

FILE - ADD25220
ZONING - RR-5
PLAT - NOT PLATTED
APPROVED 4,400 SQ FT
DETACHED GARAGE
UNHEATED

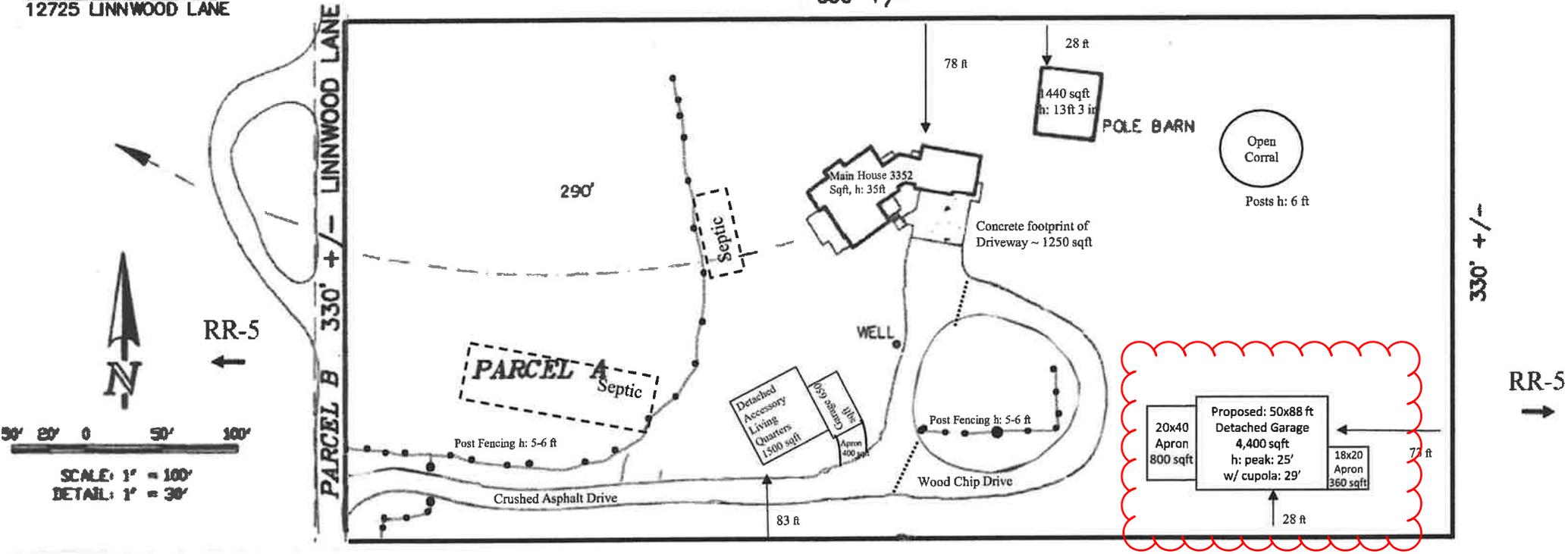
APPROVED
Plan Review
 05/07/2025 4:03:26 PM
dsdmas
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT WARRANT THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE OR LOCAL
 LAWS AND/OR REGULATION.
 Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable rules on the recorded plat.
 An access permit must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 County road.
 Division of storage of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department.

Not Required
BESQCP
 05/07/2025 4:03:47 PM
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 EPC Planning & Community
 Development Department

It is the owner's responsibility to
 coordinate with easement holders
 to avoid impact to utilities that
 may be located in the easements.

PROPERTY ADDRESS:
12725 LINNWOOD LANE



LEGAL DESCRIPTION:
PARCEL A:
 THE NORTH 1/2 OF THE NORTH 1/2, OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.
PARCEL B:
 TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR DRIVEWAY OVER THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

Owners: Glenn T. Dahl, Cheryl D. Dahl
 Zoning: RR-5
 Schedule Number: 5209000084
 Prepared by Glenn Dahl 04/10/2025

Existing:
 Lot Area: 217,800 sqft
 Improvements Area: 8,692 sqft
 % Open Space: 96.0%
 % Lot Coverage: 4.0%
 Pole and Wire fence surrounds the exterior of parcel A, h: 5-6 ft

With Proposed Detached Garage and aprons:
 Lot Area: 217,800 sqft
 Improvements Area: 14,252 sqft
 % Open Space: 93.5%
 % Lot Coverage: 6.5%