

Preliminary Zoning Analysis for

Ranger Station 1 or 2

Aspen, Colorado

FORUM PHI

Property Size (lot size):

Gross Lot Area: 6623 SF

Approximate Net lot Area: 6000 SF (Reduced for Access Easement)

Zoning:

Parcel ID # 273-512-428-001 Or 273-512-428-002

City of Aspen | R-6

Exempt From FAR:

Decks @ 15 percent of FAR – 486 SF

Sub-grade Exemption: % Exposure

Garage Exemption: 0-250 SF 100% exempt | 250-500 SF 50% exempt

Front Yard Setback: 10' for principal use | 15' for accessory buildings

Side Yard Setback: 15' total 5' Min.

Rear Yard Setback: 10' for principal use | 5' for garage or accessory buildings

Height Limit: 25'

Allowable FAR:

3,240 SF (Single Family)

Architect's comments and explanation:

The development at Ranger Station 1 or 2 would be a new single-family residence with 3,000 SF above grade, a 500 SF two car garage, and a 3,500 SF basement. The result being a 6500 SF home with a two car garage. The design process for this would be a relatively simple and straight forward since this lot does not have any historic components, subdivisions, or design review boards.

•Developing the 2 residences in tandem would allow for the opportunity to design the homes to create an internal courtyard and the feeling of a single lot with multiple structures creating a family compound feel. In this way the development total would be 13,000 SF with a pair of 2 car garages.

This analysis was produced using publicly available information. A survey and title search are required to ensure accurate calculation of FAR. Additionally, City code is subject to change and change of interpretation at any time. FAR is not a right and may be removed by the City at any time and for any reason.

ARCHITECTURE | INTERIORS | PLANNING

Preliminary Zoning Analysis for

Ranger Station 1 and 2 lot combo

Aspen, Colorado

FORUM PHI

Property Size (lot size):

Gross Lot Area: 13,246SF

Approximate Net lot Area: 12,000 SF (Reduced for Access Easement)

Zoning:

Parcel ID # 273-512-428-001 Or 273-512-428-002

City of Aspen | R-6

Exempt From FAR:

Decks @ 15 percent of FAR – 576 SF

Sub-grade Exemption: % Exposure

Garage Exemption: 0-250 SF 100% exempt | 250-500 SF 50% exempt

Front Yard Setback: 10' for principal use | 15' for accessory buildings

Side Yard Setback: 40' total 10' Min.

Rear Yard Setback: 10' for principal use | 5' for garage or accessory buildings

Height Limit: 25'

Allowable FAR:

3,840 SF (Single Family)

4,590 SF (Duplex)

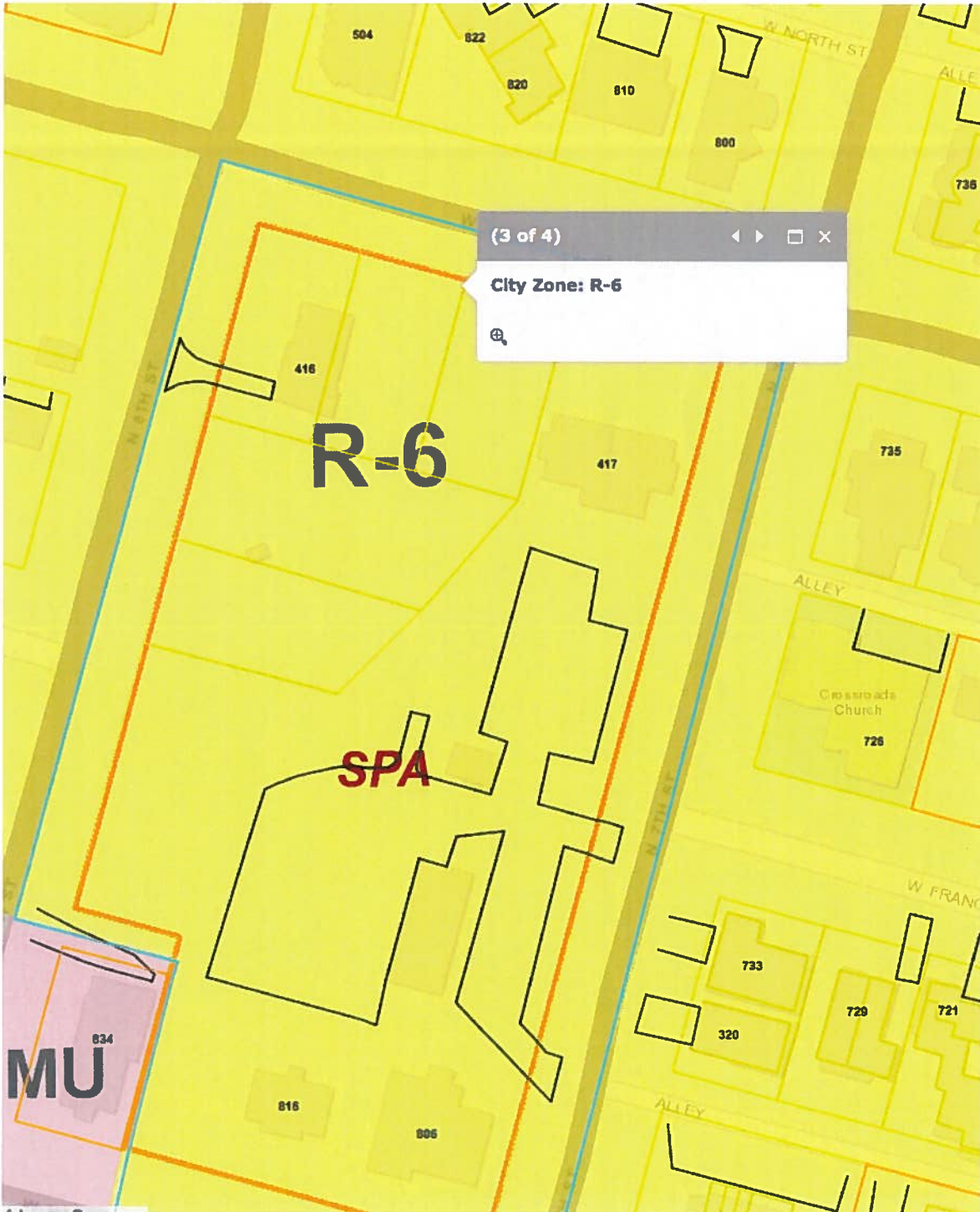
Architect's comments and explanation:

The development at Ranger Station 1 and 2 combined for a new single-family residence would be, 3,600 SF above grade, a 500 SF two car garage, and a 4100 SF basement. The result being a 7,700 SF home with a two car garage. The design process for this would be a relatively simple and straight forward since this lot does not have any historic components, subdivisions, or design review boards.

The duplex on this merged lot could be split asymmetrically to do a main house and guest house or pool house the total being 4250 SF above grade, 1000 SF for 2 two-car garages, and 5,250 SF of basement. The total build out being 9,500 SF with 2 two-car garages.

This analysis was produced using publicly available information. A survey and title search are required to ensure accurate calculation of FAR. Additionally, City code is subject to change and change of interpretation at any time. FAR is not a right and may be removed by the City at any time and for any reason.

ARCHITECTURE | INTERIORS | PLANNING



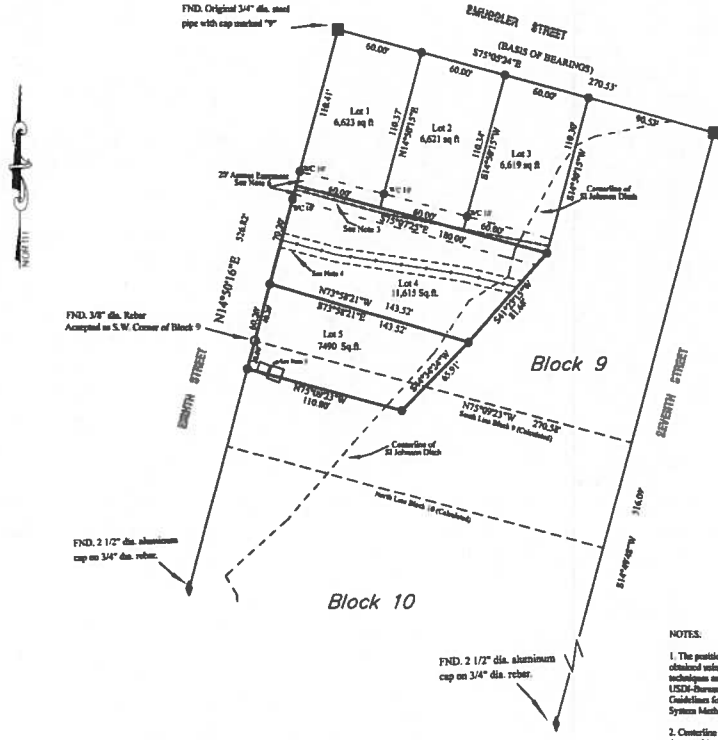
This analysis was produced using publicly available information. A survey and title search are required to ensure accurate calculation of FAR. Additionally, City code is subject to change and change of interpretation at any time. FAR is not a right and may be removed by the City at any time and for any reason.

RECORDER'S NOTE:
 not approved through subdivision process

B103 P1

RANGER STATION SUBDIVISION
TOWNSHIP 10 SOUTH, RANGE 85 WEST, 6th P. M.
SECTION 12, BLOCKS 9 AND 10, ASPEN TOWNSITE
PITKIN COUNTY, COLORADO

NATURE AND PURPOSE OF SURVEY
 This Survey was performed to locate and describe lands in Section 12, T. 10 S., R. 85 W. of the 6th Principal Meridian to be conveyed by authority of the Forest Service Facility Relinquishment and Enhancement Act of 2005.



- NOTES:**
- The positions of corners used and set here in were obtained using a combination of Static and RTK GPS techniques and meet the USDA-Forest Service and USFS-Bureau of Land Management "Standards and Guidelines for Cadastral Surveys using Global Positioning System Methods."
 - Cornerline data shown for the St. Johns Church is of the actual location as found on the ground.
 - An underground natural gas distribution pipeline, with a total right of way width limited to 10 feet plus the ground occupied by the pipe.
 - An underground electric power line, with a total right of way width limited to 10 feet.
 - A switchgear station consisting of a buried vault and a surface metal cabinet.
 - A 20 foot wide access easement for Lots 1, 2, 3, and 4; with the easement being the shared property boundary between Lots 1, 2, 3, and 4.

LOT DESCRIPTIONS
 For Survey Descriptions of Lots 1, 2, 3, 4 and 5, See Sheet 2 of 2.

BASIS OF BEARINGS
 The basis of bearing is S. 75°05'24" E. as measured between the NE and NW Corners of Block 9, being found original 3/4 inch diameter steel pipe monuments with caps appropriately marked as shown on the Aspen Townsite map, recorded at Book 4, Page 27, Pitkin County, Colorado.

UNITS OF MEASUREMENT
 All distances shown in this survey are in U.S. Survey Feet.

RIGHTS OF WAY AND EASEMENTS
 All Rights-of-ways and easements may not be shown on this plat as the request of the U.S. Forest Service. Rights-of-ways and easements are shown on plat recorded June 6, 2011 by David W. Tomaszow as Rec. No. 580311 in Blk. 97, Pg. 12, Pitkin County Colorado.

CERTIFICATE OF SURVEY
 I, Wyman E. Donek, Professional Land Surveyor No. 29408, State of Colorado, do hereby certify that this plat correctly represents a survey made by me or under my direction in accordance with the laws of the State of Colorado and at the request of the U.S. Department of Agriculture, Forest Service.



LEGEND
 1/2" Aluminum Cap (L.S. 14999)
 Original City Monument
 1/2" Aluminum Cap - L.S. 29408 (56)
 3/4" dia. rebar
 vc Witness Corner

SCALES
 1 inch = 20 ft.

LAND SURVEY DEPOSITS
 Pitkin County Clerk & Recorder's Office
 Date: May 22, 2013
 Book: 103 Page: 1
 Reception No. 599691

U.S. B.A. - FOREST SERVICE
REGION 2: WHITE RIVER NATIONAL FOREST
 BOUNDARY MANAGEMENT UNIT
 800 Grand Ave.
 Clearwater Springs, Colorado 81601 870-640-2020

RANGER STATION SUBDIVISION
 T. 10 S., R. 85 W. 6th P. M.
 Section 12
 Blocks 9 and 10 of Aspen Townsite
 PITKIN COUNTY, COLORADO

Surveyed By: Wyman E. Donek Date: 8/13/2011
 This survey was made at the request and completed for National Forest management purposes.
Wyman Donek Date: 5/21/13

PROJECT No. 128786 SHEET NO. 1 OF 2

NOTICE: According to Colorado law, you must commence any legal action based upon this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

RECEIVED: 08/04/11 08/22/2013 at 13:10:34 PM, 1 OF 7, Donek E. You
 Case#11, Pitkin County, CO PLAT NO. 123 OF 1

3/12/11
 Deputy Clerk

This analysis was produced using publicly available information. A survey and title search are required to ensure accurate calculation of FAR. Additionally, City code is subject to change and change of interpretation at any time. FAR is not a right and may be removed by the City at any time and for any reason.