

142 Atlasta Dr - Westcliffe, CO 81252 - Custer County- NE MLS: 2516998 - VL - Active - \$130,000

MLS #:	2516998	File #:	
Status:	Active	Status Changed:	09/24/2024
List Price:	\$130,000	Org. List Price:	\$130,000
Property Type:	Vacant Land/Acreage	Listing Type:	For Sale
Subtype:	AB-Any Builder, SFB Allowed, MFG Allowed, HOA-No, CC&R's-No	Zoning:	Rural residential
Acres:	6.24	Lot Dim:	
Lot Sq Ft:	271,814	Depth:	
Frontage:			
Finance Terms:	Cash, Conv., Seller Financing		



Location Information:

Address:	142 Atlasta Dr - Westcliffe, CO 81252 - #: 11	Elem. School:	Custer County
Area:	Custer County- NE	Middle School:	
County:	Custer	Jr High School:	
Subdivision:	Atlasta Acres	High School:	
Gate #:		Tax APN #:	0010132408
Legal Desc.:	LOT 11 ATLASTA SUBDIVISION	Taxes Annual:	\$699.80
Directions:	From Westcliffe, East on Hwy 96 12.65 miles, right/S onto Rosita Rd/CR 328, left/E on Eagle Springs Rd, left/N onto Atlasta Dr. Parcel on the left, sign.	GPS:	N38° 7.863' W105° 17.172' 38.13104640 -105.28619830

Comments/Remarks: Packed with Potential, NO HOA, 6.24 Acres w/ Well and Septic

Public Remarks: Are you in search of a stunning piece of land to camp, build, and view in breathtaking mountain views in rural Custer County? Look no further than this 6.24-acre parcel, boasting a pre-existing well and septic system. It's a rare find to come across such a spacious parcel not bound by a homeowners association, offering unparalleled vistas of the Sangre de Cristo mountains. Thinking about camping? You can do just that on this lot, thanks to the Seller's installation of a 4-BR septic system. Furthermore, a 400' well drill completed in 2024 by Finney Drilling ensures a static water level of 180' and a production rate of five gallons per minute. Nestled just west of the gated subdivision of Eagle Springs Ranch, renowned for its abundant elk population, this property allows you to bask in the mesmerizing views of the star-studded Milky Way, as it is part of a Dark Skies Community. If you're an outdoor enthusiast, take advantage of the nearby Sangre de Cristo mountain trails, indulge in some fishing on the Arkansas River, or hit the slopes at Monarch for a truly invigorating escape from the city grind! SELLER FINANCING is an attractive option. Schedule your showing today!

Utilities Services:

Utilities: Internet: Satellite/Wireless, Legal Access: Yes, Phone: Cell Service, Power: Line To Property, Propane: Available, Septic: Has Tank, Water: Private Well (Drilled)

Features:

Features Prop.: Access- All Year, Corner Lot, View of Mountains

Listed By: Kimberly Powers - Summit & Main Realty Group

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



Summit & Main Realty Group
95 Main Street Suite A, PO Box 867
Westcliffe, CO 81252

Office: (719) 792-9108
www.summitandmain.com



**CUSTER COUNTY, COLORADO
PLANNING AND ZONING OFFICE
WESTCLIFFE, CO 81252**

Septic Permit Application

An application for **New Installation** will require the results of a soil analysis test, a permit fee of **\$350.00** and a review of floor plans, if available. **THIS PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUE.** If the system has not been installed within that time frame, a new permit must be obtained, approved and issued before further installation takes place.

This permit is not valid for excavation of building sites. Excavation of building sites requires a Zoning Permit. Any excavation performed without the appropriate Zoning Permit will subject the land owner to Post-Construction fees.

All applicable USE Tax will be collected at the time a permit is issued and an additional review of material cost may be required at the time of completion.

Landowner of Record: Agape Valley
All landowners must be listed on this application. TYPE OR PRINT LEGIBLY IN BLACK OR BLUE INK

Mailing Address: 1624 Market St. Ste 202

City: Denver State: CO Zip: 80202

Telephone Home: (____) _____ Business: (____) _____

Cell: (720) 318-8523 e-mail: steven@covalenthouse.com

Gate code (can be submitted on a separate sheet which will not be placed in file)

Custer County Licensed Septic Contractor Robert Buffum

Telephone (Office) (719) 783-2757 Cell: (____) _____

Schedule Number for the Property: 0010132408
(Assigned by the County Assessor's Office - Shown on the Tax Bill)

Legal Description of the Property: Lot 11 Atlasta Subdivision

Property Address: 142 Atlasta Dr. Westcliffe, CO 81252

Size of property: 0.24 in Acres (or) _____ X _____ Dimensions of property

Note: Any waste control mechanism or septic system that is **not** a non-evaporative septic system (i.e., a vault) may violate your well permit.



Number of Bedrooms 4

Number of People _____

Waste Type Dwelling Non-Domestic
 Commercial / Institutional Other _____

System Type Standard Septic System Engineer-designed System
 Engineered Vault

Water Source Private Well Community Well
 Stream or Creek Spring
 Other (describe)

All systems must be installed by a licensed Custer County septic contractor.

The following circumstances require an engineer-designed septic system. (Other circumstances also require an engineer-designed septic system, but these are the most common):

1. Bedrock or ground water is within eight feet of the ground surface.
2. The parcel is less than one acre in size.
3. Ground slope exceeds 30% through any portion of the proposed system.
4. System will service a commercial building or use.
5. The system to be installed is not standard.

Directions to site.

(If the inspector cannot find the site, there will be an additional \$100.00 trip charge.)

CO RD 328/ Rosita Road - East (right) on
Atlasta Dr. - Property is @ 90° corner.



SOIL ANALYSIS and Site Information

Legal Description: Subd:

Agape Valley
LOT 11 ATLASTA SUB

Property Address:

142 Alasta Drive
Westcliffe, CO 81252

Size of Property in Acres: 6.24.

Number of Bedrooms: 14.

Depth of Bedrock: 8' +.

Depth of Groundwater: 8' +.

Percentage of Slope from Homesite to Leachfield: 2%.

Water Source: Well.

System to be used by: Residential.

Date of Evaluation: 1-8-2024.

Field Test Data

Depth	Soil Classification
<u>0 - 4'</u>	<u>TOPSOIL</u>
<u>4' - 8' +</u>	<u>SAWDY LOAM</u>

Soil Type: 2.

Long Term Acceptance Rate (LTAR): .60.



Schedule Number 101-32408 Zone IV Permit Number S23 4010822

Permit Fee \$ 350.00 Date Paid 1-8-24

Approval to Begin Construction Deanna Cuffel Date 1-8-24

Project Completed DCC Date 1-30-24

Permit Cancelled _____ Date _____

Remarks: _____

Septic



SOIL ANALYSIS AND EVALUATION REPORT


Property Owner:

AGAPE Valley
1624 MARKET ST STE 202
DENVER CO 80202-1518

Soil Evaluator:

Eric Seifert

I certify that the information herein is correct and complete to the best of my knowledge and that I performed all tests in accordance with the provisions of Colorado State and Custer County On-Site Wastewater Treatment System Regulations. I further certify that I am recognized as a CPOW Certified Competent Technician having completed training and passed the test on May 20, 2016.

Signature  Date: 1-8-2024



Form No. GWS-31 02/2017 WELL CONSTRUCTION AND YIELD ESTIMATE REPORT State of Colorado, Office of the State Engineer 1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581 dwr.colorado.gov and dwrpermitsonline@state.co.us For Office Use Only

1. Well Permit Number: 333589 Receipt Number: 10033685

2. Owner's Well Designation:

3. Well Owner Name: AGAPE VALLEY LLC

4. Well Location Street Address:

5. As Built GPS Well Location (required): Zone 12 Zone 13 Easting: 474914 Northing: 4220320

6. Legal Well Location: SE 1/4, SE 1/4, Sec., 14 Twp. 22, N or S, Range 71, E or W, 6TH P.M.
County: CUSTER
Subdivision: ATLASTA ACRES, Lot 11, Block, Filing (Unit)

7. Ground Surface Elevation: feet Date Completed: 5/23/2024 Drilling Method: AIR PERCUSSION

8. Completed Aquifer Name: Total Depth: 400 feet Depth Completed: 400 feet

9. Advance Notification: Was Notification Required Prior to Construction? Yes No, Date Notification Given:

10. Aquifer Type: Type I (One Confining Layer) Type I (Multiple Confining Layers) Laramie-Fox Hills (Check one) Type II (Not overlain by Type III) Type II (Overlain by Type III) Type III (alluvial/colluvial)

11. Geologic Log:
Table with columns: Depth, Type, Grain Size, Color, Water Loc.

12. Hole Diameter (in.)
Table with columns: Diameter, From (ft), To (ft)

13. Plain Casing
Table with columns: OD (in), Kind, Wall Size (in), From (ft), To (ft)

Perforated Casing Screen Slot Size (in):
Table with columns: OD (in), Kind, Wall Size (in), From (ft), To (ft)

14. Filter Pack: Material, Size, Interval

15. Packer Placement: Type, Depth

16. Grouting Record
Table with columns: Material, Amount, Density, Interval, Method

Remarks:

17. Disinfection: Type LIQUID CLOROX Amt. Used 11 CUPS

18. Well Yield Estimate Data: Check box if Test Data is submitted on Form Number GWS-39, Well Yield Test Report
Well Yield Estimate Method: AIR
Static Level: 180 Estimated Yield (gpm) 5
Date/Time measured: 5/23/2024 Estimate Length (hrs)

Remarks:

19. I have read the statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed (or name entered if filing online) and certified in accordance with Rule 17.4 of the Water Well Construction Rules, 2 CCR 402.2. The filing of a document that contains false statements is a violation of section 37-91-108(1)(e), C.R.S., and is punishable by fines up to \$1,000 and/or revocation of the contracting license. If filing online the State Engineer considers the entry of the licensed contractor's name to be compliance with Rule 17.4.

Company Name: FINNEY DRILLING & EXCAVATING, INC Email: larryfinneydrilling@gmail.com Phone w/area code: (719)275-9525 License Number: 1358

Mailing Address: 867 EVELYN DRIVE, CANON CITY, CO 81212

Sign (or enter name if filing online) LARRY FINNEY Print Name and Title LARRY FINNEY OWNER/OPERATOR Date: 7/19/2024

