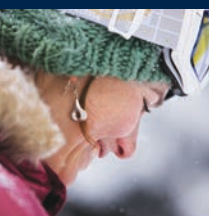


PAGOSA SPRINGS

REAL ESTATE & RELOCATION GUIDE



Welcome

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 know you will find Pagosa Country to be a friendly, pleasant place to live, work and play.

The Pagosa Springs Real Estate and Relocation Guide has been developed to provide an abundance of pertinent 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, backcountry exploration, skiing, sledding, cross-country skiing, fishing, hunting and many others. You will also find other activities to keep you busy such as our charming shops, historic sites, museums, Chimney Rock National Monument and a variety of artisans.

Please indulge in the pleasure of soaking in our geothermally heated waters. The giant spring in town issues forth from a mighty aquifer, providing Pagosa Country with some of the most relaxing and restorative waters anywhere in the world.

There is also an abundance of networking opportunities and special events to enhance the work and living environment for residents and business owners.

Members of our community are actively involved in many volunteer, leadership and business ventures.

Whether a home-based business or a growth company, Pagosa Springs has the resources available to help you succeed.

Archuleta School District, along with alternative educational options, offers many diverse programs to all students, including distance-learning opportunities.

The area's hospital, Pagosa Springs Medical Center, operates a 24/7 emergency room, lab and diagnostic services, diagnostic imaging and mammography exams, cancer care, a surgical staff, orthopedic surgery, primary care physicians and more.

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.

Welcome to Pagosa Country.

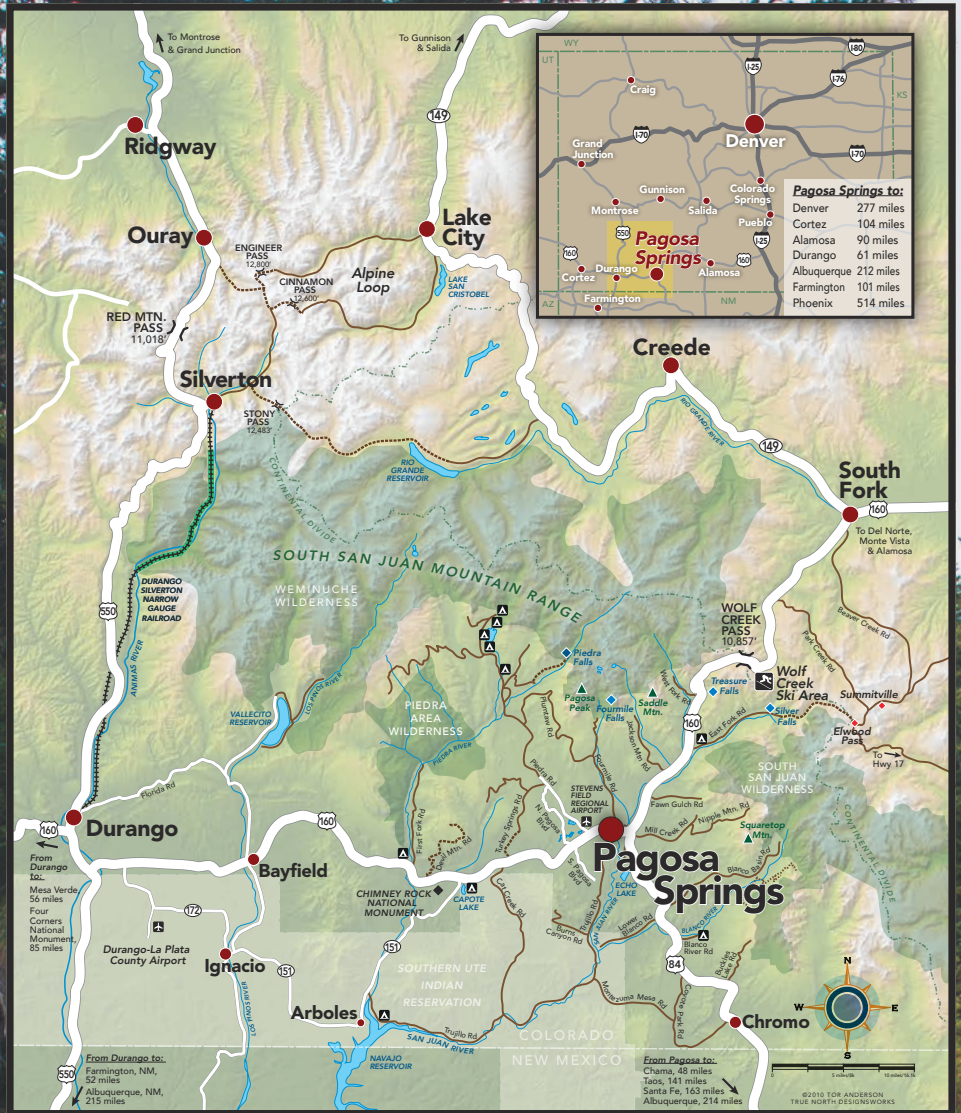


Photo courtesy Michael Pierce Photography

A publication of The Pagosa Springs SUN



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COVER PHOTO: VISIT PAGOSA SPRINGS

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
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MLS 780870 - \$775,000



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MLS 778342 - \$595,000



35 Acres, Gorgeous Views
MLS 775162 - \$500,000



160 Acres, Part of Historic Ranch
MLS 780545 - \$485,000



Development Opportunity
MLS 780543 - \$395,000



6.99 Acres
MLS 781164 - \$299,000



Park-like Setting
MLS 781168 - \$245,000

Zoned commercial, electric available, 1.2 Acres - MLS 781397 - \$127,400 • Gated community, lake views - MLS 779432 - \$95,000

Beautiful wooded .5 acre lot - 779012 - \$89,000 • Two tiny homes on land - MLS 780264 - \$85,900

3 acres - MLS 781412 - \$85,000 • Near National Forest - MLS 768675 - \$79,000

Location, location - MLS 780597 - \$59,000 • One acre, no HOA - MLS 776768 - \$35,000

.43 acre lot in gated community - MLS 781411 - \$35,000 • Beautiful acreage with great views - MLS 781312 - \$27,000

Mountain and valley views from this 1.3 acres - MLS 781311 - \$27,000 • 1.12 acre lot with great views - MLS 779859 - \$22,900



Laura Daniels
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970-731-8599



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970-946-3480



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WELCOME TO PAGOSA SPRINGS

Where is Pagosa Springs?

Pagosa Springs sits at 7,079 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 Pagosa Springs Area 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 and www.PagosaSUN.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: 20.87 inches/year

Annual Snowfall: 107 inches/year

Month	High	Low	Precipitation	Month	High	Low	Precipitation
Jan.	38.2°F	2.3°F	1.94"	Jul.	82.6°F	45°F	1.80"
Feb.	43.6°F	9.2°F	1.46"	Aug.	80.2°F	44.8°F	2.68"
Mar.	50.1°F	17.8°F	1.78"	Sep.	73.5°F	36.8°F	2.10"
Apr.	58.7°F	23.7°F	1.24"	Oct.	63.2°F	26.5°F	2.32"
May	67.8°F	31.0°F	1.41"	Nov.	48.6°F	15.7°F	1.75"
Jun.	78.0°F	37.2°F	.90"	Dec.	39.9°F	5.6°F	1.50"

Is there a medical facility?

Pagosa Springs Medical Center includes a critical access hospital located at 95 S. Pagosa Blvd. The emergency room is open 24 hours a day, 7 days a week. Phone (970) 731-3700. Dial 911 for emergency services.

There are multiple primary care clinics in the community offering a variety of services.

Important phone numbers:

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

Nonemergency ambulance, fire, EMT or Law Enforcement, dial (970) 731-2160

Emergency Medical Services	(970) 731-5811
Pagosa Springs Medical Center	(970) 731-3700
Pagosa Urgent Care	(970) 372-0456
Axis Integrated Healthcare	(970) 264-2104
Pagosa Springs Police Department	(970) 264-4151, Ext. 228
Archuleta County Sheriff's Office	(970) 264-8430
Pagosa Fire Protection District	(970) 731-4191
USFS Pagosa District Ranger	(970) 264-2268
Pagosa Springs Town Hall	(970) 264-4151
Archuleta County Commissioners	(970) 264-8300
The Pagosa Springs SUN	(970) 264-2100
Pagosa Springs Post Office	(970) 264-5440
Senior Citizens Center	(970) 264-2167
Ruby M. Sisson Memorial Library	(970) 264-2209
Archuleta School District 50 Joint	(970) 264-2228
Navajo Lake State Park	(970) 883-2208
Airport Flight Base Operations	(970) 731-2127
Pagosa Area Water and Sanitation	(970) 731-2691
Black Hills Energy	(888) 890-5554
La Plata Electric Association	(970) 247-5786



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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

2019 estimate — 14,029

Housing and Income

Median value owner-occupied housing — \$314,400

Households — 5,858

Persons per household — 2.23

Per capita money income — \$31,629

Median household income — \$52,221

Persons in poverty — 10.8 percent

Geography

Land area (square miles) — 1,350

Persons per square mile — 9.1

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.pagosasun.com, (970) 264-2100

Education

District 50 Joint Office (970) 264-2228

www.mypagosaschools.com

High School (970) 264-2231

San Juan Mountain School (970) 264-2231, ext. 9247

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

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

Elementary School (970) 264-2229

Pagosa Peak Open School (970) 317-2151

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 Black Hills Energy

(888) 890-5554, www.blackhillsenergy.com

Water Pagosa Area Water & Sanitation

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

Sanitation Pagosa Area Water & Sanitation

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

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

Pagosa Springs Area Tourism

www.visitpagosasprings.com

www.explorepagosa.com

(970) 585-1200 or (866) 438-4917

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

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, pagosalibrary.org

Stevens Field Airport

(970) 731-3060, FBO (970) 731-2127

www.archuletacounty.org/45/Airport

AWOS frequency 127.175

Durango-La Plata County Airport

www.flydurango.com

Road Conditions

Colorado Department of Transportation

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

Archuleta County Road Report

(970) 264-5555

New Mexico Road Report

(800) 432-4269, www.nmroads.com

Making the Move



Photo Terri House

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?

The Pagosa Springs Real Estate and Relocation Guide 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.

This publication results from a cooperative effort, with several area organizations and local government agencies contributing to the information in this guide.

The Pagosa Springs Real Estate and Relocation Guide was awarded first place at the Colorado Press Association's annual convention with the judge commenting, "Every U.S. county should be so lucky as to have a re-location guide this helpful. In an exceptionally competitive field, this entry is the winner."

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.

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Photo courtesy Joanne Irons

Aspen House Truffle Company Building a unique dream home

A sweet boy from a poor family dreamed of finding one of five golden tickets hidden inside of chocolate bar wrappers, which would admit him to the eccentric and reclusive Willy Wonka's chocolate factory. It would become the ticket to having all of his dreams come true.

Here in Pagosa Springs, a group of adults with disabilities believes the ticket to having their dreams come true can be found through the Aspen House Truffle Company.

Their dream is a safe, independent and permanent home for adults in our community who have developmental disabilities. A home for someone just like themselves. A home called Aspen House.

Community volunteer Joanne Irons has been working with members of Aspen House and Aspen Services (AHAS) teaching them to make and sell the chocolate truffles as a way for adults with different abilities in the community to raise funds for their dream house.

She explained that some of the adults have been able to learn the entire process of truffle making and she is hopeful that this will turn into a full-time business for AHAS. She also hopes that the truffle-making business will turn into its own nonprofit business to be completely run by the adults served by Aspen House and Aspen Services.

"Irons has long believed ... that these adults have the capability to

run their own business in support of Aspen House and Aspen Services. Truffle making is going to be that business," secretary and treasurer for AHAS Patricia Brown shared.

Along with truffle-making, adults with different abilities work at the local PS Froyo shop to learn other valuable business skills and 100 percent of proceeds from PS Froyo sales support Aspen House.

"Every delicious bite is for good," their website notes, at psfroyo.com.

PS Froyo is equipped with a functional commercial kitchen with ample space for truffle making.

Additionally, the PS Froyo website states, "Aspen House supports Pagosa Springs residents with developmental disabilities, giving them life and job skills, and a supportive place to live with their peers. When you choose PS Froyo, you aren't just eating well, you're contributing to your community."

Irons described the process of teaching her truffle-making business to the members of Aspen House as "a great pleasure."

The truffles completely sold out for Valentine's Day and Easter. To place your truffle order and help turn the dream of Aspen House into a reality, visit PS Froyo at 459 Lewis Street, or call (970) 398-1636.

For more information about AHAS, or to make a donation, please visit aspenhousepagosa.org.

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Todd Starr



When a Texas Corporation purchased a ranch in the valley, the first thing they did was try to close off access. A group of local neighbors retained Cunningham Swaim and the road is now public. **UPDATE:** The Texas Corporation's request for immediate relief from the Colorado Court of Appeals was denied as our clients continue to win on every level.



When the neighbor's dog came over and bit our client on the hand, she came to us just hoping to get her \$1,200.00 medical bill paid. Three months later she cashed a check for over \$50,000.00.



When the pharmacy received a notice of investigation from the Colorado Department of Regulatory Affairs, they turned to us for guidance. Despite some challenging facts, our lawyers who specialize in government affairs were able to quickly solve the problem.



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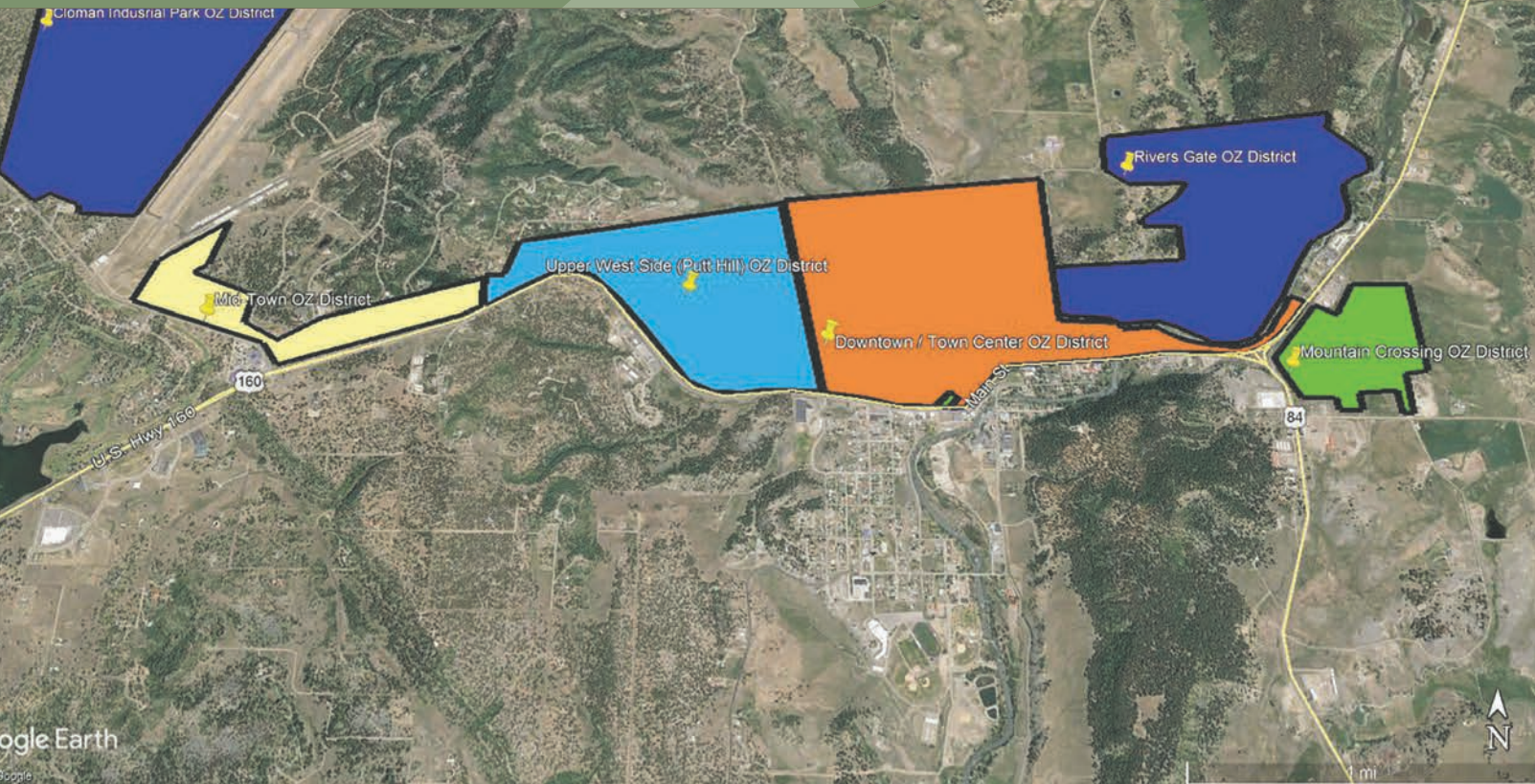


Illustration courtesy Pagosa Springs Community Development Corporation

Invest in an Opportunity Zone in Pagosa Springs

By Mary Jo Coulehan

You hear a lot of buzz about Opportunity Zones these days, but what is it about this program that has communities and investors excited?

Opportunity Zones (OZ) were enacted as part of the 2017 tax reform package to address uneven economic recovery and persistent lack of growth. The OZ program provides a federal tax incentive for investors to invest in communities through favorable treatment of reinvested capital gains and forgiveness of tax on new capital gains. The deferral of inclusion in taxable income for capital gains is until December 31, 2026. There is a gradual reduction of tax if gains are held for only five years or seven years. Permanent exclusion is tax free if the gains are held the full 10 years or until 2026.

When first implemented, low income urban or rural communities had the opportunity to submit a census tract in their area for acceptance to the state of Colorado and then the federal government. The good news for Southwest Colorado is that every county had a census tract that qualified. In Archuleta County, census tract number 9744 was selected which encompasses Piedra Road northeast past Cloman Boulevard, the north side along U.S. 160 past U.S. 84 and southeast along U.S. 84. In this census track, there are many opportunities to build out on vacant land tracts from larger parcels to infill parcels such as in the downtown area.

Archuleta County developed a community prospectus for investors. Numerous work groups were held, always open to the public. This

group formulated the community prospectus. Participants included realtors, town and county government, developers, business professionals, utility companies, nonprofit agencies, the Chamber of Commerce and the Community Development Corporation (CDC), who took the lead in preparing the document.

The Pagosa Springs Community Prospectus is an invitation for developers and investors to look at our community and invest in projects we feel are important such as housing, light manufacturing and lodging. The work group took into account the Town's Comprehensive Plan, Smart Growth Plan and the County's Community Development Action Plan (CDAP) to align OZ projects with the highest priorities in these documents. The town and county collaborated on local development incentives that can be added to federal and state tax incentives. Investors can "stack" incentives from a myriad of opportunities.

We encourage potential investors to look at the various districts and see what projects might be available, or they can match their particular area of interest, such as housing, and reference what types of projects are available in each district. The community prospectus is available for download from the Region 9 website, www.scan.org or from the CDC website at pagosaspringscdc.org/incentive-programs/. The key to the OZ program is the investment of capital gains. If you are moving to Pagosa, have some capital gains that you would be interested in investing, contact your financial advisor for more investment information or Mary Jo Coulehan at the Chamber of Commerce at (970) 264-2360.

Region 9 Economic Development District of Southwest Colorado

Yes, our region has that

By **Laura Lewis Marchino, Executive Director**
Region 9 Economic Development District of SW Colorado

As our communities recover from the COVID pandemic, it is a good reminder to look at our amazing regional assets and diversity so critical to recovery.

Southwest Colorado has everything that you as a resident or business would want within an hour's drive of any community. However, many of you have overheard the, "We don't have an airport." or "The college is in Durango". Though technically true, those statements are also creating a "negative narrative" and reinforces the focus on community boundaries. Those simple statements are something that can impact business relocation. For example, all the Front Range communities use the Denver International Airport, but you do not hear residents of Ft. Collins saying, "Oh we don't have an airport" because they consider DIA their airport. When you stop and think about it, DIA serves a huge geographic area from Ft. Collins (70 miles away) to Fairplay and even Silverthorne.

Rural areas traditionally typically think within their community boundaries rather than what is available regionally. We all want medical care, education, culture and transportation. In rural areas,

those items may not be sustainable on a community level but can be on a regional one. Regionalism makes the pie bigger, not just in terms of services, but in creating economies of scale and reducing duplication. Businesses that think regionally are more likely to grow as they understand they need a larger population and customer base. Simply by reframing our unintentional negative narrative to, "Within an hour's drive we have an airport, a 4-year college, three hospitals, a community college, several National Parks and unlimited recreation opportunities," we become the region that has it all.

Working through a regional lens also solves the following business concerns:

- Shortage of business-to-business services.
- Limited access to information/knowledge centers — one community may lack the services that another has.
- Dominance by single business or industry — a large employer in one community is one of many when looking regional.
- Local labor skills and availability — you yourself may live in one community but work in another.

Rural communities are a destination to visit and more and more, to move to. Southwest Colorado has the assets to compete.



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Opening a business in town

License, permits, zoning information and more

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, food trucks, seasonal/temporary vendors, vacation rentals, retail sales, bars/lounges, restaurants, professional services, construction general contractors and subcontractors, home-based businesses, nonprofit entities, etc. Additional license and/or permits may also be required for certain types of businesses.

It is recommended 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. It is also recommended that you contact the building department if you are contemplating any new construction or remodeling work. There may not be any permit needed, however, a quick call will help eliminate delays and/or unknown expenses. In addition, a sign permit is required for all permanent and temporary signs (banners). Again, you should 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.

Town staff is available to help guide you through the process of opening or relocating a business in Pagosa Springs. Applications are available on the town's website, www.pagosasprings.co.gov, 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 2018

State	Rank	Property, income and sales taxes as a % of income	Annual property, income and sales taxes per person	Property taxes as a % of income	Income taxes as a % of income	Sales taxes as a % of income
Colorado	27	8.25	\$4,855	2.74	2.24	3.26
Texas	34	8.08	\$4,123	3.86	0.00	4.22
New Mexico	30	8.19	\$3,407	2.00	1.44	4.75
California	10	9.49	\$6,029	2.64	3.78	3.06
Arizona	31	8.16	\$3,630	2.52	1.42	4.21
Wyoming	49	6.11	\$3,709	3.32	0.00	2.80
Nebraska	15	9.08	\$4,793	3.80	2.32	2.96

Source: <https://www.hireahelper.com/lifestyle/states-with-largest-and-smallest-tax-burden/>

STATE AND LOCAL TAX COLLECTIONS PER CAPITA 2017

	Rank	Amount
Colorado	21	\$4,881
Texas	31	\$4,161
New Mexico	32	\$4,117
California	9	\$6,170
Arizona	48	\$3,472
Wyoming	24	\$4,698
Nebraska	16	\$5,118

Source: <https://taxfoundation.org/state-and-local-tax-collections-per-capita-2020/>

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	https://cdle.colorado.gov/wfc
Better Business Bureau	(505) 326-6501	bbb.org/new-mexico-southwest-colorado
Pagosa Springs Area Chamber of Commerce	(970) 264-2360	www.pagosachamber.com
Region 9 Economic Development District	(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
P.S. Community Development Corporation	(970) 264-2360	www.pagosaspringscdc.org



Pagosa Springs Community Development Corporation Improving our economic climate

By Mary Jo Coulehan

The Pagosa Springs Community Development Corporation (CDC) coordinates economic development initiatives that aim to enhance the economy in Pagosa Springs and Archuleta County. Supported by county and town governments, utility groups, local banks and individual businesses, the CDC strives to help Pagosa grow, diversify and become more economically stable. Pagosa is proud to be home to several Colorado top Companies to Watch. Our community alternative-energy portfolio includes biochar, solar and geothermal companies. 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.

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 accessory and equipment entrepreneurs are finding that Pagosa 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 large data transmission or jobs that offer telecommuting opportunities have several options that would meet their needs. The CDC oversees the Broadband Services Office and is a partner in multiple broadband improvement projects. Remote work in Pagosa Springs is a great way to live the life of working where you play. We can help you connect to Colorado companies that

focus on remote workers in rural areas.

The CDC provides a wealth of resources including one-stop shopping for business information and a rapid-response team tailored to your needs to assist companies interested in opening or relocating a business to Archuleta County. The CDC website has statistical information and interactive data tools to assist you.

The CDC maintains close ties to the Pagosa Springs Chamber of Commerce, the Southwest Small Business Development Center 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, data and financial assistance. The CDC can help interested parties develop a business compatible with the area, locate available space, help smooth the business transition and create a win-win situation for new businesses and the community. The CDC can assist interested parties in community, state or federal tax advantages such as the state's Enterprise Zone program or the federal Opportunity Zone program or the Rural Jump Start program. Our office or website has a community prospectus for those interested in relocating or finding out more about Pagosa's Opportunity Zone districts. We can assist interested parties in identifying parcels of land located in these specialized zones while working to get you individual or "stacked" tax credits to maximize your advantage.

Contact the CDC at (970) 264-2360 or pagosaspringscdc.org for information about moving or expanding your business.

Grow your business with the Pagosa Springs Area Chamber of Commerce

By Mary Jo Coulehan

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 400 members, it is known for consistently having one of the highest per capita memberships in the state — an honorable achievement for a small mountain community.

Networking events such as Business After Hours and targeted trainings are a great way to stay current with area activities and to hone and expand your business savvy.

The Chamber offers confidential consulting services, connections to other important business service centers and numerous ways to help you grow your business.

We also stay involved in other community initiatives including broadband, housing and early childcare which are the priorities identi-

fied by the business community.

In 2020 our business community saw how important their chamber was by receiving the latest information on financial assistance, help with unemployment issues, working to man an emergency call center, and partnering with the town, county and nonprofit organizations to assist residents and businesses in Archuleta County.

The Chamber of Commerce, along with the Pagosa Springs Community Development Corporation, the Small Business Development Center and the Region 9 Economic Development District are poised to help you take your business to the next level. The Chamber is the administrative arm of the Community Development Corporation and works hand in hand in building a stronger community.

Being a Chamber member is being in support of the business community and offering a collective voice.

Contact the Chamber of Commerce at pagosachamber.com or by calling (970) 264-2360 for more information.



Town and County Regulations

Before you build, expand or open your business

By Mary Jo Coulehan

Before you build, renovate or open your doors for business, there is one step that many people forget — and it is one that could save you time, money, surprises and headaches. That step is checking with the Town of Pagosa Springs or Archuleta County building and planning departments regarding doing business in our community.

Depending on where your business is located, each entity may have different requirements and zoning laws.

Zoning and land use

Of course, most entrepreneurs know that you need a building permit before you break ground or remodel any portion of an existing commercial building.

But are you breaking ground in the right zone?

Both the town and county have land use permitting and zoning. It is important to check to make sure that your business fits within the zoning and building code guidelines. Even though a zone may permit light manufacturing, you will need to make sure that your manufacturing operation fits within those guidelines. You may need to ask for a variance.

Even if you bought an existing building, contact the building department to make sure your business is compatible within the zone. This includes converting a house from long-term to short-term rental, adding accessory structures to a nonresidential location (including portable shipping containers), paving or changing access and parking lots, and doing any work in a floodplain. Some properties may be “grandfathered;” however, the improvement must meet current codes when expanded or changed or if vacant for more than six months.

Permitting and licensing

It is not necessary to obtain a business license within the parameters of Archuleta County; however, if doing business within the Town of Pagosa Springs, you must have an annual business license. Even if your business is physically located in the county, but you perform a business function within the town (delivery of products, repairs, sales), you still need a town business license.

Business licenses are also required within the town for temporary seasonal businesses like food trucks and vendors or special event permits and building contractor work permits.

Each planning department also has guidelines for building fees. While impact fees have been waived, other fees may apply such as water tap fees, plan submission, etc.

For those looking at larger developments, especially in the Opportunity Zone districts, the town and county can assist with incentive packages and plan development.

In both the town and the county, sign permitting is required for temporary, modified or permanent signage. Before you spend the money on making a sign, visiting with the planning departments will alert you to size restrictions or perhaps colors if you are doing business in the historic district.

Any new construction will need to have plans submitted to either building department. Each entity will provide a building and fire safety inspection before issuing a certificate of occupancy.

Both the town and the county have rules regarding short-term rentals (under 30 days). Each has a different fee schedule and all short-term rentals need to be licensed and collect sales and lodger’s tax.

Before you build or set up your property for short-term rental, check the guidelines for where you are located, as short term rentals are not a “use by right” and typically also require a conditional use permit.

New regulations are being considered in 2021 which may restrict your ability to operate a short term rental license.

Many of the licensing forms can be found on the town’s website at pagosasprings.co.gov or on the county’s site at archuletacounty.org.

The town’s building and planning departments are located at Town Hall at 551 Hot Springs Blvd. and the county building and planning offices are located at 1122 U.S. 84. These entities are here to help you through the building process and minimize duplication of efforts.

Find out the guidelines before you put a shovel in the ground for your new project or pull a hammer out to remodel your existing building. A quick phone call can save you needless time, energy and expense.



Colorado Office of Economic Development and International Trade Business incentives offered

Everyone, no matter individual or business, wants to feel that they are not paying full price. That is why many of us use coupons or shop when something we want is on sale. In that respect, businesses are no different and incentives can be a tie breaker when choosing where to locate between two similar communities.

Archuleta County based businesses have several incentives for both relocating and existing businesses. Below is a quick summary of those resources.

Rural Jumpstart

Rural Jumpstart is a state program that incentivizes relocating and start-up companies offering a non-duplicative business product or service. Archuleta and the Town of Pagosa Springs are eligible and are participating. Businesses must be approved by the Economic Development Commission and create at least five new jobs that pay above the median income within a certain timeframe.

The program offers the following benefits for relocating and non-duplicative new businesses:

- Relief from state income taxes for the new business
- Relief from the state sales and use tax for the business
- Relief from county and municipal personal property taxes for the business
- Relief from state income taxes for the employee

Enterprise Zone State Tax Credits

The Colorado Enterprise Zone (EZ) program is a program that encourages job creation and capital investment in targeted economic areas like the majority of Archuleta County.

The program provides a variety of tax credits to businesses and nonprofit projects to promote and encourage economic development activities. There are 10 different credits including equipment purchases and new employee hires.

Opportunity Zone

There is an Opportunity Zone census tract in Archuleta County. These zones are designed to spur economic development and job creation throughout the country by providing tax benefits to investors who invest eligible capital into these communities. Taxpayers may defer tax on eligible capital gains by making an appropriate investment in a Qualified Opportunity Fund and meeting other requirements.

Advanced Industry Tax Credit

Provides assistance to Colorado companies operating in seven advanced industries the opportunity to receive capital from investors.

Commercial Historic Preservation Tax Credit

Jointly administered with History Colorado for owners of designated commercial properties who do a certified rehabilitation of their property.

Job Growth Incentive Tax Credit

A performance-based program for businesses pursuing job creation projects that are competing with at least one other state and where the incentive is a major factor in the decision.

State Trade Expansion Program

Financial assistance for aspiring and current Colorado exporters entering into a new international market. This program supports small and medium-sized businesses through grant funds to offset international business development and marketing costs.

The Colorado Office of Economic Development and International Trade has information on additional incentives to businesses that can be further explored at choosecolorado.com.

Business Support Programs

Southwest Colorado Accelerator Program for Entrepreneurs (SCAPE): SCAPE creates more high growth and job creating companies in Southwest Colorado by providing education, mentoring and access to funding for startups and early stage companies. www.goscape.org

Southwest Small Business Development Center provides free business counseling, technical assistance, trainings, business plan development www.sbdcfortlewis.org/

Colorado Procurement Technical Assistance Center (PTAC): Prepares businesses for federal and state contracts. www.coloradoptac.org/

Manufacturer's Edge: Statewide manufacturing assistance center through onsite technical assistance through coaching, training and consulting. www.manufacturersedge.com/

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 Area 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.choosecolorado.com	(303) 892-3840



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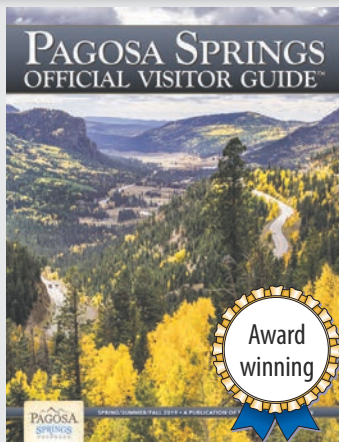
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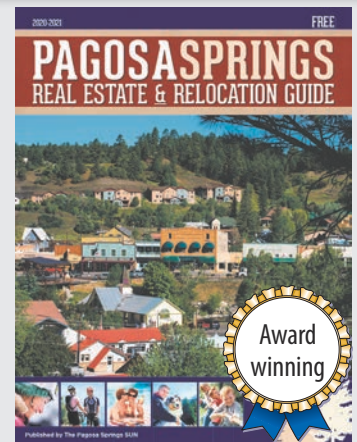
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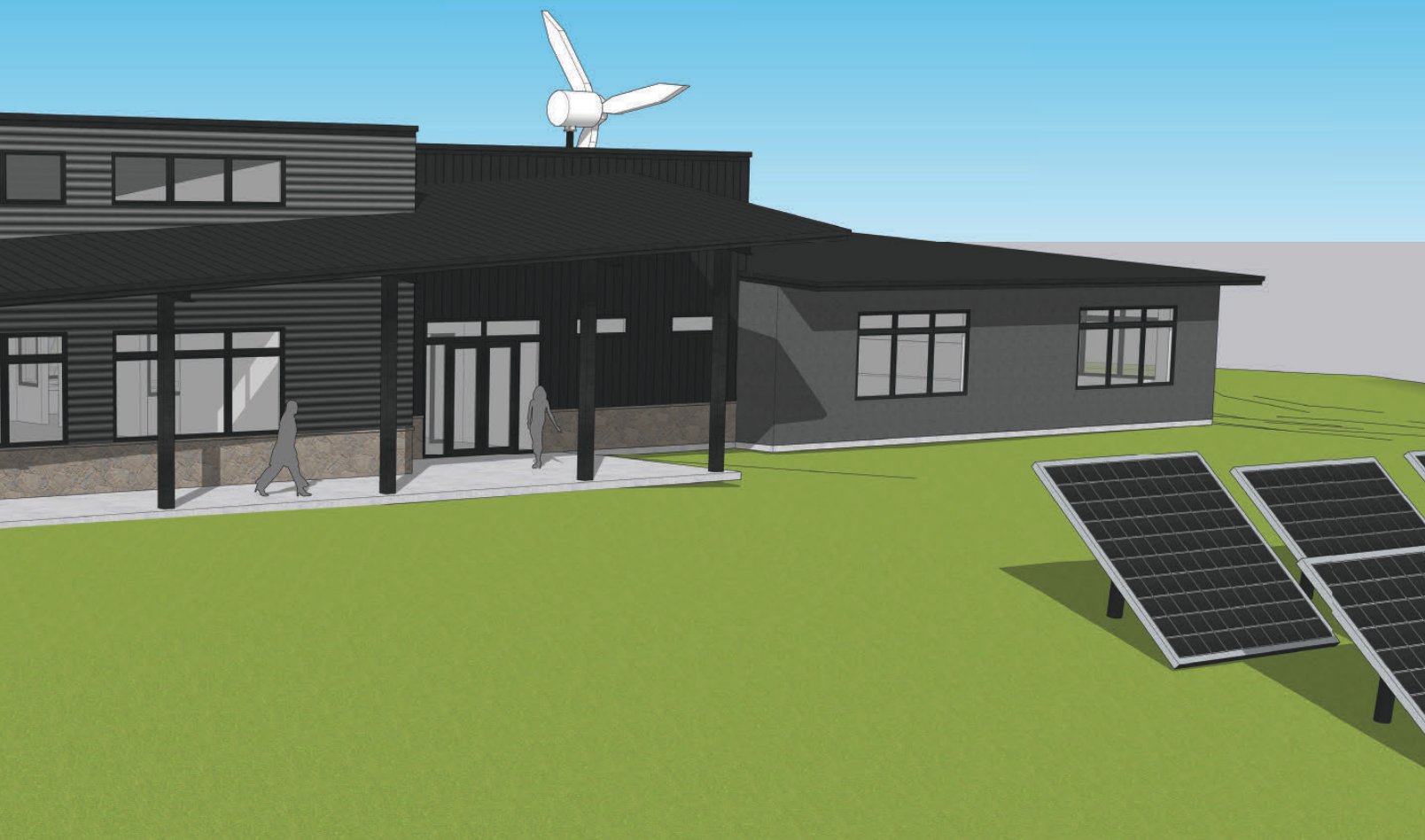


Illustration courtesy Reynolds Ash + Associates

Pathways to the future: Successful partnerships benefit schools and community

Pagosa Springs High School offers multiple pathways to graduation aimed to help students be better prepared for what they want their future to be, whether heading off for postsecondary education before embarking on a career or heading into the workforce a little sooner.

The school's career and technical education (CTE) program has grown over the years and now includes five pathways: agriculture, food and natural resources; building trades; business; computer science; and health science.

Those pathways encompass training to help lead students into careers in fields such as recreation and the outdoors, hospitality, tourism, government work, food service (restaurants and catering), property management, landscaping, greenhouse construction, game design, firefighting, construction and more.

According to the school's website, some of the classes prepare students for a job directly after completion, while others put them on the pathway for careers with some additional training.

The programs, according to the school's website, "often give you the opportunity to earn certifications that can help you to get a

job. They will make you career and college-ready. Each of the CTE classes have been approved by the Colorado Community College System and organized by Career Pathway."

Adding to the educational selection, each pathway also offers the opportunity for students to be a part of a related career and technical student organization.

These organizations, the school district outlines, give students a chance to expand their knowledge beyond the classroom. The organizations include Future Business Leaders of America, the Colorado Technology Student Organization, Health Occupations Students of America, Future Farmers of America and SkillsUSA.

Soon, the school hopes to expand its campus with a building that will be the home of several of those pathways programs.

In February 2021, the Archuleta School District Board of Education gave the go-ahead to a volunteer-led nonprofit, Build Pagosa Inc., to begin fundraising for a CTE building that is slated to sit near the high school.

The one-story, 12,767-square-foot CTE building is expected to cost \$3,018,300, with the estimated cost including soft costs and

contingency landing at \$4,147,875.

According to a document Build Pagosa produced to give to prospective donors, “The purpose of this collaboration is to create a modern and current vocational facility along with a CTE program that provides up-to-date training resulting in career certifications for our student body and community.”

The building will not be the first time the high school has benefited from a partnership with Build Pagosa.

The high school’s CTE program was given a boost several years ago when Build Pagosa formed, when a group of local builders identified the need for skilled construction workers and set out to find a solution for the problem.

That led one of their own, Tor Hessman, to become a teacher.

According to the prospective donor document, they told Pagosa Springs High School Principal Sean O’Donnell they “were experiencing a shortfall in the ability to hire a qualified workforce in the Pagosa Springs community. With the generous donations from the construction industry in the community, the school district was able to hire Tor and begin offering courses to the high school students,” the prospective donor document explains.

Now, with five years of the program in the books, Hessman teaches two levels of building trades, woodworking and design. Students from the building trades program have gone on to take part in a summer work program and obtain jobs, and even promotions, in the field.

To learn fundamentals, students within the building trades pathway craft things such as chicken coops and dog houses, which are then auctioned off in the community to raise funds for the next round of building materials. With the new facility, the program hopes to expand to building tiny homes, which would not only expand the knowledge of the students, but would also add to local housing options.

And the school is looking to continue to add to its CTE offerings, O’Donnell indicated, with hopes of having the teacher of the school’s upcoming horticulture class become CTE-certified to add that program to the CTE mix.



Education Options

Private and Homeschool

While Archuleta School District offers excellent educational opportunities, some people relocating to Pagosa wish to enroll their children in a private school, online or blended school, or would like to homeschool their children. Pagosa Springs offers many private educational options, online and blended options, and homeschooling groups.

Pagosa Family School: Pagosa Family School is an Archuleta School District shared-schooling educational outreach program offered to all homeschool, private school and Archuleta School District students. PFS offers Spanish, art, drumline, choir and an exploratory class consisting of science, music and drama. Please visit Pagosa Family School on Facebook, visit the school district website at MyPagosaSchools.com or contact the Shared School Liaison at (970) 264-2228.

Pagosa Valor Academy: Pagosa Valor Academy is a University Model School for kindergarten through 12th grades. It combines the best traits of home education with the best traits of public school education. It is a family-oriented school with the core purpose of teaching kids from a biblical perspective while preparing college-ready young adults. Learn more at pagosavaloracademy.org.

Our Savior Lutheran School: This early childhood school offers preschool through seventh grade in which every discipline is taught from the Christian worldview. All classes are taught using a Classical Christian Curriculum, which includes such classes as Latin, cursive, traditional math (no common core), phonics-based English, science, art and music. The school is located on three acres, complete with six classrooms, a gymnasium and two playground areas. Information is located at oslcpagosa.org.

Online and blended options: Online schooling options, many of which are tuition-free public schools, are gaining popularity.

GOAL High School is a free public charter school and a Microsoft Showcase School. With more than 10 years in operation, GOAL serves ages 14-21. GOAL offers a blended learning format with online courses and student drop-in centers. Visit online at goalac.org.

A sampling of other popular tuition-free public online schools available in Pagosa include Southwest Colorado eSchool (southwestcoloradoeschool.org), K-12 schools (k12.com/colorado-online-schools), and Colorado Connections Academy (connectionsacademy.com/colorado-online-school).

Pagosa also has a robust and diverse homeschooling community. Homeschooling families of all educational philosophies are invited to stay connected through Pagosa Homeschool Connection’s Facebook page. In addition, three homeschooling groups meet weekly throughout the school year. Classical Conversations of Pagosa Springs group (classicalconversations.com) follows a classical home-education model with weekly community days. Friday Co-Op offers academic classes and field trips for preschool through high school as participation dictates. Adventures à la Carte group gets together every week for social and enrichment activities such as hikes, sledding and other field trips. Families who are considering homeschooling for the first time or moving into Colorado are encouraged to review homeschooling laws in Colorado, available through HSLDA (hsllda.org) and the Colorado Department of Education.

For more information on these groups or for advice on additional homeschooling resources, contact Pagosa Homeschool Connection leaders at pagosahomeschoolconnection@gmail.com.



Photo courtesy Archuleta School District

San Juan Mountain School

An alternative to success

San Juan Mountain School (SJMS) is an alternative education campus within the Archuleta School District.

During the school's first year of operation, students showed drastically improved attendance rates and increases in credit completion.

More importantly, the student body unified around designing a school from the ground up, both inside and out.

SJMS Principal Stewart Bellina said of their effort, "It is really exciting to watch a group of students who typically feel as though they don't fit in school create a learning environment which works for them. They have taken the reins and developed a program we can all be proud of."

In its first year, the student body of SJMS created a mission statement, designed a logo, developed pillars of the school, chose a mascot and school colors, and developed a list of behaviors all staff and students should strive toward each day.

Classes at SJMS are provided in a blended model. Students receive in-person instruction each day and have independent learning time throughout the week to work on assignments, receive individual tutor-

ing and even move ahead in their class if they choose.

SJMS educators develop curricula which centers around teaching fundamental skills applicable to the real world, such as a personal finance class in which students learn about interest rates, insurance, taxes and savings.

Throughout the school year, students and staff take trips into the wilderness together and take part in service projects in an effort to give back to the community, see real-world examples of their classroom learning, and develop a stronger sense of community.

"What separates us from fully online schools is the opportunity to receive small group instruction from highly qualified teachers in each content area and our dedication to creating a supportive community," Bellina said.

Families with students who are struggling with the typical educational environment are encouraged to reach out to SJMS and discuss whether it is a good fit. To learn more about SJMS, visit the district's website at sanjuanmountain.mypagosaschools.com.



Photo courtesy Pagosa Peak Open School

Pagosa Peak Open School

Engage learners, connect with community, make a difference

Pagosa Peak Open School (PPOS) is a K-8 public, tuition-free school and is chartered through Archuleta School District, but is governed by its own volunteer board of directors.

PPOS has a unique educational model different than the district's other schools by offering project- and place-based learning, as well as experiential learning, for a hands-on approach. Students learn through doing and by reflecting and discussing what those experiences have taught them. Students develop knowledge, skills and values from direct experiences, both in and out of a conventional academic setting.

PPOS was started by a small group of local parents dedicated to bringing an innovative educational choice to our community.

PPOS impacts the children of Archuleta County in many ways. Students are learning about regional issues such as snow science, life skills such as gardening, farming and food security, and philanthropy in addition to core English, social studies, mathematics and science targets.

PPOS has incorporated food security as an important part of its programming. Southwest Colorado is considered a "food desert" and they work with local food banks and local foundations with food initiatives to ensure students have food to eat and learn to cook.

Students, families, community and our region are all incorporated into how PPOS educates. Under school director Angela Reali Crossland, PPOS is working as a unified team with a common goal: creating a community of empowered, lifelong learners by providing a multi-age learning environment designed to foster confidence, high academic achievement, and the joy of learning through original and meaningful work.

Last May, the Pagosa Peak Open School Building Corporation purchased the school's building at 7 Parelli Way in order to provide a permanent facility for the school.

To learn more about PPOS, visit its website at www.pagosapeakopen-school.org.



Public schools offer multitude of reasons for living in Pagosa

Archuleta School District

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.

In Pagosa Country, education is about building strong, positive relationships, ensuring quality academics prepare students for their future, and maximizing the unique opportunities that southwest Colorado offers.

The community and its families trust the school district to provide real-world, relevant learning experiences that prepare students for college and careers of the 21st century. Our students have extensive academic options including Advanced Placement and multiple Career and Technical Education pathways, as well as many co-curricular activities to address interests and needs.

The district was created in 1950 and consists of four campuses, one shared school and one district-authorized charter school: Pagosa Springs Elementary School (kindergarten through fourth grades); Pagosa Springs Middle School (fifth through eighth grades), Pagosa Springs High School (ninth through 12th grades) and San Juan Mountain School (ninth through 12th grades). Pagosa Family School is a district shared-school elective program for homeschool and private school students serving students in grades K-8. In addition, Pagosa Peak Open School is a district-authorized charter school serving grades K-8 in the school year 2021-2022.

The motto at Pagosa Springs Elementary School (PSES) is “Care

Reigns Here” and the staff believes that creating respectful and caring relationships is the foundation for learning. From this foundation, kids engage in learning a rigorous curriculum including core subjects plus music, art, fitness, advisory, P.E., STEM and Spanish. PSES places an emphasis on whole child education and offers educational opportunities for all students to grow in individual ways. PSES ensures that all children are introduced to the concepts of entrepreneurial, personal, professional, academic and civic duty.

Pagosa Springs Middle School takes great pride in offering a dynamic, well-rounded educational experience. Its mission is to empower students to navigate the future through learning and problem-solving. The highly trained and caring staff engages students in relevant and dynamic ways to meet and exceed the Colorado Academic Standards. PSMS embraces the community values and the spectacular location of Pagosa Springs in the academic pursuits. PSMS often ventures outside the classroom to learn and explore. Student health and wellness is a top priority. As a three-time Healthy School Champion, the middle school has been recognized for having a well-developed, systemic approach to embedding best practices at all grade levels.

Pagosa Springs High School’s mission is to prepare students to succeed after high school by building community, inspiring contribution, challenging growth and embracing diversity. PSHS looks to build on post-secondary objectives by offering advanced placement (AP), concurrent enrollment, and career technical education pathways. PSHS has engaging and popular courses in building trades, culinary arts,

woodworking, computer sciences, business and outdoor careers, among others.

All Archuleta Schools support socio-emotional growth through an advisory or homeroom program. The advisory programs' age-appropriate, research-based curriculum is provided to support students and to build strong relationships.

In the fall of 2016, Archuleta School District, in partnership with a variety of home and private school groups, began Pagosa Family School. This unique opportunity provides elective classes such as Spanish, art, drumline, choir and an exploratory class consisting of science, music and drama to homeschool and private-school students during the regular school day as well as extra-curricular offerings. This program provides a rich opportunity for students to embody the motto of "Learning Together."

On the playing field, Pagosa Springs is a 3A school, and is consistently competitive at the state level in a number of team sports. The Future Business Leaders of America, Skills USA, Speech and Debate, and FFA organizations consistently produce top finishers in state competition and multiple Destination Imagination teams have qualified for Global Finals.

PSHS also takes great pride in the arts. The high school offers a wide variety of music programs including traditional band and choir as well as guitar and the Americana Project, which is a beginning song writing course. Students can also enroll in a drama class in addition to after-school drama productions.

Head Start, Wings 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 information visit mypagosaschools.com.

SkillsUSA teaches many lessons

By **Becky Guilliams and Jesse Morehouse**

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

In 2004, VICA became SkillsUSA. In 2006, the Pagosa Springs High School (PSHS) SkillsUSA chapter was founded, and it continues to grow each year. Now, SkillsUSA 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, firefighting, computer programming, digital photography and web design. There are over 88 different competitions available for SkillsUSA students.

Pagosa Springs High School funds the students' attendance for regional and state competitions, while students who qualify for national competitions raise funds and get help from local nonprofit, Build Pagosa.

SkillsUSA is one of five Career and Technical Student Organizations (CTSOs) at PSHS. These classes help prepare students for the world after high school.

EDUCATIONAL CONTACT NUMBERS

Archuleta School District 50 JT
(970) 264-2228
www.MyPagosaSchools.com

Child Care Resource and Referral Program
(970) 247-0760
www.ecclaplata.org

GOAL High School
(877) PRO-GOAL
www.goalac.org

Our Savior Lutheran School (PreK-7)
(970) 731-3512
www.oslcpagosa.org

Pagosa Family School (K-8)
(970) 264-2228
www.MyPagosaSchools.com

Pagosa Peak Open School (K-8)
(970) 317-2151
www.pagosapeakopenschool.org

Pagosa Springs Elementary School (K-4)
(970) 264-2229
www.MyPagosaSchools.com

Pagosa Springs Middle School (5-8)
(970) 264-2794
www.MyPagosaSchools.com

Pagosa Springs High School (9-12)
(970) 264-2231
www.MyPagosaSchools.com

San Juan Mountain School (9-12)
(970) 264-2231, ext. 9247
www.MyPagosaSchools.com

Mardel Gallegos Center (Head Start)
(970) 264-2482
www.tchs4c.org

Pagosa Valor Academy (K-11)
970-264-4782
www.pagosavaloracademy.org

Community Connections, Inc.
(970) 259-2464
www.communityconnectionsco.org

San Juan Board of Cooperative Educational Services (BOCES)
(970) 247-3261
www.sjboces.org

Ruby M. Sisson Memorial Library
(970) 264-2209
www.pagosalibrary.org

Seeds of Learning Early Care and Education Center
(970) 264-5513
www.growingseeds.org

Wings Early Childhood Center
(970) 731-2868
www.wingsearlychildhood.org



Photo courtesy Archuleta School District

Pagosa Family School

Educational enrichment courses for Archuleta County home-school, private school and public school kids

By Jane Parker

Archuleta School District's Pagosa Family School (PFS) offers a dynamic educational environment connecting homeschool, private school and public school students as they learn together in enrichment courses.

PFS responds to the educational and social needs of the students, and the courses reflect the needs of the community.

PFS is able to offer tuition-free, high-quality classes taught by experienced teachers.

Courses have included art, choir, general music, drumline, Spanish, physical education, exploratory science, aquatics, sewing, digital animation, outdoor education and drama.

PFS has also incorporated a focus on service-learning projects to connect the youth to their community and the larger world around them. Service projects have encouraged students to think outside of themselves and to ask how they can help others. The two service-learning projects that PFS students have participated in thus far are the Bee Habitats and Little Dresses for Africa.

The Bee Habitat service project included building the habitats, filling them with mason and leafcutter bees and then gifting them to the com-

munity and placing them along the Riverwalk to support the plants and flowers along the route.

For another project, students studied African culture integrated in their classes, heard a presentation on humanitarian relief work, and sewed dresses for the nonprofit Little Dresses for Africa.

Pagosa Family School students are doing their part to give back to the environment and to others as they offer small gestures with a big impact.

Beyond providing educational opportunities and service projects for students in the school district, PFS has also helped promote a positive growing relationship between the various educational communities in Pagosa and has been successful as a result of that positive collaboration.

Each spring, the program surveys families to determine future course offerings for electives.

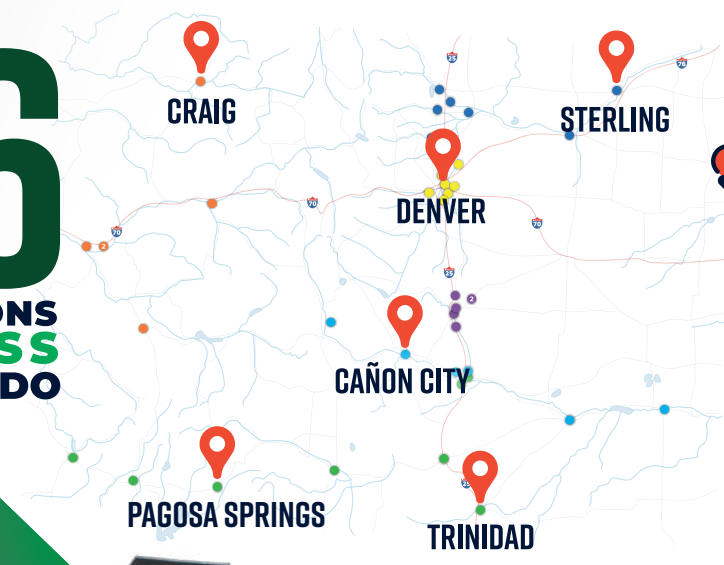
PFS is able to offer many electives that may not be offered in the mainstream classroom or homeschooling program, thus adding extra opportunities for all students in Archuleta County.

For more information email jparker@pagosa.k12.co.us or call (970)264-2228, ext. 408

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Continuing Education

Pueblo Community College Southwest

Learning technical skills, achieving a higher level of education and earning an associate degree or technical training certificate are very real possibilities for residents of Pagosa Springs.

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

Based in Pueblo, Colo., PCC has been offering community outreach education and training programs in southwestern Colorado for more than 30 years.

PCC Southwest, a comprehensive two-year college, has three locations. The Southwest Campus is located in Mancos. The Durango site is located on the campus of Durango High School. The newest

site in Bayfield is at 110 East South St., the former location of Bayfield Primary School.

Program and course offerings include health care, agribusiness, general education, welding, automotive service technology and college transfer classes. Many courses can be taken on campus or online.

PCC Southwest operates its locations 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 PCC in highlighting the needs of local communities, such as workforce demands and education interests.

For more information, visit pueblocc.edu/Southwest.

Fort Lewis College and 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 the Four Corners for over 100 years, Fort Lewis College (FLC) is Colorado's crossroads of education and adventure, where a uniquely beautiful mountain campus inspires an active and friendly community, and transformative learning experiences foster entrepreneurship, leadership, creativity and life-long learning.

Smaller classes (15:1 ratio of students to faculty with 98 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, chemistry, engineering-physics and music. With over 50 student organizations, including NCAA Division II sports (in the Rocky Mountain Athletic Conference), Fort Lewis College prides itself in not only community activities, but national and international activities through their Study Abroad and Village Aid Project programs. Fort Lewis College also offers internships, service learning, and rigorous undergraduate research opportunities.

Durango marries the educational requirements with the accessibility of the natural playground in which it is located.

Located 60 miles west of Pagosa Springs in Durango, travel to FLC

from Pagosa Springs is just an hour.

Curiosity is our compass at Fort Lewis College. Learn more at www.fortlewis.edu.

Adams State University

Adams State University (ASU) is located in Alamosa, approximately 90 miles east of Pagosa Springs.

ASU is a comprehensive institution offering bachelor degrees in over 60 areas of study, in addition to 11 master's-level programs and one doctoral program.

ASU is distinguished by caring professors and a diverse, yet close-knit community. The average class size is 18.

ASU was Colorado's first four-year higher education institution to be federally designated a Hispanic Serving Institution, with 35 percent of undergraduate students identifying as Hispanic.

With about one-third of the student body participating in athletics, the Adams State Grizzlies compete in the NCAA Division II and the Rocky Mountain Athletic Conference. Adams State has over 40 student clubs and organizations.

An intimate campus with tree-lined walkways, state-of-the-art classrooms and laboratories, supportive programs and a vibrant student life await ASU students.

For more information about ASU, 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 children ages 2.5 to 5 years old. The center encompasses early education, child care, parent-ing classes and staff in-services.

The center piloted and 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 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 is open Monday through Friday, 7:30 a.m. to 5:30 p.m. and is open year round. 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

Tri-County Head Start has provided quality early childhood education programs at nine locations throughout Southwestern Colorado for over 40 years. Participation in the Pagosa Springs Head Start program is

at no cost to eligible families. Free or low-cost extended day services are also available.

Each year, 48 enrolled children from ages 3-5 in Archuleta County benefit from daily activities helping them grow mentally, emotionally, physically and socially. Head Start program services also include health screenings and assessments, disability services and family involvement.

Visit the Head Start website at www.tchs4c.org for more information or to apply.

Wings Early Childhood Center

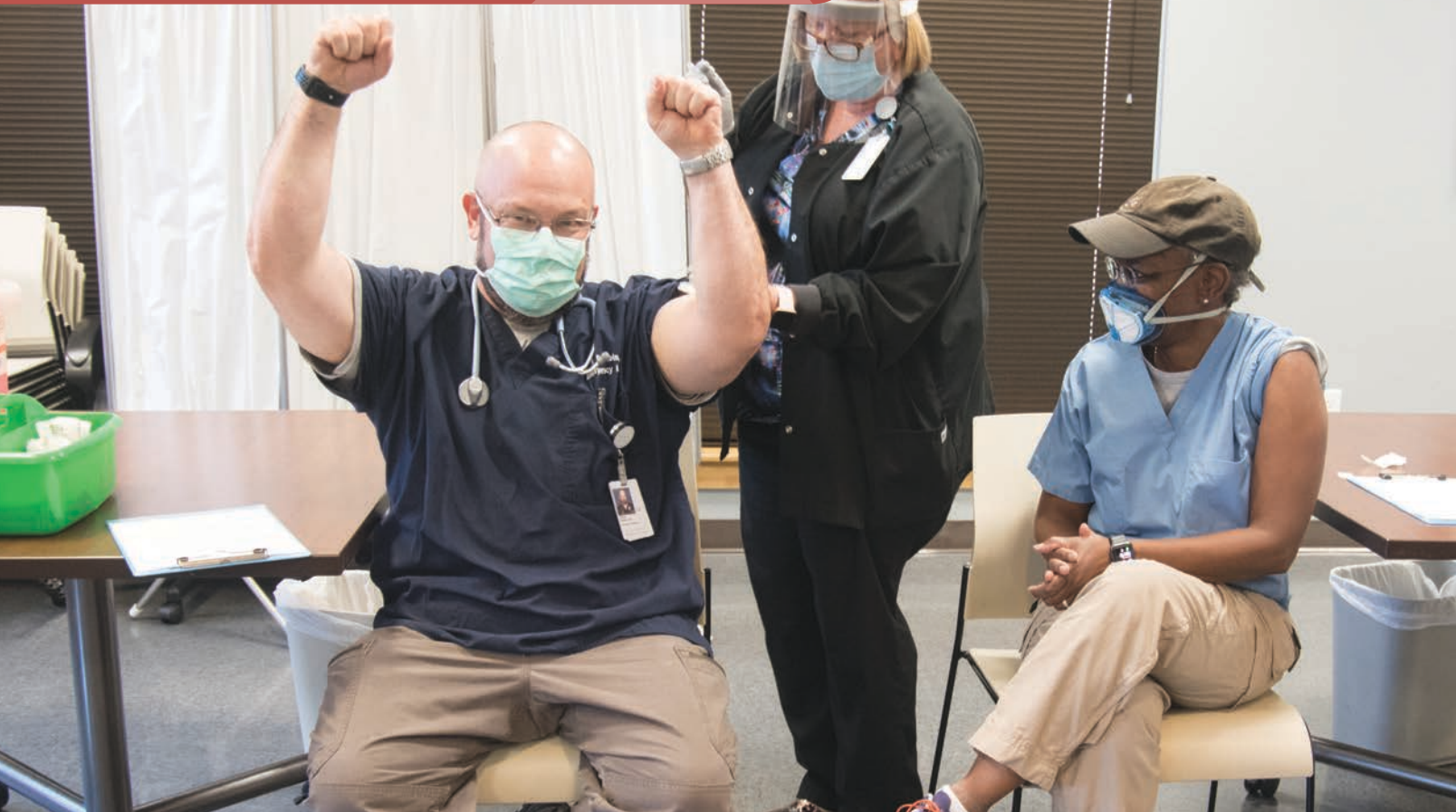
Wings Early Childhood Center in Archuleta County is open year-round and enrolling for preschool (3-5 years), toddlers (2-3 years), and wobblers (1-2 years) classrooms. The center's mission is to deliver high-quality, affordable early care and education to children in Archuleta County regardless of family income or structure while teaching children through a nature and play-based philosophy.

Tuition will be offered on a sliding scale and information regarding tuition assistance programs such as the Colorado Child Care Assistance Program (CCCAP) and Colorado Preschool Program (CPP) will be provided.

Wings Early Childhood Center is open Monday through Friday, year-round, from 7:30-5:30. The facility is centrally located at 74 Back Swing Ct. Visit their website: wingsearlychildhood.org or Facebook page: www.facebook.com/wings.early.childhood.

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.



New light on an established agency: Public health's role in COVID response

By Randi Pierce

COVID-19 shed new light on health care resources around the world, with Archuleta County being no different.

The new disease made its way to Archuleta County later than many areas of the country, with the first lab-confirmed case being reported in late March 2020. But, before that, multiple health partners sprang into action to be ready for what would become inevitable, putting into place emergency operations plans and incident command protocols.

Among those leading the local response to the global pandemic is San Juan Basin Public Health (SJBPH). Formed in 1948, SJBPH serves Archuleta and La Plata counties, monitoring, investigating and communicating health conditions affecting the counties' communities.

Throughout the pandemic, SJBPH, under the leadership of Executive Director Liane Jollon, became the hub for regional COVID-19 disease, transmission and vaccine data.

When other area medical providers pulled back from administering testing and vaccines in order to focus on the care of their patients, SJBPH stepped in to work with the state and its contrac-

tors to ensure testing and vaccine availability continued.

The agency's work during the pandemic even garnered attention on a wider level, with Jollon winning the 2021 Dr. Nathan Davis Award for Outstanding Government Service from the American Medical Association after being nominated by U.S. Sen. Michael Bennet.

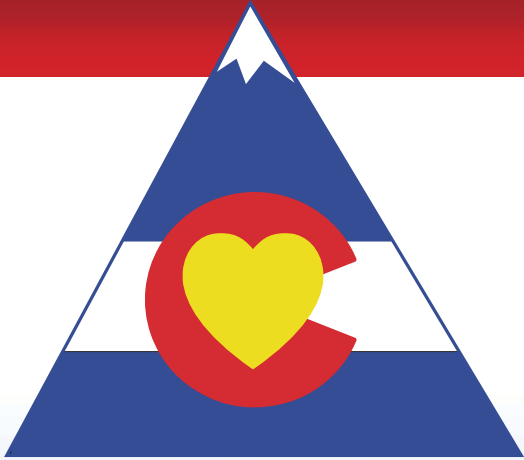
Jollon was one of five recipients of the award, which is considered "one of the most prestigious awards honoring elected officials and career government employees," according to SJBPH.

"Citing her resourcefulness and strong advocacy for Southwest Colorado and public health agencies across the state, Jollon was honored in the 'Career public servant at the local level' category for her exemplary work as a leader in public health during pandemic response," a press release explains.

But Jollon was quick to share credit with SJBPH's staff, as well as Colorado's 53 local public health agencies.

"If we've learned anything living through the last year of the pandemic, it's that we're all in this together, and extraordinary team efforts in public health and across our entire society are what truly make a difference," Jollon said.

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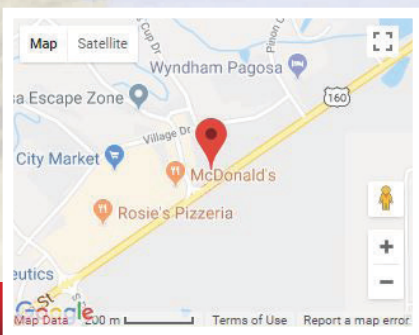
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Pagosa Springs Medical Center (PSMC) may not be the biggest hospital, but the quality of care available there rivals what you might find in bigger cities. In fact, the small-town sense of community that draws so many people to Pagosa Springs is one of the things that makes PSMC so special.

“Being a doctor in a smaller town is special because I’m caring for my friends and neighbors. I see our patients at the grocery store, at church, and when we’re out to dinner. I really get to know them and their families. I believe having a more personal connection to the people we care for results in a more personalized patient care experience where compassion, service excellence, and clinical quality intersect,” said Dr. Jason Wallace, Primary Care provider.

The Clinic at PSMC offers primary care for the whole family, from infants to seniors. Its staff of highly trained doctors, nurse practitioners, physician assistants, and others have a wide range of expertise in optimizing wellness and treating a variety of medical conditions. The Clinic’s specialized teams provide a wide range of integrated services and focus on caring for the whole person, not just treating symptoms. The Women’s Health team, for example, offers prenatal and postnatal care, gynecological exams, contraceptive services, preventive screenings, and more. Looking forward, primary care appointments will soon include the option for behavioral health care in the same visit.

According to Marcia Newth, Behavioral Health counselor, “We understand the connection between the body and mind and promote whole-person wellness. Physical health is greatly linked to behavioral health, and both should be proactively maintained. Managing stress, anxiety, depression, and other common behavioral health concerns can have great benefit to one’s overall health. We have certainly seen these needs increase since the onset of the pandemic.”

In addition to primary care, PSMC offers a broad range of specialty care not often available in smaller towns. Many new residents and visitors are surprised to learn that the hospital’s medical staff includes a neurologist, heart and cancer specialists, a gastroenterologist, and more. “Because Pagosa Springs is a resort town, we’re able to attract specialists who prioritize quality of life, love the outdoors, and want to work at a hospital that provides high quality care,” explained Dr. Rhonda Webb, a Nephrologist and the hospital’s CEO.

If you’re new to town, the providers and staff at Pagosa Springs Medical Center are available to meet your health care needs. Feel free to stop by for a tour and say hello to your new neighbors!



PSMC SERVICES

Primary Care
Women's Health
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Radiology
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Keeping cancer care close to home: Center for Cancer and Blood Disorders

By Angela Wirth

A diagnosis of cancer can be one of the most difficult things to hear, but fortunately, many patients fully recover if their cancer is detected early and treated effectively.

Diagnosis and treatment can be especially challenging in smaller communities in rural areas, which often lack access to basic health care services, let alone specialty care. However, Pagosa Springs isn't your average small town.

Since it opened three years ago, Pagosa Springs Medical Center's Center for Cancer and Blood Disorders has been an invaluable asset for residents of Pagosa Springs and the surrounding area.

Having such a high level of care available so close to home has made a tremendous difference in people's lives. Before the center opened, military veterans in Pagosa Springs who needed cancer treatments regularly traveled to Albuquerque to receive care. Others who needed cancer treatments also had to travel there, or to Durango or Denver, incurring additional travel expenses and experiencing higher levels of stress, inconvenience and interruptions to work and other aspects of daily life.

PSMC and the center offer not only diagnostics to detect cancers early, but also individualized treatments, including chemotherapy. In the center's infusion center, staffed by experienced infusion nurses and support staff, patients can also be treated with hormon-

al therapy, immunotherapy and specialized infusion therapies for blood and autoimmune disorders.

When a higher level of care is necessary, such as radiation, PSMC's Cancer Center team coordinates care with specialists at other institutions, including nationally recognized cancer centers, to best address patient needs.

PSMC is fortunate to have a dedicated team of highly experienced cancer specialists to guide The Center through its unique challenges. The Cancer Center team includes Dr. Andrew Buck, oncologist and hematologist; Dr. Bill Jordan, oncologist; Dr. Roy Tinguely, general surgeon; Kelly Cesary, advanced oncology certified nurse practitioner; Lauren Muir, physical therapist and certified lymphedema therapist; Christina Reeves, Director of Pharmacy and administrative director for the center; Dr. Jessica Cox, radiologist; an oncology nurse navigator, chemotherapy/biotherapy certified infusion nurses, and a social worker.

The cancer team works together to develop treatment plans that focus not only on using the latest technologies and treatments, but treating every patient individually, with compassion, personalized care. There is no single way to beat cancer; there are many, and the integrated care team at PSMC's Center for Cancer and Blood Disorders is here to help you every step of the way.



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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 Medical 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.

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



Photo courtesy The Springs Resort

Pagosa also has its share of qualified chiropractors. There are a variety of chiropractic treatments available, serving a wide range of needs. With the active lifestyles in our community, sports medicine treatments, using traditional adjustment methods and non-force techniques are also widely available. 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, now sharing their expertise with the community by 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 store-

fronts, 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.

HEALTH CARE NUMBERS TO KNOW

Pagosa Springs Medical Center	(970) 731-3700	pagosaspringsmedicalcenter.org
Pagosa Primary Care Clinic	(970) 731-3700	pagosaspringsmedicalcenter.org
Alpine Medical and Specialty Practices	(970) 507-3030	alpinepagosa.com
Pagosa Medical Group	(970) 372-0456	www.pagosamedicalgroup.com
Archuleta Integrated Health	(970) 264-2104	axishealthsystem.org
Axis Health System Care Hotline 24/7	(970) 247-5245	axishealthsystem.org
Alcoholics Anonymous	(888) 333-9649	aadistrict18.org
San Juan Basin Public Health	(970) 264-2409	sjbpublichealth.org
Hospice of Mercy	(970) 731-9190	mercydurango.org
Southwest Safehouse 24/7 Crisis Line	(970) 259-5443	voacolorado.org
Mercy Regional Medical Center	(970) 247-4311	mercydurango.org
Durango VA Medical Clinic	(970) 247-2214	albuquerque.va.gov/locations/DurangoClinic.asp
Pagosa Springs Medical Center EMS	(970) 731-5811	pagosaspringsmedicalcenter.org
Pine Ridge Extended Care Center	(970) 731-4330	pineridgeextendedcarecenter.innsofthesouthwest.org
Archuleta County Department of Human Services	(970) 264-2182	archuletacounty.org

ELDER CARE SOURCES

Pine Ridge Extended Care Center	(970) 731-4330	pineridgeextendedcarecenter.innsofthesouthwest.org
Hospice of Mercy	(970) 731-9190	mercydurango.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
BeeHive Homes	(970) 585-7010	beehivehomes.com
Visiting Angels Living Assistance Services	(970) 264-5991	www.visitingangels.com



Courtesy Geothermal Greenhouse Partnership

Geothermal Greenhouse Partnership

Growing food and community with local energy

Geothermal Greenhouse Partnership (GGP) manages a botanic educational park on Pagosa Springs' Riverwalk.

Three dome greenhouses are dedicated to three different themes. The greenhouses grow food year-round with geothermal heat, passive solar energy and active solar electricity.

GGP demonstrates sustainability in its food production, water conservation and renewable energy.

As COVID-19 restrictions lift, GGP will again be an active community meeting place and its Education and Community Garden Domes will be open to the public.

Since 2017, the Education Dome has held classes and workshops for all ages. Hundreds of school students visit to learn about a healthy biodiverse environment, growing fresh food and renewable energy. Now all food being grown in the Education Dome is being donated to Pagosa's local food pantries for weekly distribution. This year any excess food will go to the Pagosa Farmers Market. Local

gardening groups grow food in GGP's Community Garden Dome for community members.

GGP's Innovation Dome is a soilless integrated aquaponic system, growing both fish and vegetables. The system is bio-secure and highly water conservative.

GGP operates through a professional board of directors, numerous volunteers, five strategic committees and an enthusiastic membership base. GGP treasures its many partnerships and collaborates with the Town of Pagosa Springs, the Audubon Society, Colorado Water Plan, Santa Fe Community College, Archuleta Food Coalition, Southwest Organization for Sustainability and many more organizations.

Visit GGP on the San Juan River Walk in Centennial Park. Visit pagosagreen.org for more information, to contact GGP and to volunteer. GGP is "growing food and community with local energy!" See you on the Riverwalk.

ARCHULETA COUNTY DEMOGRAPHIC & INCOME PROFILE

Summary	2000	2010	2019
Population	9,898	12,084	14,029
Households	3,980	5,267	5,858
Families	2,872	3,561	
Average Household Size	2.47	2.27	2.23
Owner-Occupied Housing Units	3,057	3,947	4,023 (2016)
Renter-Occupied Housing Units	923	1,320	1,359 (2016)
Median Age	40.7	48.4	50.9

POPULATION & POPULATION GROWTH

	2019	2000	1990
State of Colorado	5,758,736	4,301,261	3,294,394
State of Colorado: 104,093.57 Sq. Miles			
Population Density (People per Sq. Mile):	48.5	41.5	31.8
Median Age (Years):	36.7	34.3	
Average Household Size (People):	2.56	2.53	
Archuleta County			
Archuleta County: 1355.48 Sq. Miles			
Archuleta County Population	14,029	9,898	5,345
Population Density (People per Sq. Mile):	10.3	7.3	3.9
Median Age (Years):	50.9	40.8	
Average Household Size (People)	2.23	2.5	2.7
Per Capita Income (PCI):	\$31,629	\$21,683	\$19,156
Median Household Income:	\$55,221	\$43,259	
Cost of Living Index	95.9		

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

www.townofpagosasprings.com/
colorado.gov
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ARCHULETA COUNTY EDUCATIONAL ATTAINMENT (2019)

Population 25 years & over	10,137
Less than 9th grade	2.3%
9th to 12 grade, no diploma	5.4%
High school graduate (includes equivalency)	21.0%
Some college, no degree	26.5%
Associate degree	7.6%
Bachelor's degree	25.8%
Graduate or professional degree	11.4%
High school graduate or higher age 25+	92.3%
Bachelor's degree or higher age 25+	37.2%

EMPLOYMENT BY INDUSTRY (2018)

Agriculture, forestry, fishing, hunting, mining	4.2%
Construction	12.0%
Manufacturing	4.3%
Wholesale Trade	0.7%
Retail trade	15.5%
Transportation and warehousing, utilities	4.2%
Information	1.1%
Finance, insurance, real estate, rental, leasing	5.6%
Professional, scientific, management, administrative, waste management services	10.5%
Educational, health care, social assistance	18.6%
Arts, entertainment, recreation, accommodation and food services	10.9%
Other Services, except public administration	6.4%
Public administration	6.1%
Unemployment — County (March 2021)	6.1%

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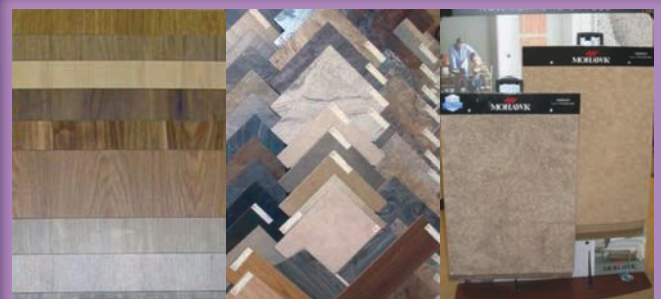
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2021 FAIR MARKET RENT DOCUMENTATION

FY 2021 Colorado FMR Metropolitan Area Summary

Metropolitan Area Name	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Boulder	\$1,279	\$1,428	\$1,724	\$2,360	\$2,721
Colorado Springs	\$797	\$949	\$1,200	\$1,717	\$2,078
Denver-Aurora-Lakewood	\$1,179	\$1,304	\$1,605	\$2,186	\$2,486
Fort Collins	\$1,004	\$1,096	\$1,351	\$1,933	\$2,339
Grand Junction	\$674	\$772	\$1,018	\$1,457	\$1,763
Greeley	\$827	\$937	\$1,184	\$1,694	\$1,988
Pueblo	\$631	\$634	\$836	\$1,118	\$1,320
Teller County	\$761	\$875	\$1,153	\$1,650	\$1,875

FY 2021 Colorado FMR Local Area Summary

Locality Name	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Alamosa County	\$648	\$659	\$845	\$1,087	\$1,448
Archuleta County	\$779	\$784	\$1,033	\$1,312	\$1,789
La Plata County	\$965	\$1,009	\$1,150	\$1,646	\$1,851
Montezuma County	\$684	\$688	\$907	\$1,151	\$1,429
Ouray County	\$1,024	\$1,031	\$1,359	\$1,690	\$2,052
Rio Grande County	\$606	\$609	\$745	\$1,047	\$1,051
San Miguel County	\$984	\$1,159	\$1,491	\$2,061	\$2,347

Source: www.huduser.gov



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- Kevin & Lara Khung

Ivy King, RENE Broker Associate



"Ivy and the entire team at JCPRE were supportive, professional, and dedicated throughout the entire process. We could not have chosen a better team to work with."

- David & Stewart Bellina

Kalei Pitcher, Broker Associate



"Kalei combines a wealth of local Real Estate knowledge and area history with a calm, confident demeanor which is a testament to his, and his clients, success. This is our third Real Estate transaction with JCPRE. Kalei is more than our Real Estate Agent, he's like part of the family.

- Mark & Phyllis Young

Nicole Pitcher, Broker Associate



"Nicole did an amazing job in helping us locate and purchase our little dream spot on the river! She was a pleasure to work with and had our best interest in mind throughout the entire process. Thank you for your expertise, kindness, and for simplifying the sometimes complicated real estate jargon.

- Chris & Toni Gallagher

Lee Riley, Broker Associate



"Lee is a superb Realtor - he knows the Real Estate market in Pagosa Springs and he has excellent connections throughout the community. He worked well above the norm when he helped me sell my parents' house under challenging circumstances. Five stars aren't enough for this nice man."

- Andrea Faucette

Lauren de Roche, Broker Associate



"Lauren is a gem to work with! She is a great communicator and responds immediately to emails, phone calls or texts. Her positivity, friendliness and incredible work ethic make her an amazing asset.

- Alex Mathisen

Blue Pitcher Lindner, Managing Broker



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- Linda Marblestone

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Denver International Airport (DIA)	(800) 247-2336	http://flydenver.com
Airports / Regional		
San Luis Valley Regional Airport (SLV)	(719) 589-1138	http://www.sanluisvalleyairport.org
Durango/La Plata County Airport (DGO)	(970) 382-6051	http://www.flydurango.com
Four Corners Regional Airport (FMN)	(505) 599-1394	http://www.fimtn.org/172/Airport
Airports / Local		
Archuleta County Airport at Stevens Field	(970) 731-3060	http://www.archuletacounty.org/45/airport
Car / Truck Rental		
Pagosa Auto Rents	(970) 585-9181	http://www.pagosaautorents.com
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U-Haul Neighborhood Dealer	(970) 731-2404	http://www.uhaul.com
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Warren Brown (R)	(970) 264-8300
Ronnie Maez (R)	(970) 264-8300

Pagosa Springs Mayor

Don Volger	ddvolger@gmail.com
------------	--

Pagosa Springs Town Council

Madeline Bergon	mbergon@pagosasprings.co.gov
Mat deGraaf	mdegraaf@pagosasprings.co.gov
Matt Deguise	mdeguise@pagosasprings.co.gov
Nicole Pitcher	ndemarco@pagosasprings.co.gov
Shari Pierce	spierce@pagosasprings.co.gov
Rory Burnett	rburnett@pagosasprings.co.gov

State Representative

District 59: Barbara McLachlan (D)	(303) 866-2914
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State Senate

District 6: Don Coram (R)	(303) 866-4884
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Federal

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District 3: Lauren Boebert (R)	(970) 317-6130

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HOUSEHOLDS BY INCOME	2000		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	648	16.2%	518	9.7%		8.8%
\$15,000 - \$24,999	563	14.1%	689	12.9%		12.6%
\$25,000 - \$34,999	573	14.4%	652	12.2%		8.1%
\$35,000 - \$49,999	839	21.0%	903	16.9%		16.2%
\$50,000 - \$74,999	729	18.3%	988	18.5%		23.0%
\$75,000 - \$99,999	306	7.7%	620	11.6%		13.3%
\$100,000 - \$149,999	165	4.1%	657	12.3%		9.9%
\$150,000 - \$199,999	63	1.6%	118	2.2%		3.4%
\$200,000+	103	2.6%	187	3.5%		4.7%
Median Household Income		\$38,333		\$48,186		\$52,221
Average Household Income		\$53,743		\$70,257		\$71,666

POPULATION BY AGE	2010		2014		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	519	4.3%	616	5.1%	602	4.5%
5 - 9	874	7.2%	613	5.1%	682	5.1%
10 - 14	1,124	9.3%	573	4.7%	708	5.3%
15 - 19	1,562	12.9%	680	5.6%	558	4.2%
20 - 24	996	8.2%	607	5.0%	566	4.3%
25 - 34	867	7.1%	1,086	9.0%	1,275	9.6%
35 - 44	820	6.8%	1,295	10.7%	1,369	10.3%
45 - 54	1,297	10.7%	1,738	14.3%	1,543	11.6%
55 - 64	2,248	18.5%	2,507	20.7%	2,548	19.3%
65 - 74	1,118	9.2%	1,552	12.8%	2,431	18.3%
75 - 84	570	4.7%	636	5.2%	819	6.2%
85+	141	1.2%	229	1.9%	134	1.0%
Total	12,136		12,132		13,253	

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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 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.

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. 4-H, Girl Scouts and Scouts BSA 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 or volunteer with the Pagosa Springs History Museum (San Juan Historical Society). If you love animals, you can be a volunteer at the Humane Society Shelter or Thrift Store, 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 Pagosa Springs Arts Council, Friends of the Library, Curtains Up Pagosa, the Thingamajig Theatre Company, Pagosa Community Choir and the Pagosa Springs Community Band. There is a garden club, a quilting club, two Rotary clubs and more. The Audubon Society has an active presence.

You can find out more about organizations that interest you at PagosaSUN.com, or by calling the Chamber of Commerce. Volunteering can enrich your life, allow you to share your talents and pursue your passions!

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Photo courtesy Pagosa Skaters Coalition For Concrete

The Parks of Pagosa

The parks of Pagosa Springs run the gamut from the wild and natural pine forest on Reservoir Hill to the well-manicured fields of Yamaguchi Park. What follows is a list of each park and a description of what it has to offer.

Reservoir Hill — The most prominent physical feature of the downtown area, Reservoir Hill towers over the south bank of the San Juan River and is distinguished by the large green water tank visible from U.S. 160.

The park is accessible from three trailheads — located across the highway from the River Center, behind the Healing Waters Spa and next to the U.S. Post Office — and offers miles of hiking and biking trails ranging from gentle and peaceful to steep and technical.

A large meadow right next to the water tank is the home to the Four Corners Folk Festival over Labor Day weekend. A large, wooden gazebo in the festival meadow is available to rent for special occasions such as weddings or reunions.

Located one-fourth of a mile east of the gazebo is an overlook that allows one to overlook the town and see stunning views.

Reservoir Hill is also home to one of the best disc golf courses in the region, featuring 18 baskets, 18 regular tee boxes and 18 alternative tee boxes for those experts looking for a bit more challenging game.

There are restrooms available on the hill.

Centennial Park — Centennial Park stretches along the river behind the Archuleta County Courthouse, and includes several tables for enjoying a nice family picnic while watching the activities in the river and the hot springs beyond. A pedestrian bridge provides a continuous connection for the Riverwalk that winds through the wetlands behind Town Hall and the Ross Aragon Community Center. A pedestrian bridge at the other end of the park connects to The Springs Resort and Spa.

Town Park — On the southeast corner of the U.S. 160/Hot Springs Boulevard intersection, Town Park connects to Centennial Park via the Riverwalk and contains a wind harp, bathrooms, a drinking fountain, picnic tables, barbecue grills, a Pirate ship-themed playground, climbing boulders, two special-event 200-amp electrical services, a performance space with stage and a white-water feature in the adjacent river.

The park and the athletic field across Hermosa Street host several events throughout the year, including the Fourth of July Park 2 Park Arts and Crafts Fair, ColorFest and the Mountain Chile Cha Cha.

Yamaguchi Park — Located on South 5th Street between Pagosa Springs High School and the river, Yamaguchi Park is home to a favor-

ite hangout for local kids — the Pagosa Skate Park. The Skaters Coalition for Concrete, a local grassroots organization formed over a decade ago, raised funds and added a full-sized bowl to the 4,500-square-foot concrete terrain at the park.

The park was designed to appeal to skaters of all ability levels and includes several plaza elements and a bowl feature.

The park is open from dawn to dusk throughout the year, provided the skating surface is free of ice and snow in the winter months.

Another amenity of Yamaguchi Park is the kayak/raft launching facility and two whitewater features, complemented by the paved Riverwalk to facilitate viewing activities on the river.

A pump track was installed in 2017 south of the skate park for bicycle use and in 2018, an outdoor basketball court was installed.

A heated year-round restroom, drinking fountain, picnic tables, barbecue grills and picnic shelter allow for family gatherings, while a state-of-the-art playground, climbing boulder, and beautiful soccer and softball fields give plenty of room for the kids to play. A special-events and performance venue with electrical service is also available.

Mary Fisher Park — Along the south bank of the San Juan River directly across from Town Park, and connected to it by another pedestrian bridge, Mary Fisher Park contains several picnic tables, as well as a changing screen for kayakers and inner tubers to use before hitting another one of the new whitewater river features.

River Center Park — Nestled behind the River Center shops on the east end of town (from U.S. 160 go behind the River Center build-

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ings), the River Center Park contains two small fishing ponds with a handicap-accessible pier and access to the river for launching rafts and kayaks. The park also offers a playground climbing structure for kids.

South Pagosa Park — A true neighborhood park located on the south side of town on Apache Street between 7th and 8th streets, South Pagosa Park has bathrooms, a drinking fountain, picnic tables, barbecue grills, a picnic shelter, horseshoe pits, a playground and four pickleball courts. An ice rink is available during the winter months. The park is well used by local families.

Cotton Hole Park — Located east of Town park at the end of Hermosa St., this park will be adding a new concrete trail through the park which will be completed by fall of 2021. This park invites a relaxing environment and the San Juan River is accessible from this park for tubing and kayaking. This park will continue to have a natural setting and will not be over developed.



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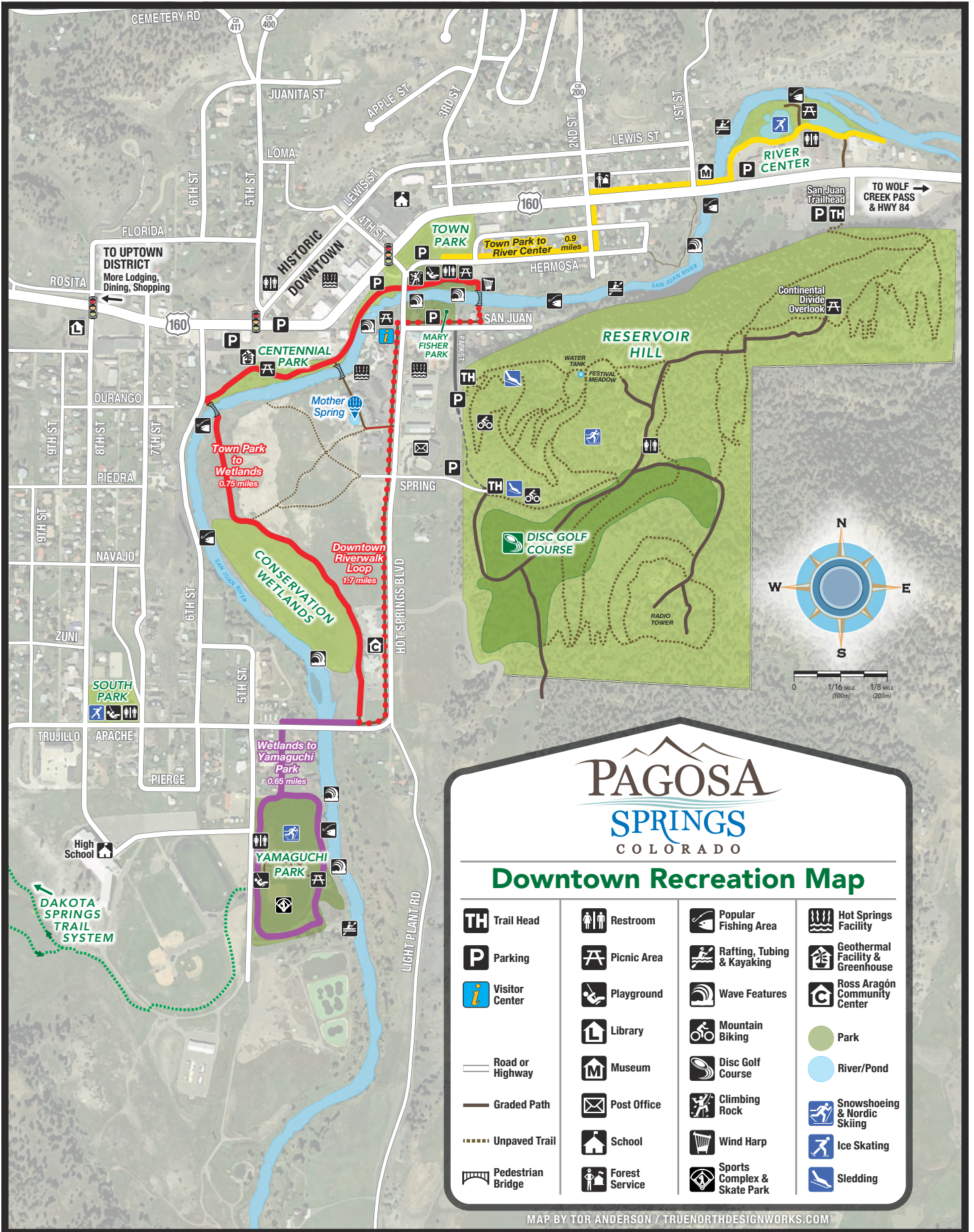
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PAGOSA SPRINGS
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Downtown Recreation Map

TH Trail Head	Restroom	Popular Fishing Area	Hot Springs Facility
P Parking	Picnic Area	Rafting, Tubing & Kayaking	Geothermal Facility & Greenhouse
Visitor Center	Playground	Wave Features	Ross Aragón Community Center
Road or Highway	Library	Mountain Biking	Park
Graded Path	Museum	Disc Golf Course	River/Pond
Unpaved Trail	Post Office	Climbing Rock	Snowshoeing & Nordic Skiing
Pedestrian Bridge	School	Wind Harp	Ice Skating
	Forest Service	Sports Complex & Skate Park	Sledding

MAP BY TOR ANDERSON / TRUENORTHDESIGNWORKS.COM



Photo courtesy Elise Soniat/Source Of Light Imagery

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!

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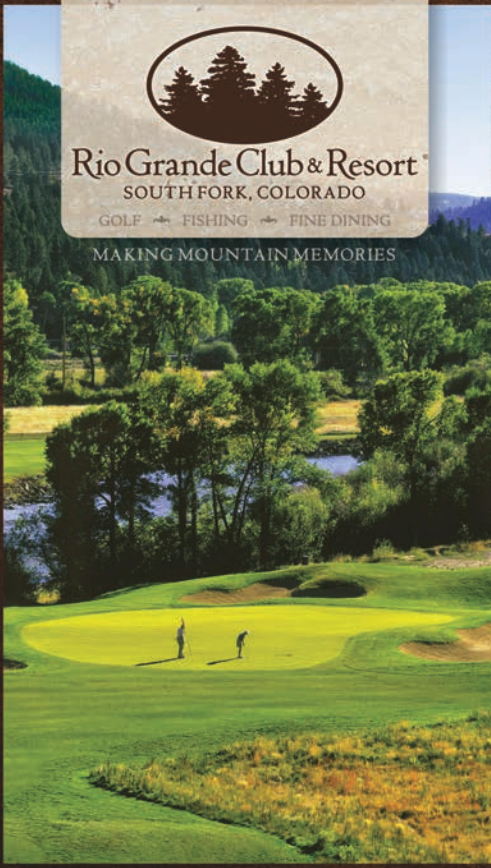
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Photo courtesy Pagosa Nordic Club

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 groups that are passionate about their sport and are 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. 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 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, etc. The club started in 1984 to promote skiing, other outdoor sports and fellowship through organized activities for people 50 years of age or older.

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 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 pagosanordic.com.

The Wolf Creek Trailblazers Snowmobile Club grooms forest service trails for use by snowmobilers, cross-country skiers and snowshoers. 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. Visit their website at 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. They have ongoing monitoring projects, monthly meetings and field trips. Visit their website at weminucheadubon.org.

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 schedules various outings and games for fellowship and fun.

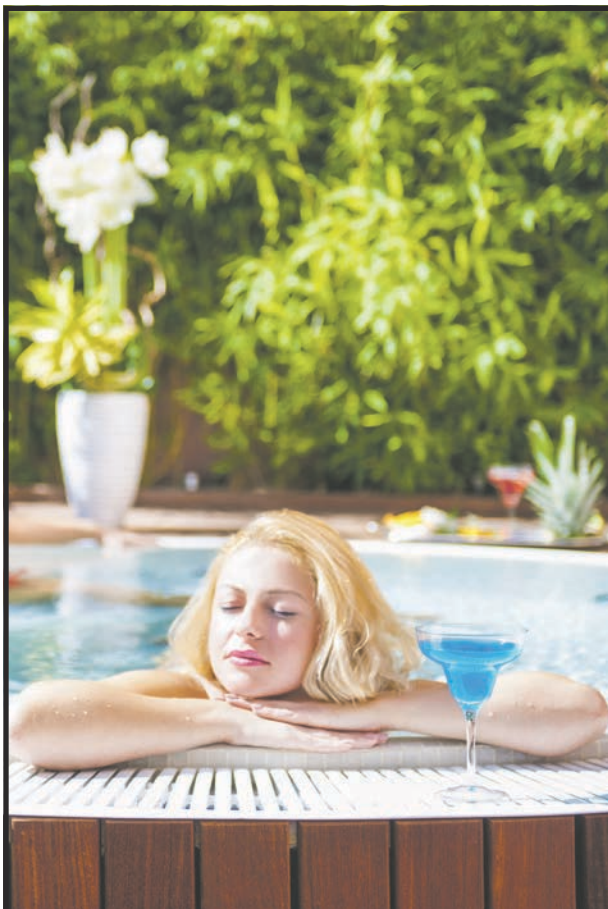
The center offers delicious lunches, including a fabulous salad bar, Monday through Friday. Weekly menus are printed in The Pagosa Springs SUN newspaper. Seniors interested in dining at the center can make reservations by calling 264-2167. Home-delivered meals are available to qualifying home-bound individuals.

Flu shot clinics are offered in the fall as well as free screenings through the San Juan Basin Health Department twice a month, free blood pressure checks weekly, and a wellness clinic once a month.

The center also 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.



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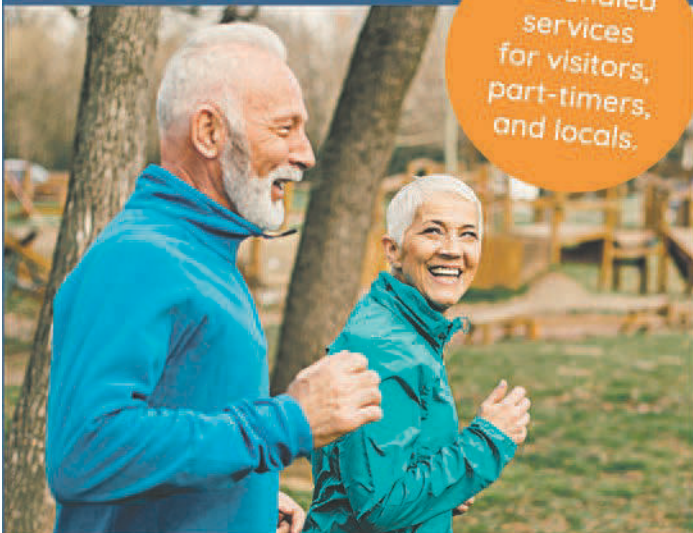
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Relocating your animals

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. For peace of mind, plan ahead for your pet's safety during the move. There are many Internet sources of good information 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.

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 (CVI) that is no more than 30 days old. If your cat or dog is three months or older, they must also have had a rabies vaccination within the preceding 12 months. For livestock and other animal requirements, visit the Colorado Department of Agriculture website (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.

Losing a pet can be nerve-wracking. 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 at (970) 731-4771 should be one of your first steps in finding a lost pet. HSPS is also an administrator for the Lost/Found Pets Pagosa Springs Colorado Area Facebook page. This Facebook page is visited regularly by a lot of community members and has helped reunite many lost pets with the owners over the past several years.

The HSPS website (humanesociety.biz) hosts detailed information on what to do if you and your pet become separated. Check the

website's "Lost and Found" page for a list of useful suggestions. The website also has information on adoptions, low-cost spay/neuter voucher programs and other community services.

To aid in finding a lost pet, make sure that your pet always wears 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 HSPS animal shelter scans every incoming pet for a microchip. Make sure you have registered your pet's chip with the manufacturer, and update your microchip contact information with your new address and relevant phone numbers right before you move. If your pet does not have a microchip or a collar ID tag, the HSPS shelter can provide both at a reasonable cost.

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 the Town of Pagosa Springs does have a leash law, Archuleta County does not. You are required to have your dog under control at all times, whether by leash or verbal command. If you want to exercise and play with your dog in a safe, controlled environment, there is a fenced community-accessible dog park at the HSPS 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.

Pets are important members of our community, and Pagosa Springs is one of the most animal-friendly places that you will find in all of Colorado.



Photo courtesy Mark Meier

Living with wildlife

If you have a camera and are inclined to trek through the extensive wilderness that composes the greater portion of Pagosa Country, be prepared for the chance to snap the shot of a lifetime.

In a region that ranges from 6,000 to 13,000 feet in elevation, the 1.8-million-acre San Juan National Forest not only hosts a complex diversity of climate zones, ecological niches and microenvironments, but also is home to a vast array of wildlife that call these diverse habitats home. As the country climbs in elevation from the south and east to the mountains north and west, that diversity becomes apparent as high-desert plateau gently transitions into alpine forest, then dramatically ascends beyond the tree line to alpine tundra. While many species of wildlife prefer to inhabit a specific ecological zone, others travel throughout Pagosa Country, seeking resources and habitat wherever they can find them.

Coyotes, foxes, cougars and black bears may roam the region at almost any elevation and are a common sight (and sometimes a nuisance) for residents. A special, but not uncommon, sight is the symbol of our country — the American Bald Eagle — soaring majestically above meadows, lakes or rivers at all elevations. Snapping a photo of one of these birds perched atop a ponderosa pine is a rare treat.

In the lower reaches, short-horned lizards, eastern fence lizards, western rattlesnakes and ringtail cats share sandy sage flats, arid rocky slopes, deep canyons and sandstone mesas with jackrabbits, prairie dogs, elk and mule deer. Piñon jays, turkey vultures, red-tailed hawks and golden eagles commonly grace the sun-drenched skies above the high-desert plateau.

In the high country, observers may see bighorn sheep, snowshoe hares, ptarmigan or a rare Canada lynx. Although normally a denizen of high-country meadows, willow flats, forests and lakes north of Pagosa Springs, it is not unusual for the Shiras moose to be seen at most elevations. The largest member of the deer family, these solitary individuals occasionally wander the streets and outskirts of town.

While the encroachment of civilization on some of the region's wil-

derness has decreased the numbers of several species in the area, many other species are thriving and even increasing in numbers, including foxes and coyotes, mule deer, bears, magpies, crows and ravens, golden and bald eagles, wild turkeys and vultures. While mountain lions are normally solitary and secretive, reported sightings have become frequent, particularly between the hours of 10 p.m. and 4 a.m. Residents are cautioned not to feed local wildlife, especially as prey species can attract lions into residential areas. Food should never be left out to attract bears.

In the spring and early summer, infrequent hikers and wildlife watchers will invariably stumble upon a newborn fawn or elk calf. Baby birds, rabbits, foxes and squirrels may appear quite approachable, yet mother is almost certainly nearby. As long as a potential predator lurks about, she'll not return to feed or coddle her young. Therefore, it is always best to back away and leave little ones as they're found. Survival in the wild is challenging enough without avoidable human interference.

In a bountiful area as rich and diverse as Pagosa Country, vigilant observers will enjoy an array of wildlife matched by few places on earth. The adventurous outdoors person traveling the canyons, mesas and forests early or late, moving in silence and employing a pair of good field glasses, is almost guaranteed to be rewarded with the sight of wildlife in their natural habitat — and the experience of a lifetime.

Please note that wildlife should not be harassed, captured, domesticated or fed. Intentional or inadvertent feeding is the major cause of most wildlife problems. Under Colorado law, intentionally feeding big game animals is illegal. The prohibition applies to deer, elk, pronghorn, mountain goats, bighorn sheep, mountain lions and bears.

For more information about the best hiking trails for wildlife watching in the San Juan National Forest and surrounding wilderness areas, visit the U.S. Forest Service website at www.fs.usda.gov/sanjuan/ or stop by the Pagosa Ranger Station at 180 Pagosa St.

For information about Colorado's wildlife and hunting and fishing licenses, go to Colorado Parks and Wildlife's website at cpw.state.co.us.

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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. 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. 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. 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 ice skating 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.

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Photo courtesy Michael Pierce Photography

Getting here from there

Stevens Field Airport

Archuleta County's Stevens Field, located just 3 miles west of downtown Pagosa Springs, is one of the most scenic airports around.

In addition to beauty, the airport boasts a fully lit asphalt runway that is 100 feet wide and 8,100 feet long. That runway has aircraft weight capacities of 70,000 pounds for dual-wheel gear and 59,000 pounds for single-wheel gear. Flight safety at the high-altitude, general aviation airport is reinforced with a Precision Approach Path Indicator system.

The airport has seen a great deal of improvement over the years. In 2006, workers widened and resurfaced Runway 10/19 and built a new fixed-base operations building at midfield to provide fuel and services to local and visiting aircraft. In 2008, a new 3,000-foot parallel taxiway was constructed. In 2013, Archuleta County acquired additional snow removal equipment solely to be used at the airport. Alongside the other improvements, new hangars have appeared, an Automated Weather Observation System (AWOS) has been installed, and the airport identifier became KPSO.

In keeping with its commitment to Archuleta County and Stevens Field, the Federal Aviation Administration also completed and published a GPS instrument approach for pilot use during nighttime and low-visibility landings.

In 2015, nearly \$6 million was spent to extend the parallel taxiway and complete other

associated projects, further increasing the efficiency of aircraft movement and safety.

Those improvements have not only increased safety, but have also helped solidify the airport's status as an economic driver for the community. According to an Economic Impact Study completed by the airport's advisory committee, for every dollar Archuleta County invests in the airport, the county receives a return of \$10.86.

The airport property also boasts a private, on-site maintenance shop in one of the hangars.

For more information on the airport, visit www.archuletacounty.org/45/Airport. For specific airport management questions or concerns, call the airport manager at (970) 731-3060.

The AWOS system is available on frequency 127.175, or by phone at (970) 731-0365.

And once you've landed, Pagosa Springs has car rental agencies and transportation companies to help you get around.

Fixed-Base Operator

For aviation services or to visit Avjet Corporation, the fixed-base operator, travel 3 miles west of town, then approximately 1 mile northwest on Piedra Road (CR 600). Turn right (northeast) on Cloman Boulevard and proceed to 61 Aviation Court.

The FBO offers a number of amenities, including restrooms, telephone, shower facilities,

a flight planning room, pilot snooze room, Internet, vending machines, concierge and catering services, coffee, a lounge area, heated hangar and more. Avjet also provides fuel, Avgas and Jet-A rated fuel.

For more information about these and other airport services, call Avjet at (970) 731-2127.

La Plata County Airport

The Durango-La Plata County Airport offers daily service with American Airlines and United Airlines. The airport offers a full range of services within the terminal to make your visit comfortable. The airport has short- and long-term parking, full rental car services and shuttle/taxis.

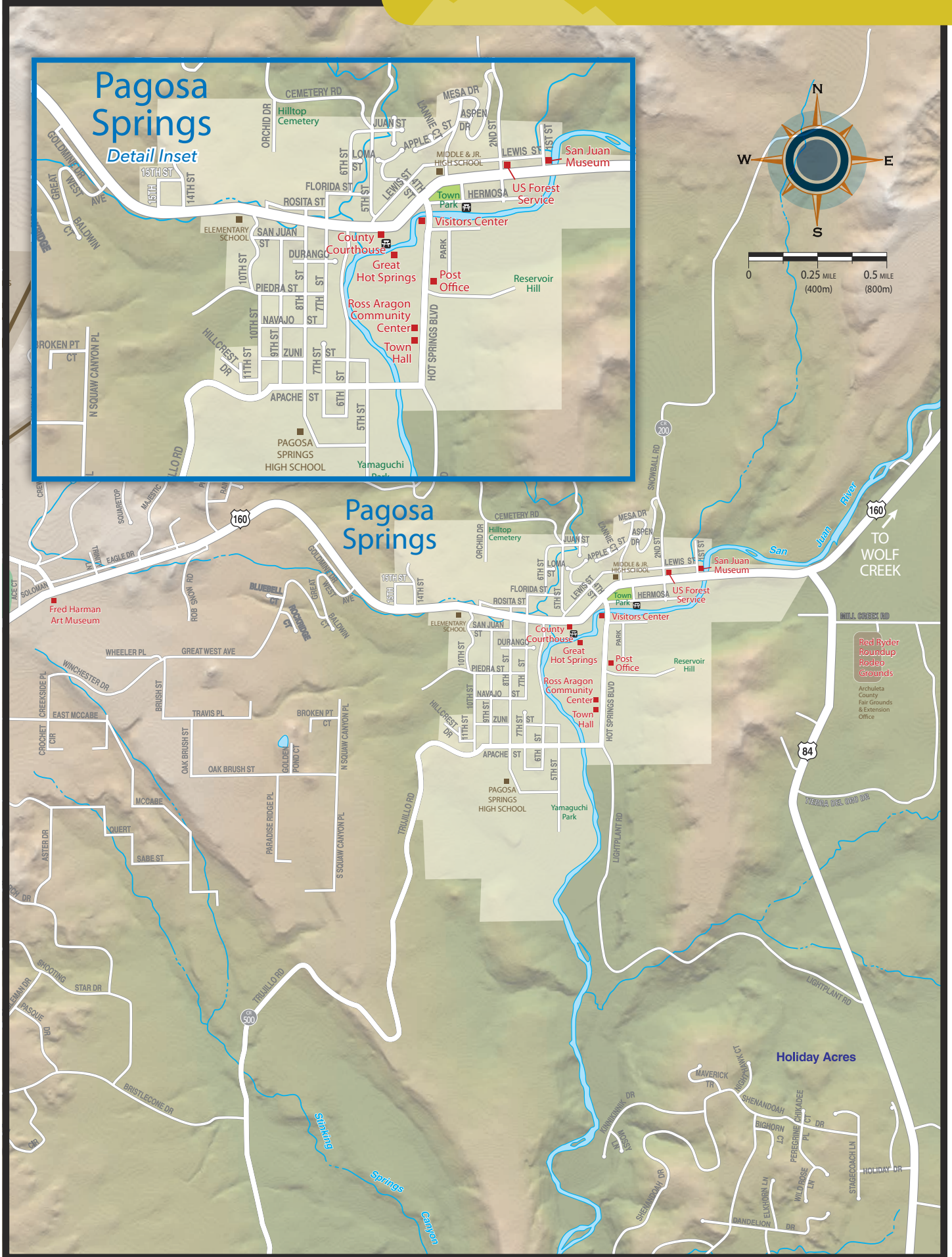
The airport is located 60 miles from Pagosa Springs at the intersection of Airport Road and County Road 309A, approximately 1 mile from County Road 309.

For more information about flights and ancillary services, visit www.flydurango.com.

Mileage from Pagosa

Durango, Colo.	61 miles
Cortez, Colo.	104 miles
Denver, Colo.	277 miles
Colorado Springs, Colo.	242 miles
Farmington, N.M.	101 miles
Santa Fe, N.M.	160 miles
Albuquerque, N.M.	212 miles
Phoenix, Ariz.	514 miles
Oklahoma City, Okla.	699 miles
Dallas, Texas	813 miles





RELIGIOUS RESOURCES

Ahavat Adonai Messianic Jewish Congregation	(970) 946-5262
Amazing Grace Community Church	(970) 444-2111
Arboles Baptist Church	(970) 883-3630
Baha'i Community of Archuleta County	(800) 228-6483
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
Community United Methodist Church	(970) 264-5508
CrossRoad Christian Fellowship	(970) 731-4384
Open Door Church	(970) 731-5767
Grace in Pagosa	(970) 731-6200
Immaculate Heart of Mary Catholic Church	(970) 731-5744
Kingdom Hall of Jehovah's Witness	(970) 731-5826
New Thought Center for Inspirational Living	(970) 309-6067
Our Savior Lutheran Church - LCMS	(970) 731-4668
Pagosa Baptist Church	(970) 946-5166
Pagosa Bible Church	(970) 731-3120
Pagosa 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) 585-4124

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 60 days of becoming a Colorado resident. Unfortunately, the law does not allow you to keep your out-of-state plates until they expire.

If you are currently a Colorado resident and are just moving here, you may call the Archuleta 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. You can also utilize our online services to make any changes at www.mymdv.colorado.gov.

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.
3. A vehicle identification verification. This is done Monday through Friday 8 a.m.-11 a.m. It will cost \$20 cash or check. Parking is located behind the courthouse. You can also go to the Sheriff's Office on Tuesday or Thursday, 8 a.m. to noon, located at 85 Harman Park Drive.
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 329 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.org 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.

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World's Deepest Hot Spring

Come on in, the water's fine!

For centuries, the waters in Pagosa Springs have drawn visitors who wish to take advantage of the healing qualities of the world's deepest natural hot spring.

Prior to the arrival of Hispanic and Anglo settlers, members of various tribes of Native Americans came to heal and refresh themselves in the local waters. Historians report that Native Americans preferred to coat themselves with mud mixed with the mineral water rather than soaking directly in the pools. The rationale was simple: at 144 degrees Fahrenheit, undiluted spring water is far too hot for a pleasurable soak.

Although early Hispanic and Anglo settlers took advantage of the hot springs from time to time, the healing properties of the waters remained largely a local secret. Eventually, however, word was passed regarding the “magical properties” of The Great Pagosa Hot Spring and travelers sought out the medicinal qualities of the water. Since then, visitors from all over the world come to seek out a healing experience that had once been known only to the local inhabitants.

Experience the ‘magic’

Local spin has it that the Ute term, “Pagosa,” describes the mystical qualities of the legendary Great Pagosa Hot Spring, repeating the apocryphal tale that the phrase translates as “Healing Waters.”

Alas, the truth might be much more hackneyed, but no less descriptive: local historian John Motter writes that, “According to the dictionary prepared under the auspices of and with the help of Southern Utes in Ignacio, Pagosa comes from two Ute words meaning ‘stinking water.’”

Certainly, there is an unmistakable aroma accompanying the springs, but are they really also healing waters? You can judge for yourself, but abundant testimonials say, “yes.”

And while Native Americans visited the geothermally heated waters, certain the Great Spirit had endowed the bubbling cauldron with superhuman virtues, reverence for the “Healing Waters” has not abated with passage of time. In recent years, The Great Pagosa Hot Spring has attracted more visitors than ever before. And why not? It is a unique experience, providing comfort and relaxation unmatched anywhere.

Making it all possible is The Great Pagosa Hot Spring, that bubbling fountain of natural mineral water and the world's deepest hot spring.

How can we make the claim of “the world's deepest hot spring?” Because the Guinness Book of World Records says so! A judge from the New York office of the Guinness Book of World Records visited Pagosa Springs to verify measurements on The Great Pagosa Hot Spring made by Durango-based hydrologist John Casey.

How deep is it? We wish we could say. So far, attempts to plumb the depths of the spring have defied the best efforts to find out. When Casey dropped a 1,002-foot long plumb line into the “mother spring,” it didn't hit the bottom; instead, the plumb line ran out. So now, the official measurement is 1,002 feet and, according to the Guinness Book of World Records, that's the deepest hot spring in the world.

Prior to that, however, the depth of the spring had been measured using a 2,500-foot plumb line. The same thing happened: before the plumb line reached the bottom of the spring, the line ran out.

So, the mystery remains unsolved. Deeper still, however, is the mystery of our water's ability to soothe, heal and relax even the most harried soul. Visit the site of the spring and experience it for yourself. Take the opportunity to avail yourself of Pagosa's healing waters, its mystery, its spirit-rejuvenating properties and, yes — its magic.



Prescribed fires planned
Start to begin this week - A-14

Search on for missing man
Dylan Martin reported missing April 15 - A-11

The Pagosa Springs **SUN** 50¢

Firefighter appreciation awards
Steve Voothis named Firefighter of the Year

County working to resolve landfill deficiencies identified by state

Fiber cut affects Internet, phone service
Causes meeting cancellation

School-age individuals account for 23 percent of April COVID cases

County looks at forming health district study group

101 and counting: Rugby's Rescue House works to save and rehome stray dogs

Events to meet with marijuana business stakeholders

Index

POSTAL PATRON

preview
ARTS & LIFE

Photo courtesy Beth Schuman
April 22, 2021

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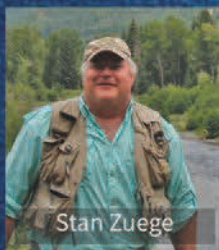
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The Pagosa Way  Life Well Lived

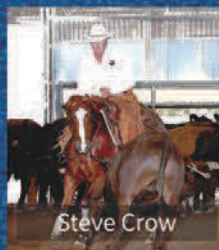
THE AREA'S #1 TEAM OF BROKERS SINCE 2006



Stan Zuege



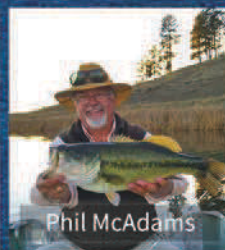
Juli Morelock



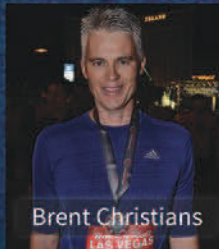
Steve Crow



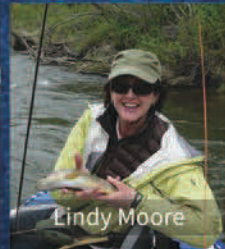
Diane Burnett



Phil McAdams



Brent Christians



Lindy Moore



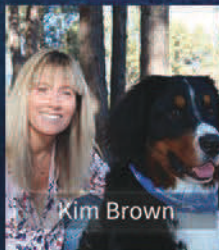
Ed Keyes Jr



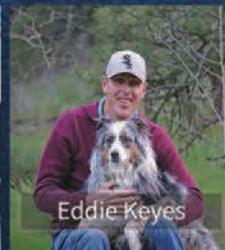
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JaNae Christians



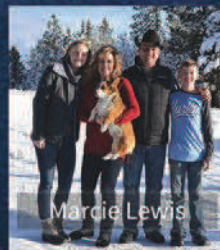
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Eddie Keyes



Bill Kinsley



Mardie Lewis



Tim Plate

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