

Info Sheet Lot 552 MT ELBERT PLAMOR RANCH 1-A

APN: 290109203176

Legal Description: Lot 552 Plamor 1-A 403/513 475/295 475/297 480/953 503/360-361 509/942 512/578-579 513/276 515/58 531/244 556/257 563/331 563/332 563/333

County: Lake

GPS Coordinates: 39.108496, -106.341469

Access: Juniper 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](#)

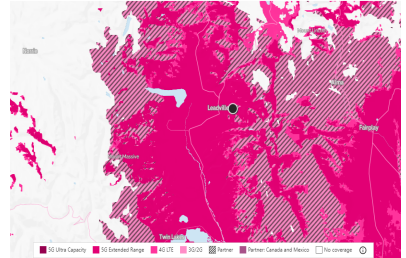
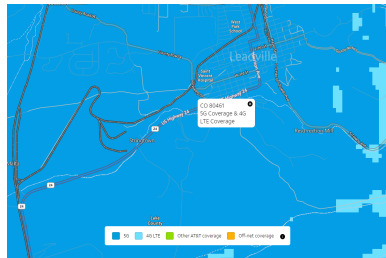
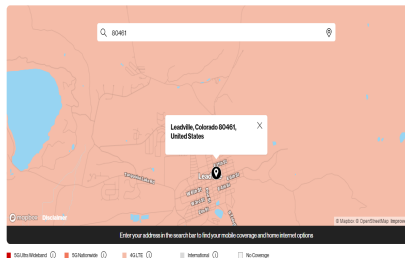
Sewage: Septic (To be installed by buyer)

Zoning: Recreational

Annual Taxes: \$413.68

Property Tax Status: Current

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

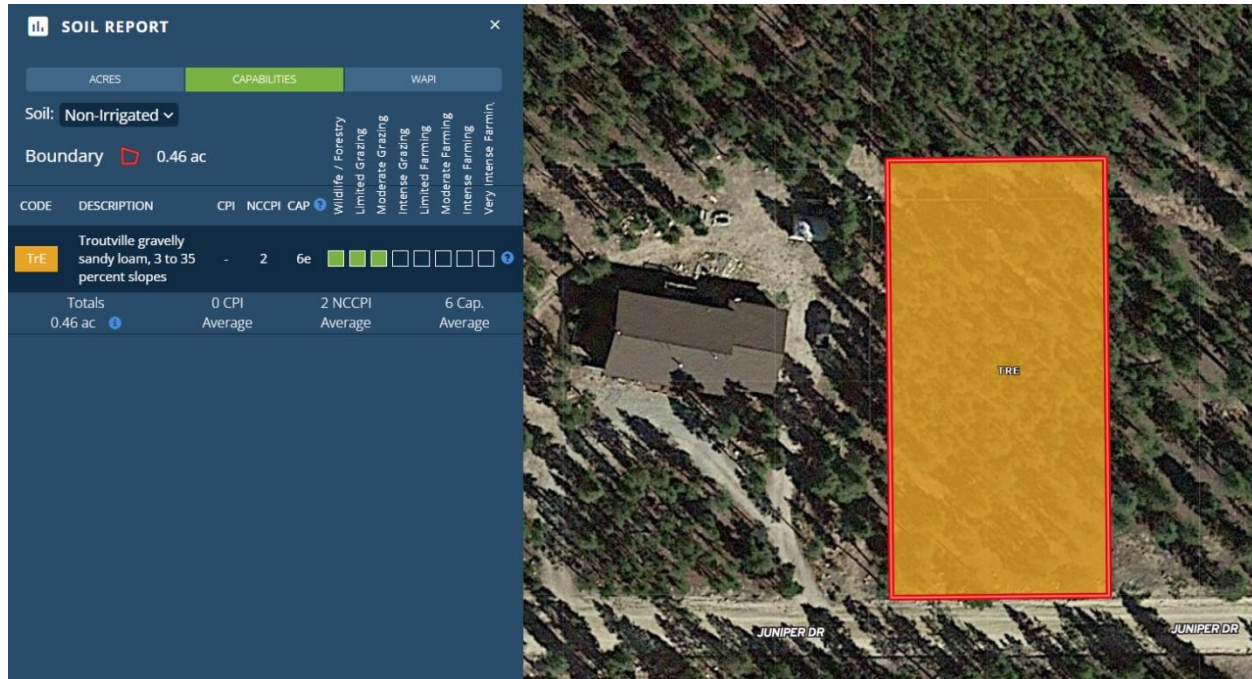


Internet Service: Viasat, CenturyLink, EarthLink

FEMA Flood Zone: Not in floodplain.

Wetlands: No wetland/s.

Terrain and Soil: Troutville gravelly sandy loam, 3 to 35 percent slopes. Good for moderate grazing.



Trees: Various trees of different species covered the property.

Google Maps link: <https://goo.gl/maps/StP5zsd2FXt5E1md8>

Mapright Link: <https://mapright.com/ranching/maps/6ab62c04cd5af43f5a76812851fe0e68/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

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