

# Info Sheet Lot 327 Twin Lakes Mt. Elbert Plamor Ranch

**APN:** 290109001265

**Legal Description:** Lt. 327 Twin Lakes Add. 1C Mt. Elbert Plamor Ranch 443/596 472/640 475/297 519/127-9 530/517 533/103 535/935 540/559

**County:** Lake

**GPS Coordinates:** 39.109468, -106.333835

**Access:** Birch Dr (Dirt Road)

**Road Maintenance:** [Lake County Road and Bridge](#)

**Water:** Mt. Elbert Water Association ([MEWA](#))

**Water Delivery Service:** None

**Power:** [Sangre de Cristo Electric Association](#)

**Propane Delivery:** [Ferrellgas](#)

**Trash Service:** [Leadville Snowy Peaks](#)

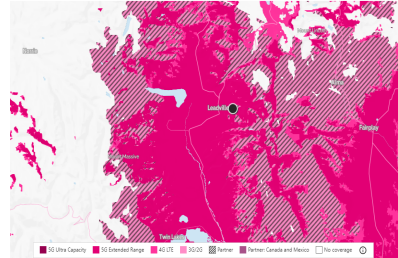
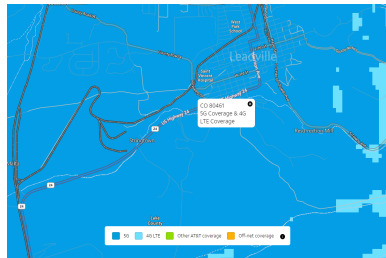
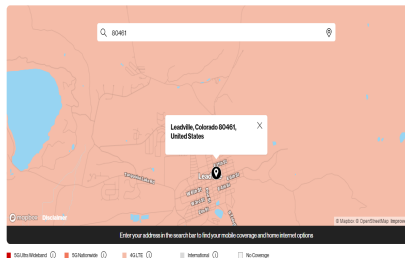
**Sewage:** Septic (To be installed by buyer)

**Zoning:** Residential

**Annual Taxes:** \$278.80

**Property Tax Status:** Current

**Cell Service:** Verizon: (4G LTE) , AT&T: (5G) , T Mobile/Sprint: (5G Extended Range)



**Internet Service:** Viasat, CenturyLink, EarthLink

**FEMA Flood Zone:** No floodplain data.

**Wetlands:** No wetland/s.

**Terrain and Soil:** Troutville gravelly sandy loam, 3 to 35 percent slopes. Pierian soils, 20 to 45 percent slopes. Good for moderate grazing.



**Trees:** Various trees of different species covered the property.

**Google Maps link:** <https://goo.gl/maps/i3FQadNP3js68Yqv6>

**Mapright Link:** <https://mapright.com/ranching/maps/59fc0f0ef7857f5f281b1778cc1f84ad/share>

**HOA:** None

**HOA Dues:** N/A

**HOA Amenities:** N/A

**School District:** Lake County School District R-1

**See Schools:** <https://www.lakecountyschools.net/>

**Climate:**

Annual high temperature - 71°F

Annual low temperature - 6°F

Average annual precipitation - 14 inches

Average annual snowfall - 141 inches

**Nearby Places of Interest:**

- Denver International Airport - 2 hrs 30 mins away
- St. Vincent Health - 21 mins away
- Safeway - 24 mins away
- Town Square Mall - 1 hr 14 mins away
- Dexter Point Campground - 12 mins away
- Turquoise Lake - 22 mins away
- Mount Elbert Forebay - 9 mins away

**Nearest Major City:** Denver, CO

**Nearest City/Town:** Glenwood Springs, CO

## **Building Restrictions and Land Use**

[https://www.lakecountyco.com/sites/g/files/vyhlf5486/f/uploads/chapter\\_5\\_us\\_e\\_regulations.pdf](https://www.lakecountyco.com/sites/g/files/vyhlf5486/f/uploads/chapter_5_us_e_regulations.pdf)

**Build Time Limit:** 12 months

**Minimum Sq footage:** 600 sq ft

**Max # buildings allowed:**

**Zoning:** Recreational (RC)

**Zoning Uses By Right:**

**Zoning Uses By Review:**

(Allowed: Y/N)

**Single-Family Homes:** Y

**Modular Homes:** Y

**Manufactured Homes:** Y

**Mobile Homes:** Y

**Tiny Homes:** N

**Full-Time RV Living:** N

**Full-Time RV Living During Building Construction:** Possibly with a building permit.

**RV Camping:** N

**Tent Camping:** N

**Building Septic System Required:** Y

**Building Height Restriction:** 35ft

**Property Setback - Front: 20ft**  
**Property Setback - Sides: 10ft**  
**Property Setback - Rear: 20ft**