

Info Sheet Lot 655 Twin Lakes Mt Elbert Plamor Ranch Lake

APN: 290109003220

Legal Description: Lot 655 Twin Lakes Add 1-A Mt Elbert Plamor Ranch 409/188 624/37 624/36

County: Lake

GPS Coordinates: 39.107397, -106.341104

Access: Sequoia 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](#)

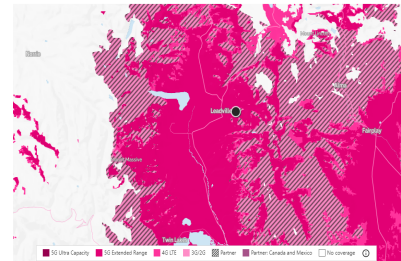
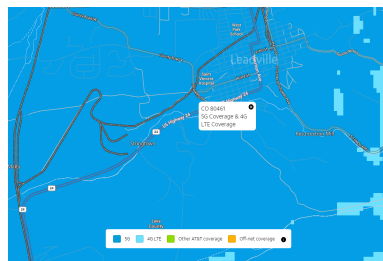
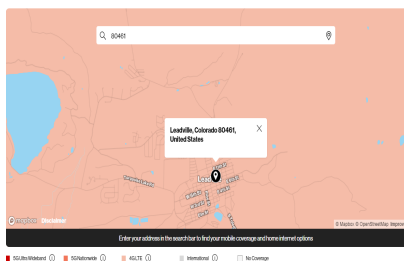
Sewage: Septic (To be installed by buyer)

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.

SOIL REPORT

ACRES | CAPABILITIES | WAPI

Soil: Non-Irrigated

Boundary 0.46 ac

CODE	DESCRIPTION	CPI	NCCPI	CAP	Capabilities
TrE	Troutville gravelly sandy loam, 3 to 35 percent slopes	-	2	6e	Wildlife / Forestry, Limited Grazing, Moderate Grazing, Intense Grazing, Limited Farming, Moderate Farming, Intense Farming, Very Intense Farming
Totals	0.46 ac	0 CPI Average	2 NCCPI Average	6 Cap. Average	

Trees: Various trees of different species covered the property.

Google Maps link: <https://goo.gl/maps/ZJRGBYig3sotCFWH9>

Mapright Link: <https://mapright.com/ranching/maps/963b485482d52664715227c400eed21d/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 38 mins away
- St. Vincent Health - 22 mins away
- Safeway - 24 mins away
- Town Square Mall - 1 hr 13 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