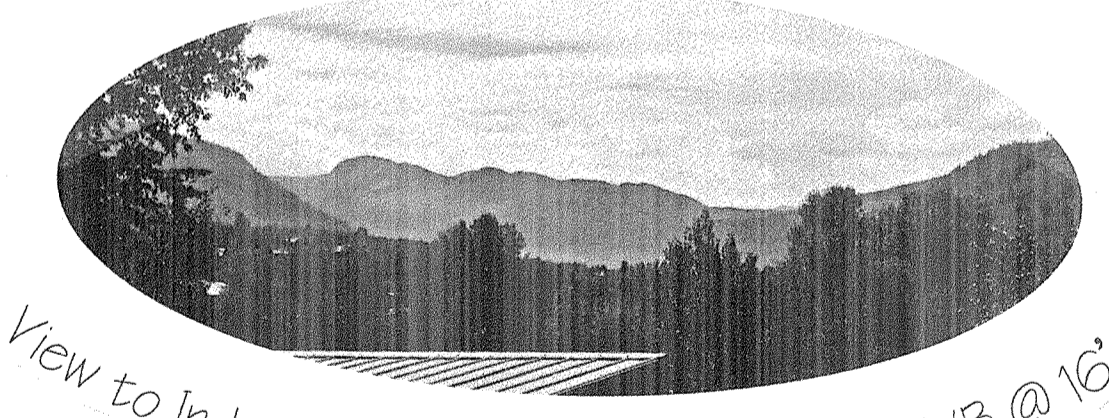
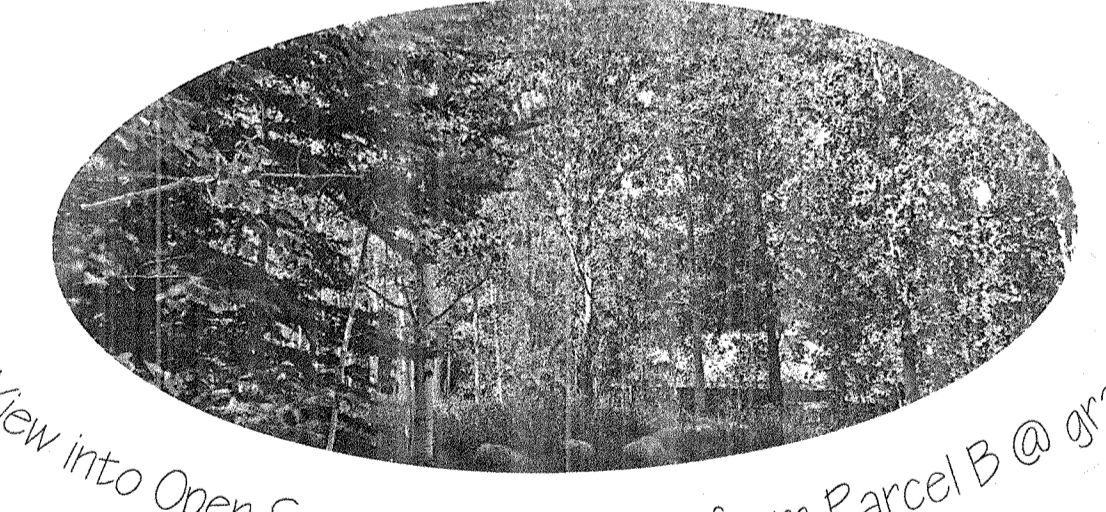
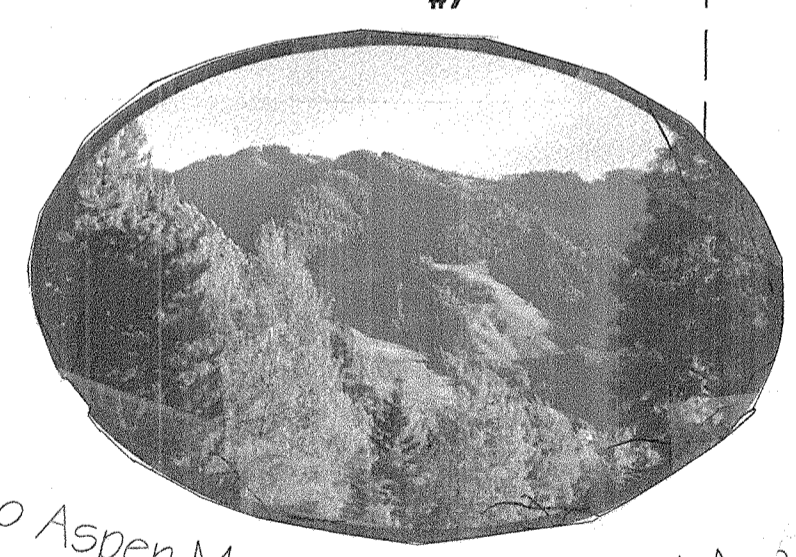
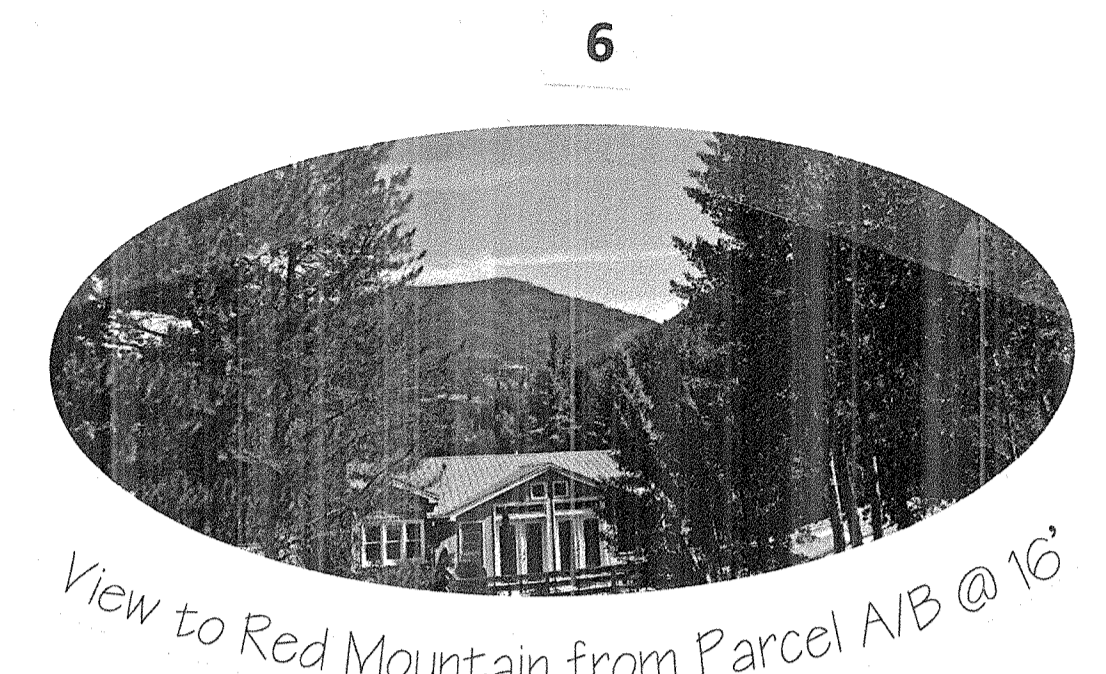
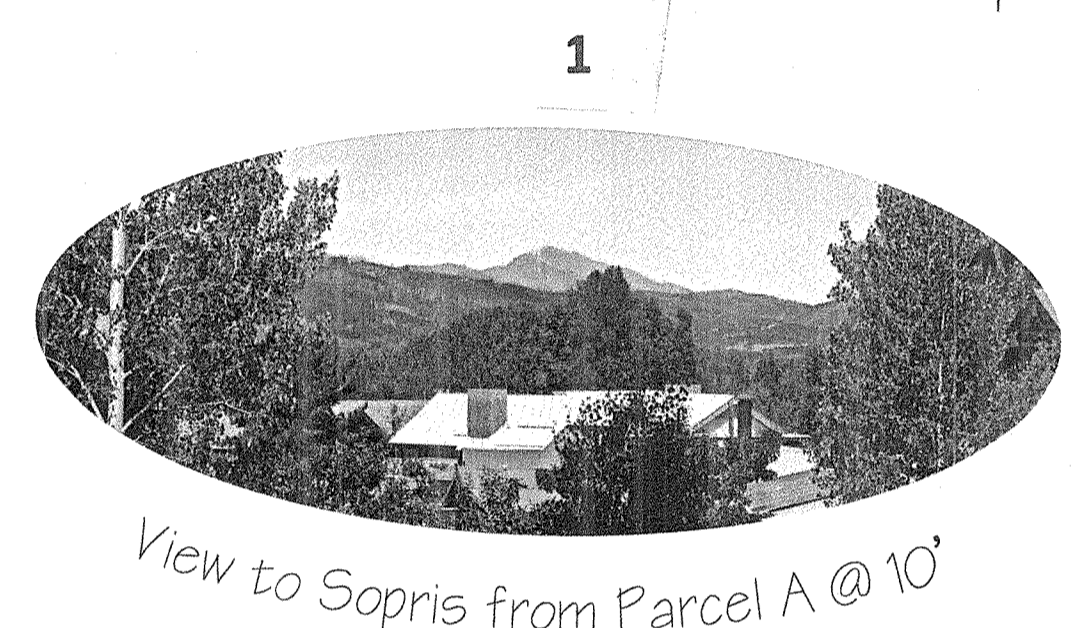
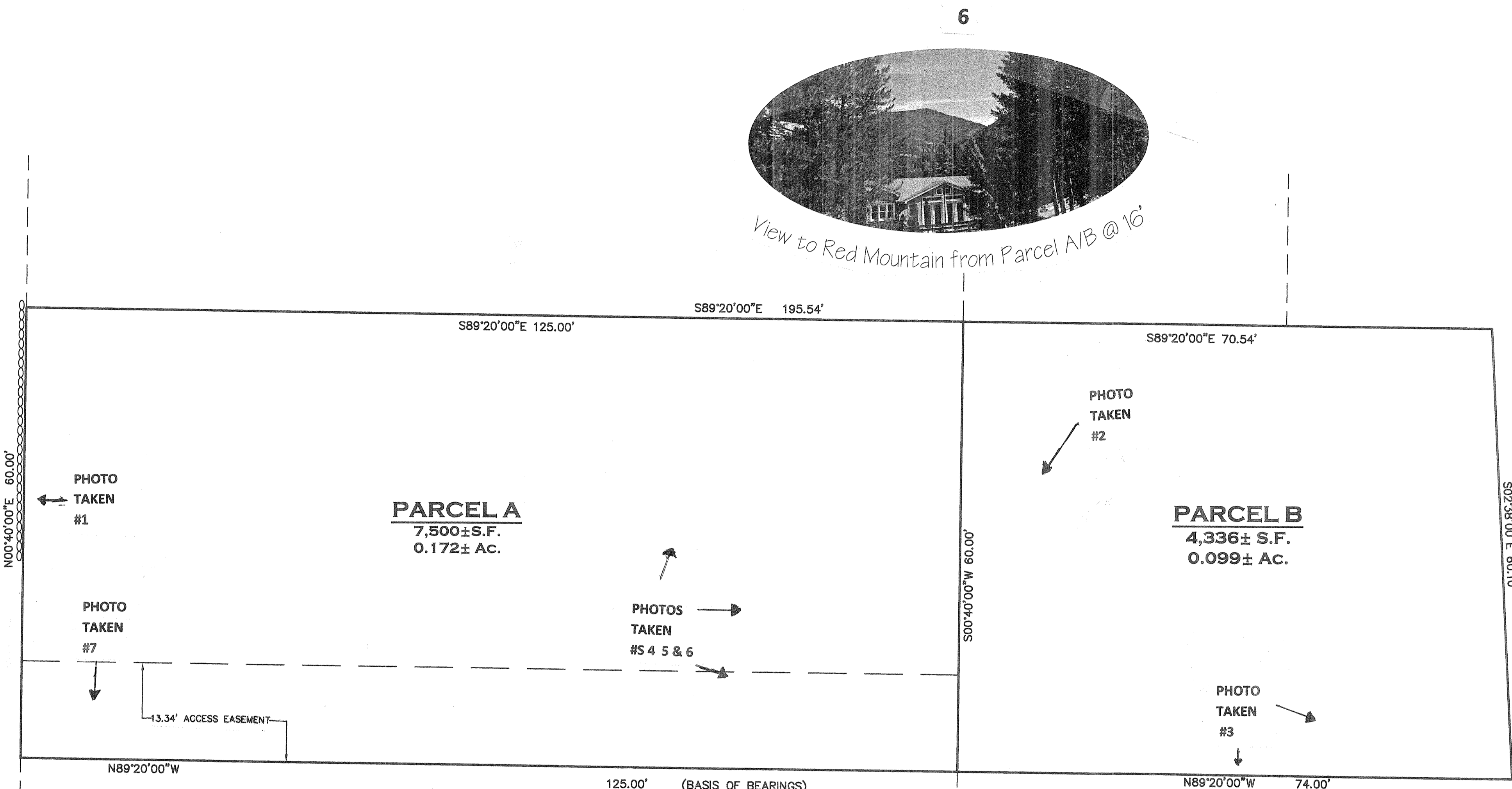


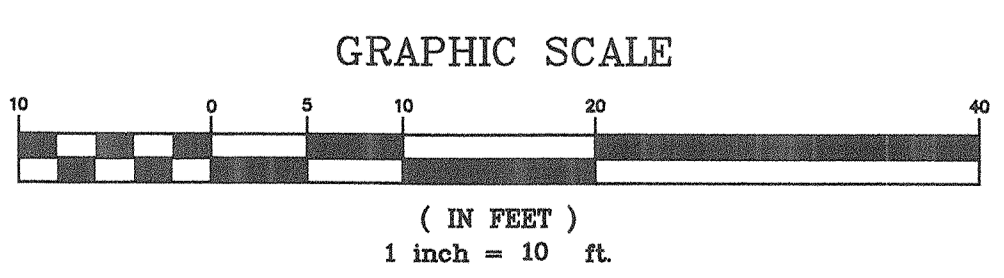
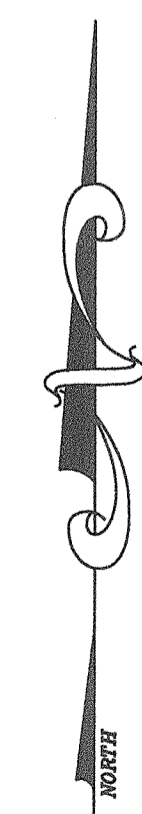
BURROWS/COLLINS SUBDIVISION EXEMPTION

SECTION 7, TOWNSHIP 10 SOUTH RANGE 84 WEST, OF THE 6TH P.M.
CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

CALL UTILITY NOTIFICATION 1-800-922-1987 OR 834-0700 IN METRO DENVER	BY
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR UNDERGROUND MEMBER UTILITIES	REVISION
	DATE
	NO.
DRAWN BY: RPK	
CHECKED BY:	
DATE: 7-10-14	
FILE: 1846.00	



Shortcut For Architects
Memo



Area and Bulk Requirements, extracted from City of Aspen Land Use Code 7/11/14*

This property is zoned R-6 which is the same zoning as the large majority of the West End of Aspen. It was annexed after 1/1/1989 and because of this has some code aspects different from the West End. For instance in the West End 9,000 square feet is required for a duplex where 7,500 is required here (due to properties annexation date).

26.575.020 1. Percent of parcel to be included in Net Lot Area to determine allowable Floor Area. Percent of parcel to be included in Net Lot Area to determine allowable Density. 4. Areas of a property within a shared driveway easement, when both properties sharing the easement abut a public right-of-way, shall not be deducted from Lot Area. This enables adjacent property owners to combine two driveways into one without reducing development rights.

26.710.040

B. Permitted uses. The following uses are permitted as of right: 1) Detached residential dwelling. 2) Duplex. 3) Two detached residential dwellings. 4) Home occupations. 5) Accessory buildings and uses. 6) Accessory dwelling units and carriage houses meeting the provisions of Chapter 26.520. 7) Vacation Rentals. Pursuant to Section 26.575.220

C. Conditional uses: See code.

D. Dimensional requirements.

2b. Minimum Net Lot Area per dwelling unit (square feet): Duplex: 3750 for properties annexed subsequent to January 1, 1989.

2. Minimum front yard (feet) principal buildings: 10; Accessory buildings: 15. Front yard for both parcels is Spruce Street Side or western most boundary of each parcel.

- 3. Minimum rear yard (feet) Principal buildings: 10. For a portion of a building used solely as a garage: 5. Accessory buildings: 5
- 4. Minimum Side yard For property annexed after 1/1/1989: minimum size each side yard: 10 feet. Total for of both side Yards: 20.
- 7. Maximum site coverage. Gross lot area less than 5,999: none, 6,000 – 9,000: 50%, minus 1% for each additional 300 Square feet of Gross Lot Area, to a maximum of site coverage of 40%.
- 8. Maximum Height (feet) 25
- 9. Minimum distance between detached buildings on the lot (feet): 5 feet.
- 10. Percent of open space required for building site: No requirement.
- 11. Floor area ratio:

Net Lot Area: 3,000 – 6,000: Allowable Floor Area for **Single-Family Residence**: 2400 square feet of floor area, plus 28 square feet of floor area for each additional 100 square feet in Net Lot Area.

Net Lot Area: 6,000 – 9,000: Allowable Floor Area for **Single-Family Residence**: 3,240 square feet of floor area, plus 14 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 3,660 square feet of floor area.

Net Lot Area: 6,000 – 9,000: Allowable Floor Area for **Two detached Dwellings or one Duplex**: 3600 square feet of floor area, plus 16 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,080 square feet of floor area.

Notes:

Floor Area Ratio is a methodology used by the city of Aspen to limit development. Generally speaking above grade living space counts 1 FAR/ 1 square foot of heated living. Below grade living space typically consumes far less FAR. For instance a 1000 square foot basement may only consume only 100 square feet of FAR. There are allowances for decks, garages etc. Consult the full land use code for specifics.

Floor Area Ratio calculations:

Parcel A as single family: 3,450 +/-, Parcel A as configured as Duplex 3,840 +/-
Parcel B as a single family: 2,774 +/-

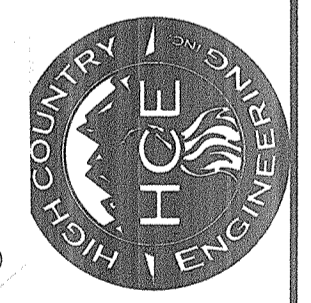
***Disclaimer:**

This information is meant to highlight the relevant design limitations and possibilities of the properties. It is intended to be a quick path to the parts of the code that architects need in the process of creating rough sketch studies of potential improvements for the property. It is not meant as a substitute for the full reading of the Aspen Land Use Code.

All area and bulk requirement information above is thought to be accurate as of 7/11/2014, as it was compiled after reviewing the Aspen Land Use code, and consulting with the City of Aspen Planning Department and the Land Use Planner who worked on this property. It is, however, not warranted or guaranteed in any way, as we are not able to do so.

It is incumbent on the purchaser to conduct a full investigation of property including all zoning and title information prior to purchase in order to either verify or disprove information. Updated and signed surveys are available upon request. Please ask.

HIGH COUNTRY
1517 BLAKE
GLENWOOD S
PHONE (970) 945-81
WWW.HCENGINEERS.COM



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