

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

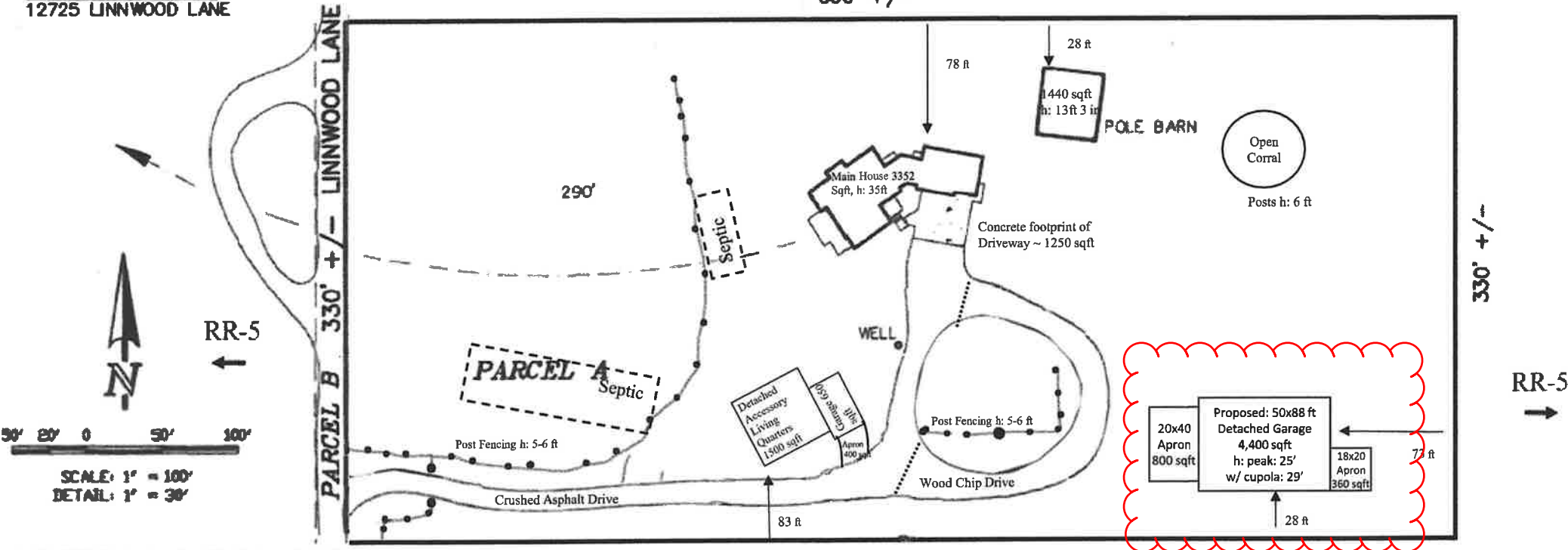
APPROVED
Plan Review
05/07/2025 4:03:26 PM
dsdmas
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT IMPLY 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.
No access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.
Division of blockage 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
dsdmas
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

Prepared by Glenn Dahl 04/10/2025

Schedule Number: 5209000084

RR-5

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%