

1894 CASTLE CREEK RD - PITKIN COUNTY, COLORADO

Property Background:

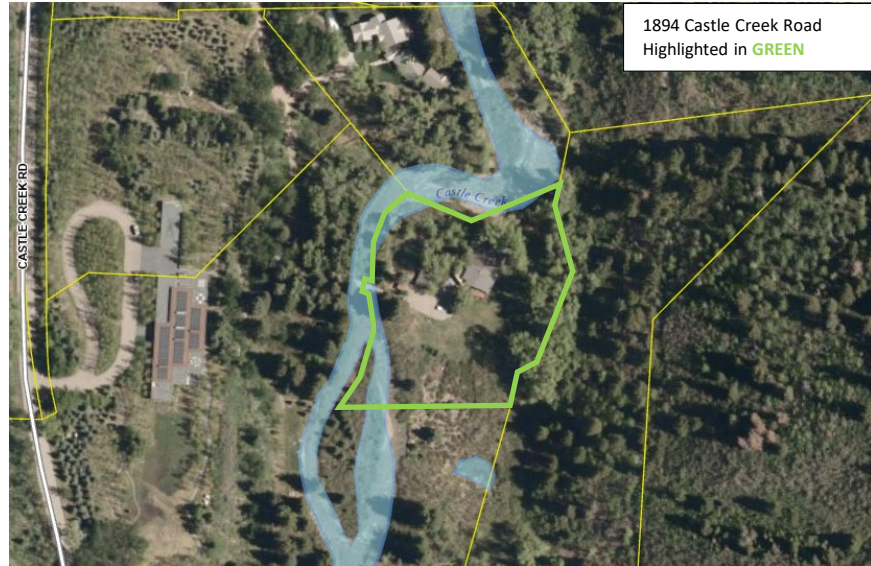
The subject property is located in the lower Castle Creek valley in the well-known Castle Creek Neighborhood approximately 1.9 miles from the Aspen roundabout. Castle Creek traverses the northern and western extent of the property and includes landscaped areas and mature trees near the Creek. Access is provided from Castle Creek Rd, a paved and maintained County Road.

The neighborhood consists of moderately sized parcels and larger single family residences with AR-10 zoning that permits customary residential uses such as garages, caretaker units, and accessory structures. Water service is provided by a well and sanitation service by an individual wastewater treatment system. According to the Pitkin County Assessor's Office the property contains the following floor areas:

Main House + 1 car garage:	4,605 sq. ft.
Detached garage	853 sq. ft.
Total	5,458 sq. ft.

Planner Notes:

Archived records show the home was originally constructed in 1966 with a remodel and addition in 1988 and 2004. The main house and garage reside within the 100' stream setback measured from the Castle Creek ordinary high water mark creating a legal non-conforming status for the property. Additional development within the 100' setback will be limited to a one (1) time 300 sq. ft. addition that must avoid the 100 year floodplain and maintain a minimum 50' stream setback. Redevelopment of the existing structures is possible; however, the existing footprint, mass, bulk, floor area, and height will likely need to be replicated. An area on the property exists outside the 100 year floodplain and 100' setback that could potentially be used for an addition or future redevelopment with less restrictions. This area will need to be analyzed by design professionals for best fit.



Zoning: AR-10 - minimum 10 acre lot size

Approximate Lot Size:	1.78 acres
Base allowable Floor Area:	5,750 sf
Maximum allowable Floor Area:	9,250 sf
TDRs needed to achieve	
Maximum Floor Area:	two (2)
First TDR:	8,250 sf
Second TDR:	9,250 sf

**1,500 sf of the 2nd TDR cannot be used or transferred and is extinguished*

***Landing TDRs is discretionary and requires Special Review approval by Pitkin county*

Setbacks:	
Front -	30 feet
Sides -	20 feet
Rear -	30 feet
Castle Creek (highwater line) -	100 feet

Maximum Height	28 feet
	Principal Structure
	20 feet
	Accessory Structure

Applicable Master Plan:	Castle Creek Caucus
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Legal Non-Conforming: Redevelopment in the same location may require the same footprint, mass, bulk, height, and floor area.