

ZONE 4 ARCHITECTS | ZONING INFORMATION | 221 Mountain Laurel Drive

Address: 221 Mountain Laurel Drive,  
Aspen, CO 81611

Pitkin County

Owner: T.B.D.

Parcel ID: 273717307067

Zone District: R-15A

Within Urban Growth Boundary

Legal Desc.: Subdivision: Mountain Valley; Block: 2 Lot 48

Lot Area: 16,196 s.f. per Pitkin County Assessor + Survey (.372 Acre)

Lot Net Area: 16,196 s.f. [No easements exist per survey which would reduce Gross Lot Area]

FAR: Least Restrictive: \*(a) **3,500 s.f.** (b) FAR = .20 [16,196 \* .20 = 3239.2 s.f.]

3,500 s.f. Maximum Allowable Above Grade Livable Area

5,750 s.f. Max Allowed Per Zoning

8,250 s.f. Max Allowed with TDR w/ County Approval thru Special Review

*\*Any area besides initial 3500 s.f. and garage 750 s.f. maximum exemption would have to be below grade.*

Garage: 750 s.f. Exemption

Below Grade: 4,000 s.f. Exemption

*\*Must not exceed Max (5750 s.f.) using any combination of exemptions*

Mech: No Exemption; Min. of 2% or 50 s.f. (whichever is greater) of total floor area must be used for mechanical room unless full mechanical drawings are permitted

Deck: 15% of maximum allowable floor area is exempt; cannot exceed 30" above natural or finished grade or counts as area

Overhangs: First 8'-0" is exempt; Projections over 8' are calculated at 100%

Stairs /Elevator: Calculated at every level

Attic: Spaces with maximum height of 5'-6" are exempt

Height Limit: 28'-0" at Midpoint / 33'-0" at Ridgeline  
20'-0" for Accessory Structure

Setbacks: See Survey / Plat and associated setbacks below:

Front – 30'

Sides – 10'

Rear – 10'

HOA: Mountain Valley Home Owners Association  
<http://www.mountainvalleyhoa.com/>

Design Guidelines: Per Mountain Valley HOA Design Guidelines

<http://www.mountainvalleyhoa.com/Owners/Documents/ARC/Mountain%20Valley%20Design%20Guidelines-2014.pdf>