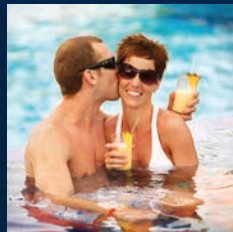


2015-2016

FREE

PAGOSA SPRINGS

REAL ESTATE & RELOCATION GUIDE



Shop early for the best selection and pricing.
 Jann C. Pitcher Real Estate is BURSTING with inventory!

Find out why.



700 Echo Canyon - 3 bed, 3 bath
 3,145 sq. ft. home on 52.36 acres
 \$750,000 · MLS 689186



64 Bluebell Ct. - 4 bed, 2 bath
 2,608 sq. ft. home on 3.06 acres
 \$330,000 · MLS 705357



269 Oldham's Place - 4 bed, 2.75 bath
 2,204 sq. ft. home on 8.62 acres
 \$199,000 · MLS 685885



584 Oren Road - 5 bed, 4 bath
 4,770 sq. ft. home on 3.26 acres
 \$795,000 · MLS 702722



495 Kelsey Cir - 4 bed, 3 bath
 3,816 sq. ft. home on 29.40 acres
 \$1,995,000 · MLS 703958



611 Big Sky Place - 3 bed, 2.75 bath
 4,569 sq. ft. home on 10.09 acres
 \$945,000 · MLS 705253



11 Ripple Court - 3 bed, 2 bath
 2,281 sq. ft. home on .69 acre
 \$359,000 · MLS 697362



544 Monument - 3 bed, 2 bath
 1,428 home on .65 acre
 \$259,000



2729A CR 119 - 4 bed, 3.5 bath
 3,791 sq. ft. home on 35.45 acres
 \$850,000



5540A CR 382 - 6 bed, 6 bath
 6,288 sq. ft. home on 1,001 acres
 \$6,000,000 · MLS 684191, 682407



577 Kelsey Cir. - 4 bed, 4 bath
 4,479 sq. ft. home on 5.54 acres
 \$1,199,000 · MLS 703610



639 Buttercup Drive - 4 bed, 3 bath
 2,204 sq. ft. home on 1.70 acres
 \$199,000 · MLS 704873



147 Wildwood #2 - 3 bed, 3 bath
 2,022 sq. ft. home on .17 acre
 \$175,000 · MLS 697362



1673 Loma Linda - 3 bed, 3 bath
 2,154 sq. ft. home on 5 acres
 \$449,500



178 Bayview - 3 bed, 2 bath
 1,440 sq. ft. home on .25 acre
 \$309,500 · MLS 703838



2005 Meadows - 4 bed, 3 bath
 2,828 sq. ft. home on 5.22 acres
 \$489,000 · MLS 702540



421 Lewis Street - Commercial
 1,459 sq. ft. on .09 acre
 \$115,000 · MLS 700819



4454 CR 500 - 3 bed, 3 bath
 2,650 sq. ft. home on 40.30 acres
 \$1,500,000 · MLS 698048



595 Yarrow Circle - 4 bed, 3.5 bath
 3,723 sq. ft. home on 3 acres
 \$695,000 · MLS 694762



65 W. Sunbeam - 2 bed, 2 bath
 2,000 sq. ft. home on 5.08 acres
 \$394,900 · MLS 695392



1135 Park Ave. #602 - 2 bed, 1.75 bath
 1,243 sq. ft. home on .04 acre
 \$219,000 · MLS 684791



108 Escobar Ave. - 3 bed, 2 bath
 1,762 sq. ft. home on .70 acre
 \$294,900 · MLS 704879



JANN C. PITCHER
REAL ESTATE



Jann Pitcher
 REALTOR®
 CRS
 Certified Residential Specialist

www.janncpitcher.com
 toll free | 800.953.5578 · office | 970.731.4065 · cell | 970.749.4904
 2261 Eagle Drive (W. Highway 160) · Pagosa Springs, CO

Jann Pitcher 749-4904
 Kalei Pitcher 759-8165
 Lee Riley 946-3856
 JoAnn Laird 946-9700
 David Cammack 749-4597
 Christine Pitcher 759-0815

Welcome

On behalf of the Pagosa Springs Area Chamber of Commerce, welcome to Pagosa Country! Thank you for your interest in joining our community. Whatever has attracted you to this area — the scenery, the climate, the recreational activities or a specific job, we think you will find Pagosa to be a friendly, pleasant place to live.



This guide has been developed to provide an abundance of information about the area. Our community is surrounded by over 3 million acres of national forest and wilderness areas. That means you will find a variety of outdoor activities here — hiking, biking, rafting, skiing, sledding, cross-country skiing, fishing, hunting and many others. You will also find other activities to keep you busy such as the hot springs, charming shops, historic sites and a variety of artisans. The Chamber of Commerce also offers our residents and businesses networking opportunities and special events to enhance your work and living environment.

Members of our community are actively involved in many volunteer, leadership and business ventures. There is currently a forward movement of utilizing our precious geothermal resources and biomass energy to create a sustainable and diverse economy. There is a renewed effort in sustaining, creating and relocating businesses to our community. Whether a home-based business or a growth company, Pagosa Springs has the resources available to help that business succeed. The Chamber's relationships with the Small Business Development Center at Fort Lewis College, Region 9 Economic Development District and the Pagosa Springs Community Development Corporation continue to strengthen.

Archuleta School District, along with alternative educational services, offers many diverse programs to all students, including distance-learning opportunities. The area's hospital — Pagosa Springs Medical Center — has been expanding its services in the six years that it has been open. It operates a 24/7 emergency room, offers lab and diagnostic services, provides primary care and has developed a Wellness Center. Recent additions include a surgical staff, orthopedic surgery, diagnostic imaging and inpatient hospital care.

Look through these pages and learn for yourself — Pagosa Springs is a great place to live, work, create, move or expand your business, raise a family or retire.

Again, welcome to our community!

Nancy Carpenter
President, Pagosa Springs Area Chamber of Commerce



Southwest Colorado's Most Unique Shopping Experience

The brands you need for great mountain living

tools



building materials



sporting goods



paint



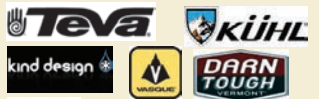
plumbing • electric hardware

Shop
www.acehardware.com
and pick up in our store!



Stop by our store today to serve all of your relocation needs. We guarantee you'll be surprised by our brands, quality service, prices & selection

clothing & footwear



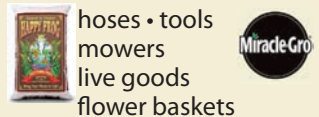
furniture



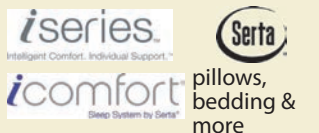
outdoor furniture



garden goods



sleep center



housewares & gifts



525 Navajo Trail Drive • 731-4022
TerrysAce.com • Open Daily

Table of Contents

- 1 WELCOME TO PAGOSA SPRINGS
- 6 BUSINESS AND ECONOMY
- 12 EDUCATION
- 18 HEALTH CARE RESOURCES
- 24 REAL ESTATE AND CONSTRUCTION
- 37 LEISURE
- 41 ACTIVE ADULTS
- 42 GETTING SETTLED

**COVER PHOTO:
MICHAEL PIERCE
PHOTOGRAPHY**

Published by
THE PAGOSA SPRINGS SUN PUBLISHING, INC.
For correspondence, subscriptions and advertising:
P.O. Box 9, Pagosa Springs, CO 81147
970.264.2100

www.PagosaSUN.com
www.Pagosa.info
www.ExplorePagosa.com

Copyright ©2015-2016 The Pagosa Springs SUN
All rights reserved.
Reproduction in whole or part without written permission from the publisher is expressly prohibited.
Every effort was made to ensure accuracy of the information in this guide. However, The Pagosa Springs SUN Publishing, Inc. assumes no responsibility for errors, changes or omissions.

Kubota

More Power to You!

Sales Event

**THE REGION'S
MOST DIVERSIFIED
SALES & RENTAL
EQUIPMENT SOURCE**



**This is
Kubota Country!**

Four Corners

Utah	Colorado
Arizona	New Mexico

SALES

FINANCING | SHORT & LONG TERM | RENTAL OPTIONS | LEASE-TO-PURCHASE

RENTALS

HOURLY • DAILY • WEEKLY

MONTHLY • SEASONAL • LONG TERM

LOCAL | REGIONAL

SERVICE

COMMITTED TO PROVIDING COMPLETE PROFESSIONAL PARTS AND SERVICE FOR EVERY LINE WE SELL

FARM & RANCH, COMPACT, UTILITY & SPECIALTY EQUIPMENT

REGIONAL SUPERSTORE

swaginc.com

SALES • RENTALS • PARTS • SERVICE



Established 1987

YOUR ASSURANCE OF FULL WARRANTY & SERVICE SUPPORT

SOUTHWEST AG, INC.

970-884-4101

1-800-218-2347

39927 US HWY. 160 GEM VILLAGE / BAYFIELD, CO

HOURS: 8am-5pm Mon-Sat

2 | PAGOSA SPRINGS REAL ESTATE & RELOCATION GUIDE

A publication of The Pagosa Springs SUN

Connecting Our Community



CABLE TV

HDTV, Pay-Per-View, TiVo - find it all and more.



DIGITAL PHONE

Unlimited local and long distance plus tons of free features.



HIGH SPEED INTERNET

From casual surfing to high speed net-blazing, we've got it.

Premier Triple Play
Free DVR and Free Digital Tier

\$109⁹⁵
/month



COMMUNICATIONS

877.234.0102

www.usacommunications.tv

WELCOME TO PAGOSA SPRINGS



Making the Move

Pagosa Country is a pretty place — no doubt about it. We have mountains, meadows, rivers, lakes and more — scenery galore. It is the ultimate outdoor playground, year-round, and a surprising number of cultural opportunities exist.

It's a place that's easy to fall in love with.

But making a home, and a life, somewhere requires more than just pretty.

It likely requires not only establishing a residence and home life, but a work life as well — be it joining an existing business, relocating an existing business or, perhaps, starting a new business.

But, how do you go about creating that life in Pagosa Country?

What is here that would lead you to choose this as a place to live, and to do business?

What are the options for business? What kind of market exists here for your services or products? What kind of labor force exists that could support your enterprise? What is the state of the necessary infrastructure? What educational institutions exist to

train workers? What support services are available to the owner of a business or light industry?

What opportunities exist for you and your family?

This publication seeks to give you answers to many of your questions and, when the answer is not obvious, it directs you to sources that can give you what you need.

The publication results from a cooperative effort, with much of the heavy lifting done by the primary business-support organization in Pagosa Country — the Pagosa Springs Area Chamber of Commerce — as well as The Pagosa Springs SUN, with both staffs researching and compiling most of the pertinent statistics you'll find in this guide. If you don't find what you want in this guide, call the Chamber at (970) 264-2360 or (800) 252-2204 — you'll get the help you need.

And, when it comes time to make one of the most important decisions you face, know you will be welcome here in Pagosa Country — a great place to live, to raise a family and to do business.



Photo courtesy Steve Peterson Photography

SkyWerx

A Colorado Company to Watch

By Ed Fincher

SkyWerx is a locally owned Wireless Internet Service Provider (WISP) whose number one mission is to provide the highest quality Internet related service and technology to their customers.

With a continually expanding wireless infrastructure that has been designed to effectively deploy high-speed wireless Internet to the community and surrounding areas of Bayfield, Durango, Ignacio and beyond, SkyWerx is dedicated to bringing high speed Internet access to Pagosa Country.

“I would say that access to capital was tough early on,” SkyWerx co-founder Jered Davis explains. “Because we are in technology, and in order to stay relevant, we consistently upgrade our network. That is a very capital intense process, especially because it has grown so much over the years.”

Originally founded in 2003, SkyWerx has expanded and improved so much that last year it was named one of the 2014 Colorado Companies to Watch. Out of over 1,200 nominees, the company was one of only 50 to receive this prestigious recognition. Colorado Companies to Watch is a statewide awards program that celebrates second-stage companies that are developing valuable products and services, creating quality jobs, enriching communities and creating new industries throughout the state.

“This award represents ten years of quality service and continued positive growth for SkyWerx,” Davis says. “It is a testament to our loyal customers and faith in our regional network serving Southwest Colorado. Our SkyWerx team is very proud to accept this award.”

Davis, with a degree in management information systems, and his younger brother, Justin, who holds a business degree in econom-

ics, followed in their father's footsteps. Jim Davis founded Advantas Internet in Farmington, N.M., which had proved the capability and reliability of fixed wireless Internet technology.

Jered recalls relaxing in one of Pagosa's hot springs, talking with a local couple, when the conversation turned to the lack of good Internet service in Pagosa Country. Thus the idea for SkyWerx Internet Service was born.

The brothers had an idea of the technology they should use and the route they should take. "We got a small amount of money to start with," Justin explains, "and have grown SkyWerx to what it is today — just by word of mouth and hard work, and just providing a great product."

The product SkyWerx provides is wireless Internet. A small unit is mounted on the outside of the customer's business or residence. It points to one of eight microwave towers in Pagosa Springs to receive a signal. That tower in turn is fed by either FCC-licensed microwave or fiber optic links. This is what connects the SkyWerx network and its customers out to the Internet.

"We're friendly and provide a reliable product," Justin reiterates, "with great customer service. Most of the people in Pagosa can put a face to the voice they deal with at SkyWerx. They know that if they ever have an issue with service, they're going to be taken care of by someone right here in Pagosa."

Because of the way the system is set up, SkyWerx Internet service is extremely reliable. Service outages are rare since microwave signals don't break down or get severed by construction projects, and back-up generators, powered by propane or solar energy, virtually eliminate the effects of power outages caused by bad weather.

Economic development has been a topic of concern locally since the economic downturn in 2008, and several organizations have been working to attract more businesses to the area. As businesses become increasingly dependent on the capabilities of the Internet, SkyWerx has positioned itself to handle the future needs of its customers.

SkyWerx has grown in the Pagosa Springs area to over 1,000 customers, including several large businesses: Parelli Natural Horsemanship, the Archuleta School District, Archuleta County, La Plata Electric, and the Pagosa Springs Medical Center — all of which have high capacity data requirements.

In 2009, SkyWerx introduced a new, state-of-the-art technology called WiMax, which allows businesses to connect with multiple locations at higher speeds — up to 28 megabits per second.

"We're one of the first companies in Colorado to deploy it," Justin explains. "It is an FCC-licensed, point-to-multipoint technology, which involves hanging new equipment on towers or upgrading existing equipment."

Don't just visit, make this your business home!

We are here to help.

Pagosa Springs Community Development Corporation
PO Box 1183
Pagosa Springs CO 81147
pagosaspringscdc.org
cdcinfo@pagosaspringscdc.org

DREAM BIG

Lake and Carolyn McCullough opened Earthsense Herbs and Gift Gallery in Pagosa Springs with financial assistance from Region 9 and technical assistance from the Southwest Small Business Development Center. You can reach the McCullough's by calling (970) 264-0884 or earthsenseherbs@centurytel.net.

Region 9 provides loans and technical assistance in southwest Colorado. For information call (970) 247-9621 or go to www.scan.org.

Region 9 is an equal opportunity lender and employer.

PLAN WELL

Region 9 Economic Development District

Building Entrepreneurial Infrastructure

The Region 9 Economic Development District of Southwest Colorado, Inc. (Region 9 EDD) is a nonprofit economic development district that promotes and coordinates economic development efforts throughout southwest Colorado.

Region 9 EDD serves the counties of Archuleta, Dolores, La Plata, Montezuma and San Juan, the cities and towns within those regions, as well as the Southern Ute and the Ute Mountain Ute Indian tribes. Its board of directors is comprised of 26 members, 17 from local government jurisdictions and nine members that represent the private sector in the five-county area.

The mission of Region 9 EDD is to be a regional leader, working cooperatively with the private and public sectors to enhance the economic conditions in the area, and improve the region's economic prosperity.

Among many services, Region 9 EDD offers business loans, frequently used for "gap" financing in partnership with banks; as well as a micro-loan program to provide funding that may not be available through traditional financial institutions. Consideration is given to businesses creating or retaining jobs, leveraging other funds or exporting a good or service from the local economy.

In addition to loan programs, Region 9 EDD administers the Southwest Enterprise Zone, a state tax credit program; provides administrative support to the Four Corners Film Office; consults with county-level economic development groups; and helps to administer different state and federal programs for economic development.

Region 9 EDD often partners with community organizations, governments and the private sector to assist in the development of special projects that result in job creation/retention and the economic expansion of the community or enterprise. Region 9 EDD is currently assisting with the geothermal initiative in Archuleta County; re-launching of the Pagosa Springs Community Development Corporation; and bringing statewide attention to the area through the Colorado Companies to Watch program with successful nominations of several local growth companies.

The local economy relies heavily on entrepreneurial small-scale businesses for jobs and tax revenues, and these businesses can apply for the Southwest Colorado Accelerator Program for Entrepreneurs (SCAPE), which mentors emerging businesses that need capital investment to put them on the growth company track.

Successful completion of the SCAPE program should provide these businesses the ability to enter markets and raise capital.

Lastly, Region 9 EDD is a State Data Center and publishes a variety of regional economic data reports that provide citizens and policy-makers access to reliable, unbiased and timely information including the Comprehensive Economic Development Strategy (CEDS) to assist local communities with regional economic development strategic planning and technical assistance.

If you should need further information or resources, call Region 9 EDD at (970) 247-9621 or go to www.scan.org. Region 9 EDD is located at 295 A Girard St., Durango, Colo.

Small Business Development Center

Helping You Prosper

The Southwest Colorado Small Business Development Center (SBDC) offers confidential, objective services to help your business succeed no matter what stage you're in. From start-ups to growth companies, its expert advisors and instructors have many years of experience in all business topics, assisting you to gain the knowledge and tools needed to be successful in these competitive times.

Voted the best SBDC in Colorado for 2009 and 2010, and rated the top-performing SBDC in Colorado Congressional District 3 for the last five years, this regional SBDC services the communities of Archuleta, Dolores, La Plata, San Juan and Montezuma counties. It also services the Southern Ute Tribe and Ute Mountain Ute Tribe. Its goal is to be the premier provider of small business assistance, training, information and leadership activities that foster the successful growth and development of small businesses in Colorado.

The Southwest Colorado SBDC has many facets to its services, including counseling, workshops, business expansion consultation and educational material. Its counseling and business expansion services include individual attention and presentations through a highly recognized Business Advisory Network. Its workshops are held throughout the year and focus on improving your business acumen through programs such as the Leading Edge Entrepreneurial Training, QuickBooks, Starting Your Business, Women's Small Business Conference, Succession Planning, Web Site Development, etc.

Businesses interested in developing or improving their business plan can get tips and checklists from the SBDC. It is also very knowledgeable

about the various ways that you may be able to finance your business, whether through traditional methods or through venture capital or angel investors. Checklists are also available for start-up businesses and growth companies.

The Colorado SBDC Network has recently launched the SBDC Advanced Program where interested businesses can pay a small fee and be eligible for intensive 20+ hour consultations by a team of consultants. If you are a Second State growth company with 6-99 employees or a small mom-and-pop small business, the SBDC Advanced Program can address your needs. You can check this program out at <http://www.coloradosbdc.org/consulting/sbdc-advanced>.

If you are interested in starting or relocating your business, the SBDC can help you with demographic and relocation information pertinent not only to Pagosa Springs, but to the region. The SBDC has access to high-level corporate databases for accessing industry and market research, competition analysis reports, sales leads lists, GIS mapping of key business information, etc. The SBDC also has a regional advisory board that meets quarterly and provides oversight, assistance and guidance. They are available for information or business assistance.

The Southwest Colorado SBDC has its finger on the business pulse and has a multitude of connections to help your business succeed. It is always on the cutting edge of providing assistance to new or existing businesses. To find out about its outreach or workshop schedule, or to receive information about one of its many assistance programs, visit its website at www.sbdcfortlewis.org, or call (970) 247-7009.



Opening a Business

In the Town of Pagosa Springs

The Town of Pagosa Springs requires an annual business license for all businesses located and/or conducting business within the town's boundary. This includes special events, vendors, seasonal/temporary businesses, vacation rentals, retail and service businesses, building general and subcontractors, home-based, nonprofit entities, etc.

We recommend that you contact the town planning and building department at the beginning of your planning process and prior to determining a location for your business. There may be zoning restrictions and building code requirements for particular businesses that you should know about before you get too far along in your planning process, and certainly before you lease or purchase a property. This will help eliminate surprises and very costly oversights along the way.

In addition, a sign permit is required for all permanent and temporary signs (banners). Again, we recommend you contact the planning department prior to designing or manufacturing a sign to ensure you meet the town's code requirements and prevent any costly mistakes.

The town currently has an Economic Stimulus Sales Tax Rebate program in place that may provide benefits to your business. More information is available at Town Hall.

Town staff is available to help guide you through the process of opening or relocating a business in Pagosa Springs. Applications are available on their website, www.townofpagosasprings.com, or at Town Hall. Contact town government at: 551 Hot Springs Blvd., P.O. Box 1859, Pagosa Springs, CO 81147, (970) 264-4151.

TAX BURDEN 2011

State	Rate	Ranking (1 Highest)	Per Capita Paid to State	Per Capita Taxes Paid to Other States	Total State & Local Per Capita Taxes Paid	Per Capita Income
Colorado	9.0	32	2,916	1,303	4,220	46,767
Texas	7.5	47	2,109	979	3,088	41,269
New Mexico	8.6	37	2,089	955	3,044	35,328
California	11.4	4	4,075	1,061	5,136	45,254
Arizona	8.9	34	2,210	984	3,194	35,889
Wyoming	6.9	50	1,638	1,862	3,500	50,805
Nebraska	9.4	25	2,775	1,216	3,991	42,281
U.S. Average	9.8	N/A	N/A	N/A	N/A	42,473

Source: www.taxfoundation.org/taxdata

STATE AND LOCAL TAXES PER CAPITA 2009

	RANK	Amount
Colorado	48	1,532.26
Texas	50	1,368.45
New Mexico	17	2,102.88
California	9	2,391.65
Arizona	41	1,673.57
Wyoming	2	2,973.87
Nebraska	18	2,082.27
U.S. Average		2,049.20

Source: http://www.statemaster.com/graph/eco_tot_tax_bur-total-tax-burden-per-capita

SELECTED STATE TAX COMPARISONS 2009 (PER \$1,000 INCOME)

	Colorado Rank	Tax	U.S. Average
Total Taxes	49	\$40.89	\$58.50
Sales and Use	44	\$10.89	\$19.68
Individual	28	\$20.74	\$20.12
Corporate	42	\$1.55	\$3.29
Motor Fuel	32	\$2.90	\$2.89
Liquor	43	\$0.17	\$0.44
Tobacco	35	\$1.02	\$1.37
Severance	12	\$1.34	\$1.10

Source: www.colorado.gov

Business ORGANIZATIONS & LICENSING

Colorado Workforce	(970) 247-0308	www.yourworkforcecenter.com
Better Business Bureau	(505) 346-0110	newmexicoandsouthwestcolorado.bbb.org
Pagosa Springs Chamber of Commerce	(970) 264-2360	www.pagosachamber.com
Region 9 Economic Development	(970) 247-9621	www.scan.org
Southwest Colorado SBDC	(970) 247-7009	www.sbdcfortlewis.org
Colorado Secretary of State	(303) 894-2200	sos.state.co.us
Town of Pagosa Springs	(970) 264-4151	www.pagosasprings.co.gov
Archuleta County	(970) 264-8300	www.archuletacounty.org
Archuleta County Clerk & Recorder	(970) 264-8350	www.archuletacounty.org
The Pagosa Springs SUN	(970) 264-2100	www.pagosasun.com



Grow Your Business With The Pagosa Springs Area Chamber Of Commerce

By Clint Alley

Executive director, Chamber of Commerce

Incorporated in July of 1976, the Pagosa Springs Area Chamber of Commerce is currently celebrating its 38th year of serving Pagosa Springs and the surrounding communities.

The Chamber of Commerce is a member-based organization that promotes and supports the local community through various educational programs, a resource and referral system, business advocacy, economic gardening and special event promotions. With almost 500 members, it is known for consistently having one of the highest per capita memberships in the state of Colorado — an honorable achievement for a small mountain community.

The Pagosa Springs Chamber stays current with the technological age, utilizing tools including a mobile website, social media and educational opportunities for local businesses. Popular networking events such as the Business After Hours, Business Bites luncheons and Maximizing Your Membership sessions are a great way to stay current with Pagosa activities and promote and expand your business. The Chamber offers confidential consulting services, connections to other important business service centers and numerous ways to help you grow your business. The Pagosa Springs Chamber offers a variety of membership opportunities, including advantage memberships for one-stop shopping for Chamber benefits and community exposure and involvement.

If you are looking to expand your already-established business, you might want to think about involving yourself in the Growth Company Initiative, which supports both emerging and existing businesses that export products and services outside of southwest Colorado. This peer network and mentoring group shares business resources, expertise, time and access to capital. Most of the growth companies are past the initiation phase of a business and are looking to expand their products, market and workforce. The Chamber in Pagosa, along with the Pagosa

Springs Community Development Corporation, the Alliance Economic Development Center in Durango, the Small Business Development Center at Fort Lewis College and the Region 9 Economic Development District are poised to help you take your business to the next level.

If you are moving into the community and setting up a storefront or home-based business, or if you are an individual interested in staying connected to the business community, the Chamber offers many options and informational outlets to assist you.

The Pagosa Springs Area Chamber of Commerce is an investment in the community, eager to assist businesses. A Chamber membership is a voice in supporting the business community. Contact the Chamber of Commerce at www.pagosachamber.com or by calling (970) 264-2360 or (800) 252-2204.

Bringing you news of Pagosa Springs and Archuleta County since 1909.

- Town & county governments
- Hospital district
- Water district
- School district
- Arts & entertainment
- Lifestyle



\$35 one year out of county
\$25 one year in Archuleta County

Subscribe today!
(970) 264-2100

ECONOMIC PARTNERS

Archuleta County	www.archuletacounty.org	(970) 264-8300
Town of Pagosa Springs	www.pagosasprings.co.gov	(970) 264-4151
Pagosa Springs Community Development Corporation	www.pagosaspringscdc.org	(970) 264-2360
Pagosa Springs Chamber of Commerce	www.pagosachamber.com	(970) 264-2360
The Pagosa Springs SUN	www.pagosasun.com	(970) 264-2100
Southwest Colorado SBDC	www.sbdcfortlewis.org	(970) 247-7009
Region 9	www.scan.org	(970) 247-9621
Office of Economic Development and International Trade	www.advancecolorado.com	(303) 892-3840



Pagosa Springs Community Development Corporation Improving Our Economic Climate

By Jason Cox

President, Pagosa Springs Community Development Corporation
The Pagosa Springs Community Development Corporation (CDC) coordinates economic development initiatives that aim to enhance the economy in Pagosa Springs and Archuleta County.

Born of the former Archuleta Economic Development Association (AEDA) which formed in the late 1980s, primarily by a local utility company, the AEDA was tasked with improving rural economic development. Today, the CDC — a 501(c)(3) nonprofit corporation formed in the spring of 2010 — maintains the AEDA's goal of enhancing economic vitality in Archuleta County. Supported by utility groups, local banks and individual businesses, the CDC's mission is to help Pagosa grow, diversify and become more economically stable.

Major projects that the AEDA and CDC have worked on over the years include: reorganization of the fire district and support of additional and outlying fire stations; development of the Cloman Industrial Park into several phases; and support of the first phase of San Juan River restoration infrastructure in downtown Pagosa Springs. Recent projects the CDC has undertaken include the attraction and support of Parelli Natural Horsemanship World Wide Headquarters; assistance with the development of Growing Spaces — one of the top 50 companies to watch in Colorado in 2010; and support for SkyWerx Internet Services, another Colorado top 50 companies to watch in 2014. Recent CDC efforts include assisting with alternative energy development projects in and around Pagosa Springs — including a major biomass project and power plant project — and supporting research and development of the geothermal cache in the area.

Better than a highway running through town, Pagosa Springs has the San Juan River flowing through town. With the Weminuche Wilderness and southern San Juan Wilderness in Pagosa Springs' backyard, outdoor equipment and accessory entrepreneurs are finding that Pagosa Springs offers an ideal research, development and testing lab for their products.

Technology has changed the way we do business and companies that need broadband Internet services for telecommuting are a perfect fit for the community. With the current focus on alternative energy nationally, the CDC encourages individuals and companies interested in energy entrepreneurship to look no further than Pagosa Springs.

The CDC provides a wealth of resources including a rapid-response team to assist companies interested in opening or relocating a business to Pagosa Springs and Archuleta County. The CDC maintains close ties to the Pagosa Springs Chamber of Commerce, the Southwest Small Business Development Center at Fort Lewis College in Durango, and Region 9 Economic Development District. These relationships help provide businesses a leg up on coming into the community through

consultation services, educational opportunities and financial assistance. The CDC can help interested parties develop a business compatible with the area, help smooth the business transition, and create a win-win situation for new businesses and the community. Best of all, employees love to live and play where they work and it doesn't get much better than Pagosa Springs.

Contact the CDC at www.pagosaspringscdc.org, or call the office at (970) 264-2360. The CDC looks forward to seeing new businesses grow with the community as a partner for an economically strong business environment.

more than just signs...

WIDE FORMAT DIGITAL PRINTING

BANNERS	VEHICLE WRAPS
CUSTOM APPAREL	POSTERS
BUSINESS CARDS	MEMORIAL STONES
PLAQUES	WINDOW TINTING
PROMOTIONAL PRODUCTS	ARCHITECTURAL LETTERING

Sandblasted Signs
New & Refurbishing

Vinyl, Digital
& Painted Signs

Electronic Signs
& Maintenance



970-731-3327
designasign@msn.com

57 MAJESTIC DR
PAGOSA SPRINGS, CO



Photo courtesy Joanne Irons Photography

A strong tradition of successful extra-curricular activities

Destination Imagination

By Randi Pierce

Archuleta School District has a strong tradition of successful extra-curricular activities, from athletics to service organizations to creative and academic endeavors, with students often finding themselves at state, national or even global competitions.

The school district's Destination Imagination (DI) participation is no different.

The DI Nerds, for example, have been together as a team for eight years, advancing to state all eight years and to global competition three years. The team comprises Miah Pitcher, Blake Irons, Brooke Bowdridge and Addie Thompson.

DI was incorporated in 1982 and was originally known as Odyssey of the Mind. In 1999, the name changed to Destination Imagination. Over 200,000 students in 48 states and 30 countries participate in the program annually, with the program featuring project-based challenges that must be solved with creativity and innovation, among other skills.

Each season, teams choose one of seven challenges to develop and practice a solution to, with those solutions, which include a theatrical component, presented at a regional tournament. Teams have the opportunity to then advance to state and global tournaments.

According to the DI website, "Our programs are developed annually to ensure they are relevant and align to National Education Standards,

STEM standards, ELA Common Core Standards and Mathematics Common Core Standards."

The DI Nerds, which are one of several Archuleta School District teams, took part in the scientific challenge their first year, but have tackled the fine arts challenge every year since. But even the fine arts challenge requires teams to integrate technical factors.

This year, for example, Blake Irons wrote a computer program that turned a light on and off in a lamppost. Last year, the team built a robotic arm.

The program also includes an instant challenge that teams have only minutes to solve before presenting to judges.

"They're definitely problem-solvers and know how to think things through," coach Cheryl Bowdridge says, adding, "It's by far one of the best programs a kid can get into."

Cheryl said she's seen the team members apply what they've learned as part of the program to other parts of life, explaining that the participants think outside the box, see beyond what's right in front of them, work well as part of a team and are more creative when they tackle projects.

But even Cheryl notes that Destination Imagination is one part of a successful set of extracurricular activities available locally.

"Our kids are generally successful," she says, noting that many are in academic, creative and athletic programs. "Our kids are very diverse."



Schools offer multitude of reasons for Living in Pagosa

By Linda Reed
Archuleta County School District 50 JT

For families with children who are interested in moving to Pagosa Springs, there are a multitude of reasons, many of them found in our schools. Our teachers are all highly qualified and most of them hold masters degrees.

Our Strategic Framework which emphasizes Whole Student Education, exemplifies what we believe is important. We believe that in order for our students to be successful in life, they need to develop more than just their academic competencies. They also need to develop personal, professional, entrepreneurial and civic competencies. In order for them to accomplish these, we provide many atypical opportunities for our students.

In addition to an outstanding academic program, our schools offer many co-curricular activities for students of all ages. At the elementary level, there are arts activities and opportunities for students to engage in snowshoeing during winter as part of their physical education program. Our elementary students also engage in local, regional and international service projects. They have collected "Coins for Haiti" and support an orphanage located in Haiti. Middle school students ski at Wolf Creek as part of their physical education program. Seventh-graders make a spring overnight trip to Bandelier National Monument, where they engage in nature hikes, ecosystem studies, geology studies, study of ancient cultures, swimming and

viewing the Los Alamos Museum. Eighth grade students explore the natural wonders of Moab, Utah, and engage in an interdisciplinary unit of instruction upon their return. High school students regularly compete and win in many co-curricular competitions, Skills USA, Future Business Leaders of America (FBLA) and various music competitions around the state. In addition, music at the high school includes the Americana Project as part of a Fine Arts Magnet Academy (FAMA). Our Pagosa Pirates Boys' Basketball team won the Class 3A Championship in 2013 and our Lady Pirates won the Class 3A Girls' Championship in 2015.

Archuleta School District 50 Joint was created in 1950 and consists of three school campuses: Pagosa Springs Elementary School (kindergarten through fourth grade); Pagosa Springs Middle School (fifth and sixth grades are in one building with the seventh and eighth grades in another building); and Pagosa Springs High School (ninth through 12th grades).

The district works collaboratively with multiple universities throughout Colorado to provide concurrent enrollment classes for high school students so that they may earn college credit while still in high school. Head Start and Seeds of Learning work hand in hand with the district through the Colorado Preschool Program, which also offers assistance to at-risk preschool students. The district provides bus services to the majority of the district's students. For more on our schools, visit our website at www.mypagosaschools.com.



Engaging Students

STEM Internship Program

The STEM (Science, Technology, Engineering and Math) Internship Program of Southwest Colorado seeks to contribute meaningful workforce development within the region. The program coordinates employment opportunities for high school students where they can learn STEM skills, establish relationships and gain professional expertise. The program connects businesses and students in Archuleta, La Plata and Montezuma counties and is a joint effort between Region 9 Economic Development District, La Plata County Economic Development Alliance, Alpine Bank and the Durango Discovery Museum.

Beginning in 2013, Jacob Manzanares, a senior with Pagosa Springs High School, was hired through the Internship Program at Growing Spaces.

"We love having him," reports Stacey L. Couch, creative media coordinator for Growing Spaces. "He is such a great individual."

Manzanares is involved with many aspects of the company including building bed designs for growing domes using 3D software, video editing, website programming and hands-on manufacturing in the shop.

The STEM Internship Program is a nonprofit organization with private funding from donations. If you would like to contribute to STEM, are a parent with a student or are a business that might be interested in working with our youth, you can contact the program director, Elizabeth Silverstein, at (970) 426-9115 or email at stemsw@gmail.com. The STEM Internship Program is a great opportunity for local youth.

Skills USA

By Becky Guilliams and Jesse Morehouse

VICA (Vocational Industrial Clubs of America) was formed in 1965. Its purpose was to motivate students at the high school and collegiate levels to understand and value opportunities present in America's skilled workforce.

In 2004, VICA became Skills USA. In 2006, the Pagosa Springs High School Skills USA chapter was founded, and it continues to grow each year. Now, Skills USA includes more than 312,000 students nationally. The organization conducts state, national and global competitions at which Pagosa Springs High School students regularly compete.

At Pagosa Springs High School, students have access to subjects such as crime scene investigation (csi), auto technology, auto refinishing, welding, motorcycle mechanics, computer programming,

digital photography and web design. The program hopes to add TV/video production soon and has recently introduced firefighting.

Pagosa Springs High School funds the students' attendance for regional and state competitions, while students who qualify for national competitions must raise their own funds to attend. The Pagosa chapter has qualified for National Competition multiple times in CSI (twice) and computer programming (three times), as well as in firefighting and digital photography.

Skills members volunteer at the 9Health Fair for setup and take-down of the event, as well as helping out with the local antique auto show. This provides students and community members a chance to get to know each other outside of the high school setting while raising money for incidental costs at events.

EDUCATIONAL CONTACT NUMBERS

Archuleta County Education Center

(970) 264-2835

theacec.com

Archuleta School District 50 JT

(970) 264-2228

www.mypagosaschools.com/

Childcare Resource and Referral Program

(970) 247-5960

earlychildhoodprograms.org

GOAL Academy

(877) PRO-GOAL

www.goalac.org

Our Savior Lutheran Preschool

(970) 731-3512

oslcpagosa.org

Pagosa Springs Elementary School (K-4)

(970) 264-2229

pagosaspringselem.co.ade.schoolinsites.com

Pagosa Springs Middle School (5-8)

(970) 264-2794

pagosaspringsmiddle.co.adm.schoolinsites.com

Pagosa Springs High School (9-12)

(970) 264-2231

pagosaspringshigh.co.adh.schoolinsites.com

Pagosa Early Childhood Center (Head Start)

(970) 264-2484

tchs4c.org

Pagosa Valor Academy

(970) 444-2419

pagosavaloracademy.org

Community Connections, Inc.

(970) 259-2464

communityconnectionsco.org

San Juan Board of Cooperative Educational Services (BOCES)

(970) 247-3261

sjboces.org

Sonrisas Spanish School

(970) 264-9288

sonrisasspanishschool.com

Seeds of Learning Early Care and Education Center

(970) 264-5513

growingseeds.org

**Education Options****Private & Homeschool**

While Archuleta School District 50 JT offers excellent educational opportunities, some people relocating to Pagosa wish to enroll their children in a private school or would like to homeschool their children. Pagosa Springs offers several private educational options.

GOAL Academy is accredited by the Colorado Department of Education, serving ages 14-21, with an academic coach-to-student ratio of 1:30. GOAL Academy maintains a blended learning format with online courses and drop-in centers with individuals to help with any questions or problems, and works on a block structure for student/academic accountability. GOAL Academy adheres to all State of Colorado Common Core Learning Standards. The curriculum is prescriptive, so it allows students to work at their pace. Visit online at www.goalac.org or go to the Pagosa Springs site at 100 Country Center Drive, Ste. L to apply. Students will graduate with life skills, post-secondary and workforce readiness, assuring they will become productive members of society.

Our Savior Lutheran School: This early childhood pre-school offers a curriculum in which every discipline is taught from the Christian world view. The school is now 23 years old, but its facilities are modern, being located on three acres, complete with six self-contained classrooms, a gymnasium and a playground area. There is no testing required for the pre-school; however, children are expected to adhere to behavior that is respectful to teachers and fellow students. Information is located at www.oslcpagosa.org.

Homeschooling: An estimated 50-plus families homeschool their children in and around Pagosa Springs. Pagosa Valor Academy, for example, is a primary education school for first through sixth grades. It combines the best traits of home education with the best traits of public school education. It is a family-oriented school whose core purpose is teaching kids from a biblical perspective while preparing college-ready young adults.

Some homeschooling options follow the traditional school schedule, while others work year-round, offering a diversified schedule based on chores at home, jobs, training, vacation schedules and other variables. Families interested in homeschooling need to register their intent with the Archuleta School District 14 days before homeschooling and every school year. For more information on homeschooling rules and regulations, some useful websites are the Christian Educators of Colorado, www.chec.org/index.php or Homeschool World at www.home-school.com.



Continuing Education

Pueblo Community College

Learning technical skills, achieving a higher level of education and earning an associate degree and/or technical training certificate is a very real possibility while living in Pagosa Springs.

What once was a smattering of vocational, technical and online studies has now been gathered under the umbrella of Pueblo Community College.

Based in Pueblo, Colo., PCC has been offering community outreach education and training programs in the area for over 30 years. In 2008, PCC and the San Juan Basin Technical College (SJBTC) in Mancos, Colo., entered into an educational partnership to broaden the number of educational programs offered in the region. In 2009, former Colorado Gov. Bill Ritter signed into law legislation that officially merged PCC's southwest campus and SJBTC into one entity — the Southwest Colorado Community College (SCCC).

SCCC, a comprehensive two-year college, now operates as a

division of Pueblo Community College and has two campuses. The “west campus” is located in Mancos where the former SJBTC was housed. The “east campus” is located in Durango at The Commons Building.

The SCCC operates its two campuses with the aid of a regional advisory board with representatives from local counties, including Archuleta, Dolores, La Plata and Montezuma. The diverse regional representation assists SCCC in highlighting the needs of local communities, such as workforce demands and education interests.

Courses can be taken on campus or online and all classes are accredited by the Higher Learning Commission. Efforts are also being made to broaden the accessibility of classes through Archuleta School District 50 JT. To find out more about classes online or on campus, visit the Southwest Colorado Community College website at www.pueblocc.edu/Campuses/SCCC.

Fort Lewis College & Adams State University

Pagosa Springs is situated between the sites of two higher learning establishments: Fort Lewis College in Durango and Adams State University in Alamosa.

Fort Lewis College

Serving southwest Colorado for over 100 years, Fort Lewis College is a selective, public liberal arts college located approximately 60 miles west of Pagosa Springs in Durango, Colo. Smaller classes (19:1 ratio of students to faculty with 99 percent of classes smaller than 50 students) is a hallmark for FLC. There is a diversity of studies offered, with specially accredited programs in business, athletic training, chemistry, engineering-physics and music. With over 70 student organizations, including NCAA Division II sports (in the Rocky Mountain Athletic Conference, RMAC), Fort Lewis prides itself in not only community activities, but national and international activities through their Study Abroad and Getting Outdoors programs. Fort Lewis College also offers internships, service learning and undergraduate research programs.

With numerous awards and recognition for both its academics and outdoor culture, Durango marries the educational requirements with the accessibility of the natural playground in which it is located. Students have the option of living on campus or selecting housing usually located very close to the campus and easily accessible by the “T”

bus system or biking. Travel to FLC from Pagosa Springs is just an hour. Persons interested in pursuing an education through Fort Lewis College should check out the school at www.fortlewis.edu.

Adams State University

Adams State University is located in Alamosa, Colo., approximately 90 miles east of Pagosa Springs. ASU is a comprehensive institution offering bachelor degrees in 16 majors, nearly 30 minors and graduate degrees in a variety of subjects including art, business, counseling, education and physical education. Similar to Fort Lewis, Adams State focuses on small class sizes, usually with 20 students or fewer per instructor. Adams State is also part of the NCAA Division II (RMAC). Adams State has over 40 student organizations and specializes in outdoor programs.

The campus is undergoing a transformation with \$65 million worth of improvements nearly complete.

Adams State also offers extended studies or distance learning undergraduate programs, which are accredited by the Higher Learning Commission of the North Central Association of Colleges and Schools. Adams State offers excellent and challenging studies in a small college environment. For more information about Adams State University, visit www.adams.edu.



Photo courtesy Jeff Laydon/Pagosa Photography

Early Childhood Education

Seeds of Learning

Seeds of Learning, a NAEYC-accredited early care and education center 501(c)(3) organization in Archuleta County, is a quality early childhood education facility serving preschool and toddler-aged children from 18 months to 5 years old. The center encompasses early education, childcare, parenting classes and staff in-services. Seeds of Learning is the only early care and education center in Archuleta County serving toddlers.

The center piloted and currently provides the Incredible Years Program, which brings children, their parents and their teachers together in a proven prevention strategy that has been shown to reduce child behavior problems, promote positive discipline and improve school performance. They are also contracted by the Archuleta County School District to implement the Colorado Preschool Program, which serves children in need of language development and helps reduce the risk of school failure by providing support through early childhood education.

Seeds of Learning provides a hot lunch every day, along with breakfast and afternoon snack. Tuition is offered on a sliding scale.

Seeds of Learning classes continue to remain at attendance capacity most of the year. The center is located close to the downtown area and provides an educational, nurturing environment for

children and parents.

More information can be obtained by visiting the website at www.growingseeds.org.

Tri-County Head Start

The Tri-County Head Start program is a federally funded early childhood program servicing low-income guideline families in Archuleta, La Plata and Montezuma counties. Head Start works with children from 3-5 years old, providing activities for the children to help them grow mentally, emotionally, physically and socially. Head Start also works with children with special needs. Head Start is the only other facility in Archuleta County besides Seeds of Learning that offers the Colorado Preschool Program serving children who are in need of language development and are at risk of school failure unless they receive support offered by early childhood education services. The school is located close to the downtown area. You can check out the Head Start website at www.tchs4c.org.

Private Schools and Day Care

There are private organizations that offer early childhood learning and day care services. A list of providers can be obtained by contacting Archuleta County Human Services at 264-2182 or Seeds of Learning.



Pagosa Springs Medical Center Growing With Our Community

Pagosa Springs Medical Center has been providing superior healthcare to the area since 2008. Community residents and visitors have access to quality hospital services, a primary care clinic, EMS and telemedicine services with Level IV Trauma designation, a women's health program, surgery including orthopedics, and a 24/7 ER — all within minutes of home.

The medical center also focuses on promoting healthy lifestyles through community education, such as its DocTalk series. "From its physician-staffed 24/7 ER to the on-site Wellness Center, Pagosa Springs Medical Center is committed to improving healthcare access and availability for Pagosa Springs and the region," says CEO Brad Cochennet. The Wellness Center, serving the community in collaboration with The Mayo Clinic, provides educational classes on nutrition and fitness. Its classes help participants incorporate physical activity, eat balanced and nutritional diets and reduce stress. The center also provides free heart health checks to members of the community, giving them tools to make specific, beneficial changes in their lifestyles. Patients who go through the heart health screening are also connected with providers and follow-up services when required.

Recently, the medical center augmented its cardiovascular health capabilities with telemedicine technology, which allows Pagosa area patients to be connected in real-time with the best heart and stroke doctors available all over the country. A paramedic community outreach program is also in the works to provide in-home follow up care for patients.

For patients in need of emergency services, Pagosa Springs Medical Center continues to expand. Claire Bradshaw, director of PSMC marketing and development, recently reported, "The center's EMS team, recently awarded Colorado EMS of the Year, has upgraded to a Level IV level of trauma care, which means more serious traumas can be treated here, saving all-important minutes and reducing the need for costly long-distance transport."

The medical center campus includes complete Primary Care with family physicians, internists, physician assistants and nurse practitioners. The facility offers regular check-up appointments and same-day availability for acute and urgent care needs. The clinic also offers low cost, self-ordered lab testing through a full on-site laboratory. The center's Diagnostic Imaging Department has state-of-the-science equipment, including a GE 28 Re-Con 128-slice CT.



Illustration courtesy Boulder Associates, Inc.

The care you're accustomed to, right here at home. *better.*

Whether Pagosa Springs is your new home or your second home, our medical center is equipped, staffed, and expanding to provide the quality healthcare you need up here.

PAGOSA SPRINGS
Medical Center

Emergency 911 + Hospital 970.731.3700

Primary Care + Urgent + Pediatric Care 970.731.9545

Wellness 970.731.1533 | Orthopedics + Surgery 970.585.1445

95 S. PAGOSA BLVD | PAGOSA SPRINGS | pagosamed.org | [f/psmedicalcenter](https://www.facebook.com/psmedicalcenter)



PRIMARY CARE 24/7 EMERGENCY MEDICAL SERVICES + EMERGENCY ROOM CARDIOVASCULAR HEALTH + TELEMEDICINE WOMEN'S HEALTH
ELECTRONIC HEALTH RECORDS IN-PATIENT CARE: 11-BED HOSPITAL ORTHOPEDIC + GENERAL SURGERY MAMMOGRAPHY + BONE DENSITY SCREENING
MRI + 128-SLICE CT BEHAVIORAL HEALTH PHARMACY + INFUSION PRENATAL + PEDIATRIC CARE LAB OUTREACH PARAMEDICS


The department also boasts ultrasound, digital radiography, a portable x-ray machine and digital mammography capabilities.

Pagosa Springs Medical Center offers both inpatient and outpatient services, with an 11-bed inpatient care unit. The center takes pride in its ability to provide unparalleled customer service due to its small size and dedicated staff. The center also offers 24/7 emergency lab services, with the majority of tests performed on-site. General surgical capabilities at the center include laceration repair, excision of lymph nodes, breast ductectomy, lumpectomy and mastectomy, and colonoscopy. New to the center is a world-class orthopedic surgery program led by Dr. William Webb. The program offers joint, hip and knee replacement, as well as treatment and surgery on shoulders, elbows and hands.

According to state demographer data, one in three residents of Archuleta County will be over the age of 65 by 2025 and one in two residents will be under the age of 45 by 2025. This range of age groups will put pressure on the Pagosa Springs Medical Center's capacity to provide primary care, orthopedic, diagnostic and emergency services. By 2025, Archuleta County is projected to need 15 primary care medical professionals to serve the growing healthcare needs of the community.

To meet this increased need, a design-build team — Boulder Associates Architects and GE Johnson Construction Co. — was hired through a competitive bid process to work with board members and staff of the Pagosa Springs Medical Center to develop a master facility plan, which resulted in a \$20 million three-phased plan. Phase one of the plan, a new primary care building, will accommodate 10 primary care doctors coupled with specialists, behavioral health specialists, social workers, wellness coaches and more. This will create an integrated, patient-centered model of care. The \$12 million Phase One project is projected to break ground in September of 2015 and open one year later in September of 2016.

For more information about the “keep healthcare in our hands” capital campaign and to make a donation, contact Claire Bradshaw at (970) 903-3241 or donate online at www.pagosamed.org.




RELOCATING? JUST VISITING?

[and wishing you lived here?]

FAMILY DENTISTRY

Where your care and comfort
are our utmost concern...

We believe it is all about YOU!



King Campbell D.D.S., P.L.L.C.
228 Village Dr. • Pagosa Springs, CO 81147
(970) 731-2126
f /kingcampbelldds



Full-spectrum
FAMILY MEDICINE
Professional, friendly & high quality care
General Family Practice • Women's Health
Full Laboratory Testing
Walk ins welcome



27B Talisman Dr. #3 (next to Citizens Bank Uptown)
cfmpagosa.com • (970) 731-5252 office



Caring for a loved one?

We can help!

Full day • Half Day • Drop In
Programming
Rates as low as \$10 per hour

- Professionally trained staff
- Protective/secure environment
- Transportation services
- Medication reminders
- Personal care services
- Nutritious meals and snacks
- Respite care for family caregivers
- Recreational activities
- Socialization
- Special outings
- Family member care giving support and educational information



(970) 731-1033
191 Talisman Drive #104
Pagosa Springs CO
info@comfortsofhomeaduldaycare.com
comfortsofhomeaduldaycare.com

Alternative Treatments Plentiful in Pagosa

Throughout the centuries, people of all cultures have come to regard the hot mineral waters in Pagosa Springs as having healing properties.

Whether they were used to soothe sore muscles, to deal with breathing issues or just for simple relaxation, the hot mineral baths have played a key part in the development of Pagosa Springs.

Pagosa is also home to the famous Dr. Mary Fisher — our own “Dr. Quinn Medicine Woman” — who, back in the late 1800s, graduated medical school as a doctor of homeopathy and surgery. She brought her healing skills, tenacity and tenderness to Pagosa Springs at the turn of the century, becoming a legend and the namesake for the Dr. Mary Fisher Foundation, a nonprofit that exists to assist, benefit and support the district that oversees the local hospital.

Perhaps because of the healing waters, the thought that Pagosa is founded on a vortex, or just because of the natural assets of the flowing rivers, cascading waterfalls or glorious mountains, those providing many forms of healing have been drawn to our community.

Pagosa abounds in talented therapists qualified in a variety of massage techniques. Traditional massage, cranio-sacral, Swedish, deep tissue, sports, neuromuscular, axial tonal alignment, kinesiology, energy work and reflexology are but some of the modalities practiced by trained therapists. Therapists work out of several spas in the community, stand-alone businesses, out of their homes and, with their massage tables, will travel to your home. Massage therapy is definitely one of the industries that is prevalent in Pagosa — good for the therapist and for those who need and want this body work.

A comprehensive aquatic wellness program with therapeutic water exercises is offered for adults with chronic health conditions or healthy individuals who just wish to improve their fitness level.

Too, traditional medical practitioners in the area focus on and offer preventative and wellness programs to help individuals achieve a healthy, active lifestyle.

Pagosa also has its share of qualified chiropractors. There are a variety of chiropractic treatments available, serving a wide range of needs. Treatments include the Gonstead technique, focusing on the whole person, not just the area of pain. With the active lifestyles in our community, sports medicine treatments, using traditional adjustment methods and non-force techniques are also widely available. Keeping up with new technologies, Pagosa chiropractors also utilize techniques such as scio biofeedback, cold laser therapy, aqua chi detox and spinal decompressions. Whether a resident of Pagosa or someone interested in opening a practice, there is certainly room to explore this industry.

If you are looking to improve your life through conscious and inner awareness, Pagosa is home to a number of well-trained therapists, including hypnotherapy practitioners. Several practitioners who had very successful businesses in the “big city” have chosen to move to a smaller community, and have made Pagosa their home,



Photo courtesy The Springs Resort

setting up shop here in the mountains. Some therapists still travel, but make Pagosa their home base. Whether experiencing a life change, a choice of a place to raise your family, downsizing or even semi to full retirement, Pagosa welcomes alternative and experiential therapists.

With the resurgence in natural or holistic products in recent years, Pagosa Springs is also home to a variety of businesses producing natural-based products. Some of the businesses operate from storefronts, offering spices, tinctures, oils, teas, soaps and many other selections. Other businesses are home-based and Internet-driven. Body and facial care products, soaps and cleaning products are produced locally, but marketed globally. As the market for holistic and natural products increases, talented practitioners are finding our community conducive to producing and marketing these products right here in Pagosa Springs. Pagosa, with one of its eyes on the holistic, is a perfect place for businesses of this nature to set down roots and grow.

Our community is a wellspring of traditional and alternative solutions to health care. With lodging and conference facilities, mineral hot springs in town and the great outdoors as our backyard, Pagosa Springs is an attractive site for wellness seminars educating the outside world to the benefits of alternative methods of treatments and holistic products. There is still room for the “alternative” community to come together and better promote our area to the outside world. The Chamber of Commerce would be happy to assist businesses interested in expanding this alternative arena. Pagosa exemplifies a healthy way of life through its active lifestyle and open-mindedness to alternative contributions to health care.



EVENINGS PORCH ASSISTED LIVING

*Where Independence & Quality of Life
are Nurtured & Respected*

Healthy, Home-Cooked Meals
Relaxed Country Atmosphere
Scenic Views

Private, Spacious Rooms for Singles & Couples
Physical & Social Programs
Holistic Options
24-Hours Caring Staff on Site

Contact Erin Youngblood, MSW, Administrator
at 970-884-0101

www.eveningsporch.com
42811 Highway 160 • Bayfield, CO 81122

Reconnect with better hearing



Hearing loss can leave you feeling isolated and insecure. Talk to us today, and find out what the latest hearing aid technology can do for you!

3 Series i20
start at \$750

Free Hearing Screenings

Ears 2 U
Hearing Aid Center
970-731-4554

190 Talisman Dr. C-3
Pagosa Springs CO
coloradohearingaid.com

Scott Erickson
Hearing Instrument
Specialist

29 years of
industry experience
Celebrating 10 years
in Pagosa Springs



HEALTH CARE NUMBERS TO KNOW

Pagosa Springs Medical Center	(970) 731-3700	pagosaspringsmedicalcenter.org
Pagosa Primary Care Clinic	(970) 731-9545	pagosaspringsmedicalcenter.org
Cornerstone Family Medicine	(970) 731-5252	cornerstonefamilymedicineonline.com
Riverside Health Practices	(970) 264-2218	
Alcoholics Anonymous	(888) 333-9649	aadistrict18.org
San Juan Basin Health	(970) 264-2409	sjbhd.org
Southwest Colorado Mental Health Services	(970) 264-2104	axishealthsystem.org
Hospice of Mercy	(970) 731-9190	hospiceofmercy.org
Southwest Safehouse	(970) 259-5443	voacolorado.org
Mercy Hospital	(970) 247-4311	mercydurango.org
Durango VA Medical Clinic	(970) 247-2214	
USJ Health Service District (EMS)	(970) 731-5811	pagosaspringsems.com
Pine Ridge Extended Care Center	(970) 731-4330	pagosanursinghome.com
Axis Health System	(970) 259-2162	axishealthsystem.org
Archuleta County Department of Human Services	(970) 264-2182	archuletacounty.org

ELDER CARE SOURCES

Pine Ridge Extended Care Center	(970) 731-4330	pagosanursinghome.com
Hospice of Mercy	(970) 731-9190	hospiceofmercy.org
Pagosa Springs Senior Center	(970) 264-2167	psseniors.org
Housing Solutions for the Southwest	(970) 259-1086	swhousingsolutions.com
San Juan Basin Area Agency on Aging	(970) 264-0501	sjbaaa.org
Archuleta County Department of Human Services	(970) 264-2182	archuletacounty.org



Resident centered care

for a better quality of life

Pictured:
Dr. James Pruitt,
Pine Ridge Medical Director
and Doris Wood, resident.

- Locally owned
- Skilled nursing care-24 hours
- Short-term rehabilitation services • Respite care
- Physical, occupational, speech therapy
- Multiple outside courtyards • Select dining
- Specially designed recreational activities



Pine Ridge Extended Care

119 Bastille Drive, Pagosa Springs, Colo. 81147

970-731-4330



Photo Michael Pierce Photography

It Took A Village To Build

Countless Hours, Countless People

For Jesse and Kristin Morehouse, it didn't just take an architect and contractor to build their house, it took a village.

"Lots of people made this happen. So many cool people came and gave their time," Jesse said while sitting in the living room of his newly finished home in 2012.

For eight years, Jesse and Kristin spent every spare moment engineering, designing and constructing an energy-efficient straw bale house.

"I have never built a house before," Jesse said, so instead of fumbling in the dark, he surrounded himself with knowledgeable people, read tons of literature and visited straw bale houses.

From the foundation, to the windows, to the curvature in the wall, the Morehouses designed it all and found a way to build it.

For instance, the slab of cement underneath the house was engineered to make it possible to use natural resources to create a climate-controlled house. Before the house was complete, the Morehouses conducted an experiment. They left a bottle of water on the counter of the house throughout the entire winter. Every day when he came to work on the house, he checked the bottle.

"It didn't freeze once," Jesse reported.

And in the summer, the Morehouses designed the house to stay cool; the sun never directly shines in the windows during the summer. The hottest temperature reached in the house is only 77 degrees.

Now, after living in their house for a few years, Kristin reports that

the house is heated on two cords of wood, with no supplemental gas heat or any cooling capability required. All utilities are electric, with the family's electric bill ringing in at just over \$100 per month for a family of four.

"The house is extremely comfortable," she says.

Jesse said he was inspired by the example of his father. It was when he was a young man that his father bought property and retired in Pagosa Springs. Instead of buying a house or hiring someone to design and construct a house, Jesse's father designed and built his own house.

"This house took countless hours to build," Jesse said, adding that help from countless people was also involved. His brother who lives close by would come by night and day and lend a hand, helping wherever there was need.

"This was a complicated process," Jesse recalled, saying that he sees why people would hire people to design and construct a house. "On a school teacher's salary, we wouldn't have been able to afford that. Doing the work ourselves enabled us to afford a much nicer house."

Though not originally from Pagosa Springs, the Morehouses moved here over 10 years ago to be close to extended family while raising their own family. Both work at Pagosa Springs High School, with Jesse serving as a computer science teacher and career and technical education director, and Kristin serving as a special education teacher.

"More than just my wife and I built this," Morehouse said. "And we built a house that will last the rest of our lives."

HOUSEHOLDS BY INCOME	2000		2013		2015 (projected)	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	648	16.2%	544	11.2%	640	10.8%
\$15,000 - \$24,999	563	14.1%	546	11.2%	497	8.4%
\$25,000 - \$34,999	573	14.4%	553	11.3%	666	11.2%
\$35,000 - \$49,999	839	21.0%	888	18.2%	1,056	17.8%
\$50,000 - \$74,999	729	18.3%	859	17.6%	1,519	25.6%
\$75,000 - \$99,999	306	7.7%	577	11.8%	631	10.6%
\$100,000 - \$149,999	165	4.1%	526	10.8%	626	10.5%
\$150,000 - \$199,999	63	1.6%	106	2.2%	96	1.6%
\$200,000+	103	2.6%	282	5.8%	206	3.5%
Median Household Income		\$38,333		\$48,933		\$50,900
Average Household Income		\$53,743		\$70,257		\$65,710

POPULATION BY AGE	2000		2013		2015 (projected)	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	531	5.4%	503	4.1%	755	5.1%
5 - 9	662	6.7%	641	5.3%	863	5.9%
10 - 14	799	8.1%	734	6.6%	1,043	7.1%
15 - 19	735	7.4%	770	8.5%	962	6.5%
20 - 24	402	4.1%	605	3.9%	605	4.1%
25 - 34	940	9.5%	922	5.2%	1,308	8.9%
35 - 44	1,639	16.6%	1,401	12.0%	1,858	12.6%
45 - 54	1,806	18.2%	1,820	16.5%	2,643	17.9%
55 - 64	1,206	12.2%	2,464	20.3%	2,582	17.5%
65 - 74	805	8.1%	1,413	10.8%	1,553	10.5%
75 - 84	300	3.0%	661	4.8%	426	2.9%
85+	73	0.7%	175	1.7%	131	0.9%
Total	9,898		12,109		14,729	



SARAH TAYLOR
MORTGAGE
NMLS# 404748



CHRISTINA LUCERO
OPERATIONS
NMLS# 681572



JIMMY MUÑOZCANO
PRESIDENT
NMLS# 681397

Lending more THAN JUST A HAND

COMMERCIAL – CONSTRUCTION – MORTGAGES – HOME EQUITY AND CONSUMER GOODS. Regardless of your financing needs, Bank of Colorado can help. Our credit decisions are made locally and we have a variety of loans to choose from. Finance your dreams the fast, no hassle way.

PAGOSA SPRINGS 205 Country Center Drive
970.731.4166 • bankofcolorado.com



Bank of Colorado

THE WAY BANKING SHOULD BE



MEMBER FDIC

ARCHULETA COUNTY DEMOGRAPHIC & INCOME PROFILE

Summary	2000	2010	2013
Population	9,898	12,084	12,194
Households	3,980	5,267	4,881
Families	2,872	3,561	
Average Household Size	2.47	2.27	2.45
Owner Occupied Housing Units	3,057	3,947	3,598
Renter Occupied Housing Units	923	1,320	1,283
Median Age	40.7	48.4	47.8

POPULATION & POPULATION GROWTH

	2013	2000	1990
State of Colorado	5,268,367	4,301,261	3,294,394
State of Colorado: 104,093.57 Sq. Miles			
Population Density (People per Sq. Mile):	50.6	41.5	31.8
Median Age (Years):	36.1	34.3	
Average Household Size (People):		2.53	
Archuleta County	12,194	9,898	5,345
Archuleta County: 1355.48 Sq. Miles			
Archuleta County Population			
Population Density (People per Sq. Mile):	9	7.3	3.9
Median Age (Years):	47.8	40.8	
Average Household Size (People)	2.45	2.5	2.7
Renter Occupied Apartments	1320		
Per Capita Income (PCI):	29,793	21,683	19,156
Median Household Income:	48,933	43,259	
Cost of Living Index	95.1		

Sources: <http://www.census.gov/>
<http://quickfacts.census.gov/>
www.city-data.com/county/Archuleta_County-CO.html

www.townofpagosasprings.com/

ARCHULETA COUNTY EDUCATIONAL ATTAINMENT (2013)

Population 25 years & over	8,856
Less than 9th grade	1.9%
9th to 12 grade, no diploma	6.4%
High school graduate (includes equivalency)	29.1%
Some college, no degree	23.8%
Associate degree	5.9%
Bachelor's degree	21.1%
Graduate or professional degree	11.7%
High school graduate or higher age 25+	91.7%
Bachelor's degree or higher age 25+	32.9%

EMPLOYMENT BY INDUSTRY

Agriculture, forestry, fishing, hunting, mining	6.1%
Construction	12.6%
Manufacturing	1.9%
Wholesale Trade	0.4%
Retail trade	13.1%
Transportation and warehousing, utilities	3.3%
Information	4.7%
Finance, insurance, real estate, rental, leasing	7.6%
Professional, scientific, management, administrative, waste management services	10.1%
Educational, health care, social assistance	14.9%
Arts, entertainment, recreation, accommodation and food services	17%
Other Services, except public administration	5.3%
Public administration	3.1%
Unemployment — County	5.7%

Source: www.census.gov

Buying or Building in Pagosa Springs?



80 CR 600 • Pagosa Springs
970-731-4701

Rio Grande Savings & Loan can help you get the money you need at competitive rates, not to mention checking, savings, retirement and other banking services for every financial need!

Home Purchase • Refinance • Construction • Remodeling

Now in our 110th Year Serving Southern Colorado!



NMLS #42822

Come Home to the San Juans

www.StephanieHill.biz



Explore Pagosa Springs

Point ... Click ... Pursue Your Dreams!

- 🖱️ Live Webcams
- 🖱️ Interactive Map Searches
- 🖱️ Virtual Home Tours
- 🖱️ Area Attractions
- 🖱️ The Latest Pagosa Springs News
- 🖱️ Colorado Vacation Planner
- 🖱️ Statewide Weather Conditions & Statewide Road Conditions

I'd Love
To Be Your
REALTOR®!

22 Years Experience as a REALTOR in Pagosa Springs



Stephanie Hill Broker Associate CRS, GRI, MRE



Call Me Today For Your Real Estate Needs!

*I Am Recognized,
Respected,
& Referred.*

Jim Smith Realty
445 San Juan Street
PO Box 1680 Pagosa Springs, CO 81147

(970) 264-3206 (office)

(970) 946-4593 (cell)

Stephanie@JimSmithRealty.com

Facebook: Stephanie Hill, Pagosa Springs, Colorado Real Estate



Interior Dreams

One Store. Lots of Options.



From floor to ceiling, Interior Dreams is your stop for decorating your home in Pagosa Springs.



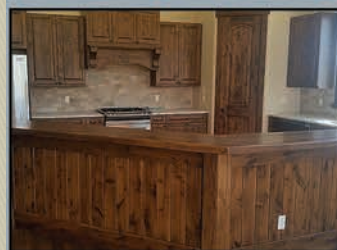
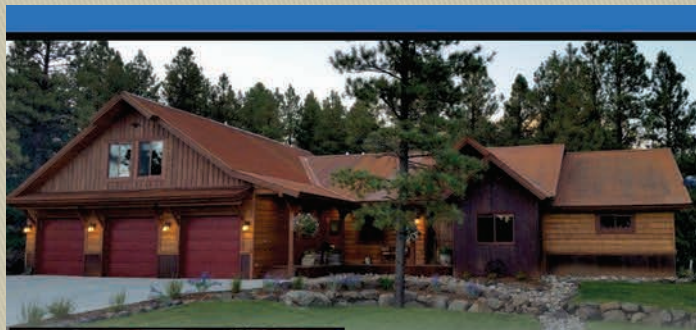
Interior Dreams carries today's leading brands for flooring, furniture, window coverings, mattresses and more — all at prices that won't break the bank and will leave you feeling great.



Whether you're new to Pagosa Springs or remodeling your current home, make sure you stop by Interior Dreams today.

Interior Dreams

interiordreamspagosa.com
(970) 731-4101 • 301 N. PAGOSA BLVD.



Tim Brown CONSTRUCTION, LLC

Quality Home Builder

• Floor Plans •

You can choose from our plans or we can build from yours

• Guaranteed Price •

We offer our clients an, upfront, guaranteed price - no kidding.

• Completion Dates •

4-6 month completion time - start to finish.

We offer completion dates you can count on!

• Standard Interior Finishes •

- Alder Wood Doors & Trim
- Tiled Bath & Laundry Rooms
- Solid Hardwood Floors in Great Room
- Carpeted Bedrooms
- On-Demand Gas Water Heater
- LED Lighting throughout
- Custom Cabinets
- Granite Counter Tops

• Upgrade Options •

- Alder Wood Ceilings
- Butternut Custom Cabinets
- Leathered Granite
- Skip Sawn Hickory Wood Floors
- Huge Rock Fireplace
- Douglas Fir Beams

Contact Tim today to discuss a start date for your home!

970-946-2768

Tim Brown
CONSTRUCTION, LLC

Pagosa Springs Luxury Home Builder

tim@timbrownconstructionllc.com

P.O. Box 3205, Pagosa Springs, CO

The Pagosa Area Geothermal Water and Power Authority

Late last year, the Pagosa Area Geothermal Water and Power Authority accepted a grant for nearly \$2 million from the Energy and Mineral Impact Assistance Fund administered by the Colorado Department of Local Affairs “to confirm the presence of geothermal resources whereby such geothermal resources can be developed as a possible power source for the area.”

The PAGWPA board consists of Mayor Don Volger, town council members David Schanzenbaker and John Egan, as well as all three Archuleta County commissioners — Michael Whiting, Clifford Lucero and Steve Wadley. Mike Alley holds an at-large seat on the board and Lucero acts as the chairman.

As a government-controlled entity, PAGWPA is able to receive funds from DOLA and use those funds in a public-private partnership with Pagosa Verde, a local geothermal energy company owned by Jerry Smith. This joint venture between PAGWPA and Pagosa Verde is called Pagosa Waters, LLC.

According to the contract with DOLA, PAGWPA “will hire a contractor (Pagosa Waters) to perform exploratory geothermal well drilling and data analysis for confirmation of geothermal resources in Archuleta County using on-site exploration, testing and analysis.”

The contract also refers to the work that has already been done by graduate students and professors from the Colorado School of Mines for the past several summers. It explains, “Extensive remote sensing and ground proofing have been used to identify a potential site for geothermal resource development in Archuleta County.”

The contract then goes on to explain what the DOLA funds will be used for, “The next phase is to undertake a subsurface analysis of the potential resource in order to validate and confirm the geothermal resource. Grantee will undertake the exploration of identified three (3) geothermal sites located on land leased by two private landowners and the Archuleta County School District R 50. All lands are located adjacent to the Town of Pagosa Springs on the east side of the municipality.”

Once the thermal gradient wells are complete and the data analyzed, the next thing the DOLA grant will pay for is the deep exploration wells, which will tap into the sources of geothermal water reservoirs and will flow test the water to determine the amount of hot water present and its sustainability.

Then, assuming all the data indicates that there is enough hot water to run it, the next step will be to build a power plant and use the resource to supply electricity to Archuleta County.

Inspected Thoroughly, Reported Clearly



Real World Experience
Computer Generated Reports with Pictures

\$25 Off Home Inspection	\$10 Off Radon Detection
<i>Must mention this ad for savings</i>	



Erik Winther
970-889-7337

www.creeksidehomeinspections.com
creeksideinspector@yahoo.com

CREEKSIDE HOME INSPECTIONS

AHIT Certified • InterNACHI Member
Insured



Our Featured Property



Extraordinary home and property located north of Pagosa Springs, Colorado in an exclusive gated community. Enter the massive front door entry to a fully furnished, professionally decorated home. Amenities include a huge family, dining, media area and a kitchen with hand made cabinetry. Large beams and a wood ceiling accent the hand scraped hard wood floors. A beautiful, spacious master suite is also on this main floor as well as an office, breakfast gathering room, laundry facilities and 2 1/2 baths and plenty of room to roam. You can enjoy your hot tub on the covered main floor patio with incredible views of the mountains.

Downstairs you will find another gathering area with a pool table, two more suites, a bunk room and sauna, and the lower floor laundry. Step outside on the covered patio to enter the home gym area complete with all work out equipment.

On the third floor you will find a wild west décor with bunk beds and a bath for the enjoyment of the young ones. Truly a magical place.



LAWANA@TEAMMURPHYREALTY.COM

WWW.TEAMMURPHYREALTY.COM



LAWANA DEWEES
BROKER ASSOCIATE
970-264-5051 OFFICE
970-749-6521 CELL

Experience the Difference!

Enjoy Colorado Hospitality ...

while you are looking for the perfect property



- King beds
- Washer/Dryer
- 85 acre ranch
- 2 minutes to town
- Majestic views
- Private and secluded
- No pets
- Smoke free
- Horseshoes
- Campfire



Luxurious Vacation Rental Cabins
Call today to schedule your Colorado getaway!

Ken and Angie Gayhart, Owners
(970) 264-1111 Toll Free 866-377-1115
www.hartlandranch.com
HartlandRanch@centurytel.net

Reflections in Wood



- Custom Luxury Homes
- Traditional Framing or Log Construction
- All Phases of New Construction and Remodels
- 100% Satisfaction from our Homeowners

“Builders with Altitude”

Ken Gayhart
970-946-7775
hartlandranch@centurytel.net

Cullen Dalton
970-946-4937
cullen@skywerx.com

2015 FAIR MARKET RENT DOCUMENTATION

FY 2015 Colorado FMR Metropolitan Area Summary

Metropolitan Area Name	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Boulder	\$857	\$996	\$1,232	\$1,815	\$2,157
Colorado Springs	\$531	\$659	\$856	\$1,261	\$1,516
Teller County	\$558	\$719	\$899	\$1,298	\$1,302
Denver-Aurora-Broomfield	\$723	\$893	\$1,156	\$1,696	\$1,967
Fort Collins-Loveland	\$600	\$742	\$893	\$1,316	\$1,582
Grand Junction	\$491	\$585	\$779	\$1,148	\$1,319
Greeley	\$532	\$611	\$786	\$1,153	\$1,392
Pueblo	\$462	\$560	\$733	\$1,049	\$1,132

FY 2015 Colorado FMR Local Area Summary

Locality Name	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Alamosa County	\$528	\$550	\$654	\$815	\$874
Archuleta County	\$618	\$622	\$807	\$1,055	\$1,078
La Plata County	\$695	\$740	\$921	\$1,248	\$1,604
Montezuma County	\$519	\$542	\$643	\$948	\$1,139
Ouray County	\$733	\$738	\$999	\$1,472	\$1,617
Rio Grande County	\$519	\$542	\$643	\$854	\$1,139
San Miguel County	\$812	\$1,049	\$1,284	\$1,866	\$2,220

source: www.huduser.org

Minutes away...

Tucked into a setting of unparalleled Colorado beauty, The Reserve at Pagosa Peak spans nearly 240 acres surrounded by pure nature...and all just minutes from the shopping, dining and amenities of Pagosa Springs. Framed by spectacular mountain views, the Reserve offers low-maintenance home sites in an exclusive, gated neighborhood.

The Reserve's protected open spaces and preserved wetlands attract abundant wildlife, making it the perfect backdrop to build your dream home.



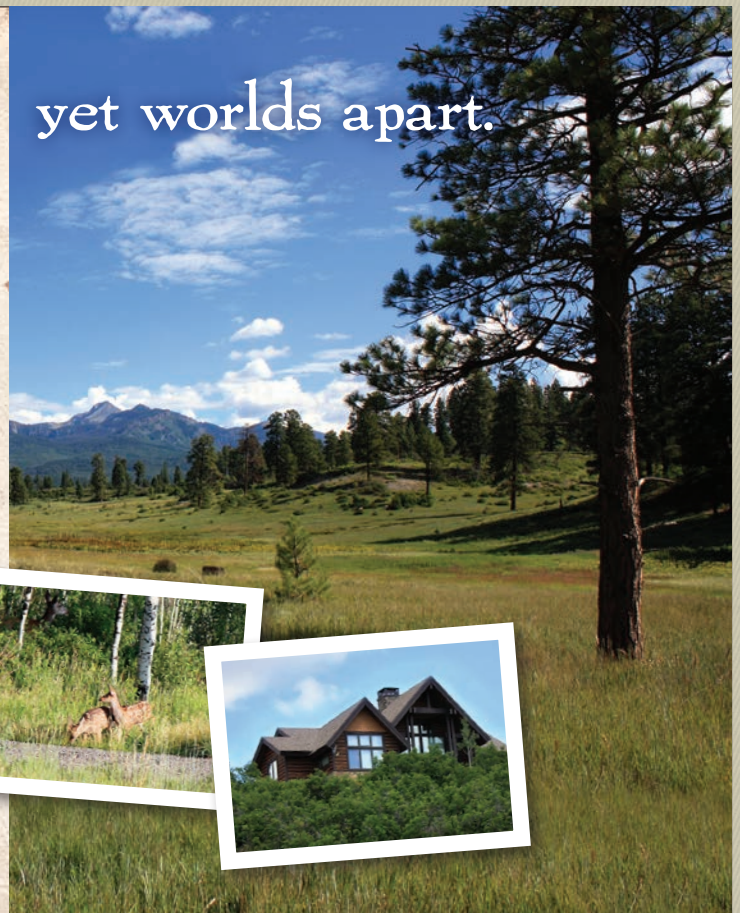
Step Away from the World.
Step into The Reserve.



To find out more go to reservepoa.org/relocate.

PAVED ROADS & ALL LOCAL UTILITIES • COMMUNITY-OWNED GUEST HOUSE SURROUNDED BY SAN JUAN NATIONAL FOREST • 100 ACRES OF OPEN SPACE MAINTAINED NATURE TRAILS • MINUTES FROM CHAMPIONSHIP GOLF & SKIING

yet worlds apart.



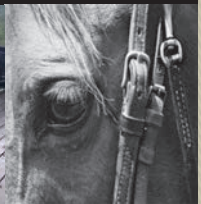
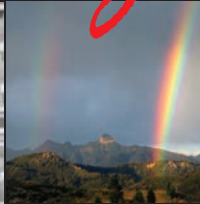
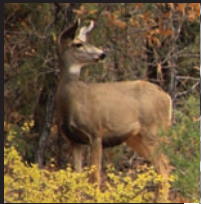
TRANSPORTATION

	Telephone	Website URL
Airports / International		
Albuquerque International Sunport (ABQ)	(505) 244-7700	http://www.cabq.gov/airport
Denver International Airport (DIA)	(800) 247-2336	http://flydenver.com
Airports / Regional		
San Luis Valley Regional Airport (SLV)	(719) 589-9446	http://www.alamosacounty.org
Durango/La Plata County Airport (DGO)	(970) 382-6050	http://www.flydurango.com
Four Corners Regional Airport (FMN)	(505) 599-1395	http://www.fmtn.org
Airports / Local		
Archuleta County Airport at Stevens Field	(970) 731-3060	http://www.stevensfield.com
Car / Truck Rental		
Enterprise Rent-A-Car	(970) 264-0156	http://www.enterprise.com
U-Haul Neighborhood Dealer	(970) 264-6376	http://www.uhaul.com
U-Haul Neighborhood Dealer	(970) 264-6110	http://www.uhaul.com
U-Haul Neighborhood Dealer	(970) 731-2404	http://www.uhaul.com
U-Haul Neighborhood Dealer	(970) 507-3008	http://www.uhaul.com
Shipping / Delivery		
FedEx — Exodus Shipping	(970) 264-2623	http://www.mystore411.com/store/view/158419/Fedex-Pagosa-Springs
Kangaroo Express	(970) 247-8191	http://www.kangaroo-express.com
The UPS Store	(970) 731-8771	pagosasprings-co-5807.theupsstorelocal.com
United States Postal Service	(970) 264-5440	http://www.usps.com
Transportation		
Mountain Express Public Transport	(970) 264-2250	http://www.archuletacounty.org
Wilderness Journeys	(970) 731-4081	http://wildernessjourneypagosa.com

LIVE to LOVE

970-903-0038

Pagosa Moments



In Pagosa Springs - Your Moments Await. Pagosa Springs is consistently rated an affordable Colorado place to live. With local knowledge & refined service, Wen Saunders will help you discover Pagosa and all it has to offer in properties for sale. Whether you are already here looking to upgrade or down grade, or looking to come here, let Wen Saunders and the Pagosa Connection team of agents help you find your moments property in Pagosa!



CALL WEN SAUNDERS 970-903-0038

STOP IN FOR WEN KW PHONE APP

(RECEIVE INFO ON ANY PROPERTY AS YOU DRIVE BY)

2800 CORNERSTONE DRIVE • STE 211 (ACROSS FROM SEARS)



www.wensaunders.com

EMPLOYMENT RESOURCES

Colorado Workforce
www.yourworkforcecenter.com, Virtual Workforce Center
connectingcolorado.com, Job Search
 (970) 247-0308

Colorado Division of Vocational Rehabilitation (Durango)
www.dvrcolorado.com
 (970) 247-3161

Community Connections
communityconnectionsco.org
 (970) 259-2464

Pagosa Springs Chamber of Commerce
pagosachamber.com
 (970) 264-2360

The Pagosa Springs SUN
www.pagosasun.com
 (970) 264-2100

Regional Service Area 9 Council (R.S.A.9.C.)
www.sjboces.org
 (970) 247-3261

Southwest Colorado Small Business Development Center
<http://sbdcfortlewis.org>
 (970) 247-7009

Southwest Center for Independence
www.accil.net/Durango.html
 (970) 259-1672

GOVERNMENT

Archuleta County Commissioners
 Michael Whiting, Chair (I) (970) 264-8305
 Steve Wadley, Vice Chair (R) (970) 264-8304
 Clifford Lucero (D) (970) 264-8303

Pagosa Springs Mayor
 Don Volger ddvolger@gmail.com

Pagosa Springs Town Council
 Clint Alley calley@pagosasprings.co.gov
 Tracy Bunning tbunning@pagosasprings.co.gov
 Kathie Lattin klattin@pagosasprings.co.gov
 David Schanzenbaker dschanzenbaker@pagosasprings.co.gov
 CK Patel ckpatel@pagosasprings.co.gov
 John Egan jegan@pagosasprings.co.gov

State Representative
 District 59: J. Paul Brown (R) (303) 866-2914

State Senate
 District 6: Ellen Roberts (R) (303) 866-4884

Federal
 U.S. House of Representatives
 District 3: Scott Tipton (R) (970) 259-1490

U.S. Senate
 Michael Bennet (D) (970) 259-1710
 Cory Gardner (R) (303) 391-5777

Serving Colorado since 1985



HAS MOVED TO:

117 Navajo Drive, Suite S
 (Behind Boss Hogg's Restaurant)
 Pagosa Springs, CO 81147
 (970) 731-5550; (970) 946-0305
 FAX (970) 731-5551
alphapagosa@gmail.com

General Civil Engineering
 Residential Planning,
 Septic Systems, Foundations
 & Grading Plans
 Construction Management
 Materials Testing
 Environmental & Conservation
 Cost Effective, Sustainable Design

Museum



We invite you to
 stop in and enjoy
 our history displays.
 Admission is FREE!

Pagosa Springs History Museum
 96 Pagosa Street • (970) 264-4424
 Open mid-May to mid-September

970-264-4400



Homes, Ranches, Commercial or a Condo,
 we have over 30 years experience in making
 Buyer's and Seller's dreams come true.
 Call us and speak with one of our friendly
 professional Realtors.

Eddie Ring 970-759-8032

Deborah Kerns 970-749-0986

John Hill 970-507-1117

Also please visit our website:
www.WolfCreekCoRealty.com

Home-Based Businesses

So, you've decided to move to Pagosa Springs.

Now, it's decision time: Do you find employment with an existing industry in Pagosa, relocate an existing business or open a branch, develop or start a new business, telecommute or create a home-based business?

The options are extensive, but you need to do your homework.

With the Internet and broadband capabilities, Pagosa Springs is a perfect place to work from home. Many major companies that rely heavily on the Internet are allowing employees to live where they choose, so long as they are able to "commute" via the Internet. Pagosa offers several high-speed Internet options, allowing residents to telecommute. Currently, broadband capability in many areas of town is available. There are already numerous residents who choose to live in Pagosa Springs and enjoy the slower-paced lifestyle, and who can take time off during the day to ski, hike, bike, hunt or volunteer, all due to the wonder of telecommuting.

While there is a range of office rental or purchase space opportunities available in Pagosa at very reasonable rates, many business owners have decided to base out of their homes.

Marketing via the Internet or e-commerce is the rage, and shopping via the Internet only grows in popularity. Many homes in Pagosa offer heated workshops or space in which to set up an office. Holistic products, piecework, or general or sub-contracting businesses, including woodworking, plumbing, electrical, concrete or rock-work trades, can easily be established at your home base. If you purchase a home in an area that is governed by a property owners association, it is a good idea to check and make sure if there are any home/business restrictions.

Small manufacturing companies are also growing in popularity in Pagosa Springs. The Chamber of Commerce can assist interested parties with business development consultation, to secure a workforce as well as workspace and with business training. More and more smaller manufacturing businesses are choosing Pagosa Springs as a home base that affords their employees a better quality of life, yet they distribute their products all over the world.

As you can see, Pagosa Springs is a fantastic community in which to marry choice of lifestyle with work. With the advance of technology, telecommuting is ever more popular and possible. Choosing where your home-based business is located becomes easier and a choice, not a necessity. Should you need to commute to another part of the country, the La Plata County Airport is only one hour away, making connections with DIA, in Denver, and the world.

The Chamber of Commerce and Pagosa Springs Community Development Corporation (CDC) are poised and ready to help you work through the pros and cons of locating a home-based business here in Pagosa Springs. We look forward to helping you become that "Lone Eagle" entrepreneur. Contact the Chamber of Commerce at www.pagosachamber.com. Contact the CDC at www.pagosaspringscdc.org.

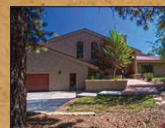
If you have any questions about obtaining a business license, please contact Pagosa Springs building official Zach Richardson at (970) 264-4151 (ext. 223).



Laura Daniels
Owner/Broker
970-946-9281



MLS #679181



MLS #688847

Featured Listings



MLS #700603

Full Service Real Estate Professionals "Team Pagosa"

Real Estate Sales
Property Management Services
Vacation and Long-Term Rentals

Competitive Prices on All Listings & Rentals!

View Area Listings at:

**TeamPagosa.com • VacationPagosa.com
LodgingPagosaSprings.com**



TEAM PAGOSA REALTY GROUP

**2839 Cornerstone Drive, Unit 4N
P.O. Box 900, Pagosa Springs, CO 81147
Office: 970-731-8599 – Fax: 970-422-1299**



Lana Grey
Broker Associate
970-946-7971



Eric Koffman
Broker Associate
970-946-8143



Rachel Morton
Broker Associate
970-507-1146



Greg Saffer
Broker Associate
970-946-5542

Planning to visit Pagosa Springs?



You could live here!



RE/MAX® EAGLE'S NEST
EACH OFFICE INDEPENDENTLY OWNED AND OPERATED

390 Boulder Drive, Suite 100, Pagosa Springs, CO
 970-731-0500 • www.pagosadurango.com

HOME • CONDO • RANCH • LAND • OFFICE • COMMERCIAL

Let Us Guide You Home




Lisa de Kramer

Senior Mortgage Loan Officer
 NMLS 441114 (Lic in CO & NM)

Mobile: 970-739-3616

Office: 970-264-2002

Lisa.deKramer@caliberhomeloans.com



Pagosa Springs Branch

818 Rosita St. | Pagosa Springs, CO 81147

Caliber Home Loans, Inc., 3701 Regent Boulevard, Irving, TX 75063 NMLS ID #15622 (www.nmlsconsumeraccess.org). 1-800-401-6587. Copyright © 2015. All Rights Reserved. This is not an offer to enter into an agreement. Not all customers will qualify. Information, rates, and programs are subject to change without prior notice. All products are subject to credit and property approval. Not all products are available in all states or for all dollar amounts. Other restrictions and limitations apply. Regulated by the Division of Real Estate.




Exquisite Colorado Living on the Lake

MLS 705337

Kim Moore
 GRI, Broker Associate
(970) 946-5619
kimmoore@centurytel.net
yourpagosahome.com




EXIT REALTY Advantage Pagosa, LLC
 2383 Eagle Drive • Pagosa Springs, Colorado



We know your first night's furniture will be flooring that lasts a lifetime.

Tile • Laminate • Hardwood • Carpet
 Fantastic Area Rugs • & More

The Tile & Carpet Store

M-F 8-4:30 • (970) 731-5282
 204 Bastille Dr. (N. Pagosa Blvd, Left at Bastille Dr.)

JANN C. PITCHER
REAL ESTATE

\$449,500
1735 70330

Immaculate Mountain Living

YOUR PERFECT COLORADO RANCHETTE

Horse Ready

David Cammack
cammackpagosa@gmail.com
970.749.4597

www.livepagosa.com/1673LomaLinda

www.pagosamtproperties.com

Stay & Play in Pagosa Springs!

- ◆ Vacation Rentals
- ◆ Long-Term Rentals
- ◆ Commercial Rentals
- ◆ Real Estate Sales

Mary Cocke
Owner/Broker

Bringing you 19 years of experience in the rental market

(970) 946-2462

450 Lewis St., 3A ◆ Pagosa Springs, CO 81147



**WE BUILD
DREAMS.**

If you want to build your dream home, we can lend you the financial hand you need. At Citizens Bank we offer answers to your construction loan questions. Our goal is to give you the best rate available along with the best service around. **If you're looking for a construction loan, give us a call and see how our rates compare.** You may find the answer and the rate you're looking for.



Jason Peterson
Vice-President of
Mortgage Banking
NMLS ID #715730
**Citizens Bank of
Pagosa Springs**
peterson@citizensbankpagosa.com



Pennie DeClark
Vice President
Lending
NMLS ID #1025992
**Citizens Bank of
Pagosa Springs**
pennie@citizensbankpagosa.com



CITIZENS BANK

www.citizensbankpagosa.com

Downtown Office: 264-2235 • Uptown Office: 731-7235
NMLS #451376 • Loans subject to credit approval



**Community
MINDED.™**



Photo Randi Pierce

Cruise-a-Thong

A Race for the Average Jo(e)

Mark your calendar and make plans to attend the 2015 CRUISE-A-THONg Weekend in downtown Pagosa Springs on Saturday and Sunday, July 18-19.

To kick off the festivities, the Average Jo(e) Race will take place on Saturday, starting around 11 a.m., with registration starting at 9:30. The registration fee is \$25 for adults and \$15 for kids under 12.

This event can best be summed up in one word — fun — and is not meant for those type-A personalities who feel the need to win all the time.

“We gather here today in celebration of mediocrity,” Matt deGraaf said during his (supposedly) inspirational speech at the beginning of last year’s race. “Overachievement has no place here. We are one for all and all for one; you are not special. We are not here to mourn the disenfranchised; we are not here to pity the fool. We are here to celebrate and uphold all that is average.”

Designed for the not-so-hardcore athlete, the race is a triathlon

and like a triathlon, the course consists of three legs. However, in this case, things are a bit more relaxed. In fact, it might more accurately be described as a “don’t-try-athalon.”

First, a cruiser bike ride (or participants can use any other self-propelled method of transportation) kicks off the event in Town Park, then a thong (flip-flops, not underwear) walk follows through downtown Pagosa Springs, and finally, a tube float (or any other floatation device can be used) takes racers down the San Juan River.

This race rewards being average, so unlike the Ironman, regular people actually have a chance at winning. The winner is the “Jo(e)” that posts the most average time (for math geeks, that is the mean, not median or mode, though these numerical positions often receive recognition, as well).

In addition, scoring by somewhat capricious judges may also take into account bonus points for consumption of edibles, gears on the race bike in excess of one, any sandals lost during the race, or any



Photo Randi Pierce

other element that makes a participant more or less average.

Locally sponsored comfort stations — notice they are not called “aid” stations — strategically positioned along the way provide participants with high caloric-value snacks, simple carbohydrates and maybe a bit of song and dance to keep the participants on course during the event.

In order to assure a level playing field for the determination of which participant is actually most average, there are six sacred rules by which all participants must abide.

All participants must start (and finish) with an equal number of thongs as they have feet. Any thongs lost during the race will result in a point deduction for the participant and a severe scolding about the horrors of littering.

“Tubes” are considered any inflatable device that lacks a method of propulsion besides the body parts of the rider; creativity in this category is encouraged and rewarded.

The “cruiser” ride may be completed on any wheeled and human-powered device. In the past this often materializes as a single speed ‘cruiser bike,’ but by no means is the race segment limited to this simple (yet ingenious) mode of transportation. It is worth noting that participants with more than one gear will be penalized accordingly (and calorically).

Flip-flops (thongs) are defined as any footwear that does not have a heel strap.

Participants can wear as little or as much clothing as desired (though consideration of all relevant laws is encouraged). This may include a costume (designed, borrowed, found or reclaimed). However, every participant’s event-issued identification sweatband must be visible at all times, especially upon completion of the course.

Finally, this event is designed to be fun. If it appears to the unqualified judges as if a participant’s fun-o-meter dips below average during this event, said participant will be given an initial tongue

lashing as a warning. If the dysfunction of the participant’s fun-o-meter persists, said participant may be recommended for disqualification or fined excessively (and calorically).

As a reminder, participants are asked to please cruise responsibly. Open containers are not allowed during the race and anyone 12 years or under must wear a flotation device (PFD) at all times while floating in the river. Local law enforcement will be present. In addition, racers are strongly encouraged to wear a helmet.

Following the CRUISE-A-THONg, there will be an After Party in Town Park with live music, beer garden, tasty food and the awards ceremony for the race. Everyone is welcome, including participants, support crews, spectators and those not at all interested in the race that are otherwise interested in tasty food, refreshing beverages and great music. The party is always free, but donations would be gladly accepted.

The Hair of the Dog Disc Golf Tournament will take place the next day, Sunday, on Reservoir Hill. Sponsored by Friends of the Upper San Juan River and hosted by the Pagosa Disc Golf Club, the tournament will award cash and prizes for all divisions. The Reservoir Hill Golf Course is one of the best in Colorado.

CRUISE-A-THONg Weekend is a great opportunity to show support for the Friends of the Upper San Juan, whose mission is to promote environmentally sound, socially beneficial and economically prosperous management of the Upper San Juan River and Pagosa Springs community parks experience through education, recreation and environmental awareness.

Every year, the Friends of the Upper San Juan work to be better stewards of the local river, parks and environment while having fun and encouraging others to do the same. They host fun races, disc golf tournaments, whitewater competitions, skateboarding and snow sport activities; all as fundraisers for improvement projects to the Upper San Juan River and Pagosa Springs community parks.

Pagosa Springs: The Best of Both Worlds

Are you worried that relocating to Pagosa Springs and the surrounding community in the heart of the beautiful San Juan Mountains might leave you without the basics and the luxuries you've come to rely on?

Let those worries fade away: Pagosa Country offers the best of both worlds — a wonderful, small-town environment, and shopping and dining opportunities that will satisfy your needs and cravings.

There's not much you'll want or need that you can't get in Pagosa.

A wide variety of businesses, from small to large, serve up goods from hardware to luxury lighting, from clothing (everyday and fancy) to sporting equipment, from gear for the horse owner to motorized off-road vehicles.

Looking for furniture, either utilitarian or high-end? You can find it in Pagosa. Appliances? Electronic goods? You'll find them here.

What about dining? There's plenty in Pagosa to satisfy even the most discriminating palate. Pagosa has about as many eating establishments per capita as any town you can think of, with the options spanning the spectrum in terms of styles of cuisine and price.

Want a down-home breakfast? No problem. Looking for a muffin or croissant, specialty coffees and espresso drinks? We have those.

When dinner calls, you need only to determine what kind of cuisine you're in the mood to sample: continental, American, French, Thai, Chinese, Italian, barbecue, steaks and chops, Mexican, seafood, breweries with classic pub fare, burgers and fries, a menu with plenty of options for the kids. You name it, you've got it. In all price ranges.

A night out, with a meal at a favorite restaurant, is one of Pagosa's great pleasures. Take advantage of it whenever you can.

In need of some entertainment? Fear not, you can find it in Pagosa. Local bars and pubs regularly feature music and, on any given night, one can choose from jazz, rock, blues and others. Art galleries provide art lovers with opportunities to indulge their passion. Or, how about a rodeo? A play? We have those, too, and other organizations hold events year-round that can keep anyone busy and having fun.

Pagosa is small, yes. But Pagosa packs a lot onto its small frame. That's part of the joy of living and working here — you are in the heart of an environment that appeals to even the most discerning outdoor enthusiast, but you have the dining, shopping and cultural amenities you need to indulge your whims. It's a great place to be!

Bringing you news of Pagosa Springs and Archuleta County since 1909.

- Town & county governments
- Hospital district
- Water district
- School district
- Arts & entertainment
- Lifestyle



\$35 one year out of county
\$25 one year in Archuleta County

Subscribe today!
(970) 264-2100

FIRESIDE INN

The best way to experience Pagosa!



One and two bedroom, fully equipped, modern cabins decorated with a dash of western flavor. Individual living area with WiFi, cable, phone and a gas fireplace adjacent to the kitchen, bathroom and private bedroom(s) with queen beds. Front porch with seating and off porch gravel BBQ grill area.

The San Juan River is our backyard and there is catch-n-release trout fishing on site with our private river access.



Reservations: 888-264-9204
Online: www.FiresideCabins.com
Email: firesideinn@skywerx.com
Address: 1600 East Hwy 160
Specials: Discounted Hot Springs Passes



Home to Outdoor Enthusiasts

Pagosa Springs has the privilege of enjoying four distinct seasons, each one playing host to myriad activities. Participating in outdoor activities is like being a kid in a candy store, with appealing options no matter the season. Groups like the San Juan Outdoor Club and Gray Wolves offer activities all year long in a group setting. Face a challenging hike up Pagosa Peak or head out on a hut-to-hut excursion with like-minded enthusiasts and capitalize on the over 3 million acres of national forest and wilderness areas surrounding Pagosa.

When the days begin to warm up, resident activities exemplify the phrase “spring fever.” Walking around town or taking a quick trip up Reservoir Hill on your lunch hour gets everyone in the mood for summer. As the snow begins to melt and the river rises, kayak and rafting enthusiasts hit the river. The San Juan River boasts several developed water features downtown along the Town Park and Yamaguchi Park areas, including “the wave” that was built in 2009. There is also improved fishing access and ongoing habitat improvements along the river through town. Fish are plentiful in Pagosa waters, with species including catfish, bass, pike and a variety of trout. Hikes in the lower elevations, perhaps around the Piedra River Trail, are a great way to break in the season and relish the beauty of the first signs of spring. Usually by April cyclists abound, enjoying moderate rides together to get in shape for the season. The Turkey Springs trail system was recently improved, with plans to expand and improve other biking trails in the area. Spring also brings out birding enthusiasts who tag and identify which species have returned to beautiful Pagosa.

Summer brings out the athlete in us all with warm days, cool nights and typically excellent weather conditions. Summer is perfect for just about every sport, especially hiking, mountain and road biking, and

running. Summer also means motorcycle rides, offroading and camping in gorgeous locations. Pagosa Springs boasts a wonderful 27-hole golf course, two 18-hole disc golf courses located on Reservoir Hill and at Cloman Community Park and one nine-hole disc golf course in Aspen Springs. Boaters enjoy cruising on Navajo Lake, which spans the Colorado and New Mexico border. Horse enthusiasts head to the Western Heritage Event Center to compete in team roping and rodeo events.

Many of the activities of summer continue into the fall. Athletes get to enjoy the stunning hues of changing leaves as they add another layer of clothing in the evenings. The temperate weather mixed with the gorgeous colors is just another incentive to get out and enjoy the outdoors.

Winter is just as active as the other seasons. For the alpine skier, Wolf Creek Ski Area is just 24 miles away and is known for its radical powder days. The volunteer Nordic Club has developed and grooms an extensive system of trails for classic and skate skiing. Enjoy one of their monthly Sunset/Moonrise free ski socials at various locations around the area. Snowed-over hiking trails become excellent snowshoeing trails in the winter. If you feel the need for speed, the Wolf Creek Trailblazers snowmobile club is out and about enjoying the hundreds of miles in the backcountry. Consider taking a dog sled ride, ice-skating on the frozen pond behind the River Center or checking out the plethora of sledding hills in the area.

Pagosa has outdoor activities to enjoy all year long! It is no wonder that so many people choose to live in this stunning mountain town overflowing with natural wonders for individuals of all ages and abilities. Explore on your own or join up with one of the many organizations that will happily show you the ropes and introduce you to the wonders of Pagosa’s outdoors.

Local Groups

Share the Outdoors

Pagosa Springs and the outdoors go hand-in-hand; in fact, being able to enjoy the outdoors year-round is one of the benefits of living in this mountain paradise. There are a number of organized groups that are passionate about their sport and are always willing to share their enthusiasm.

The San Juan Outdoor Club is devoted to providing outdoor activities such as backpacking, hiking, canoeing, cross-country skiing, fishing, cycling, etc. The club also performs community services, giving back to Pagosa Springs. The club's primary goal is to get outdoors and have fun together. The organization is open to families and individuals. For more information on member application and fees, visit their website at www.sanjuanoutdoorclub.org.

The Gray Wolves Ski Club is more than just a senior ski club; it's a group of skiers and outdoor enthusiasts who are interested in socializing, downhill skiing, cross-country skiing, hiking, golf and anything else that the members choose. The club started in 1984 to promote skiing, other outdoor sports and fellowship through organized activities for people 50 years of age or older. At this time, there are over 600 members throughout the U.S.

Regular ski days are held during the winter months to promote fellowship, with discounts for members. The Gray Wolves hold various functions throughout the year, such as potlucks and gatherings. For more information, visit their website at www.graywolfskiclub.com.

The Pagosa Nordic Club strives to enhance winter recreational opportunities by maintaining and grooming winter trails for cross-country and skate skiing and snowshoeing enjoyment for all ability levels. Throughout the winter months, the club holds free Moonrise/Sunset Ski Socials at various groomed trails. You can find out more about this group at www.pagosanordic.com.

The Wolf Creek Trailblazers Snowmobile Club grooms forest service trails for use by snowmobilers, cross-country skiers and snowshoers. They have active outings throughout the winter and also typically meet the second Tuesday of every month September through March. The purpose of the club is to have a great time riding snowmobiles while operating an active trail-grooming effort.

The Pagosa Trail Riders is an ATV club with members who love to ride the trails and roads of southwest Colorado. Along with promoting education of responsible ATV/OHV use, they work with the forest service, BLM and other user groups to maintain trails for everyone's

outdoor pleasure. The Pagosa Trail Riders encourage family and rider involvement at all skill levels for all kinds of motorized vehicle owners. More information can be found at www.pagosatrailriders.com.

The Pagosa Area Trails Council is an all-volunteer organization dedicated to planning, building and maintaining trails and trail-related facilities around Pagosa Springs. They also work with the Southwest Youth Corps and other organizations to accomplish their tasks of trail maintenance and improvement of trail use and accessibility.

The Weminuche Audubon Society programs provide opportunities for visitors and residents to explore our local environment through bird walks, nature and science presentations, and collaborations with other outdoor and nature-based organizations. The society promotes the conservation of bird and wildlife habitat. They have ongoing monitoring projects, monthly meetings and field trips, which are free and open to the public. Visit their website at www.weminucheadubon.org.

There are numerous organizations that tend to our natural playground for the enjoyment of residents and visitors alike. Visit the Pagosa Springs Chamber website for more information about these organizations and other outdoor groups.

Senior Living in Pagosa

"To support seniors in living healthy, vibrant and independent lives" is the purpose of the Pagosa Springs Senior Center.

The senior center has an array of activities and services for the young at heart, along with supportive services for those in need of more assistance.

The center offers delicious lunches, including a fabulous salad bar, Monday through Friday. Monthly menus are posted online, with weekly menus displayed in The SUN newspaper. Seniors interested in dining at the center can make reservations by calling 264-2167. Home-delivered meals are available to qualifying home-bound individuals.

The Senior Center offers yearly AARP VITA tax assistance, games every afternoon and a movie once a week. The center also schedules various outings. Gas vouchers are provided by the center, which can assist seniors in getting to medical appointments.

The Senior Center collaborates with Mountain Express to provide bus transportation for attending lunches, going to the post office, pharmacy, grocery store and other necessary errands. Arranging transportation can be completed by contacting Mountain Express at 264-2250.

Additionally, the San Juan Basin Area Agency on Aging offers a wide range of supportive informational and referral services. Services include Medicare counseling, legal assistance and Alzheimer's support programs, to name a few. Their telephone number is 264-0502.

For more information about the Pagosa Springs Senior Center and the San Juan Basin Area Agency on Aging, visit their offices, located in the Ross Aragon Community Center at 451 Hot Springs Blvd. Call 264-2167, or go online to www.psseniors.org. Staying active and engaged in Pagosa Springs is easy with organizations like the Senior Center.

Museum



We invite you to
stop in and enjoy
our history displays.
Admission is FREE!

Pagosa Springs History Museum
96 Pagosa Street • (970) 264-4424
Open mid-May to mid-September



Relocating Your Animals

Moving to a new town with your pets can be an exciting adventure with many new discoveries. It can also be a bit stressful for you and your pets leaving behind the familiar. Before moving, it is important to know any information dealing with pet regulations.

Before you move, make sure that your pets are healthy and up to date on their vaccinations. If you are moving from out of state with dogs or cats, Colorado requires that you have a certificate of veterinarian inspection that is no more than 30 days old. If your cat or dog is 3 months or older, they must also have had a rabies vaccination within the preceding 12 months. For livestock requirements, visit the Colorado Department of Agriculture website (www.colorado.gov/ag).

Part of moving involves gathering all your important personal documents. Make sure you do the same for your pets. Have all of their health and vaccination records on hand so that when you choose a local veterinarian, you can provide your new vet with your pets' medical histories.

There are many Internet sources of information available on how to safely move your pets, as well as great tips on how to help your dogs or cats acclimate to their new home. A site that offers a good overview of both is www.healthypet.com. This website provides moving guides, a trip planner to help locate nearby veterinarians in case of an unforeseen emergency, travel information and relocation information.

Losing a pet can be nerve-racking. The Humane Society of Pagosa Springs (HSPS) operates the only animal shelter in the area, located at 465 Cloman Blvd. The shelter is open seven days a week. A call to the animal shelter, (970) 731-4771, should be one of your first steps in finding a lost pet.

The HSPS website (www.humanesociety.biz) hosts detailed information on what to do if you and your pet become separated. The website also has information on adoptions, spay/neuter voucher programs and

other services. The HSPS offers low-cost spay and neuter programs.

To aid in finding a lost pet, make sure that your pet has a secure collar with a sturdy identification tag attached. The ID tag should contain your name and contact information, including information on rabies vaccination. If you are moving, make sure the tag has your current cell phone number. Secondly, have a microchip inserted in your pet. This aids identification if your pet's collar is lost or removed. The Humane Society animal shelter scans every incoming pet for a microchip. If the chip number is not in the shelter's database, the shelter will contact the chip manufacturer for more information, so make sure you have registered your animal's chip and updated your contact information with the chip company.

If your pet does not have a microchip, the HSPS can provide you one at low cost. If your pet already has a microchip, it would be a good idea to stop by the shelter and provide the staff with the chip number and your updated contact information.

Pagosa Springs and Archuleta County do not require licensing for dogs or cats at this time. You are, however, required to have a current rabies vaccination for your pets. While Archuleta County does not have a leash law, Pagosa Springs does. You are required to have your dog under control at all times. If you want to exercise and play with your dog in a safe, controlled environment, there is a community-accessible dog park at the animal shelter.

If you are purchasing property in Pagosa Country, make sure you check for additional pet regulations or restrictions in the covenants of your property owners association. Keep in mind, too, that regardless of where you live, some homeowner insurance policies have certain dog breed exclusions, so check your insurance policy for pet restrictions.

Pagosa Springs is one of the most animal-friendly places that you will find in Colorado.

Do you need SURVEYING OR ENGINEERING?

If so, contact:



188 S. 8th Street
P.O. Box 1208, Pagosa Springs, Colorado 81147

Phone: 970 / 264-5055
FAX: 970 / 264-9210

Over 65 years in southern Colorado

Surveying: lots, tracts, mining, ECC, improvement & boundary surveys.
Subdivision design and layout.

Civil Engineering: water, sewage, drainage, roads,
treatment plants and facilities, water resources.

Custom drafting and map reproduction.

Selph's Propane, Inc.

The Company with the Blue Trucks

& Friendly People!

We offer a large selection of propane parts and accessories.

Discover the Possibilities!

- Connect your Propane grill to your house line and never run out in the middle of your meal
- Custom hoses for your RV (connect outdoor lights, grills, etc.)
- Temporary Heat (new construction, renovations, etc.)
- Make sure your system is safe and leak free with a complimentary Gas Safety Check
- New and Existing Tank Installations.
- Yard Line Installations
- LP Generator Lines Installed
- Cylinders, RVs and Motor Fuel tanks filled at the office

4640 Highway 160 West
P.O. Box 3425
Pagosa Springs, CO 81147

Office: (970)731-3737
Email: selph1@centurylink.net

www.selphspropane.com



Volunteer Opportunities

In addition to the wondrous beauty, plentiful wildlife and an active outdoor lifestyle that you will enjoy in Pagosa Springs, there are tremendous opportunities for enriching your life by volunteering in the community. No matter what your level of involvement has been in the past, you will find wonderful ways to share your interests, talents and abilities.

Pagosa Springs has traditional civic clubs, churches and organizations that you will find in almost every community. There are two Rotary clubs and a Kiwanis club that are very active. The churches and nonprofit community have a wide variety of projects and activities year-round. Loaves and Fishes provides a free hot meal every Thursday with different organizations adopting a week of service. Habitat for Humanity builds and renovates homes using both local and national volunteers. Relay for Life raises funds and awareness for the fight against cancer.

There are also multiple organizations supporting Pagosa's youth. Big Brothers Big Sisters provides mentors for boys and girls who need an active role model. GECKO (Giving Every Child Knowledge of the Outdoors) promotes getting off the couch and getting outside and provides scholarships for youth outdoor education. The Pagosa Springs Youth Center provides a safe and drug-free haven for teens and traditionally offers an affordable summer program. 4-H, Girl Scouts and Boy Scouts help keep our youth involved in positive activities, including the Archuleta County Fair.

For our veterans or active military, there are Veterans For Veterans and the American Legion Post 108. The Democratic Central Committee and the Republican Women meet regularly and are involved in community affairs.

We also have many volunteer opportunities unique to our area. If you like outdoor activities, you can volunteer with clubs like the San Juan Outdoor Club, the Pagosa Nordic Club, the Gray Wolves Ski Club or the Back Country Horsemen. If you have a love of history, you can be a guide with the Chimney Rock Interpretive Association for Chimney Rock National Monument, volunteer with the Pagosa Springs History Museum (San Juan Historical Society) or be a guide at the Fred Harman Art Museum. If you love animals, you can be a volunteer at the Humane Society Shelter or Thrift Store, or LASSO horse rescue or other organizations.

In addition to paid professional staff, the Pagosa Fire Protection District relies heavily on volunteer firefighters. The San Juan Mounted Patrol assists with numerous community events and emergencies, as does the Sheriff's Volunteer Patrol. To help people who need assistance in our backcountry or with emergencies, we have the Upper San Juan Search and Rescue, the Mounted Search and the Incident Management Group. If the arts are your passion, we have Friends of the Library, Curtains Up Pagosa, the Thingamajig Theatre Company, Pagosa Makers, Pagosa Community Choir and the Pagosa Springs Community Band. There is a garden club, quilting club, archaeology club and homemakers club. The Audubon Society has an active presence, as does the League of Women Voters and several other women's groups.

You can find out more about organizations that interest you on the Chamber's website at www.pagosaspringschamber.com/stay-connected/community-volunteer-opportunities, or by calling the Chamber of Commerce. Volunteering can enrich your life, allow you to share your talents and pursue your passions!



SourceGas

**NATURAL GAS
IN YOUR NEW HOME
SAVES YOU
NEARLY 60%
ON YOUR UTILITY BILLS**

Natural Gas saves you money and increases your home's value!
SourceGas is your local Natural Gas utility company, and we're pleased to offer you an affordable and easy way to upgrade to the most cost-efficient energy source available! Natural Gas is your key to future savings and increased value on your home.
Call today and start saving tomorrow!

Call today for a FREE in-home estimate or visit us online for more information.

SourceGas | 1.855.583.6959 | GetGasCO.com

About the Area

Location

Archuleta County is located in southwest Colorado, situated at the junction of U.S. 160 and 84 at an elevation of 7,079 feet. The county seat, Pagosa Springs, is located 30 miles north of the New Mexico border, and 60 miles east of Durango. It is also near the Four Corners region where Colorado, Utah, New Mexico and Arizona meet.

Physical Description

Archuleta County is comprised of 872,960 acres. Only 34 percent of lands in Archuleta County are in private ownership. Tribal lands comprise 14.4 percent of the county. Most of the northern and eastern portions of the county (51.6 percent) are within the San Juan National Forest. There is a total of approximately 2.8 million acres of National Forest and Bureau of Land Management surrounding Archuleta County.

Population Archuleta County

Source: US Census Bureau State & County QuickFacts

2013 estimate — 12,194

Housing and Income

Median value owner-occupied housing — \$279,700

Households — 4,881

Persons per household — 2.45

Per capita money income — \$29,793

Median household income — \$48,933

Persons below poverty — 9.7 percent

Geography

Land area (square miles) — 1,350

Persons per square mile — 8.9

Taxes

Sales and User Tax: 2.9 percent state, 4 percent county. County sales tax revenue is divided between county and town.

Lodger's Tax: A 4.9 percent tax is collected from the lodging industry and used for tourism promotion.

Primary Source of Town & County Revenue: Retail sales taxes, property taxes and charges for services.

Government

Town Government: www.pagosasprings.co.gov

Home Rule Municipality

Town council with elected mayor and six councilors elected for alternating four-year terms, town manager is appointed. Date of incorporation: 1891.

County Government: www.archuletacounty.org

Three county commissioners elected for alternating four-year terms.

Media

Newspaper: The Pagosa Springs SUN

www.pagosahun.com (970) 264-2100

Radio Stations: KWUF AM-1400, FM-106.1

www.kwuf.com, (970) 264-5983

Television: Cable/Satellite available in certain areas.

Education

District 50 Joint Office (970) 264-2228

www.mypagosaschools.com

High School (970) 264-2231

Middle School, 5th-6th grades (970) 264-2256

Middle School, 7th-8th grades (970) 264-2794

Elementary (970) 264-2229

The Training Advantage (970) 264-5627

GOAL Academy (877) PRO-GOAL

Utilities

Electric La Plata Electric Association

(970) 247-5786, www.lpea.coop

Gas/Natural Source Gas

(800) 563-0012

Telephone CenturyLink

(970) 264-0012, www.centurylink.com

Water Pagosa Area Water & Sanitation

(970) 731-2691, www.pawsd.org

Sanitation Pagosa Area Water & Sanitation

(970) 731-2691, www.pawsd.org

Sanitation Town of Pagosa Springs, (970) 264-4151

www.pagosasprings.co.gov

Trash At Your Disposal (970) 731-4892

Elite Recycling & Disposal (970) 731-2012

Waste Management (970) 264-5622

County Transfer Station, (970) 264-5660

Tourism & Business Development

Pagosa Springs Community Development Corp.

www.pagosaspringscdc.org

(970) 264-2360

Pagosa Springs Area Chamber of Commerce

www.pagosaspringschamber.com

(970) 264-2360, (800) 252-2204

Town Tourism Committee

www.visitpagosasprings.com

www.explorepagosa.com

Region 9 Economic Development District

(970) 247-9621, www.scan.org

Fort Lewis College Small Business Development

(970) 247-7009

<http://sbdcfortlewis.org/>

Related Website Links & Info

Association of Realtors,

www.pagosaspringsrealtors.com

Pagosa Lodging Association,

www.visitpagosasprings.com

U.S. Postal Service, Hot Springs Boulevard,

(970) 264-5440

U.S. Forest Service Pagosa Ranger District Office,

(970) 264-2268, www.fs.usda.gov/sanjuan

Colorado State University Extension Office,

(970) 264-5931, www.archuleta.colostate.edu

Ruby Sisson Memorial Library, (970) 264-2209,

pagosa.colibraries.org

Stevens Field Airport, (970) 731-3060,

www.stevensfield.com

AWOS frequency 127.17, (970) 731-0365

FBO (970) 731-2127

Durango-La Plata County Airport,

www.flydurango.com

Road Conditions

Colorado Department of Transportation,

(303) 639-1111, www.cotrip.org

Archuleta County Sheriff's Office Road Report,

(970) 264-5555

New Mexico Road Report, (800) 432-4269,

www.nmroads.com

We'll take care of your home's safety so you can take care of what matters most.



We have proudly served Pagosa Springs and the surrounding area since 2002.

- Area's top security provider
- Professional installation
- Systems designed for your lifestyle and needs
- High-quality audio and video systems
- Full service and support

HOME & BUSINESS ALARMS
SECURITY CAMERAS
HOME AUTOMATION
FIRE SYSTEMS & MORE



(970) 731-3701
301 N. Pagosa Blvd. Unit B3
www.alarmsystemspagosasprings.com
info@mhpagosa.com

Why Waste Your Time at the Dump?

Get Full-Service Trash Collection & Recycling with At Your Disposal!

- Residential & commercial trash service and container rental
- Roll-off for construction and large clean-up
- Recycling service available
- Serving Pagosa Springs 15 years
- Locally owned and operated



To set up service or request pricing, please call or visit us today!

At Your Disposal

Residential • Commercial • Industrial → **731-4892**

128 Bastille Dr., Pagosa Springs, Colorado

Want to make more smiles?

Thousands of your friends and neighbors have been impacted by LPEA members who "round up."

The Round Up Foundation is the 501(c)(3) non-profit arm of your electric company, and it's funded when LPEA's members "round up" their electric bills to the next higher dollar amount (an average of 50¢ per month). Those pennies do add up, and fund grants for charitable and educational programs that help others within LPEA's service territory.

It's the little bit that makes a BIG difference in our communities.

Join us!

Call today and sign-up for Round Up, 970.247.5786, or visit www.lpea.coop and click on the Round Up logo.



The Garden Project, 2014 Round Up Grant Recipient



WELCOME

Full service banking for your life and business.
Complete financing programs for home and business relocations.

1st SouthWest Bank
We Can Help You Get There™

249 Navajo Trail Drive • Pagosa Springs, CO 81147
970.731.1300 • fswb.com

ALAMOSA | CENTER | CORTEZ | DURANGO | PAGOSA SPRINGS | SAGUACHE
MEMBER FDIC • An Equal Housing Lender



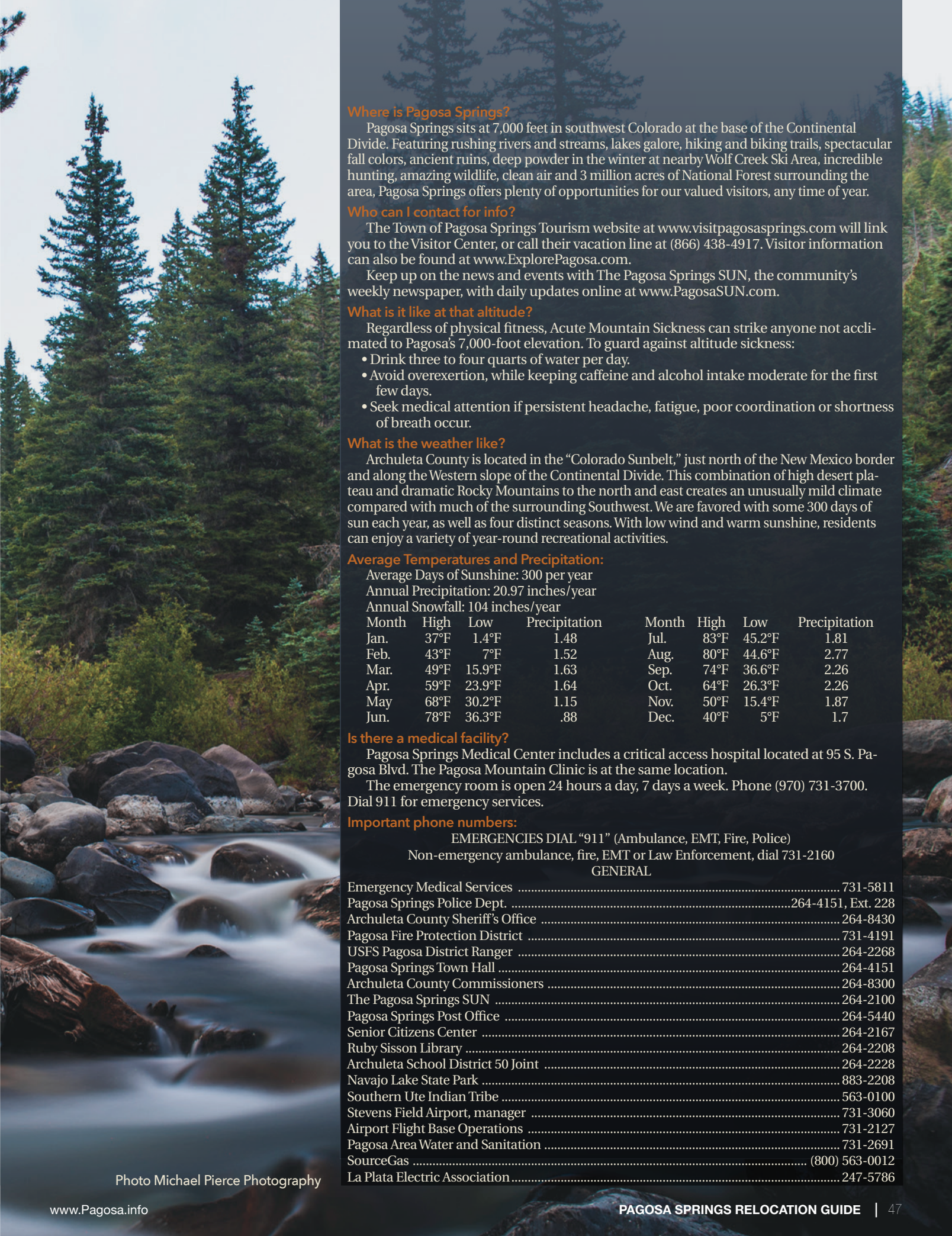
Every story.
Every photo.
Every ad.

The e-edition is a digital replica of the award-winning Pagosa Springs SUN. Each e-edition includes every photograph, story and in-paper advertisement. There's no need to download software, simply visit PagosaSun.com/eedition to subscribe to The Pagosa Springs SUN today.

If you're already a print subscriber your anytime access is included with your subscription!


The Pagosa Springs **SUN**

To subscribe to anytime digital access go to PagosaSun.com/eedition



Where is Pagosa Springs?

Pagosa Springs sits at 7,000 feet in southwest Colorado at the base of the Continental Divide. Featuring rushing rivers and streams, lakes galore, hiking and biking trails, spectacular fall colors, ancient ruins, deep powder in the winter at nearby Wolf Creek Ski Area, incredible hunting, amazing wildlife, clean air and 3 million acres of National Forest surrounding the area, Pagosa Springs offers plenty of opportunities for our valued visitors, any time of year.

Who can I contact for info?

The Town of Pagosa Springs Tourism website at www.visitpagosasprings.com will link you to the Visitor Center, or call their vacation line at (866) 438-4917. Visitor information can also be found at www.ExplorePagosa.com.

Keep up on the news and events with The Pagosa Springs SUN, the community's weekly newspaper, with daily updates online at www.PagosaSUN.com.

What is it like at that altitude?

Regardless of physical fitness, Acute Mountain Sickness can strike anyone not acclimated to Pagosa's 7,000-foot elevation. To guard against altitude sickness:

- Drink three to four quarts of water per day.
- Avoid overexertion, while keeping caffeine and alcohol intake moderate for the first few days.
- Seek medical attention if persistent headache, fatigue, poor coordination or shortness of breath occur.

What is the weather like?

Archuleta County is located in the "Colorado Sunbelt," just north of the New Mexico border and along the Western slope of the Continental Divide. This combination of high desert plateau and dramatic Rocky Mountains to the north and east creates an unusually mild climate compared with much of the surrounding Southwest. We are favored with some 300 days of sun each year, as well as four distinct seasons. With low wind and warm sunshine, residents can enjoy a variety of year-round recreational activities.

Average Temperatures and Precipitation:

Average Days of Sunshine: 300 per year
 Annual Precipitation: 20.97 inches/year
 Annual Snowfall: 104 inches/year

Month	High	Low	Precipitation	Month	High	Low	Precipitation
Jan.	37°F	1.4°F	1.48	Jul.	83°F	45.2°F	1.81
Feb.	43°F	7°F	1.52	Aug.	80°F	44.6°F	2.77
Mar.	49°F	15.9°F	1.63	Sep.	74°F	36.6°F	2.26
Apr.	59°F	23.9°F	1.64	Oct.	64°F	26.3°F	2.26
May	68°F	30.2°F	1.15	Nov.	50°F	15.4°F	1.87
Jun.	78°F	36.3°F	.88	Dec.	40°F	5°F	1.7

Is there a medical facility?

Pagosa Springs Medical Center includes a critical access hospital located at 95 S. Pagosa Blvd. The Pagosa Mountain Clinic is at the same location.

The emergency room is open 24 hours a day, 7 days a week. Phone (970) 731-3700. Dial 911 for emergency services.

Important phone numbers:

EMERGENCIES DIAL "911" (Ambulance, EMT, Fire, Police)

Non-emergency ambulance, fire, EMT or Law Enforcement, dial 731-2160

GENERAL

Emergency Medical Services	731-5811
Pagosa Springs Police Dept.	264-4151, Ext. 228
Archuleta County Sheriff's Office	264-8430
Pagosa Fire Protection District	731-4191
USFS Pagosa District Ranger	264-2268
Pagosa Springs Town Hall	264-4151
Archuleta County Commissioners	264-8300
The Pagosa Springs SUN	264-2100
Pagosa Springs Post Office	264-5440
Senior Citizens Center	264-2167
Ruby Sisson Library	264-2208
Archuleta School District 50 Joint	264-2228
Navajo Lake State Park	883-2208
Southern Ute Indian Tribe	563-0100
Stevens Field Airport, manager	731-3060
Airport Flight Base Operations	731-2127
Pagosa Area Water and Sanitation	731-2691
SourceGas	(800) 563-0012
La Plata Electric Association	247-5786

Photo Michael Pierce Photography

RELIGIOUS RESOURCES

Ahavat Adonai Messianic Jewish Congregation	(970) 946-5262
Amazing Grace Community Church	(970) 444-2111
Arboles Baptist Church	(970) 883-3630
Calvary Chapel Pagosa	(970) 507-0123
Centerpoint Church - SBC	(970) 731-2205
Church of Christ - Lewis Street	(970) 264-2552
Church of Christ - Community Center	(970) 264-4236
Church of Jesus Christ of Latter-Day Saints	(970) 731-2623
Church of the Prepared Life	(970) 946-1277
Community United Methodist Church	(970) 264-5508
CrossRoad Christian Fellowship	(970) 731-4384
First Assembly of God Church	(970) 731-5767
Grace Evangelical Free Church	(970) 731-6200
Immaculate Heart of Mary Catholic Church	(970) 731-5744
Kingdom Hall of Jehovah's Witness	(970) 731-5826
Mountain Christian Fellowship	(970) 759-8349
Our Savior Lutheran Church - LCMS	(970) 731-4668
Pagosa Baptist Church	(970) 946-5166
Pagosa Bible Church	(970) 731-3120
Pagosa Cowboy Ministries	(719) 778-4013
Pagosah Unitarian Universalist Fellowship	(970) 731-7900
Pope John Paul II Catholic Church	(970) 731-5744
Restoration Fellowship	(970) 731-2937
Saint Patrick's Episcopal Church	(970) 731-5801
Seventh Day Adventist Church	(970) 731-1005
Tara Mandala Buddhist Retreat Center	(970) 731-3711
Trinity Anglican Church - Orthodox Anglican	(970) 759-3845

Bringing you news of Pagosa Springs and Archuleta County since 1909.

Town & county governments
Hospital district
Water district
School district
Arts & entertainment
Lifestyle

The Pagosa Springs **SUN**

\$35 one year out of county
\$25 one year in Archuleta County

Subscribe today!
(970) 264-2100

Voter & Vehicle Registration

Motor vehicles

In making your transition from another state to Colorado or from another Colorado county, we would like to help in making the registration of your vehicle as easy as possible.

Colorado law requires you to register your vehicles, trailers, motor homes, heavy equipment, etc. within 30 days of becoming a Colorado resident. Unfortunately, the law does not allow you to "run" on your out-of-state plates until they expire.

If you are currently a Colorado resident and are just moving here, you may call the county clerk's office and they will help you change your registration address so you will receive a renewal notice from Archuleta County when your plates expire.

Some of the most obvious reasons that, by law, constitute becoming a resident are: obtaining a Colorado driver's license, registering to vote, enrolling children into school or becoming employed. If you are retired and consider this your legal place of residence and intend to file your federal income tax with a Pagosa Springs address as your legal address, you need Colorado plates.

To obtain Colorado license plates, you will need:

1. A current registration or title from the state you are coming from.
2. Proof of Insurance (does not need to be Colorado).
3. A vehicle identification verification done by any law enforcement officer. The sheriff's office is located in the courthouse (west end of the building) and charges \$10 for this service.
4. An acceptable form of ID.

Vehicle registration in Colorado is based on the year, weight and taxable value of the vehicle, when new. The taxable value is then depreciated according to the age of the vehicle. The office is located at 449 San Juan St., in the east side of the courthouse.

The nearest place to obtain a Colorado driver's license is Durango, approximately 60 miles west of Pagosa Springs. The DMV is located at 305 S. Camino del Rio. You may contact their office at (970) 247-4591.

Please visit www.archuletacounty.org for more information. For any questions you may have, call (970) 264-8350.

Voter registration

You may register to vote or change your address online by visiting govotecolorado.com or sos.state.co.us and following the directions for Election & Voting. Should you have questions, please call (970) 264-8331 or (970) 264-8350.

~ Piedra Automotive ~

Pagosa Springs' choice for Service, Repairs and Towing

Auto Service & Repair For All Makes and Models

- Oil Change & Scheduled Maintenance
- Computer Diagnostics
- Tire Repairs & Replacement
- Digital Imaging Alignments
- Front End & Suspension Work
- Custom Exhaust Work
- Foreign Car Specialists



**24-Hour Towing and
Emergency Roadside Assistance**

Nationwide 12/12 Parts
& Labor Warranty



Locally Owned & Operated • Over 35 Years Experience
505 Piedra Rd. (CR. 500) • (970) 731-3335

PICTURE YOURSELF IN *Pagosa Springs ...*

Are You Looking For...

- Your Pagosa Dream Home?
- A Townhome Or Condo?
- Large Or Small Acreage?
- A Resort Homesite?
- Commercial Property?
- A Business Opportunity?

We've Got Them All! (And Prices Are Great!)

JIM SMITH REALTY

PAGOSA SPRINGS... "The Colorado You've Always Dreamed Of"



VISIT OUR CONVENIENT
DOWNTOWN LOCATION AT
445 SAN JUAN STREET

970-264-3200



JIM SMITH
OWNER &
MANAGING BROKER

EXPERIENCED AGENTS. PROVEN RESULTS.



STEPHANIE
HILL



MARK &
DENISE
ESPOY



D. WEST
DAVIES



TOMMY
NELL



CAROL ANN
PETERSON



JON
JOHNSON



JOHN
SMITH



DEBRA
ZENZ



PAM
BARSANTI



MICHAEL
RUDD



HAROLD
KELLEY

YOU CAN TRUST PAGOSA'S MOST PRODUCTIVE REAL ESTATE BROKERAGE FIRM!
WE CLOSE MORE TRANSACTIONS THAN ANY OTHER PAGOSA BROKERAGE

Pagosa Springs ... "The Colorado You've Always Dreamed Of"

SEARCH ALL
AREA LISTINGS:

WWW.JIMSMITHREALTY.COM · 970-264-3200 · WWW.PAGOSA.COM

AREA'S BEST
LIVE WEBCAMS



Layne Stan Chris Steve Lindy Bill Ed

LET US HELP YOU DISCOVER THE PAGOSA SPRINGS LIFESTYLE . . .



It has been said that Pagosa Springs is Colorado's "Best Kept Secret."

We couldn't agree more.

With 300+ days of sunshine a year, truly unlimited recreational activities and magical mountain views, Pagosa Springs offers a distinctive lifestyle that is unmatched.

We are passionate about this place we call home. We don't just work here - we live the lifestyle. And as the area's leading team of brokers since 2006, we are dedicated to working with you every step of the way.



970.264.1250 | www.GallesProperties.com

Downtown Main Office: Next To The Theater | **Uptown Showroom:** In The City Market Center

Diane Brent Peggy Juli Eddie Tim



Based on PSAAR MLS Data Of Total Volume Sold From January, 2006 - May, 2015. In Cooperation With Other Brokers.