

BASECAMP TRINIDAD — DILIGENCE TRACKER

37401 US Highway 160, Trinidad, CO 81082 · 52.92 ac · MLS 25-1131 · Estate of Evelyn M. Dionisio (probate/MEC) **Updated 2026-07-06 · v3 (post-realtor-intel, post-TRO-read, post-flood-map)**

#	ITEM	STATUS	WHAT WE KNOW (2026-07-06)	NEXT ACTION / OWNER
1	Water supply	UPDATED	Existing extra-territorial DOMESTIC tap. Two paths: (a) apply for extraterritorial COMMERCIAL tap and stay under county land-use regime (base case — preserves R-Ranchette by-right freedom); (b) annex into City (realtor: 'not difficult' adjacent to annexed land). Tap fee far cheaper than well/haul.	Call Marc Vigil (719-846-9843): commercial tap availability, fee, max EQR/capacity vs. annexation. ACTION #2.
2	Septic / OWTS	UPDATED	Area runs on county-approved septic (res + commercial). Old tank on site — condition and location unknown; expect expense. TRO doc confirms groundwater 10-50 ft, soils sandy-to-clay: upland OWTS feasible. Full build (~150 overnight + F&B) needs engineered commercial OWTS.	Call Las Animas Planning (719-845-2577): commercial OWTS process, perc requirements, old-tank inspect/decommission path. Get OWTS engineer estimate. ACTION #3.
3	Floodplain / floodway	ANSWERED	InterFlood/FEMA panel 08071C1778C (8/28/2019): subject point Zone X — SFHA: No. 100-yr floodplain + floodway sit north/west along the Purgatoire = Parcel 1 only. Parcels 2 & 3 (south of US-160) are Zone X. Realtor framing confirmed: binding constraint is insurance economics, not a build ban.	Confirm effective FIRMette at msc.fema.gov; save panel showing P1 in / P2-P3 out. ACTION #5. Homestead reuse → floodplain permit + insurance quote (row 19).
4	Gas line / CIG parcel	OPEN — CRITICAL	Not only an easement: separately owned FEE parcel — schedule 10689801, acct R0027935, COLORADO INTERSTATE GAS CO, 2.14 deeded ac (Kinder Morgan family, interstate transmission — no local tap upside). May be an inholding inside or alongside Parcel 3 build core. No easement copy yet; recorded easement should surface in title.	Call Jodi Amato (719-846-2295): is 10689801 an inholding? Which schedules make the 52.92 ac? Pull assessor GIS outline. 811 locate before P3 layout freeze. ACTIONS #1 + #6.
5	Russian-olive / TRO program	ANSWERED	Contract read in full. Cost-share, NOT a conservation easement; no use restriction; ~3 ac riparian treatment area (Parcel 1 only). Obligation: annual re-sprout spray + tracking log; 2019 rate \$65-85/ac ≈ \$200-255/yr hired. Signed by Ed Dionisio as NON-owner applicant; no successor/assigns clause on the treatment obligation → very likely optional for a buyer to assume. Term ambiguity: 'completion fall 2027' vs '5 yrs post-project'.	Get end date + transferability IN WRITING from SPPRCD (Donna Albertson / PWWMC 719-469-2847). ACTION #4.
6	Zoning / land use	ANSWERED	Zoned R (Ranchette), Las Animas County: residential / ag / livestock by right PLUS lodging, restaurant, office. Setbacks F30 / S15 / R25; height 45 ft. Zoning green light for the full program under the county regime.	None — protect this by choosing the county-regime water path (row 1).
7	CDOT access (US-160)	OPEN	US-160 runs diagonally through the property; separate access likely required per side. Region 2 pre-application needed before layout freeze on entries.	CDOT R2 pre-app: 719-562-5540. Ask process, spacing standards, likely permit type per side.
8	Chilili Ditch shares	ANSWERED	2 shares, senior 1862 priority, currently supporting 2 hay cuttings/yr on Parcel 2. Certificates exist (name + share count only); convey and are signed over at closing. Agent will not email them (fraud caution).	Inspect certificates at showing/title. Confirm transfer mechanics in contract language.
9	Title / APN reconciliation	OPEN — CRITICAL	Master outline labeled 14015000; 14615000 SE upland; slivers 12868200 / 13879500 at homestead; CIG 10689801 possibly inside outline. Realtor parcel numbering is reversed from BH2	Title commitment must state which schedules convey and whether 52.92 ac excludes the 2.14-ac CIG parcel.

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			plat numbering (her P3 = our P1). Translation table drafted; APN assignments pending assessor confirmation.	ACTION #1.
10	Probate / MEC sale process	OPEN	Seller is the Estate of Evelyn M. Dionisio — expect slower close, court/PR approvals possible. Use this to negotiate a real diligence period.	Ask Gina Raye (719-680-0743) for the estate's authority docs + expected close timeline; structure contingencies accordingly.
11	Railroad (D&RG line)	ANSWERED	Active line along the bottomland edge, ~2 Amtrak trains/day. Low freight intensity assumed; noise/setback consideration for riverside tent camp siting only.	Site tent pads with buffer; note in P1 plan. No further diligence required.
12	Homestead structure	OPEN	Derelict homestead at Parcel 1 SE hinge, in/near floodway. HQ-reuse pending conveyance confirmation + floodplain rules + insurance economics. Fallback: unconditioned day-use only; HQ function relocates to Parcel 3 Commons.	Floodplain development permit inquiry (county floodplain admin) + elevation/floodproofing scope + insurance quote (row 19) before committing capex.
13	Electric service	OPEN	Provider and 3-phase availability at US-160 frontage unconfirmed. RV loop (24 pads at 50A), Commons and bathhouse loads need a will-serve letter.	Identify provider (likely San Isabel Electric); request will-serve + line-extension estimate to Parcel 3 core.
14	Broadband	OPEN	Unconfirmed. Work-hub positioning in Commons depends on real bandwidth; fixed wireless / Starlink fallback viable.	Check CenturyLink/regional WISP coverage at address; price business Starlink as bridge.
15	Mineral rights	OPEN	Unknown whether minerals severed; CIG presence signals historic energy activity in the corridor.	Title commitment Schedule B review; ask for mineral estate status and any lease memoranda.
16	Survey / plat	ANSWERED	BH2 Land Surveying plat dated May 8, 2025: Parcel 1 = 27.85 ac, Parcel 2 = 7.91 ac, Parcel 3 = 17.16 ac (S½ Sec 4, T33S, R63W, 6th P.M.). Plat is the authoritative parcel-numbering source for all deliverables.	None — carry plat labels through every document (locked convention).
17	Noxious weeds (non-woody)	UPDATED	From TRO plan: Kochia at ~50% cover across ~30 ac of hay field + ditch corridor (Parcel 2 impact); Scotch thistle ~0.5 ac at 2% around house. Woody invasives (Russian-olive/tamarisk) cut 3/2023, sprayed 2023-2025. County/State weed databases hold the property's mapped data.	Budget a meadow weed-management line (mowing + selective spray) in Year 1 opex; ask hay lessee current practice.
18	Soils / groundwater	UPDATED	TRO plan ground-truth: depth to groundwater 10-50 ft; soils sandy to clay. Supports upland leach fields (Parcel 3) and standard shallow foundations; keep leach fields off the river corridor.	Fold into OWTS engineer scope (row 2). Perc test locations on Parcel 3 core.
19	Insurance	OPEN	New tiering: Zone X (P2+P3) → preferred-risk/optional flood + normal property cover for all financed structures. P1 carries no insured structures by design. Sole open item: homestead-in-floodway quote if HQ reuse pursued.	Get one flood + property quote on the homestead scenario; if rough, lock the day-use fallback.
20	Property tax / ag status	OPEN	Current raw-land tax \$539/yr. Hay lease on Parcel 2 may support ag classification continuity; commercial improvements on Parcel 3 will re-rate that parcel.	Ask assessor (Jodi Amato) how mixed ag/commercial use is classified and what the hay lease must show to keep ag status on P2.
21	Event permitting	OPEN	Event lawn + stage (few hundred attendees) on Parcel 1. County special-event permit path, noise, parking (~50-car event lot planned) unconfirmed.	Las Animas Planning: temporary/special event permit requirements, thresholds, frequency caps.

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22	Annexation option value	UPDATED	Not needed for base case. Phase-3 note: annexation earns its keep only if it unlocks City sewer (kills the big engineered OWTS) or a larger tap than the extraterritorial path allows. Adjacent-to-annexed-land status keeps the option open.	Park until Marc Vigil answers row 1 capacity question; document as Phase-3 optionality in strategy doc.

ACTION QUEUE — RUN IN THIS ORDER

SEQ	ACTION	CONTACT	WHY IT'S SEQUENCED
1	Assessor: confirm APNs + CIG 10689801 inholding status; pull GIS outline	Jodi Amato, 719-846-2295	Blocks: P3 layout freeze, offer
2	Water: extraterritorial COMMERCIAL tap — availability, fee, max EQR; annexation comparison	Marc Vigil, 719-846-9843	Blocks: capacity cap, capex model
3	Septic: commercial OWTS process + perc + old-tank inspection path; engineer estimate	Las Animas Planning, 719-845-2577	Blocks: capex contingency
4	TRO: end date + buyer-assumption status IN WRITING	Donna Albertson / PWWMC, 719-469-2847	Blocks: offer contingency list
5	FEMA: confirm effective FIRM panel 08071C1778C; save FIRMette	msc.fema.gov (self-serve)	Blocks: insurance tiering sign-off
6	811 utility locate: CIG pipeline footprint across Parcel 3	Colorado 811 (call 811)	Blocks: P3 site plan

All figures illustrative. Plat labels (BH2, May 8 2025) are authoritative: Parcel 1 = 27.85 ac river · Parcel 2 = 7.91 ac meadow · Parcel 3 = 17.16 ac upland. Realtor's 'Parcel 3' = our Parcel 1.