

*we're so glad you're here*

# WELCOME



**ADDRESS:**

274 Pagosa Street, Unit E  
Pagosa Springs, CO 81447

**BEDROOMS:**

One

**# OF GUESTS:**

Up to 4 guests

**BATH:**

One

**LOCATION:**

Pagosa Springs,  
Colorado

## ABOUT THE PROPERTY

Your home away from home is located in an 1898 Victorian style house - one of the oldest buildings in Pagosa Springs.

Not lacking for character, the current Riff Raff Brewing Co., and the upstairs vacation rentals, are the latest of businesses this former home has seen.

The 1898 Victorian has also been a doctor's office, hair salon, dance studio, flower shop, carpet store, Pagosa Springs Post Office, and even a mortuary.

Located in the East Village of Pagosa Springs, the apartment is close to great shopping and dining, the Great Pagosa Hot Springs, town parks and the San Juan River. In less than a half hour you can drive to Wolf Creek Ski Area or explore the vast wilderness areas that surround Pagosa Springs to the north and east. Walk downstairs to enjoy great beer, food and music at Riff Raff Brewing Company or choose from more than 10 other restaurants within a five-minute walk of the apartment.

### WIFI INFORMATION

*Network: RiffRaffPublic  
open network. no need for password*



# ABOUT

*about your stay*

# DETAILS

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House Rules, Live like a Local, Dining & Drinks,  
FAQs, and more are located in the following pages.

Let's get the boring stuff out of the way...

# RENTER INFO

## License Holder and/or representative contact information

- Blackhead Properties, LLC
- Contact: Jason Cox, 970-458-1882

## Instruction for trash disposal and trash/recycling pick up schedule

- Trash disposal is located to the left of the Airbnb parking spots, behind Riff Raff Brewing Company. The trash dumpster is the one on the left, cardboard recycling is located on the right. Dumpsters are emptied on Monday, Wednesday, and Friday.

## Location of fire extinguisher(s)

- Wall next to bathroom.

## Evacuation instructions in the event of fire or other emergency

- In the event of a fire, please utilize the main entrance of the unit and evacuate down the stairs into the parking lot and alley behind the building.

## Town noise restrictions

- It shall be unlawful for any person to operate or permit to be operated a source of noise which creates a sound pressure level average (LAeq) that exceeds the limits set forth in [ Max Permissible Levels located below) for any measurement period. The measurement period shall not be less than three (3) minutes and shall be measured at the approximate property boundary of the property affected by the noise. When a noise source can be identified and its noise is measured in more than one (1) zoning district, the applicable limits of each zoning district shall apply within such district. Noise levels for any overlay district shall conform with Table I and shall be determined according to the base zoning district.

### MAXIMUM PERMISSIBLE LEVELS

7:00 a.m. to next 7:00 p.m. (dB(A)): 70 (i.e. classroom chatter)

7:00 p.m. to next 7:00 a.m. (dB(A)): 55

## Snow removal information

- Snow shovels are provided for the unit if snow removal is needed.
- Snow removal is provided by the host and will be done as often as necessary. The parking lot has a contract snow removal provider who will clear the lot by 11 am after a storm.

## Location for on-site parking of vehicles and the maximum # of parked vehicles permitted.

- We provide one marked parking slot that can fit two vehicles in tandem for the apartment in the back alley side of the Riff Raff Brewing Company building. Pull around the back of the building and you will see the parking space designated for Unit E.
- You may park across the alley in the spots not designated for guests in the Lewis Street Hideout.
- You may park on the adjacent streets of Lewis and US 160 and no permit is required.

## Max # of people permitted to sleep in the licensed premises

- 4 people max

## Leash Law

Dogs shall be kept under control by their Owners at all times. (CO 4.1)

- On a leash of sufficient strength to restrain the dog.
- Confined in a building, fence or other structure in such a way that he does not escape. Or is on property possessed by its owner.
- The dog is to be within sight and hearing distance of its owner, keeper or family member, who upon command can call dog within a distance of four feet of such person.

## Smoking policy

- No smoking of any substances, including but not limited to cigarettes, e-cigarettes and vapes, cigars, and marijuana, are allowed in the unit.

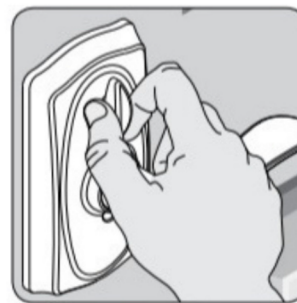
# FAQS

## LAUNDRY

- Please refrain from use between 10 am and 3 pm Mountain time, as that's when our cleaners are utilizing the facility.
- Door Code is 2743.

## LOCK/UNLOCK DOOR KEYPAD

- If you're having trouble getting the door to lock:
  - for unlock to be enabled turn the interior knob straight up and down
  - to enable the door to lock, turn the interior knob side to side.



Unlocked Enabled



Unlocked Disabled



## WHERE TO WALK PETS ...or JUST TAKE A WALK

There is a park, called Town Park, across the street (US 160) from your location that has access to the riverwalk trail.

The trail is 2 miles along and will take you near natural hot springs in the river, as well as The Hot Springs Resort down to the Ross Aragon Community Center.

There's an opportunity to see the geothermal green houses, amphitheater, and community gardens, grab coffee at one of the local coffee shops, and even fish, swim, tube, or just dip your toes in the San Juan River along the way.

# THINGS TO DO

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There's a little something for everyone, and most of it is only steps outside your door.



# LIVE LIKE A LOCAL

From hiking, skiing, and white water rafting, to dining, soaking, and shopping there's a little something for everyone.

A day in the life of a local can vary from season to season.

During the late Spring to early Fall you'll find most locals kicking off the day at one of many favorite breakfast spots, then hitting the variety of trails, or the river, for some fresh Southwest Colorado air, followed by happy hour with friends. To end the day a soak in the hot springs is much needed to relax sore muscles from a fun day and prepare for the next.

From late Fall through late Spring the activities don't change much except instead of playing in the river, locals can be found hitting the fresh pow up at Wolf Creek Ski Area or taking advantage of well-maintained Cross Country Ski tracks.

## GETTING AROUND

There are two parts to Pagosa Springs: Downtown and Uptown.

You're staying in Downtown Pagosa, which has most everything you need within walking distance.

For visiting Uptown you will need a vehicle or you can utilize a few taxi options. There are no Ubers, or Lyfts available.

## TRANSPORTATION:

Pagosa Cab 970-398-0123

A1 Taxi 970-731-4081

Shuttle to Wolf Creek Ski Area:

Wilderness Journeys 970-731-4081

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

(reservations required; minimum of 3 ppl for shuttle to run)

## OUTDOOR FUN

Here are just a few examples of ways to experience what Southwest Colorado has to offer:

- ATVs & Jeep Tours
- Biking
- Boating/Paddle boarding
- Camping & Backpacking
- Rock Climbing/Ice Climbing
- Disc Golf
- Dog Sled Tours
- Fall Foliage
- Fishing/Ice Fishing
- Golf
- Hiking
- Horseback Riding
- Hot Air Balloons
- Scenic Drives
- Skiing/Snowboarding/Cross Country Skiing
- Sledding
- Snowmobiling
- Whitewater Activities

# ACTIVITIES



## SHOPPING & THE ARTS

What we lack in malls, we make up for with charming, locally owned shops and galleries. Between Downtown and Uptown you'll find the following:

- Antiques & Thrift Shops
- Home Decor & Furniture
- Art Galleries
- Clothing, Accessories & Apparel
- Gifts & Souvenirs
- Jewelry
- Sporting Goods

FOR MORE INFORMATION  
& EVENTS SCHEDULE:

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

An hour West on US 160 is Durango, CO where you'll find even more shopping, dining, and outdoor opportunities!



# FOOD & DRINK

Pagosa Springs may feel small, but there are plenty of options to feed a big variety of appetites.

But first let's kick it off with a favorite local hangout, and nationally recognized brewpub, that's literally right downstairs.

## **Riff Raff Brewing Co. Downtown**

RRBC, co-founded by your host in 2013, brews award-winning craft beers in both their Downtown and Rio locations.

RRBC Downtown features eclectic and unique twists on burgers, nachos, and salads, including goat, lamb, and yak burgers in a warm, cozy, locals-only feeling environment.

## **Riff Raff on the Rio**

Less than a mile away is our second location, Riff Raff on the Rio, where you'll find a variety of craft cocktails, same great craft beers, and delicious food options while offering more of a modern sports bar feel with big screen TVs playing most any game you could want to watch.

We strive to use locally-sourced ingredients when applicable in our brews and menu items.

## **Coffee Shops**

Downtown:

- Boulder Coffee Cafe
- The Lift Coffee House
- Pagosa Baking Co.
- Root House Coffee + Shop

Uptown:

- Higher Grounds
- Two Chicks & A Hippie
- Starbucks (inside City Market)
- Java the Cup (seasonal)

## **Breakfast:**

Downtown:

- The Rose
- Junction Restaurant
- Peak Deli
- PS FroYo

Uptown:

- Cafe Colorado
- Two Chicks & A Hippie
- Lone Spur Cafe



# FOOD & DRINK CONT'D

## LUNCH & DINNER

### DOWNTOWN

#### FINE DINING

- Alley House Grille
- Meander Eatery
- Ole Miners Steak & Chophouse

#### AMERICAN

- Riff Raff Brewing Co. Downtown
- Riff Raff on the Rio
- Kip's Grill & Cantina
- Junction Restaurant
- Malt Shoppe
- Sage
- The Den
- The Rose

#### CAJUN

- The Lost Cajun

#### SOUTHWEST/MEXICAN

- Kip's Grill & Cantina
- Tequila's Mexican Restaurant
- Benny's Family Restaurant

#### PIZZA

- Mountain Pizza & Taproom
- The Den

#### QUICK GRABS

- Subway
- Peak Deli
- PS Froyo

### UPTOWN

#### AMERICAN:

- Cafe Colorado
- Two Chicks & A Hippie
- Lone Spur Cafe
- The Buck Stops Here
- Smokin' Moes Unreal BBQ
- Boss Hogs
- Tall Pines Beer & Wine Garden
- 7530' Grill
- Coyote Moon Bar & Grill
- City Hall Cafe & Grille
- Pagosa Brewing Co.
- Break Room Brewing Co.
- Colorado Roadhouse

#### ASIAN

- Thai Pagosa
- Shang Hai Restaurant
- Hunan Chinese Restaurant

#### SOUTHWEST/MEXICAN

- Chavalo's Taqueria
- Los Dos Charros
- Ramon's Mexican Restaurant

#### PIZZA/ITALIAN

- Rosie's Pizzeria
- Papa Murphy's | Take n' Bake Pizza
- Gustoso Ristorante Italiano

#### QUICK GRABS

- Subway
- McDonald's
- Sonic
- Santy's Taco Shop

*please come again!*

**THANK YOU!**

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We hope you enjoyed your stay!  
Please leave us your comments, reviews, and  
stories of fun through your booking site/app so we  
can make your stay just as, or even more,  
enjoyable next time!