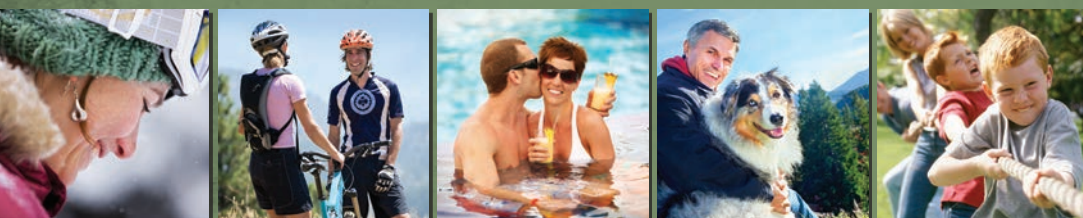


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# PAGOSA SPRINGS

## REAL ESTATE & RELOCATION GUIDE



Published by The Pagosa Springs SUN



# 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 — you will find Pagosa Country to be a friendly and 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 more than 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, 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 are 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 department, 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.

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# Table of Contents

|    |                              |
|----|------------------------------|
| 4  | WELCOME TO PAGOSA SPRINGS    |
| 10 | BUSINESS AND ECONOMY         |
| 20 | EDUCATION                    |
| 27 | HEALTH CARE RESOURCES        |
| 32 | REAL ESTATE AND CONSTRUCTION |
| 42 | LIFESTYLE                    |
| 51 | GETTING SETTLED              |



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Photo courtesy Beth Tollefsen

## Pagosa Springs

When John Denver sang “thank God I’m a country boy,” it’s hard to imagine he was talking about what you find along the I-70 corridor today. But, get away from the hustle and bustle and noise of the bigger metropolitan centers, come down to southwestern Colorado and you’ll find the kind of small-town charm people still sing about.

There’s plenty to fall in love with here: warm sunshine, rivers, abundant wildlife, stately stands of pine and aspen groves, verdant valleys, and breathtaking vistas. It’s impossible to describe what it feels like to be sitting around a campfire at night, to look up through the pines at a clear night sky so full of stars it makes your heart race. It’s just something you need to experience for yourself.

Pagosa Springs still represents the idyllic vision of what Colorado was always meant to be. While many resort towns have become so overrun by the glitz and glamour that real people can’t afford to go there anymore, Pagosa Country has retained its charm while still offering myriad amenities.

### So small, but so much

With amenities like art galleries, churches, specialty shops, live theater, a movie theater, a vibrant public library and more, Pagosa Springs provides more than enough to inspire the mind and spirit while also offering ways to either heal or exercise the body.

If you need directions or information for any of these (or other) amenities, stop by the Pagosa Springs Visitor Center, which offers a wealth of information on everything Pagosa Country.

### Like no other place on Earth

Backpackers, campers, hikers, mountain bikers and other adventuresome souls will want to visit the U.S. Forest Service Pagosa Ranger District Office located at 2nd and Pagosa streets (on U.S. 160).

The staff there can provide a wealth of information about hiking and biking trails, campsites, fishing spots and horseback riding, as well as various tours of the area, including the Ancestral Puebloan ruins at Chimney Rock National Monument.

### Water, water everywhere

A short walk south from the Visitor Center will take you to what stands as the world’s deepest hot spring, commonly referred to locally as the mother spring.

Within walking distance of the spring are a variety of ways to enjoy the natural mineral water, including indoor and outdoor mineral baths, hot tubs and swimming pools.

Pagosa Springs provides ample opportunity to splash and smile. The San Juan River offers variety, from adventurous rafting in the spring and early summer to tame and refreshing floats later in the summer.

### Fall in love

Windsurfing? Navajo Lake awaits you. Ballooning? Golf? Tennis? It’s all here, under the clearest blue sky you’ve ever seen.

For the earliest native inhabitants of the area, Pagosa was considered a land of healing waters. For today’s vacationers, Pagosa is a land of invigorating experiences.

Make yourself at home in the midst of the most beautiful scenery and friendliest people in Colorado.



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## FREQUENTLY ASKED QUESTIONS



### 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, [www.visitpagosasprings.com](http://www.visitpagosasprings.com), will link you to the Visitor Center, or call the vacation line at (866) 438-4917. Visitor information can also be found at [www.ExplorePagosa.com](http://www.ExplorePagosa.com) and [www.PagosaSUN.com](http://www.PagosaSUN.com). Keep up on the news and events with The Pagosa Springs SUN, the community's weekly newspaper, and at [www.PagosaSUN.com](http://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 3 to 4 quarts of water per day.
- Avoid overexertion and keep 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: 21.66 inches/year

Annual Snowfall: 116.4 inches/year

| Month | High   | Low    | Precip. | Month | High   | Low    | Precip. |
|-------|--------|--------|---------|-------|--------|--------|---------|
| Jan.  | 37.4°F | 1.4°F  | 2.09"   | Jul.  | 82.7°F | 45.0°F | 2.01"   |
| Feb.  | 42.0°F | 7.0°F  | 1.76"   | Aug.  | 80.0°F | 44.4°F | 2.70"   |
| Mar.  | 48.5°F | 15.6°F | 1.94"   | Sep.  | 73.5°F | 36.4°F | 1.98"   |
| Apr.  | 58.6°F | 23.7°F | 1.34"   | Oct.  | 63.1°F | 26.3°F | 2.27"   |
| May   | 67.9°F | 30.1°F | 1.26"   | Nov.  | 49.0°F | 15.4°F | 1.56"   |
| Jun.  | 78.1°F | 36.1°F | .89"    | Dec.  | 39.5°F | 4.9°F  | 1.85"   |

### 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 also multiple primary care clinics in the community offering a variety of services, including urgent care.

### 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           |
| Axis 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 Administration                                           | (970) 264-8300           |
| The Pagosa Springs SUN                                                    | (970) 264-2100           |
| Pagosa Springs Post Office                                                | (970) 264-5440           |
| Pagosa Senior Center                                                      | (970) 264-2167           |
| Ruby M. Sisson Memorial Library                                           | (970) 264-2209           |
| Archuleta School District 50 Jt.                                          | (970) 264-2228           |
| Navajo Lake State Park                                                    | (970) 883-2208           |
| Airport Flight Base Operations                                            | (970) 731-2127           |
| Pagosa Area Water and Sanitation District                                 | (970) 731-2691           |
| Black Hills Energy                                                        | (888) 890-5554           |
| La Plata Electric Association                                             | (970) 247-5786           |



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## Archuleta County's past

By John M. Motter

"Bold and brash" best describes Archuleta County history, a saga of the Old West prescribed by rugged mountain remoteness and the distinctive characteristics of three proud cultures.

At least three national flags have symbolized ownership of Pagosa Country — claims not always recognized by the Indigenous Native Americans who hunted and fished here long before Columbus crossed the Atlantic.

Those flags belonged to Spain, Mexico and the United States, and an argument could be made that France also claimed the area for a period of time.

Evidence of prehistoric human occupation in the San Juan Mountains, including Archuleta County, is fairly abundant. Later, but before white men followed Indian trails into the area, the Ancestral Puebloans pursued a sedentary lifestyle near Chimney Rock and along the Piedra and San Juan rivers in the southwestern part of the county.

More recently, perhaps about the same time Hispanics arrived in New Mexico, Southern Ute, Jicarilla Apache and Navajo Indians found the fertile mountain valleys surrounding the Great Pagosa Hot Spring to their liking. They enjoyed, even worshipped, the medicinal benefits of the mineralized hot spring waters.

Hispanics wandered into Nuevo Mexico in the 16th century, hoping to fill their packs with gold. Even though they didn't uncover fabulous golden riches, they stayed and, in order to survive, traded with the Native Americans. As a result, a trading

party led by Juan Maria Rivera visited Pagosa Country in 1765. Not much later, in 1776, the priests Francisco Dominguez and Silvestre Escalante entered Archuleta County near present-day Carracas, intent on finding a path linking Spain's New Mexico colonies with those in California. After reaching the central valley of Utah, the intrepid explorers turned back. Nevertheless, for years, Pagosa Country hills echoed to the clip-clop of mule trains trotting back and forth between California and New Mexico, along paths opened by these men.

By 1820, Pagosa Country acquired a new, if still foreign, ruling government. That is the year Mexico threw off the yoke of Spain and began administering her own affairs. Mexico's greater tolerance for Anglos encouraged a steady stream of fur traders to set their traps in the San Juan watershed.

By 1846, trapping was largely a thing of the past and even bigger changes loomed on the horizon. The United States went to war with Mexico. Following the war, the United States owned about half of Mexico's territory, including Pagosa Country.

Anxious to explore their new domain and to find a railroad route to California, the U.S. Army sent an expedition through Pagosa Country in 1859, headed by Capt. John Macomb. Macomb's party included a number of scientists who mapped the route and rendered exquisite line drawings of the Great Pagosa Hot Spring and Chimney Rock. Macomb's report is the first written description in English we have of Pagosa Country.

Soon after Macomb's visit, in 1860, gold was discovered in the San Juan Mountains. For the next 30 years, a steady stream





Photo courtesy Pagosa Springs History Museum

of prospectors and their supporters flowed through Pagosa Country. The growing number of settlers agitated the proud Southern Ute tribes, forcing the U.S. government to respond by sending troops into the area.

The San Juan River adjacent to the great Pagosa Hot Springs was chosen as a good point for locating troops. In 1878, Fort Lewis blossomed on one bank of the river, the town of Pagosa Springs on the other bank. Cattle ranchers chased their four-legged charges through the surrounding foothills.

Pagosa Country assumed all of the attributes of the Old West, with cavalry troops, cowboys and Native Americans, gunfights and barroom brawls, sheepmen and cattlemen, stagecoach holdups — all of the cherished traditions from which western movies are made.

Then, as suddenly as it had arrived, the Old West disappeared. Filling the void were railroads, lumber mills and loggers. Pagosa had its own narrow gauge railroad complete with a downtown depot. Nothing lasts forever and, after denuding much of the countryside, the railroad and logging industry moved out.

Colorado built a relatively modern highway over Wolf Creek Pass in 1916; trucks began to move most of the freight, and telephones, electricity and central water came to town. Local folks were caught between the new and the old. Cattlemen continued to raise beef for the market. Small lumber mills hacked away at the remaining trees. Then came the Great Depression and World War II. Many of the rural people eking out a scarcely adequate living moved to town, or further away to work in defense plants. The war ended, but few of those who had abandoned Pagosa Country returned. Pagosa had no payrolls.

Along about 1970, a number of land developers, ears tuned to the insistent jingle of change in affluent America's pockets, began to subdivide and sell Pagosa Country land. Buyers responded enthusiastically, infatuated with the mountain panoramas, gurgling streams, seemingly endless ranks of mountain forests, and maybe with the idea that a little of the Old West lived on in Pagosa Country.

Since 1970, the population of Pagosa Country has increased dramatically. Shops have sprung up to meet the needs of new arrivals. Farsighted investors have developed the Great Pagosa Hot Springs and other natural attractions. But, even with change, Pagosa Country has remained unique — a beautiful, off-the-beaten-path refuge for resident and visitor alike.

The history of Pagosa Country, new and old, is etched in her people's dynamic response to change. Even though the Old West is gone, the Old West background of soaring mountains, strident streams and abundant wildlife continue to dominate life here. As it has been from the beginning, Pagosa Country, dominated by God-given natural resources, remains bold and brash.

---

**Even though the Old West is gone, the Old West background of soaring mountains, strident streams and abundant wildlife continue to dominate life here.**





Photo courtesy Pagosa Springs Community Development Corporation

# Town, county advance affordable housing through coordination

**By Emily Lashbrooke**

**Pagosa Springs Community Development Corporation**

Pagosa Springs and Archuleta County are making meaningful progress in addressing one of the community's most pressing challenges: affordable housing.

Through collaboration between local governments and the Pagosa Springs Community Development Corporation (PSCDC), the region has built a comprehensive, strategic approach that is already shaping the future of housing development.

This work began with a community-wide housing needs assessment, which provided data and insight into local housing gaps. The findings helped align priorities across agencies and establish a clear roadmap for action, ensuring that decisions were grounded in real community need.

One of the most impactful steps forward was securing infrastructure funding through the Energy and Mineral Impact Assistance Fund grant, which supported essential improvements such as roads, utilities and broadband. By investing in infrastructure up front, the community removed major barriers to development and unlocked the potential for new housing projects to move forward more efficiently and affordably.

Archuleta County also played a key role by donating tax lien

properties for workforce housing development. These parcels created immediate opportunities for projects that might not otherwise have been financially feasible, directly contributing to the ability to build homes for local workers.

At the same time, both the town and county made important adjustments to their fee structures, including fee waivers and reductions for qualifying affordable housing projects. These changes have helped close financing gaps and ensure that projects can meet affordability targets.

To further strengthen long-term outcomes, the community developed deed restrictions and affordable housing guidelines that are now being integrated into new development. These tools ensure that housing remains attainable over time while also creating a framework for predictable, incentive-based development. Projects that include affordable housing components can now access clearly defined incentives, aligning private development with public goals.

In addition, a grant was secured to hire a multijurisdictional housing coordinator, who is leading the development of a comprehensive housing action plan. This role is critical in maintaining coordination across agencies, advancing policy solutions and ensuring continued momentum.

These coordinated efforts are already delivering measurable





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results. Workforce housing projects are moving forward faster, development barriers have been reduced, and public and private partners now have a clearer path to participate in solutions.

By aligning infrastructure, policy, and incentives, Pagosa Springs and Archuleta County have created a development environment where affordable housing is not only possible, but achievable at scale.

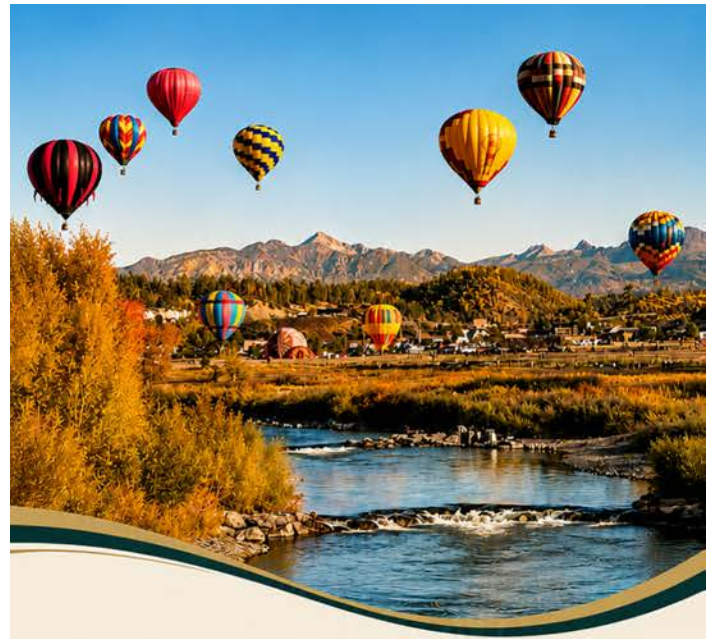
This progress is helping retain the people who keep the community running, including teachers, health care workers, law enforcement and other essential local workers, while supporting families and strengthening the long-term economic health of the community. Currently, there are a handful of developers interested in bringing multifamily housing to the area, and the work that has been done has piqued their interest in making those projects happen and provided the data necessary to pursue grants and other funding options.

Together, these efforts represent a significant shift in how Pagosa Springs and Archuleta County approach housing. Rather than isolated projects, the community has built a system — one that aligns policy, funding, infrastructure and partnerships.

The result is a stronger foundation for future development, where affordable housing is not an afterthought, but a built-in priority.

## This progress is helping retain the people who keep the community running ...

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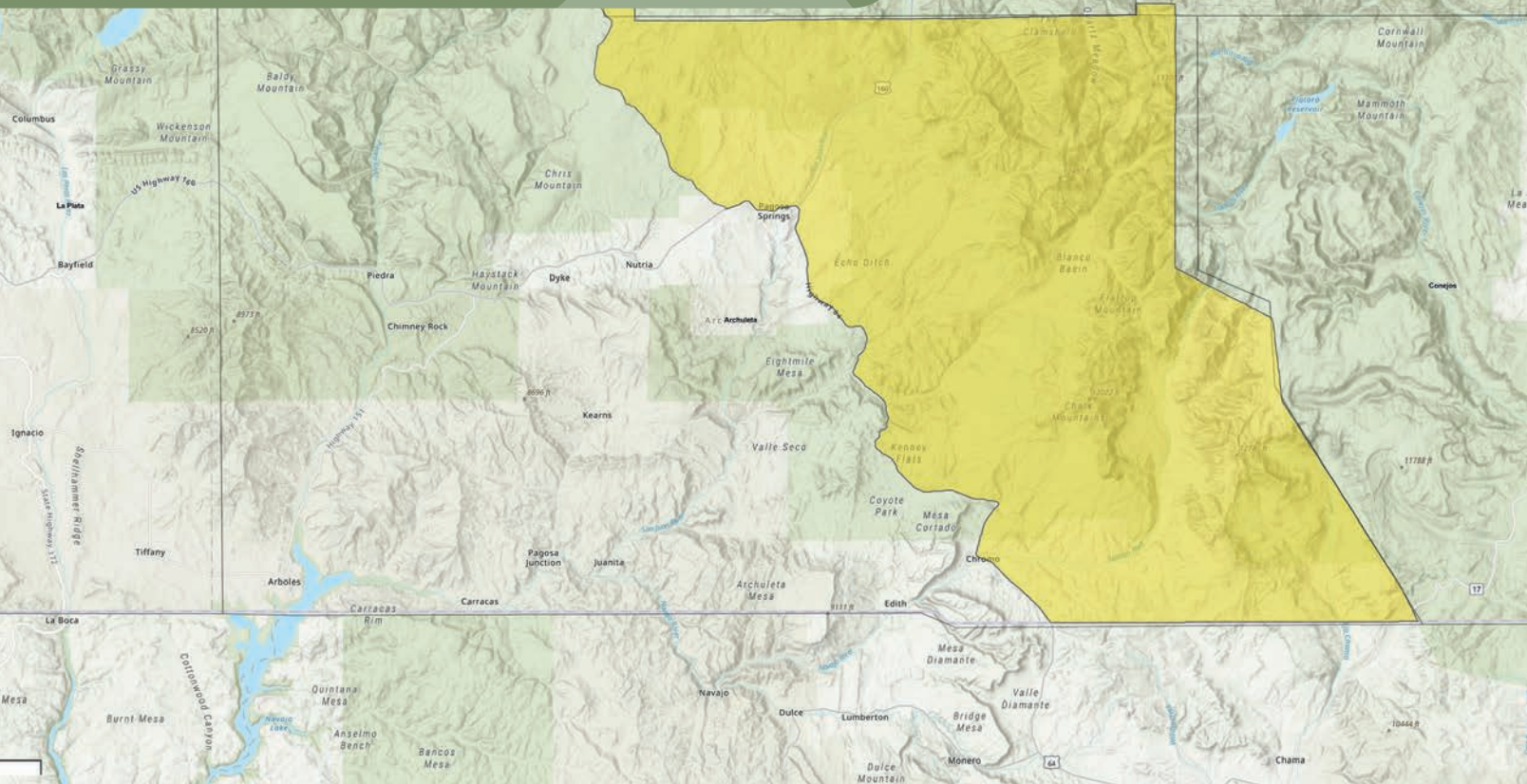


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[PagosaSpringsCDC.org](http://PagosaSpringsCDC.org)





Map courtesy state of Colorado

# Pagosa Springs: Your next smart investment move

**By Emily Lashbrooke**

**Pagosa Springs Community Development Corporation**

Pagosa Springs is emerging as one of Colorado's most promising rural investment markets, combining strong local leadership with strategic use of federal Opportunity Zone incentives to drive sustainable, long-term growth.

The town's designated Opportunity Zone — part of the federally certified map currently in effect through 2028 — provides a stable and predictable framework for investors. With a new generation of Opportunity Zones expected to be designated in 2026, community leaders see continued opportunity to attract forward-thinking capital aligned with long-term community goals.

Opportunity Zones offer investors the ability to defer capital gains taxes and eliminate taxes on new gains if investments are held for at least 10 years. These incentives are designed to encourage patient investment in communities like Pagosa Springs that are experiencing growth but still require strategic development to meet demand.

Local leaders emphasize that Pagosa's growth is not speculative — it is already underway. More than 45 workforce housing units are in development through partnerships between the Pagosa Springs Community Development Corporation and Habitat for Humanity of Archuleta County. These homes are addressing a critical housing shortage that has increasingly impacted local

employers and workforce retention.

In addition to housing, the community has made significant infrastructure investments.

A redundant broadband loop has been completed, improving reliability and capacity for businesses, remote workers and residents. Downtown is also undergoing revitalization through main street investments that enhance sidewalks, lighting and public spaces while supporting businesses through ongoing construction impacts.

Economic diversification remains a priority. While tourism continues to play a major role, local efforts are focused on expanding year-round economic opportunities and supporting a broader mix of industries.

Investors also benefit from a strong local support network, including the Region 9 Economic Development District of Southwest Colorado, which provides assistance with financing, incentives and project development.

With its combination of federal incentives, active development and a high quality of life, Pagosa Springs is positioning itself as a community where investment can deliver both financial returns and lasting community impact.

For more information, contact the Pagosa Springs Community Development Corporation by emailing [Emily@PagosaSpringsCDC.org](mailto:Emily@PagosaSpringsCDC.org).



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# The economic development pyramid

**By Laura Lewis Marchino**  
**Region 9 Economic Development District of Southwest Colorado**

There is a well-known saying that “a picture is worth a thousand words” and, fortunately, the graphic accompanying this article may spare you from reading many of them. More importantly, however, it serves as a helpful tool in illustrating a concept that Region 9 Economic Development District of Southwest Colorado has worked to define and communicate throughout its 36-year history: economic development.

Economic development is often described in traditional terms such as job recruitment, or as “programs, policies, and activities that improve economic well-being and quality of life.” A more compelling definition, however, is “the creation of wealth from which community benefits are realized.”

The attached graphic highlights the various components of economic development and how they interrelate. At the top of the pyramid is business recruitment, which is seldom successful without a strong foundation. Critical elements such as workforce availability, stable leadership, transportation systems, housing, broadband access and other infrastructure must be in place to support communities and better position themselves for future opportunities.

The middle level of the pyramid represents where economic developers dedicate much of their time and effort: supporting and retaining existing businesses. This includes identifying business needs and fostering an environment where businesses can remain viable and grow. Encouraging expansion, supporting entrepreneurs and helping new ventures take root are all central to this work.

Local businesses play a vital role in this ecosystem. They are already invested in their communities and are motivated to succeed. Their experiences and challenges provide valuable insight

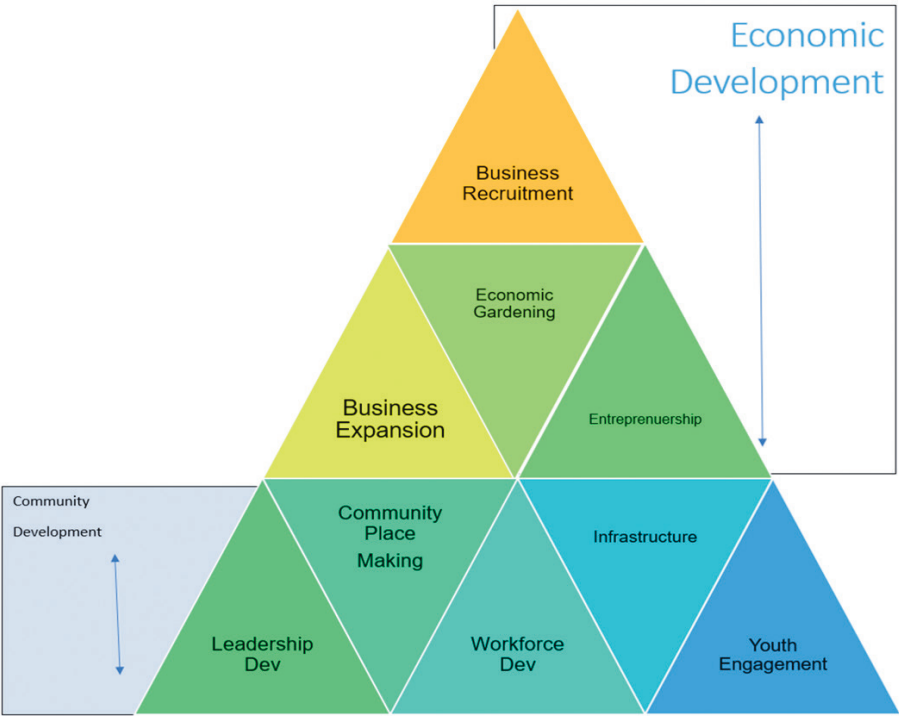
that can inform broader economic development strategies. Addressing these challenges not only strengthens existing businesses, but also creates a more attractive environment for potential new ones. Notably, 91 percent of businesses in our region employ fewer than nine people, underscoring the importance of supporting small business growth rather than over relying on the recruitment of large businesses.

While recruitment sits at the top of the pyramid, it does not require perfection at every level below. Businesses often choose to locate in a community independently of formal recruitment efforts. In such cases, the role of economic developers is to facilitate a smooth transition and provide support where needed.

In rural communities, economic development efforts are often more heavily focused on entrepreneurship. Supporting individuals in creating their own businesses not only generates employment opportunities, but also drives innovation, introduces new products and services, diversifies the local economy, strengthens the tax base and helps retain money locally.

Regardless of where a community’s strengths and challenges lie within this pyramid, economic development is inherently collaborative. It requires coordinated efforts among local governments, chambers of commerce, educational institutions, businesses and other stakeholders. Our region benefits from a strong entrepreneurial ecosystem, with each community offering its own unique assets and opportunities.

Please outreach us at [region9edd.org](http://region9edd.org) if we can assist you with the following programs or projects: Enterprise Zone tax credits, Rural Jumpstart, Southwest Opioid Response District, Opportunity Zones, broadband, transportation, housing, Comprehensive Economic Development Strategy/Community Development Action Plans, grant navigation, small business loan programs and data resources.







SUN photo/Shari Pierce

# Opening a business in town

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 licenses 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 costly mistakes.

Staff is available to help guide you through the process of opening or relocating a business in Pagosa Springs. Applications are available on [www.pagosasprings.co.gov](http://www.pagosasprings.co.gov) or at Town Hall. Contact town government at: 551 Hot Springs Blvd. or (970) 264-4151.

## BUSINESS ORGANIZATIONS & LICENSING

|                                         |                |                                                                                                  |
|-----------------------------------------|----------------|--------------------------------------------------------------------------------------------------|
| Colorado Workforce                      | (970) 247-0308 | <a href="https://cdle.colorado.gov/wfc">https://cdle.colorado.gov/wfc</a>                        |
| Better Business Bureau                  | (505) 346-0110 | <a href="http://bbb.org/new-mexico-southwest-colorado">bbb.org/new-mexico-southwest-colorado</a> |
| Pagosa Springs Area Chamber of Commerce | (970) 264-2360 | <a href="http://www.pagosachamber.com">www.pagosachamber.com</a>                                 |
| Region 9 Economic Development District  | (970) 247-9621 | <a href="http://www.region9edd.org">www.region9edd.org</a>                                       |
| Southwest Colorado SBDC                 | (970) 903-5424 | <a href="http://www.sbdcfortlewis.org">www.sbdcfortlewis.org</a>                                 |
| Colorado Secretary of State             | (303) 894-2200 | <a href="http://www.coloradosos.gov">www.coloradosos.gov</a>                                     |
| Town of Pagosa Springs                  | (970) 264-4151 | <a href="http://www.pagosasprings.co.gov">www.pagosasprings.co.gov</a>                           |
| Archuleta County                        | (970) 264-8300 | <a href="http://www.archuletacounty.gov">www.archuletacounty.gov</a>                             |
| Archuleta County Clerk & Recorder       | (970) 264-8350 | <a href="http://www.archuletacounty.gov">www.archuletacounty.gov</a>                             |
| P.S. Community Development Corporation  | (970) 264-3023 | <a href="http://www.pagosaspringscdc.org">www.pagosaspringscdc.org</a>                           |

## STATE AND LOCAL TAX COLLECTIONS PER CAPITA 2023

|            | Rank | Amount  |
|------------|------|---------|
| Colorado   | 43   | \$3,081 |
| Texas      | 47   | \$2,852 |
| New Mexico | 4    | \$6,737 |
| California | 11   | \$5,631 |
| Arizona    | 42   | \$3,142 |
| Wyoming    | 10   | \$5,712 |
| Nebraska   | 33   | \$3,700 |

Source: <https://taxfoundation.org/data/all/state/2026-state-tax-data/>



# ABOUT THE AREA



## 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.

## Geography



Land area (square miles) — 1,350  
Persons per square mile — 9.9

## Housing and Income



Median value owner-occupied housing — \$478,100  
Households — 5,921  
Persons per household — 2.32  
Per capita money income — \$45,172  
Median household income — \$83,065  
Persons in poverty — 9.1 percent

## Population



Source: US Census Bureau State & County QuickFacts  
2025 estimate — 14,306

## Education



District 50 Joint Office (970) 264-2228  
[www.mypagosaschools.com](http://www.mypagosaschools.com)  
High School (970) 264-2231  
Middle School, 5th-6th grades (970) 264-2794  
Middle School, 7th-8th grades (970) 264-2794  
Elementary School (970) 264-2229  
Pagosa Peak Open School (970) 317-2151  
San Juan Mountain School (970) 264-2231, ext. 9247  
The Training Advantage (970) 264-5627  
GOAL Academy (877) PRO-GOAL

## Utilities



### Electric

La Plata Electric Association, (970) 247-5786,  
[www.lpea.coop](http://www.lpea.coop)

### Gas/Natural

Black Hills Energy, (888) 890-5554,  
[www.blackhillsenergy.com](http://www.blackhillsenergy.com)

### Propane

Arrowhead Propane, (970) 582-3225  
Basin Coop, (970) 247-3066  
Inter-Mountain Propane, (970) 264-1301  
Ferrellgas, (970) 731-3737

### Water

Pagosa Area Water & Sanitation,  
(970) 731-2691, [www.pawsd.org](http://www.pawsd.org)

### Sanitation

Pagosa Area Water & Sanitation,  
(970) 731-2691, [www.pawsd.org](http://www.pawsd.org)  
Town of Pagosa Springs, (970) 264-4151, [www.pagosasprings.co.gov](http://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) 264-3311

## Road conditions



### Colorado Department of Transportation

511 or (303) 639-1111, [www.cotrip.org](http://www.cotrip.org)

### Archuleta County Road Report

(970) 264-5555

### New Mexico Road Report

(800) 432-4269, [www.nmroads.com](http://www.nmroads.com)

## Taxes



**Sales and User Tax:** 2.9 percent state, 4 percent county, 1 percent town.

County sales tax revenue is divided between county and town.

**Lodger's Tax:** A 4.9 percent tax is collected from the lodging industry in town limits. The county collects a 2 percent tax for lodging. Lodging tax is used for tourism promotion, among other things.

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

## Government



### Town Government:

[www.pagosasprings.co.gov](http://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.gov](http://www.archuletacounty.gov).  
Three county commissioners elected for alternating four-year terms.

## Media



### Newspaper:

The Pagosa Springs SUN  
[www.pagosasun.com](http://www.pagosasun.com)  
(970) 264-2100

## Tourism & business development



Pagosa Springs Community Development Corp.  
[www.pagosaspringscdc.org](http://www.pagosaspringscdc.org), (970) 264-3023

Pagosa Springs Area Chamber of Commerce  
[www.pagosaspringschamber.com](http://www.pagosaspringschamber.com), (970) 264-2360

Pagosa Springs Area Tourism  
[www.visitpagosasprings.com](http://www.visitpagosasprings.com), [www.explorepagosa.com](http://www.explorepagosa.com)  
(970) 585-1200 or (866) 438-4917

Region 9 Economic Development District  
(970) 247-9621, [www.scan.org](http://www.scan.org)

Fort Lewis College Small Business Development  
(970) 247-7009, <http://sbdcfortlewis.org/>





# Building a resilient community

**By Emily Lashbrooke**

**Pagosa Springs Community Development Corporation**

Pagosa Springs is taking a proactive approach to building a resilient and inclusive community, aligning housing, economic development, infrastructure and community investment to meet today's challenges while preparing for long-term sustainability.

A key focus is addressing the area's housing shortage. The Pagosa Springs Community Development Corporation (PSCDC), in partnership with local governments, is advancing a workforce homeownership program on 35 locally contributed lots. The initiative provides deed-restricted homes for households earning up to 120% of the area median income. Fifteen homes have been completed to date, with additional construction underway through 2026.

The Town of Pagosa Springs is also investing in infrastructure to support a planned 96-unit apartment community for middle-income residents. Together, these efforts are expanding attainable housing options and helping local employers retain workers in a competitive market.

Supporting local businesses is another cornerstone of the community's strategy. A \$250,000 Main Street grant is funding improvements to sidewalks, lighting and public spaces in the downtown area, enhancing accessibility and overall appeal. Dur-

ing ongoing construction, PSCDC has also worked directly with business owners to provide communication, coordination and access to assistance resources to help mitigate disruptions.

Community resilience extends beyond infrastructure and business. The Pagosa Community Initiative (PCI) continues to invest in youth and families through after-school programs, family advocacy and adult education. In 2025, PCI supported more than 120 students, many from underserved populations, with a focus on leadership development and mental wellness.

Infrastructure investments also include expanded broadband access, with regional efforts improving connectivity between Durango and Pagosa Springs. This enhances opportunities for remote work, education and business operations.

Environmental sustainability remains part of the broader strategy. Projects focused on river restoration and water quality improvements in the San Juan River Basin address long-term impacts of drought while protecting one of the community's most valuable natural resources.

Through these coordinated efforts, Pagosa Springs is positioning itself as a community that not only adapts to change, but actively shapes a strong and resilient future.

For more information, contact the PSCDC by emailing Emily@PagosaSpringsCDC.org.

**Pagosa Springs Area Chamber of Commerce**

## Chamber celebrating 50 years

**By Sandy Douthey**

**Pagosa Springs Area Chamber of Commerce**

The Pagosa Springs Area Chamber of Commerce is proudly celebrating 50 years of service to our local business community.

For five decades, we have been committed to supporting, advocating for and connecting local businesses through resources,

education, networking, and community partnerships.

Our mission is to serve and strengthen the businesses that help Pagosa Springs thrive, and we are honored to continue fostering growth, opportunity and success for the next 50 years.

Contact the Chamber at [pagosachamber.com](http://pagosachamber.com) or by calling (970) 264-2360 for more information.





## Town and county regulations

Before you build, renovate or open your doors for business, sign a lease or purchase property, there is one step that many people forget that could save you time, money, surprises and headaches — 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**

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 for your type of business?

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. Even if you bought an existing building, contact the building department to make sure your business use does not require a change of use building permit application and is compatible within the zoning district. Contact the planning department for help with changing business uses, 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. Improvements must meet current codes when owners change, the use is expanded or changed, or if vacant for a period of more than 6-12 months.

### **Permitting and licensing**

If operating a business within the parameters of Archuleta County, a business license and sales tax license can be obtained through the state. If doing business within the town, you must have a business license and renew it annually. When 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, vendors, special event permits and building/construction contractors.

Each planning department also has guidelines for development application processes and the associated fees. Other fees may apply, such as water tap fees, sanitary sewer tap fees, etc.

For those looking at larger developments, the county is an Enterprise Zone and can assist with incentive packages and plan development.

In both the town and the county, sign permits are required for new, existing, temporary and permanent signage. Before you spend the money on making a sign or temporary banner, visit with the appropriate planning department to determine size restrictions and design standards.

Any new construction will need to have plans submitted to the respective planning and building departments. The respective building department will conduct building and site inspections. The Pagosa Fire Protection District will conduct a fire safety inspection before issuing a certificate of occupancy.

Both the town and the county have rules and restrictions regarding short-term vacation rentals (under 30 days). Each jurisdiction has a different fee schedule, and all short-term rentals need to be licensed/permitted and may collect sales and lodging tax. Before you purchase, build or set up your property for short-term rental, check the guidelines where you are located, including property and homeowner association restrictions and regulations.

Many of the licensing forms can be found on the town's website, [pagosasprings.co.gov](http://pagosasprings.co.gov), or permits on the county's site, [archuletacounty.gov](http://archuletacounty.gov). 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.

# Business incentives offered

By Emily Lashbrooke

**Pagosa Springs Community Development Corporation**

The Town of Pagosa Springs and Archuleta County are serious about supporting businesses.

With state-level tax credits, local incentives and comprehensive support services, this is a place where your business can truly thrive. These programs provide a variety of business incentives designed to attract and support new and expanding enterprises. They will stimulate economic growth, create jobs and enhance the local business environment.

## **Enterprise Zone tax credits**

Archuleta County is designated as an Enterprise Zone, providing state income tax credits for businesses that invest in the area.

Key incentives include:

- Job training tax credit: 12 percent credit on eligible employee training costs.
- New employee credit: \$1,100 per new employee, with additional credits for agricultural processors or businesses in enhanced rural zones.
- Health insurance credit: \$1,000 per new employee covered under a qualified health plan.
- Investment tax credit: 3 percent credit on business personal property investments.
- Vacant commercial building rehabilitation: 25 percent credit on rehabilitation costs, up to \$50,000.
- Commercial vehicle investment credit: 1.5 percent credit on the purchase price of new commercial vehicles.
- Sales and use tax exemption: Exemption for manufacturing and mining equipment purchases.

## **Rural Jump-Start Program**

This program offers tax relief for new businesses that bring unique, nonduplicative products or services to the area.

Benefits include:

- Exemption from state income taxes for the business.
- Exemption from state sales and use taxes.
- Exemption from county and municipal personal property taxes.
- Exemption from state income taxes for employees.

To qualify, businesses must create at least three new jobs that pay above the median income within a specified timeframe. Visit <https://oedit.colorado.gov/rural-jump-start-program> for more information.

## **Opportunity Zone incentives**

Pagosa Springs includes a federally designated Opportunity

Zone, encouraging long-term investments with tax advantages:

- Deferral of capital gains taxes for reinvested gains.
- Reduction of capital gains taxes if investments are held for five to seven years.
- Elimination of capital gains taxes on opportunity fund investments held for at least 10 years.

Local incentives may also be available to complement federal benefits.

## **Local economic development incentives**

The town and county may offer additional incentives, such as:

- Property tax reimbursements.
- Sales tax reimbursements.
- Fee waivers or reductions.
- Infrastructure improvements to support business development.

These incentives are considered on a case-by-case basis, focusing on projects that create jobs and align with community goals.

## **Business support ecosystem**

- The Pagosa Springs Community Development Corporation provides local development assistance.
- The Region 9 Economic Development District of Southwest Colorado helps provide loans and tax credit help.
- The Small Business Development Center provides free small business support.
- SCAPE is an accelerator program for high-growth ventures.

In Pagosa Springs, business growth is a community priority. For more information, please contact Emily Lashbrooke at [Emily@pagosaspringscdc.org](mailto:Emily@pagosaspringscdc.org).

## **ECONOMIC PARTNERS**

|                                                        |                                                                        |                |
|--------------------------------------------------------|------------------------------------------------------------------------|----------------|
| Archuleta County                                       | <a href="http://www.archuletacounty.gov">www.archuletacounty.gov</a>   | (970) 264-8300 |
| Town of Pagosa Springs                                 | <a href="http://www.pagosasprings.co.gov">www.pagosasprings.co.gov</a> | (970) 264-4151 |
| Pagosa Springs Community Development Corporation       | <a href="http://www.pagosaspringscdc.org">www.pagosaspringscdc.org</a> | (970) 264-3023 |
| Pagosa Springs Area Chamber of Commerce                | <a href="http://www.pagosachamber.com">www.pagosachamber.com</a>       | (970) 264-2360 |
| The Pagosa Springs SUN                                 | <a href="http://www.pagosasun.com">www.pagosasun.com</a>               | (970) 264-2100 |
| Southwest Colorado SBDC                                | <a href="http://www.sbdcfortlewis.org">www.sbdcfortlewis.org</a>       | (970) 903-5424 |
| Region 9                                               | <a href="http://www.region9edd.org">www.region9edd.org</a>             | (970) 247-9621 |
| Office of Economic Development and International Trade | <a href="http://www.choosecolorado.com">www.choosecolorado.com</a>     | (303) 892-3840 |





Photo courtesy Archuleta School District

# School district launches new preschool program

Archuleta School District opened a new preschool program at Pagosa Springs Elementary School at the start of the 2025-2026 school year, increasing the local opportunities for families with kids ages 3-4.

"We recognized that there was a shortage of available preschool seats in our community," Superintendent Rick Holt explained, noting many school districts around the state run their own program, and Archuleta School District felt like it was time to do the same.

The preschool includes a developmental curriculum, outdoor play and play-based learning.

"Launching preschool in our district is a major celebration," said Holt. "Anyone in our elementary school can tell you how critical it is for children to build a strong foundation before starting kindergarten. This district investment in our youngest learners is important for setting our kids up for success throughout their entire education."

The district opened the preschool program with one class limited to 16 students, with some seats reserved for students

in special education. Enrollment is first come, first served, and space is limited.

Preschool hours run from 8 a.m. to 3:30 p.m., with extended care available from 7:15 to 8:00 a.m. and 3:30 to 4:30 p.m. The preschool program's schedule mirrors the district's school calendar.

The school district also highlights that Colorado's Universal Preschool (UPK) program may cover all or part of the tuition.

Under the UPK program, children who are 4 years old by Sept. 1 are eligible for up to 30 hours of free preschool per week. Children who are 3 years old with qualifying factors may be eligible for up to 10 hours per week.

"This program is about meeting families where they are," said Pagosa Springs Elementary School Principal Kelly Vining. "With small class sizes, extended hours and financial support through UPK, we're making preschool accessible and responsive to community needs."

For more information, visit <https://bit.ly/426qJk0>, call (970) 264-2229 or visit the school at 141 S. 10th St.



## Education options: private and home school

While Archuleta School District (ASD) 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 home school their children. Pagosa Springs offers many private educational options, online and blended options, and home-schooling groups.

**Pagosa Family School:** Pagosa Family School (PFS) is an ASD shared-schooling educational outreach program offered to all home-school, private school and ASD students. PFS offers a variety of enrichment courses that are subject to changes contingent upon enrollment and interest. For more about PFS, visit the school district's website at [MyPagosaSchools.com](http://MyPagosaSchools.com) or call (970) 264-2228.

**Pagosa Valor Academy:** Pagosa Valor Academy is a University-Model school for kindergarten through 12th grades. It is UMSI certified and Cognia accredited. 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](http://pagosavaloracademy.org).

**Our Savior Lutheran School:** This early childhood school offers preschool through eighth 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, English, science, art and music. The school is located on three acres, complete with a gymnasium and two playground areas. Information is located at [oscpagosa.org](http://oscpagosa.org).

**Online and blended options:** There are several online school-

ing options, many of which are tuition-free public schools.

GOAL High School is a free public charter school and a Microsoft Showcase School. With more than 15 years in operation, GOAL serves ages 14-21. GOAL offers a blended learning format with online courses and student drop-in centers. More information can be found at [goalac.org](http://goalac.org).

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

**Home-schooling community:** The area also has a robust and diverse home-schooling community. Home-schooling families of all educational philosophies are invited to stay connected through Pagosa Homeschool Connection's Facebook page. In addition, multiple home-schooling groups meet weekly throughout the school year. Classical Conversations of Pagosa Springs group ([classicalconversations.com](http://classicalconversations.com)) follows a classical home-education model with weekly community days. Other co-ops and group offers academic classes, field trips, social and enrichment activities. Families who are considering home-schooling for the first time or moving into Colorado are encouraged to review home-schooling laws in Colorado, available through HSLDA ([hslsda.org](http://hslsda.org)) and the Colorado Department of Education.

For more information on local groups or for additional home-schooling resources, contact Pagosa Homeschool Connection leaders at [pagosahomeschoolconnection@gmail.com](mailto:pagosahomeschoolconnection@gmail.com).





# Pagosa Springs: A great place to learn and grow

## Archuleta School District

Pagosa Springs is a great place for students to learn and for families to raise children.

For families considering a move, Archuleta School District (ASD) is one of the community's greatest strengths. ASD provides meaningful, real-world learning experiences that prepare students for college, careers and life.

The district serves students from early childhood through high school across multiple campuses:

- Pagosa Springs Elementary School (PreK-4) focuses on whole-child development, combining core academics with music, art, STEM, Spanish and physical education.
- Pagosa Springs Middle School (5-8) emphasizes problem-solving, exploration and student wellness, often extending learning beyond the classroom.
- Pagosa Springs High School (9-12) prepares students for life after graduation through Advanced Placement (AP) courses, concurrent enrollment and hands-on career and technical education pathways in areas like building trades, agriculture, culinary arts and computer science.
- San Juan Mountain School (9-12) offers a smaller, more flexible high school experience centered on creativity and experiential learning.
- Pagosa Family School (K-8) provides a shared-school

model with enrichment opportunities for home-school and private school students, including outdoor education, art, music and STEAM.

- Pagosa Peak Open School (K-8), a district-authorized charter school, provides a project-based learning approach.

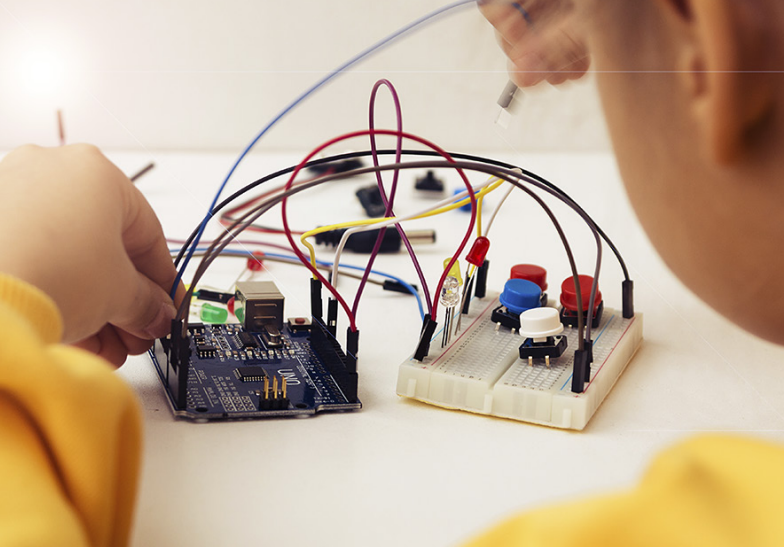
Education in Pagosa Springs is built on strong relationships, high-quality academics and the unique opportunities of southwest Colorado, where students can connect learning to the outdoors and their community.

Across all schools, advisory and homeroom programs support social-emotional learning, helping students build resilience, develop meaningful connections and feel a strong sense of belonging.

Students benefit from a well-rounded, future-focused education with opportunities tailored to a wide range of interests and goals. In addition to AP course offerings and concurrent enrollment, the district offers career and technical education pathways and co-curricular experiences that emphasize real-world learning and skill development.

Beyond academics, students are encouraged to explore their interests through athletics, arts, and leadership programs.

Pagosa Springs High School competes at the 3A level and consistently performs well in both team and individual sports.



Students can also participate in music programs, theater and organizations such as FBLA, SkillsUSA, HOSA and FFA, which regularly produce strong results at state competitions.

ASD offers a preschool program at Pagosa Springs Elementary School for children ages 3 and 4. The program emphasizes play-based learning, outdoor exploration and age-appropriate development, helping young learners build a strong foundation for future success. The district also partners with organizations like Head Start, Wings and Seeds of Learning to expand early childhood opportunities.

Pagosa Springs is a community that values education. Families are actively engaged, and students benefit from a supportive environment where they are known, encouraged, and challenged to succeed.

# Pagosa Peak Open School

**Creating a community of empowered, lifelong learners**

Pagosa Peak Open School (PPOS) is a public, tuition-free school and is chartered through Archuleta School District.

PPOS offers project- and place-based learning, as well as a culture steeped in restorative practices. Students learn by doing. They engage in critical thinking and collaboration through community engagement and conflict resolution processes. They reflect on their experiences and seek feedback.

PPOS students develop knowledge, skills and values from direct experiences, both in and out of a classroom setting.

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

PPOS works as a unified team with a common goal: Creating a community of empowered, lifelong learners by providing a multiage learning environment designed to foster confidence, high academic achievement and the joy of learning through original and meaningful work.

To learn more about PPOS, visit its website at [www.pagosa-peakopenschool.org](http://www.pagosa-peakopenschool.org) or call (970) 317-2151.

## EDUCATIONAL CONTACT NUMBERS

### Archuleta School District 50 JT

(970) 264-2228  
[mypagosaschools.com](http://mypagosaschools.com)

### Early Childhood Council of Archuleta County

(970) 507-0127  
[www.eccarchuletacounty.gov](http://www.eccarchuletacounty.gov)

### GOAL High School

(877) PRO-GOAL  
[www.goalac.org](http://www.goalac.org)

### Our Savior Lutheran School (PreK-8)

(970) 731-4668  
[www.oslcpagosa.org](http://www.oslcpagosa.org)

### Pagosa Family School (K-8)

(970) 264-2228, ext. 408  
[family.mypagosaschools.com](http://family.mypagosaschools.com)

### Pagosa Peak Open School (K-8)

(970) 317-2151  
[www.pagosapeakopenschool.org](http://www.pagosapeakopenschool.org)

### Pagosa Springs Elementary School (K-4)

(970) 264-2229  
[elementary.mypagosaschools.com](http://elementary.mypagosaschools.com)

### Pagosa Springs Middle School (5-8)

(970) 264-2794  
[middle.mypagosaschools.com](http://middle.mypagosaschools.com)

### Pagosa Springs High School (9-12)

(970) 264-2231  
[high.mypagosaschools.com](http://high.mypagosaschools.com)

### San Juan Mountain School (9-12)

(970) 264-5562  
[sanjuanmountain.mypagosaschools.com](http://sanjuanmountain.mypagosaschools.com)

### Mardel Gallegos Center (Head Start)

(970) 264-2484  
[www.tchs4c.org](http://www.tchs4c.org)

### Pagosa Valor Academy (K-12)

970-264-4782  
[www.pagosavaloracademy.org](http://www.pagosavaloracademy.org)

### Community Connections Inc.

(970) 259-2464  
[www.communityconnectionscsco.org](http://www.communityconnectionscsco.org)

### San Juan Board of Cooperative Educational Services (BOCES)

(970) 247-3261  
[www.sjboces.org](http://www.sjboces.org)

### Ruby M. Sisson Memorial Library

(970) 264-2209  
[www.pagosalibrary.org](http://www.pagosalibrary.org)

### Seeds of Learning Early Care and Education Center

(970) 264-5513  
[www.growingseeds.org](http://www.growingseeds.org)

### Wings Early Childhood Center

(970) 507-7155  
[www.wingsearlychildhood.org](http://www.wingsearlychildhood.org)





# Early childhood education

## Seeds of Learning

Seeds of Learning, a NAEYC-accredited early care and education center nonprofit 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, parenting classes and staff in-services.

The center uses the Incredible Years Program, which brings children, their parents and teachers together in a proven prevention strategy that has been shown to reduce child behavior problems, promote positive discipline and improve school performance.

It is 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.

Tuition is offered on a sliding scale. 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](http://www.growingseeds.org).

## Tri-County Head Start

Tri-County Head Start has provided quality early childhood education programs throughout Southwestern Colorado for

more than 40 years.

Participation in a Pagosa Springs Head Start program is at no cost to eligible families. Free or low-cost extended day services are also available.

Pagosa Springs Head Start has been a fixture for generations and includes three preschool classrooms.

Each year, enrolled children from 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](http://www.tchs4c.org) for more information or to apply.

## Wings Early Childhood Center

Wings Early Childhood Center is a play- and nature-based facility serving ages 6 weeks to 5 years with five classrooms.

The center's mission is to deliver high-quality, inclusive care and education, to inspire learning through nature and to create lifelong connections with themselves, others and their world.

Tuition is based on family income, and the school has additional support coming from the Colorado Child Care Assistance Program (CCCAP), the Universal Preschool Program (UPK) and U.S. Department of Agriculture.



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K-8 students.

The facility is located at 74 Backswing Court. Visit its website, [wingsearlychildhood.org](http://wingsearlychildhood.org).

### Archuleta School District

Archuleta School District offers a preschool program at Pagosa Springs Elementary School for children ages 3 and 4. The program emphasizes play-based learning, outdoor exploration and age-appropriate development, helping young learners build a strong foundation for future success.

### Private schools and day care

There are also private organizations that offer early childhood learning and day care services. A list of providers is available through the Early Childhood Council of Archuleta County (ECCAC) at [eccarchuletacounty.gov](http://eccarchuletacounty.gov).

### Early Childhood Council of Archuleta County

The mission of the Early Childhood Council of Archuleta County (ECCAC) is to "foster and sustain a comprehensive, high-quality, and accessible early childhood system that supports families and the community in order to prepare children for academic and personal success in life."

The ECCAC launched in 2022 in response to heightened awareness about the importance of early childhood care and education, and works to support emerging and increasing child care offerings in Archuleta County.

The work of ECCAC includes continual community-wide assessment, strategic planning, data collection and monitoring to build and sustain local capacity for improvement of early childhood systems.

The organization's website, [eccarchuletacounty.gov](http://eccarchuletacounty.gov), provides resources for families in addition to resources for early childhood education providers.

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# Continuing education

Pagosa Springs is situated between multiple higher-learning establishments: Fort Lewis College in Durango, Adams State University in Alamosa and Pueblo Community College Southwest, which has a campus in Durango.

## Fort Lewis College

Serving the Four Corners for more than 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 lifelong learning.

Smaller classes are a hallmark for FLC. There are a diversity of studies offered, with specially accredited programs in business, chemistry, engineering-physics and music. In 2025, the school was designated as a "Special Focus: Arts and Sciences" institution in

the Carnegie Classifications.

With more than 100 student organizations, including NCAA Division II sports (in the Rocky Mountain Athletic Conference), FLC prides itself in not only community activities, but national and international activities through its Study Abroad and Village Aid Project programs. FLC also offers internships, service learning and rigorous undergraduate research opportunities, as well as graduate options.

FLC is located in Durango, about an hour from Pagosa Springs. Learn more about FLC at [www.fortlewis.edu](http://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, master's-level programs and one doctoral program.

ASU is distinguished by caring professors and a diverse, yet close-knit community. The university's purpose is to provide equitable access to education, and it draws on its rural location in the San Luis Valley to serve and empower all students, especially

those from historically underserved populations. The average class size is 16.

ASU was Colorado's first four-year higher education institution to be federally designated a Hispanic Serving Institution.

The Adams State Grizzlies compete in NCAA Division II and are a part of the Rocky Mountain Athletic Conference, and ASU also has numerous student clubs and organizations.

Learn more about ASU at [www.adams.edu](http://www.adams.edu).

## Pueblo Community College Southwest

Pagosa Springs residents have the opportunity to learn technical skills, take general education classes and earn an associate degree or certificate through Pueblo Community College (PCC) Southwest.

PCC, based in Pueblo, Colo., has been offering high-quality, affordable community outreach education and training programs in southwestern Colorado for decades.

PCC Southwest, a comprehensive two-year college, has two locations. The Southwest campus is in Mancos/Cortez and the Durango site is in The Commons at 701 Camino del Rio.

PCC Southwest offers onsite programs in welding, automotive, law enforcement, nursing, certified nursing assistant EMT and paramedic in addition to remote learning options.

PCC Southwest operates its locations with the aid of a regional advisory board with representatives from local counties. This diverse regional representation helps PCC focus on the needs of its local communities, such as workforce demands and education interests.

For more information, visit [pueblocc.edu/Southwest](http://pueblocc.edu/Southwest).



Photo courtesy Pagosa Springs Medical Center

## Pagosa Springs Medical Center: Orthopedics help retain an active mountain lifestyle

### By Pagosa Springs Medical Center staff

Access to excellent orthopedic care is an important part of staying active and maintaining a mountain lifestyle. In a rural setting where traveling to larger medical centers can be time-consuming, having local expertise matters.

At Pagosa Springs Medical Center, orthopedic surgeons Dr. Bill Webb and Dr. Jeremiah Steed provide comprehensive orthopedic and sports medicine services close to home.

Care often begins with nonsurgical treatments focused on relieving pain and restoring movement. Patients may benefit from physical therapy, joint injections, bracing and other targeted pain management techniques. These approaches are commonly used to treat injuries, arthritis and chronic joint conditions, helping many patients improve function without the need for surgery.

When surgery is necessary, Pagosa Springs Medical Center offers advanced options, including robotic-assisted joint replacement.

Steed performs hip and knee replacements using robotic technology that enhances precision through detailed preopera-

tive planning and guided implant placement. This approach is designed to support accuracy and may contribute to improved recovery experiences.

Having these services available locally allows patients to receive evaluation, treatment and follow-up care within their own community — an important advantage for those with limited mobility or those recovering from procedures.

From outdoor enthusiasts with sports injuries to individuals managing age-related joint concerns, Pagosa Springs Medical Center's Orthopedics and Sports Medicine program supports a wide range of needs.

By combining nonsurgical care with advanced surgical technology, Pagosa Springs Medical Center continues to expand specialty services in Archuleta County in order to better provide the care you need close to home.

Pagosa Springs Medical Center is dedicated to providing health care and wellness for each person it serves.

For more information, call Pagosa Springs Medical Center at (970) 731-3700 or visit [www.pagosaspringsmedicalcenter.org](http://www.pagosaspringsmedicalcenter.org).



# PSMC Outpatient and Clinical Services

## Cancer Care

Cancer diagnostic and medical care, including infusion therapy, for patients with cancer or blood disorders.

## Cardiology

Treating a variety of heart and blood vessel conditions, including coronary artery disease, arrhythmias, congestive heart failure.

## Diagnostic Imaging

State-of-the-art imaging and radiology services including a new MRI, 128-slice CT scans, ultrasound, X-ray, mammography.

## Emergency Care

Level IV Trauma Center and Critical Access Hospital staffed 24/7, 365 days a year with physicians and nurses trained in emergency care.

## EMS/Ambulance Services

Sole 911 EMS/ambulance provider for Archuleta County and portions of Hinsdale and Mineral counties south of the Continental Divide.

## General Surgery

General surgical care including trauma, breast and colon cancer, lymph node removal, hernia repair, gallbladder removal.

## Infusion Services

PSMC's Infusion Team working with primary care physicians and specialists to provide infusion treatments including intravenous, intravesicular and injectable therapies.

## Inpatient Care

Eleven private patient rooms to treat conditions requiring hospitalization. Care is coordinated with members of the hospital team.

## Integrated Behavioral Health

Therapy and treatment of depression, anxiety, suicidal ideation and a host of other behavioral health challenges.

## Interventional Pain Management

Care for patients living with chronic pain using a variety of injections and radio frequency treatments to address the source of pain.

## Laboratory Services

CLIA accredited, meeting standards to ensure accuracy, reliability and timeliness of test results.

## Occupational Therapy

Support for patients of all ages to develop, recover, or maintain daily living and work skills through personalized, goal-oriented therapeutic activities.

## Pulmonology

Treatment for breathing conditions and airway disorders such as COPD, asthma, sleep apnea, pulmonary hypertension and diagnostic testing including pulmonary function testing, bronchoscopy and endobronchial ultrasound.

## Orthopedics & Sports Medicine

Board-certified orthopedic team treating a variety of upper and lower extremity degenerative conditions, sports medicine, and other injuries.

## Physical Therapy

Restoring movement, mobility and wellness through a variety of exercises and manual techniques, with personal care from expert Physical Therapists.

## Primary Care

Providing comprehensive primary care with a team-based approach to provide you with integrated healthcare.

## Ophthalmology

Ophthalmologic surgery provided by board-certified ophthalmologists, including cataract extraction and refractive and glaucoma surgery.

## Telemedicine

Emergent stroke care, acute neurology consultation, assessment and care for patients using real-time video conferencing to access the state's leading experts.

## Women's Health

Healthcare for women including annual exams, contraception, gynecological exams, surgical care, heart health, colon and breast cancer screenings.



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Women's Health  
Diagnostic Imaging  
Infusion Services

Integrated Behavioral Health  
Cancer Care  
Cardiology  
Telemedicine  
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Inpatient  
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Occupational Therapy  
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# Keeping cancer care close to home: Center for Cancer and Blood Disorders

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

Obtaining care can be especially challenging in smaller communities that often lack access to basic health care services, let alone specialty cancer care. However, Pagosa Springs isn't your average small town.

Since it opened seven years ago, Pagosa Springs Medical Center's Center for Cancer and Blood Disorders has been an invaluable asset for everyone in the greater Pagosa Springs area.

Cancer care available close to home has made a tremendous difference in people's lives. No longer do patients have to travel to Albuquerque, Durango, Denver or farther for cancer treatment.

Pagosa Springs Medical Center's dedicated team of experienced, board-certified physicians and provider cancer specialists work together to develop treatment plans using the latest technologies and treatments to guide patients through their unique challenges, including Bill Jordan, DO, oncologist and hematologist; Jessica Cox, DO, radiologist; Kate Gazenko, MD, general surgeon; and Christina Reeves, director of pharmacy.

The integrated cancer center team also includes an oncology nurse navigator and chemotherapy/biotherapy certified infusion nurses.

When patients require a higher level of care, such as radiation, Pagosa Springs Medical Center's cancer center team closely coordinates care with outside specialists and cancer centers to meet each patient's individual needs.

In addition to offering diagnostics to detect cancers early and individualized treatment plans with or without chemotherapy, non-cancer infusions are also available, including hormonal therapy, immunotherapy, intravenous antibiotic therapy, osteoporosis therapy and specialized infusion therapies for blood and autoimmune disorders.

There is no single way to beat cancer; there are many.

The integrated care team at Pagosa Springs Medical Center's Center for Cancer and Blood Disorders is here to help every step of the way.

Pagosa Springs Medical Center is dedicated to providing health care and wellness for each person it serves.

For more information, call Pagosa Springs Medical Center at (970) 731-3700 or visit [www.pagosaspringsmedicalcenter.org](http://www.pagosaspringsmedicalcenter.org).

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### HEALTH CARE NUMBERS TO KNOW

|                                           |                |                                                                                                      |
|-------------------------------------------|----------------|------------------------------------------------------------------------------------------------------|
| Pagosa Springs Medical Center             | (970) 731-3700 | <a href="http://pagosaspringsmedicalcenter.org">pagosaspringsmedicalcenter.org</a>                   |
| Aspire Medical Services and Education     | (970) 264-5963 | <a href="http://aspirepagosa.org">aspirepagosa.org</a>                                               |
| Alpine Medical and Specialty Practices    | (970) 507-3030 | <a href="http://alpinepagosa.com">alpinepagosa.com</a>                                               |
| Axis Urgent Care                          | (970) 372-0456 | <a href="http://axishealthsystem.org">axishealthsystem.org</a>                                       |
| Archuleta Integrated Healthcare           | (970) 264-2104 | <a href="http://axishealthsystem.org">axishealthsystem.org</a>                                       |
| Axis Health System 24/7 Care Line         | (970) 247-5245 | <a href="http://axishealthsystem.org">axishealthsystem.org</a>                                       |
| Alcoholics Anonymous                      | (888) 333-9649 | <a href="http://aadistrict18.org">aadistrict18.org</a>                                               |
| Archuleta County Public Health Department | (970) 264-2409 | <a href="http://publichealth.archuletacounty.gov">publichealth.archuletacounty.gov</a>               |
| Hospice of Mercy                          | (970) 382-2000 | <a href="http://mercydurango.org">mercydurango.org</a>                                               |
| Southwest Safehouse 24/7 Crisis Line      | (970) 259-5443 | <a href="http://voacolorado.org">voacolorado.org</a>                                                 |
| Mercy Regional Medical Center             | (970) 247-4311 | <a href="http://mercydurango.org">mercydurango.org</a>                                               |
| Durango VA Medical Clinic                 | (970) 247-2214 | <a href="http://va.gov/new-mexico-health-care/locations">va.gov/new-mexico-health-care/locations</a> |
| Pagosa Springs Medical Center EMS         | (970) 731-3700 | <a href="http://pagosaspringsmedicalcenter.org">pagosaspringsmedicalcenter.org</a>                   |
| Pine Ridge Extended Care Center           | (970) 731-4330 | <a href="http://pineridgerhc.com">pineridgerhc.com</a>                                               |
| Archuleta County                          | (970) 264-8300 | <a href="http://archuletacounty.gov">archuletacounty.gov</a>                                         |

### ELDER CARE SOURCES

|                                               |                |                                                                    |
|-----------------------------------------------|----------------|--------------------------------------------------------------------|
| Pine Ridge Extended Care Center               | (970) 731-4330 | <a href="http://pineridgerhc.com">pineridgerhc.com</a>             |
| Hospice of Mercy                              | (970) 382-2000 | <a href="http://mercydurango.org">mercydurango.org</a>             |
| Archuleta Senior Center                       | (970) 264-2167 | <a href="http://psseniors.org">psseniors.org</a>                   |
| Housing Solutions for the Southwest           | (970) 259-1086 | <a href="http://swhousingsolutions.com">swhousingsolutions.com</a> |
| San Juan Basin Area Agency on Aging           | (970) 264-0501 | <a href="http://sjbaaa.org">sjbaaa.org</a>                         |
| Archuleta County Department of Human Services | (970) 264-2182 | <a href="http://archuletacounty.gov">archuletacounty.gov</a>       |
| BeeHive Homes                                 | (970) 444-5515 | <a href="http://beehivehomes.com">beehivehomes.com</a>             |
| Visiting Angels Living Assistance Services    | (970) 264-5991 | <a href="http://visitingangels.com">visitingangels.com</a>         |





Photo courtesy RA+A

# Brad Ash: Local architect designs for the community that raised him

**By Ella Slade**

Architect Brad Ash of Reynolds Ash + Associates (RA+A) has the unique experience of working on projects with a familiar backdrop: the San Juan Mountains, the streets he grew up on and the community that raised him.

Born and raised in Pagosa Springs, Ash left after high school to earn his master's degree in architecture.

"We had opportunities, obviously, coming out of grad school to go elsewhere," he shared. "But, I didn't want to go anywhere else. I was always meant to come back here."

Ash returned to Pagosa Springs in 2006, joining RA+A just as the firm was expanding its presence. Founded in 2002, RA+A had recently opened its Pagosa office. Ash signed on as an architect, then became a partner in 2015.

This year marks two decades of designing in the community where he discovered his interest in design and architecture.

RA+A is a multidisciplinary architecture and engineering firm providing design services for a wide variety of projects, including custom residential, commercial, mixed-use and

specialized design.

RA+A offers architectural design and structural engineering in-house, allowing them to manage projects ranging from minimal builder's plans to complex, large-scale developments.

Founded by Tracy Reynolds (AIA, P.E.), leadership includes partners Ash, Elizabeth Boone and Lauren Davis. The firm is a professional team of 24, including licensed architects and structural engineers.

Ash's early interest in architecture was sparked by helping his father, who worked as a draftsman and built custom homes in Pagosa Springs. He spent his junior high and high school years on construction sites, working alongside his dad and developing an instinct for how buildings come together in the field.

That hands-on background, he noted, shaped how he approaches design today.

Ash also got a head start on the design side at Pagosa

**Continued on page 37**

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SUN photo/Clayton Chaney

| ARCHULETA COUNTY DEMOGRAPHIC & INCOME PROFILE |       |        |               |
|-----------------------------------------------|-------|--------|---------------|
| Summary                                       | 2000  | 2010   | 2024          |
| Population                                    | 9,898 | 12,084 | 14,306 (2025) |
| Households                                    | 3,980 | 5,267  | 5,921         |
| Average Household Size                        | 2.47  | 2.27   | 2.32          |
| Owner-Occupied Housing Units                  | 3,057 | 3,947  | 4,741         |
| Renter-Occupied Housing Units                 | 923   | 1,320  | 1,180         |
| Median Age                                    | 40.7  | 48.4   | 52.1          |

| ARCHULETA COUNTY EDUCATIONAL ATTAINMENT (2024) |       |
|------------------------------------------------|-------|
| Population 25 years & over                     |       |
| High school graduate (includes equivalency)    | 24.4% |
| Some college, no degree                        | 24.0% |
| Associate degree                               | 6.2%  |
| Bachelor's degree                              | 23.2% |
| Graduate or professional degree                | 17.6% |
| High school graduate or higher age 25+         | 95.4% |
| Bachelor's degree or higher age 25+            | 40.9% |

| POPULATION & POPULATION GROWTH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |           |           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------|-----------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2024             | 2000      | 1990      |
| State of Colorado                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 5,957,493 (2024) | 4,301,261 | 3,294,394 |
| State of Colorado: 104,093.57 Sq. Miles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |           |           |
| Population Density (People per Sq. Mile):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 55.7 (2020)      | 41.5      | 31.8      |
| Median Age (Years):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 38.0             | 34.3      |           |
| Average Household Size (People):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2.5              | 2.53      |           |
| Archuleta County                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |           |           |
| Archuleta County: 1,355.48 Sq. Miles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |           |           |
| Archuleta County Population                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 14,306 (2025)    | 9,898     | 5,345     |
| Population Density (People per Sq. Mile):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10               | 7.3       | 3.9       |
| Median Age (Years):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 52.1             | 40.8      |           |
| Average Household Size (People)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2.32             | 2.5       | 2.7       |
| Per Capita Income (PCI):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$45,172         | \$21,683  | \$19,156  |
| Median Household Income:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$83,065         | \$43,259  |           |
| Cost of Living Index                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 94.7             |           |           |
| Sources: <a href="http://www.census.gov/">www.census.gov/</a><br><a href="http://www.census.gov/quickfacts/archuleta-county-colorado">www.census.gov/quickfacts/archuleta-county-colorado</a><br><a href="http://www.city-data.com/county/Archuleta_County-CO.html">www.city-data.com/county/Archuleta_County-CO.html</a><br><a href="http://www.townofpagosasprings.com/">www.townofpagosasprings.com/</a><br><a href="http://www.colorado.gov">www.colorado.gov</a><br><a href="http://www.cdola.colorado.gov">www.cdola.colorado.gov</a> |                  |           |           |

| EMPLOYMENT BY INDUSTRY (2024)                                                   |       |
|---------------------------------------------------------------------------------|-------|
| Educational services, health care, social assistance                            | 18.0% |
| Professional, scientific, management, administrative, waste management services | 16.5% |
| Retail trade                                                                    | 13.4% |
| Construction                                                                    | 10.5% |
| Arts, entertainment, recreation, accommodation, food services                   | 10.8% |
| Other services, except public administration                                    | 6.9%  |
| Agriculture, forestry, fishing hunting, mining                                  | 5.1%  |
| Transportation and warehousing, utilities                                       | 4.5%  |
| Finance and insurance, real estate, rental, leasing                             | 4.9%  |
| Public administration                                                           | 4.8%  |
| Unemployment, Archuleta County (April 2026)                                     | 2.8%  |



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### 2026 FAIR MARKET RENT DOCUMENTATION

FY 2026 Colorado FMR Metropolitan Area Summary, 40th percentile

| Metropolitan Area Name | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|------------------------|------------|-----------|-----------|-----------|-----------|
| Boulder                | \$1,553    | \$1,795   | \$2,124   | \$2,820   | \$3,239   |
| Colorado Springs       | \$1,196    | \$1,464   | \$1,735   | \$2,413   | \$2,744   |
| Denver-Aurora-Lakewood | \$1,643    | \$1,754   | \$2,089   | \$2,734   | \$3,049   |
| Fort Collins-Loveland  | \$1,509    | \$1,537   | \$1,732   | \$2,385   | \$2,540   |
| Grand Junction         | \$881      | \$986     | \$1,249   | \$1,737   | \$2,095   |
| Greeley                | \$1,171    | \$1,238   | \$1,563   | \$2,174   | \$2,590   |
| Pueblo                 | \$875      | \$967     | \$1,269   | \$1,617   | \$1,893   |
| Teller County          | \$1,029    | \$1,362   | \$1,493   | \$2,076   | \$2,505   |

FY 2026 Colorado FMR Local Area Summary, 40th percentile

| Locality Name     | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|------------|-----------|-----------|-----------|-----------|
| Alamosa County    | \$766      | \$833     | \$999     | \$1,389   | \$1,676   |
| Archuleta County  | \$1,134    | \$1,141   | \$1,337   | \$1,859   | \$2,243   |
| La Plata County   | \$1,181    | \$1,211   | \$1,589   | \$1,942   | \$2,288   |
| Montezuma County  | \$852      | \$906     | \$1,180   | \$1,569   | \$1,850   |
| Ouray County      | \$1,170    | \$1,211   | \$1,526   | \$2,122   | \$2,392   |
| Rio Grande County | \$839      | \$976     | \$1,094   | \$1,312   | \$1,715   |
| San Miguel County | \$1,245    | \$1,254   | \$1,645   | \$2,288   | \$2,579   |

Source: www.huduser.gov

### Continued from page 32

Springs High School, where he took drafting from longtime teacher Glenn Sterkel. By his senior year, Ash had advanced far enough to be able to help develop drafting standards for future classes.

Locally, one project the firm is currently involved in is the expansion and remodel of the Ruby M. Sisson Memorial Library.

Ash recalled visiting earlier versions of the library in different locations, including where the bell tower now sits at Lewis Street and U.S. 160.

Now, RA+A is helping reimagine the space for future generations.

"It's the library I went to as a kid," he said. "To come back and work on it now is pretty special."

Ash also emphasized the importance of community ties and local knowledge in his work.

From his perspective, effective design begins with listening. Growing up and living in Pagosa Springs has helped him understand what has worked, what has not and what the community needs next.

However, Ash added, he is careful never to assume he already has all the answers.

"It takes a lot of time getting to understand the problems before you can start solving them," he said.

The firm's collaborative approach has helped RA+A build long-term relationships throughout the region. While based mainly out of Durango, Pagosa Springs and Alamosa, the firm's reach extends beyond Archuleta County.

A standout example for Ash is the Mineral County courthouse and administration building in Creede. The project, he shared, is funded in part by grants and delivered under budget and has become a lasting resource for a small community that does not often build new facilities.

"Being local and being an ear in the community and being a voice in the community has always been important to all of our locations," he said. "We've established that in our Durango office, as well as in our Alamosa office ... we have staff and partners that just have these really good relationships with the community, which ultimately helps build better projects."

And Ash isn't the only one giving back to the community that raised him. Ash's wife, Janae, who also grew up in Pagosa Springs, is a longtime educator who now serves as principal of Pagosa Springs Middle School.



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| Albuquerque International Sunport (ABQ)   | (505) 244-7700 | abqsunport.com                                             |
| Denver International Airport (DIA)        | (720) 730-4359 | flydenver.com                                              |
| <b>Airports / Regional</b>                |                |                                                            |
| San Luis Valley Regional Airport (SLV)    | (719) 589-1138 | sanluisvalleyairport.org                                   |
| Durango/La Plata County Airport (DGO)     | (970) 382-6050 | flydurango.com                                             |
| Four Corners Regional Airport (FMN)       | (505) 599-1394 | fntn.org/172/Airport                                       |
| <b>Airports / Local</b>                   |                |                                                            |
| Archuleta County Airport at Stevens Field | (970) 731-3060 | archuletacounty.gov/county-government/departments/airport/ |
| <b>Car / Truck Rental</b>                 |                |                                                            |
| Pagosa Auto Rents                         | (970) 585-9181 | pagosaautorents.com                                        |
| U-Haul Neighborhood Dealer                | (970) 731-2404 | uhaul.com                                                  |
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| Kangaroo Express                          | (970) 247-8191 |                                                            |
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| Mountain Express Transit                  | (970) 264-2250 | met.archuletacounty.gov                                    |
| Pagosa Cab                                | (970) 398-0123 | pagosacab.com                                              |
| Wilderness Journeys                       | (970) 731-4081 | wildernessjourneypagosa.com                                |

## GOVERNMENT

### Archuleta County Commissioners

|                         |                |
|-------------------------|----------------|
| Warren Brown, chair (R) | (970) 264-8300 |
| Veronica Medina (R)     | (970) 264-8300 |
| John Ranson (R)         | (970) 264-8300 |

### Pagosa Springs Mayor

|              |                              |
|--------------|------------------------------|
| Shari Pierce | spierce@pagosasprings.co.gov |
|--------------|------------------------------|

### Pagosa Springs Town Council

|                  |                                |
|------------------|--------------------------------|
| Madeline Bergon  | mbergon@pagosasprings.co.gov   |
| Mat deGraaf      | mdegraaf@pagosasprings.co.gov  |
| Brooks Lindner   | blindner@pagosasprings.co.gov  |
| Leonard Martinez | lmartinez@pagosasprings.co.gov |
| Gary Williams    | gwilliams@pagosasprings.co.gov |

### State Representative

|                                |                |
|--------------------------------|----------------|
| District 59: Katie Stewart (D) | (303) 866-2914 |
|--------------------------------|----------------|

### State Senate

|                                |                |
|--------------------------------|----------------|
| District 6: Cleave Simpson (R) | (303) 866-4875 |
|--------------------------------|----------------|

### Federal

|                                                            |                |
|------------------------------------------------------------|----------------|
| U.S. House of Representatives<br>District 3: Jeff Hurd (R) | (970) 317-6130 |
|------------------------------------------------------------|----------------|

### U.S. Senate

|                       |                |
|-----------------------|----------------|
| Michael Bennet (D)    | (970) 259-1710 |
| John Hickenlooper (D) | (303) 244-1628 |

## EMPLOYMENT RESOURCES

### Colorado Workforce

<https://cdle.colorado.gov/wfc>  
connectingcolorado.com, Jobs & Training  
(970) 247-0328

### Colorado Division of Vocational Rehabilitation (Durango)

dvr.colorado.gov  
(970) 247-3161

### Pagosa Springs Area Chamber of Commerce

pagosachamber.com  
(970) 264-2360

### The Pagosa Springs SUN

www.pagosasun.com  
(970) 264-2100

### School-to-Work Alliance Program

www.sjboces.org  
(970) 247-3261, ext. 174

### Southwest Colorado Small Business Development Center

www.sbdcfortlewis.org  
(970) 903-9311

### Southwest Center for Independence

www.swindependence.org  
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| HOUSEHOLDS BY INCOME     | 2000   |          | 2014   |          | 2024   |           |
|--------------------------|--------|----------|--------|----------|--------|-----------|
|                          | Number | Percent  | Number | Percent  | Number | Percent   |
| <\$15,000                | 648    | 16.2%    | 518    | 9.7%     | 314    | 5.3%      |
| \$15,000 - \$24,999      | 563    | 14.1%    | 689    | 12.9%    | 379    | 7.3%      |
| \$25,000 - \$34,999      | 573    | 14.4%    | 652    | 12.2%    | 332    | 6.4%      |
| \$35,000 - \$49,999      | 839    | 21.0%    | 903    | 16.9%    | 519    | 10.1%     |
| \$50,000 - \$74,999      | 729    | 18.3%    | 988    | 18.5%    | 846    | 16.3%     |
| \$75,000 - \$99,999      | 306    | 7.7%     | 620    | 11.6%    | 815    | 15.7%     |
| \$100,000 - \$149,999    | 165    | 4.1%     | 657    | 12.3%    | 1,059  | 20.4%     |
| \$150,000 - \$199,999    | 63     | 1.6%     | 118    | 2.2%     | 395    | 7.6%      |
| \$200,000+               | 103    | 2.6%     | 187    | 3.5%     | 571    | 11.0%     |
| Median Household Income  |        | \$38,333 |        | \$48,186 |        | \$83,065  |
| Average Household Income |        | \$53,743 |        | \$70,257 |        | \$102,901 |

| POPULATION BY AGE | 2010   |         | 2014   |         | 2024   |         |
|-------------------|--------|---------|--------|---------|--------|---------|
|                   | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 519    | 4.3%    | 616    | 5.1%    | 530    | 3.8%    |
| 5 - 9             | 874    | 7.2%    | 613    | 5.1%    | 646    | 4.6%    |
| 10 - 14           | 1,124  | 9.3%    | 573    | 4.7%    | 688    | 4.9%    |
| 15 - 19           | 1,562  | 12.9%   | 680    | 5.6%    | 685    | 4.9%    |
| 20 - 24           | 996    | 8.2%    | 607    | 5.0%    | 299    | 2.2%    |
| 25 - 34           | 867    | 7.1%    | 1,086  | 9.0%    | 1,318  | 9.5%    |
| 35 - 44           | 820    | 6.8%    | 1,295  | 10.7%   | 1,836  | 13.2%   |
| 45 - 54           | 1,297  | 10.7%   | 1,738  | 14.3%   | 1,460  | 10.5%   |
| 55 - 64           | 2,248  | 18.5%   | 2,507  | 20.7%   | 2,441  | 17.2%   |
| 65 - 74           | 1,118  | 9.2%    | 1,552  | 12.8%   | 2,654  | 19.1%   |
| 75 - 84           | 570    | 4.7%    | 636    | 5.2%    | 930    | 6.7%    |
| 85+               | 141    | 1.2%    | 229    | 1.9%    | 413    | 3.0%    |
| Total             | 12,136 |         | 12,132 |         | 13,900 |         |



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Photo courtesy DUST2

# Building a recreation destination

## DUST2 helps build trails, community and adventure

### DUST2

For many relocating to Pagosa Springs, access to the outdoors is high on the list. Endless hiking, fishing, skiing and soaking in the hot springs often steal the spotlight, but local mountain bikers know there's another organization quietly helping make Pagosa an outdoor recreation destination: DUST2.

Founded in 2016, DUST2 began with a simple goal: to create more accessible trail opportunities in and around town. Originally standing for Developing Urban Single Track and Teams, the organization was formed after local leaders identified major gaps in safe biking connections between schools and neighborhoods. What started as a grassroots effort to fund and build trails has since evolved into something much bigger: a nonprofit dedicated to trails, youth cycling and community connection.

Today, DUST2's mission is to fuel a lifelong love of bicycling by fostering community, developing and maintaining trails, and expanding access to meaningful riding opportunities. Through stewardship and a youth mountain bike team, it helps riders of all ages grow, connect, and belong. DUST2 has become a driving force behind trail development, youth cycling programs and building a stronger outdoor community in Pagosa Springs.

One of DUST2's biggest contributions has been expanding and maintaining local trail systems. The organization works with the town, county, school district, private landowners and the U.S.

Forest Service to build and care for trails throughout the area. Local riders currently enjoy access to approximately 55 miles of trails actively used by mountain bikers, including favorites like Reservoir Hill, Dakota Springs, Turkey Springs, Treasure Mountain and Cloman Park. DUST2 also organizes volunteer work days that help keep these trails in pristine condition.

The organization is also investing in the next generation of riders. Since launching its youth mountain bike program in 2017, DUST2 has helped more than 150 middle and high school students build confidence, leadership and competitive skills, and a love for the outdoors through its Adventure Team and high school cycling programs.

And if you're new to town, DUST2 makes it easy to plug into the community. Weekly mountain bike rides, gravel rides, social dinners, camping trips, races, clinics and volunteer events create regular opportunities to meet fellow cyclists. Your future riding buddies may be one Tuesday group ride away.

DUST2 continues to expand recreation opportunities. Current projects include a new mountain bike skills park at Yamaguchi Park, improved signage at Reservoir Hill and advocacy for a completed town-to-lakes path, making local trails even more welcoming and accessible for beginners and experienced riders alike.

Want to get involved? Visit DUST2 at [dust2pagosa.org](http://dust2pagosa.org), follow them on social media, join a community ride, volunteer for work days or become a member.



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SUN photo/Randi Pierce

# The parks of Pagosa Springs

The parks of Pagosa Springs run the gamut from the wild and natural pine forest on Reservoir Hill to the manicured fields, courts and playgrounds of Yamaguchi Park. The town's parks are open from dawn to dusk.

While all the parks have parking areas, many also tie into the San Juan Riverwalk that runs through the downtown area.

## Reservoir Hill

Reservoir Hill features hiking and biking trails, open space, a gazebo, 18-hole disc golf course with regular and alternative tee boxes, overlook views and restrooms. The parking area is located on Park Street.

## Centennial Park

Centennial Park runs along the Riverwalk and features picnic areas, the Geothermal Greenhouse Project growing domes, a native plants garden, amphitheater and restrooms. The parking area is located off of South 5th Street.

## Town Park

Town Park features a pirate ship-themed playground (in honor of the local schools being the Pirates), climbing boulders, a wind harp, picnic tables, barbecue grills and a white-water feature in the adjacent river. Across the street is a public athletic field. It is located on Hermosa Street.

## Cotton Hole Park

Cotton Hole Park allows for access to the San Juan River for tubing and kayaking in a natural setting. The park is located at the end of Hermosa Street.

## River Center Park

River Center Park features two small fishing ponds with a handicap-accessible pier, access to the river for launching rafts and kayaks and a playground climbing structure for kids. It is located along the river off of East Pagosa Street.

## Yamaguchi Park/Yamaguchi Park South

Yamaguchi Park and its extension — Yamaguchi Park South — feature a skate park with full-sized bowl and plaza elements, athletic fields, basketball court, playground areas, a kayak/raft launching facility and two whitewater features, bocce ball court, pickleball courts, a fenced dog park, a labyrinth, restrooms and more. New outdoor exercise equipment and outdoor cornhole sets opened in the summer of 2025, and work is underway on a bike park. The park is located on South 5th Street.

## Mary Fisher Park

Mary Fisher Park features several picnic tables, as well as a changing screen for kayakers and inner tubers to use before hitting another one of the whitewater river features, and restrooms.





It is located on San Juan Street.

### South Pagosa Park

South Pagosa Park features picnic tables, barbecue grills, a picnic shelter, horseshoe pits, a playground, sand volleyball courts, a field, restrooms and more. The park is located on South 8th Street.

### Cloman Park

Cloman Park features an 18-hole disc golf course, hiking and biking trails, open space and more. It is located on Cloman Boulevard.

### Veterans Memorial Park

Veterans Memorial Park, developed by a local nonprofit, features multiple memorials honoring past, present and future service members, as well as a walking trail and picnic areas. The park is located on Vista Boulevard.

### Pagosa Peak Open School

In 2025, Pagosa Peak Open School completed its "Playground for the People" park renovation. The park is open to the public outside of school hours. It is located in Aspen Village, near the Town-to-Lakes Trail and Walmart.

## Pagosa Springs Real Estate & Relocation Guide

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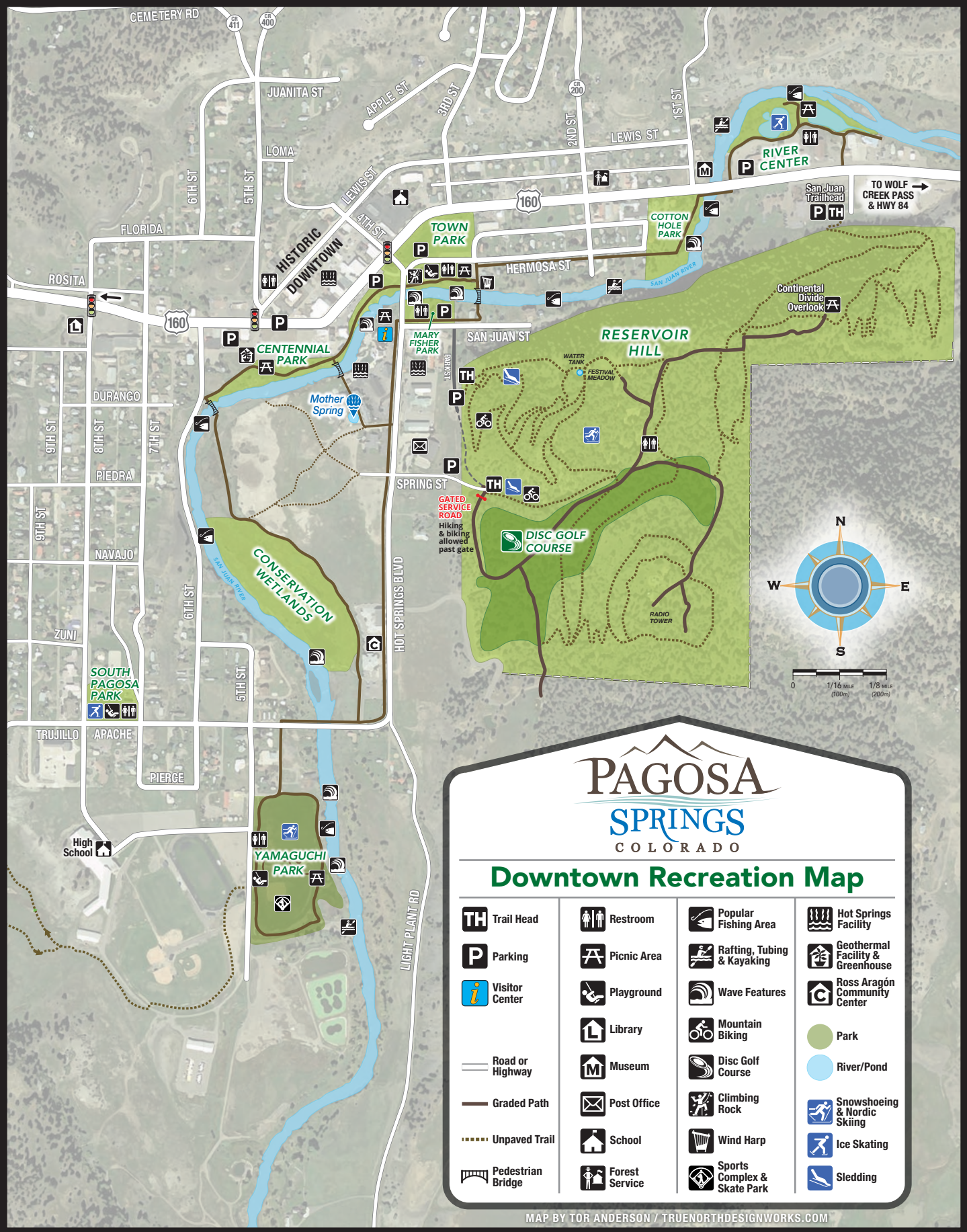
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Cover photo: Randi Pierce









## Senior living

Archuleta Seniors Inc.'s mission is "to promote independence and advance community resilience by empowering individuals who are 60 and better, their families, and other community stakeholders."

The organization operates the Archuleta Senior Center, which 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 or texting (970) 264-2167. Home-delivered meals are available to qualifying homebound individuals.

The Senior Center is located in the Ross Aragon Community Center at 451 Hot Springs Blvd. You can also learn more by visiting Archuleta Seniors Inc.'s website, [www.psseniors.org](http://www.psseniors.org).

Additionally, the San Juan Basin Area Agency on Aging offers a wide range of supportive informational and referral services. For more information the San Juan Basin Area Agency on Aging, included contact information for its staff, visit [www.sjbaaa.org](http://www.sjbaaa.org).

Mountain Express Transit, operated by Archuleta County, offers bus service to residents at a low cost consisting of routes within and outside of Pagosa Springs to include Arboles, Ignacio and Durango. Registered seniors ride for free or discounted rates depending on route. For more information, visit Mountain [www.met.archuleta-county.gov](http://www.met.archuleta-county.gov).

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Photo courtesy Pagosa Springs History Museum

# World's deepest hot spring

After visitors to the area comment on the friendliness and laid-back demeanor of Pagosans, the next observation they offer is that the locals seem healthy and vibrant. If you surmised that the reason for that vitality and mellow groove is due to the healing powers of our spring, give yourself a soak; you've arrived at the best answer that we have.

In fact, it's a story that has deep roots in the area's legends. Local spin has it that the Ute phrase "Pagosa" describes the mystical qualities of the legendary Great Pagosa Hot Spring, repeating the apocryphal tale that the phrase translates as "Healing Waters."

Historian John Motter wrote, "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.'" However, locals almost unanimously prefer the following myth to this likely truth.

According to legend, earlier Native American visitors were certain the Great Spirit had endowed the geothermally heated waters with superhuman virtues, and they came to Pagosa Springs to not just soothe sore bodies, but to replenish their souls. The hot springs, it is told, arose after a plague began devastating the tribes. With the disease confounding the potions and power of tribal medicine men, the people gathered on the banks of the San Juan River to offer a plea to the gods. There, they built a huge fire around which they prayed and danced, eventually falling asleep with complete exhaustion. They awoke the next morning to a pool of boiling water bubbling from beneath the coals of the ceremonial fire. Seeing this as a sign from the gods, the afflicted bathed in the soothing water and were, at once, cured. From then on, the great spring became known as "Pag-Osah," a place of peace and healing.

Reverence for the "healing waters" has not abated with the pas-

sage of time. And while Motter's account of the spring's history is probably closer to the truth, a growing number of visitors come to Pagosa Springs for the same reasons that color the myth.

Geothermal water is used to heat a number of businesses and residences in the downtown core, and feeds the three Geothermal Greenhouse Partnership growing domes in Centennial Park (as well as the obvious application for soaking).

Putting aside legends and myth, the "healing waters" that emerge from the earth's surface in Pagosa Springs are the product of geological processes, hundreds of millions of years in the making, that put the area in a unique situation.

The process essentially begins as water percolates through the earth's surface in its endless cycle of evaporation, condensation, precipitation and collection. Eventually, water descends through super-heated rock and magma, gaining a three- to five-degree increase for every 300 feet of depth. Under pressure, the heated water begins to rise, following cracks and fissures in the rock, eventually making its way to the surface. On the way, it picks up a host of minerals, such as sulfur, silica, calcium, potassium, etc., and if the water retains heat, emerges in the form of hot springs.

Measurements put the Great Pagosa into the pages of the Guinness Book of World Records as the deepest hot spring in the world.

In August 2011, when a 1,002-foot long plumb line was dropped into the "mother spring," it didn't hit the bottom; instead, the plumb line ran out.

So, while the official measurement is now 1,002 feet, the true depth remains unknown. In fact, a previous attempt at measurement using a 2,500-foot plumb line culminated in results similar to those from Guinness: Before the plumb line reached the bottom of the spring, the line ran out.





SUN photo/Randi Pierce

# River sports

Feeling lazy on a summer day? Grab a tube and take a float down the San Juan River.

Bored and can't take the heat? Grab a kayak and test your skill set on the rapids in and around town.

Group of friends ready for an adventure? Hop in a raft and let the river be your guide.

Pagosa Country is a popular destination for rafters, kayakers and tubers. With waters both inviting for beginners and challenging to experts, area rivers including the San Juan and Piedra and Animas provide something for everyone.

Flowing through the heart of downtown Pagosa Springs, the San Juan River is perfect for those new to river sports and those who enjoy a gentle float. Offering superb views of the town and, farther downstream, spectacular shale cliffs, rafting or kayaking trips down the San Juan begin as early as March and continue as the season peaks in May or June.

By mid-summer, river flows dramatically taper off and, while rafts and kayaks largely disappear from the river, activity continues as tubers take to the waters. Beating the summer heat in the cool, refreshing waters of the San Juan, tubers can bring their own tubes or rent them from local businesses. Tubers can enjoy surfing several river features in town or just relish a relaxed float down the lazy river. During this time of year, people wade in the cool waters and gather on the banks of the river in this superb recreational corridor running from one end of town to the other, even when

flows are at a minimum and river speeds drop to a gentle flow. Personal flotation devices are a must on the water, and young children should always be under direct adult supervision.

More experienced boaters can test their skills about 23 miles west of Pagosa on the Piedra River. During a brief six- to eight-week season (from May through June), waters rush over class III to IV rapids through a pair of breathtaking box canyons offering kayakers and rafters a challenging ride on nearly 20 miles of wild river and whitewater.

Further west, the upper Animas River has a reputation as one of the top five stretches of river for rafting thrills in North America. Boasting dramatic scenery and intensely long stretches of rapids, the upper Animas can be rafted and kayaked from late May to early August. In high water from early to mid-June, the Animas runs with continuous class III rapids and stretches of intermittent class IV and V whitewater.

Several Pagosa Springs companies offer guided rafting trips of varied lengths. Visitors are encouraged to call at least a week in advance to secure the date of their choice. Local companies also offer equipment rental, including kayaks, rafts and associated gear, as well as daily tube rental.

From raging rapids to gentle flows, scenery of soaring cliffs and deep, deep canyons in the backcountry to a small-town landscape, Pagosa Country has it all when it comes to river rafting, kayaking and tubing.





Rendering courtesy Ruby M. Sisson Memorial Library

# Ruby M. Sisson Memorial Library

## Offering mountains of opportunity to inspire and enrich

### By Ruby M. Sisson Memorial Library staff

The mission of the Ruby M. Sisson Memorial Library is to serve as a physical and virtual hub where Archuleta County residents and visitors have free access to information and cultural programming.

The library supports lifelong learning for all ages, offering a robust collection of children's books, preschool education classes, elementary tutoring and teen programs. The 100 Books Before Kindergarten program prepares young children for school success. Preschool education focuses on literacy skills as well as STEM education.

For adults, large-print collections and assistive technology ensure that information is available to everyone at any age. The Colorado Talking Book Library is available to those with limited eyesight. This program offers Braille, audio and large-print books shipped directly to your home.

Our popular e-book collections include Overdrive's Libby app or Cloud Library. Weekly tech time offers guidance about all things digital, and free legal clinics are available monthly. Meeting and study rooms are available at no charge during library hours for individual or group use.

For the continuing student, we offer general equivalency degree preparation (GED) and testing, English as a Second Language (ESL) and conversational Spanish. We guide and support

you in many ways toward education and industry certifications or to start, or continue, in your lifelong learning. The Sisson Library provides access to 40 free online resources from car repair to language learning to self-paced classes on a varied range of topics.

Although the Sisson Library is relatively small, our reach is wide, with access to the collections of more than 300 libraries combined. This allows us to access and borrow many in-print and hard-to-find materials that are not part of our local collection.

In August 2025, the library kicked off an expansion and renovation project to add a dedicated children's room and gardens, dedicated teen space, makerspace, larger community meeting room, a community garden and more to better serve the community and its visitors.

Visit the library in person at 811 San Juan St. or start on its website, [www.pagosalibrary.org](http://www.pagosalibrary.org), for loads of online resources.

The library open is Monday, Wednesday and Friday from 9 a.m. to 6 p.m., Tuesday and Thursday from 9 a.m. to 8 p.m., and Saturday from 9 a.m. to 3 p.m. Library cards are available to both residents and visitors.

The Sisson Library is a library with "Mountains of opportunity to inspire ideas, enrich lives and create community." Come visit soon.



## Relocating your animals

You will be excited to know that you are considering a move to a very animal-friendly town in one of the most pet-friendly states. There are many great hiking and walking trails you can enjoy with your dogs or horses.

Moving to a new place 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, it is always good to plan ahead for your pet's safety during the move. There are many 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.

Ensuring your pets are current on their vaccines and have had a wellness check prior to the move is always a good idea. The website [ag.colorado.gov/animal-health/colorado-import-requirements](http://ag.colorado.gov/animal-health/colorado-import-requirements) is a great source for information about bringing pets into Colorado from another state.

Questions regarding local regulations pertaining to animals in the county can be answered by visiting [www.archuletacounty.gov/county-government/departments/attorney/ordinances/](http://www.archuletacounty.gov/county-government/departments/attorney/ordinances/) and [www.pagosasprings.co.gov](http://www.pagosasprings.co.gov).

Part of moving involves gathering all your important personal documents. Make sure you do the same for your pets. Keep all your pet's health and vaccination records on hand (in the car if driving), just in case you need them during the move or before you have established a veterinarian.

Losing a pet can be nerve-wracking. According to some sources, close to 15 percent of pets who are reported missing are lost during a move.

The Humane Society of Pagosa Springs (HSPS) operates the only animal shelter in the area, located at 465 Cloman Blvd. The shelter is open six days a week. Call the HSPS at (970) 731-4771

as soon as you know your pet is missing.

The Lost/Found Pets Pagosa Springs Colorado Area Facebook page is visited regularly by many community members and has helped reunite many lost pets with the owners over the years.

The HSPS website, [www.pagosahumane.org](http://www.pagosahumane.org), hosts detailed information on what to do if you and your pet become separated. Check the website's "Lost and Found Pets" page, [pagosahumane.org/lost-found-pets/](http://pagosahumane.org/lost-found-pets/), for a list of useful suggestions. The website also has information on adoptions, low-cost spay/neuter voucher programs and the other services offered by the organization.

A current ID tag and microchip are the first steps in ensuring your pet finds his/her way home.

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 and another at Yamaguchi Park South.

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 Colorado.





# 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, Gray Wolves and DUST2 offer activities 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 more than 3 million acres of national forest and wilderness areas surrounding Pagosa Springs.

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 Country.

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 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 rodeo grounds 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 Pagosa 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 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.



# Vehicle and voter registration

**By Archuleta County Clerk and Recorder's Office staff**

## 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.

After becoming a Colorado resident, you must transfer your driver's license within 30 days and register your vehicle within 90 days. Vehicle registration is completed in the county you reside.

Colorado law requires you to register your vehicles, trailers, motor homes, heavy equipment, etc. 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 and Recorder's office and staff 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.mysdmv.colorado.gov](http://www.mysdmv.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.
- For information on VIN inspections, visit <https://www.archuletacounty.gov/608/VIN-Verifications>.
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 305 Village Drive.

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 the office at (970) 247-4591 or visit [dmv.colorado.gov](http://dmv.colorado.gov). You can also watch for the DMV2GO to make a stop in Pagosa Springs.

Please visit [www.archuletacounty.gov](http://www.archuletacounty.gov) 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](http://govotecolorado.org) or [sos.state.co.us](http://sos.state.co.us) and following the directions for Election & Voting. Should you have questions, please call (970) 264-8331 or (970) 264-8350.





# Getting here

## 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.

For more information on the airport, visit [www.archuletacounty.gov/45/Airport](http://www.archuletacounty.gov/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.

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 Blackhawk Aviation, 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 aviation fuel and aircraft oxygen services, power cart, aircraft towing up to 88,000 pounds, rental car and crew cars, private hangars, tie down aircraft parking, catering and concierge services, secure auto parking, office space and more.

For more information about these and other airport services, call Blackhawk Aviation at (970) 731-2127 or visit [blackhawkaviation.net](http://blackhawkaviation.net).

## 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 air-

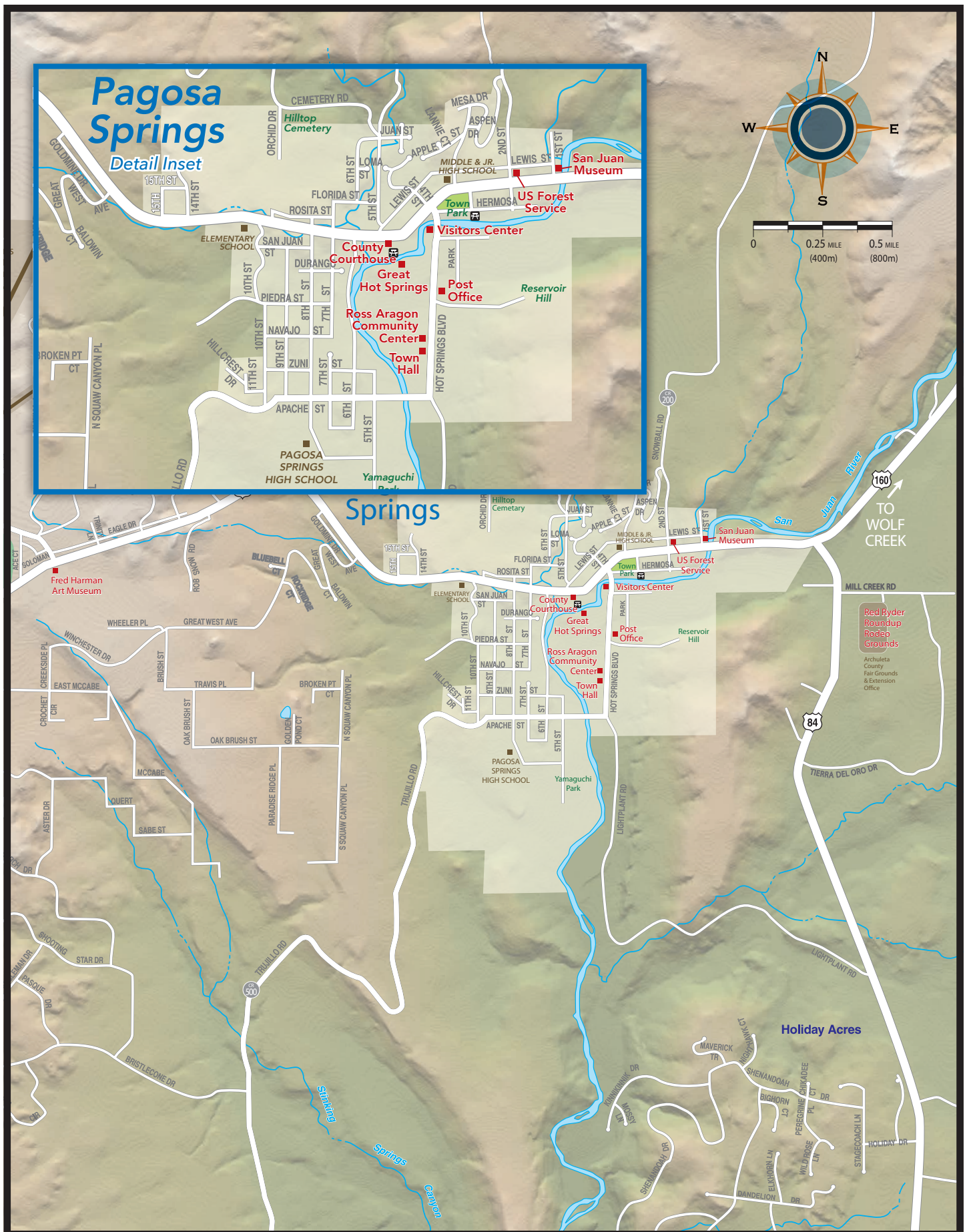
port has short- and long-term parking, full rental car services and shuttle/taxis.

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](http://www.flydurango.com).

### Mileage from Pagosa Springs

|                         |           |
|-------------------------|-----------|
| 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 |





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## 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 |
| Centerpoint Church - SBC                    | (970) 731-2205 |
| Church of Christ - Lewis Street             | (970) 264-2552 |
| Church of Jesus Christ of Latter-Day Saints | (970) 731-2623 |
| Community United Methodist Church           | (970) 264-5508 |
| 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 |
| Our Savior Lutheran Church - LCMS           | (970) 731-4668 |
| Pagosa Baptist Church                       | (970) 946-5166 |
| Pagosa Bible Church                         | (970) 731-3120 |
| Pagosa Unitarian Universalist Fellowship    |                |
| Pope John Paul II Catholic Church           | (970) 731-5744 |
| Restoration Fellowship                      | (970) 731-2937 |
| SpiritFire Inspirational Living Center      | (970) 510-0309 |
| St. 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 |

## Trash and recycling

The Archuleta County transfer stations were established to provide a convenient location to dispose of limited quantities of solid waste and recycling materials.

Solid waste conveyed to any facility must be covered or secured in such a manner that the waste cannot be scattered. Fines will be assessed to all uncovered or unsecured loads.

Cash, check and credit cards are accepted.

Additional information, including what is and is not accepted and costs, is available at [www.archuletacounty.gov/county-government/public-works/solid-waste/](http://www.archuletacounty.gov/county-government/public-works/solid-waste/) and [www.archuletacounty.gov/county-government/public-works/recycling/](http://www.archuletacounty.gov/county-government/public-works/recycling/).

### **Pagosa Transfer Station: 2140 County Road 500**

Phone: (970) 264-3311

Hours: Tuesday-Saturday 10 a.m.-5 p.m.

### **Archuleta County's recycling center: 2140 County Road 500**

Hours: Tuesday-Saturday 10 a.m.-5 p.m.

Recycling is free.

### **Main landfill: 9179 County Road 500**

Phone: (970) 264-5605

Hours: Monday-Friday 8 a.m.-3:30 p.m., Saturday 10 a.m.-2 p.m.

### **Arboles Transfer Station (and recycling): 95 County Road 973**

Phone: (970) 883-2644

Hours: Thursday and Friday 10 a.m.-5 p.m., Saturday 9 a.m.-5 p.m.

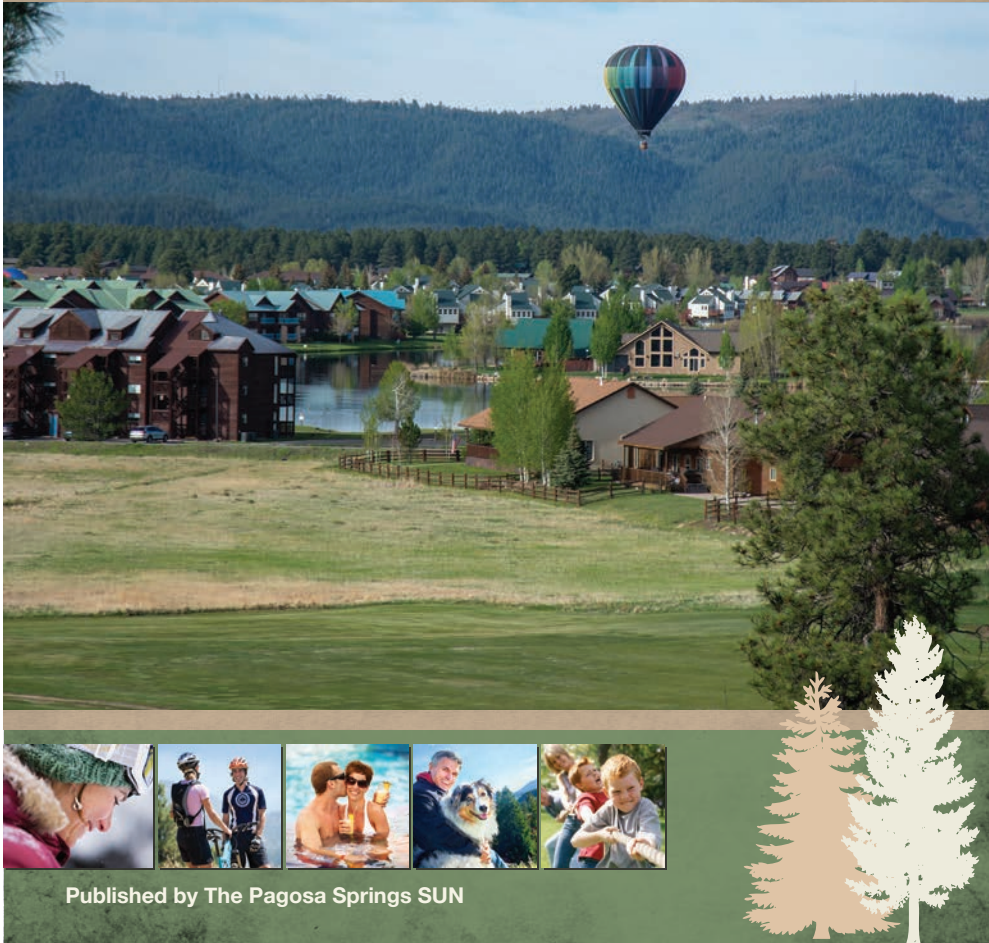
Multiple private trash and recycling businesses offer services throughout much of the county.

2026-2027

FREE

# PAGOSA SPRINGS

## REAL ESTATE & RELOCATION GUIDE



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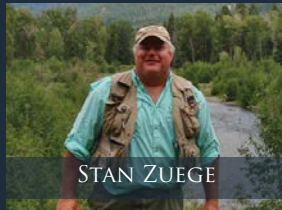
[www.PagosaSUN.com](http://www.PagosaSUN.com)



# The Pagosa Way



JULI MORELOCK



STAN ZUEGE



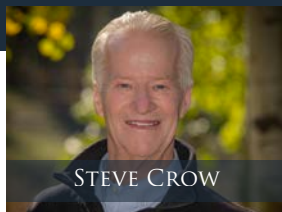
DIANE BURNETT



TEAM CHRISTIANS



KIM BROWN



STEVE CROW



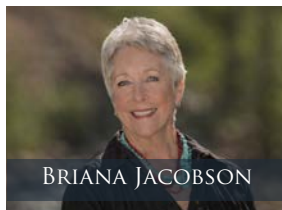
ALYSHA RANSON



EDDIE KEYES



KELLY KEEGAN



BRIANA JACOBSON



LAUREN FREDRICKSON



TIM PLATE

We are parents and grandparents, aunts and uncles. We are outdoor lovers and community volunteers. We live here, we play here, we've raised our families here. And we have been the area's #1 Real Estate Company for over 20 years. We hope you'll get to know us . . . we'd love to earn your business.



**We'd Love To Help You Discover  
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