San Juan National Forest Access Roads, so sometimes deals exist between the County and the Forest Service for maintaining these roadways.

Many of these roads were located along rivers and in place when the boundaries of the National Forest were first established. The most used and lived-on properties along waterways were left in the owner's hands as private land. Now, some of these parcels, those with river frontage and surrounded by National Forest, are highly sought after.

Generally, the folks living at a distance from Pagosa Springs along highways and out county roads are looking for that "closer to nature" environment and are less concerned with close-at-hand conveniences. It is very peaceful and private in the countryside and a wonderful place to raise children.

Developments

There are many developments in Pagosa Country from small neighborhoods to the large and totally developed Pagosa Lakes area.

The Pagosa Lakes area has all the attributes and

conveniences of a town in a lovely and well-maintained environment. The area features magnificent views of the mountains to the north and east.

Other, smaller developments at a greater distance from Pagosa vary in conveniences. Many of these have community organizations that manage roads and snow plowing.

Town of Pagosa Springs

Pagosa Springs proper has many nice living areas, and new neighborhoods are currently being developed. The town's boundary limits are also expanded from time to time taking in developments close to the town.

Take Time and Look Around

If you are considering buying property in the area, take some time and a map and look around. Think of what type of living you want and drive around the various areas. Stop and ask questions of the usually friendly people to determine what problems or assets the area may have. A little patience and time may move you into the Colorado paradise you've always dreamed of.

