

1560 MEDICINE BOW

ZONING

Municipality:	Pitkin County
Subdivision:	Brush Creek Village
Zone District:	AR-10
Lot Size:	2.5 acres
Parcel ID	264-321-304-006

SETBACKS

Front Yard Setbacks:	30'
Rear Yard Setback:	30'
Side Yard Setback:	20'
Height Limit:	28' Principal 20' Accessory

ALLOWABLE FAR

Allowable:	5,750 SF
+ 1 TDR:	8,250 SF
Exempt Deck @15%:	862.50 SF

GMQS Exempt Agricultural Structures:	
Loafing Shed:	300 SF
Greenhouse:	600 SF

EXISTING AREA

Main Level:	940 SF
Second Level:	946 SF
Third Level:	475 SF
Balcony:	726 SF
Gross Interior Area:	2,361 SF
Garage:	750 SF
Shed:	225 SF

Estimated Countable GMQS:	3,336 SF
Remaining GMQS Available (No TDR):	2,414 SF

DEVELOPMENT OPTIONS

Remodel/Addition:	
Add SF to existing SFR:	Up to 2,414 SF
Remodel/Reconstruct Shed:	
Add Exempt Floor Area w/ Ag. Structure:	300 SF Loafing Shed or 600 SF Greenhouse
Scrape and Replace (No TDRs):	
SFR:	5,250 SF
Garage:	500 SF
Deck Area:	862 SF
Agricultural Structure:	300 SF Loafing Shed or 600 SF Greenhouse
Total GMQS:	5,750 SF
Gross Floor Area:	6,350 SF (Includes 600 SF Greenhouse)

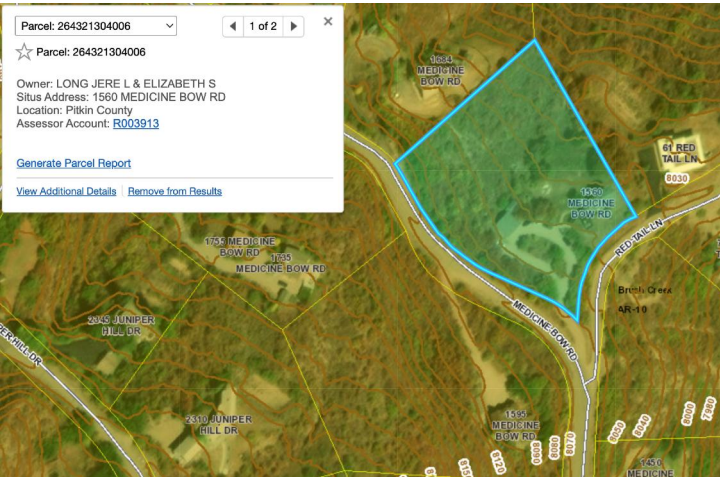
ARCHITECT'S COMMENTS AND EXPLANATION

This property appears to be a legally constructed single family residence with a detached garage and an accessory shed. It is located in the Brush Creek Village Subdivision in Pitkin County. The size of a development in Pitkin County is dictated by the Growth Management Quota System (GMQS) which caps properties to 5,750 SF of GMQS. Transferable Development Rights (TDRs) may be purchased to increase the allowable GMQS by 2,500 SF per TDR. Floor area may also be increased by utilizing an exempt agricultural structure which Brush Creek Village limits to one.

The property currently contains approximately 2,361 SF of residential floor area, a 750 SF garage and a 225 SF shed for a total of 3,336 SF of GMQS leaving 2,414 SF remaining for additional development. If the shed were replaced or remodeled into an exempt agricultural structure, the available GMQS could increase.

As a scrape and replace development, 5,250 SF of residential floor could be developed with a 500 SF garage, 862 SF of deck area and an exempt agricultural structure, like a 600 SF greenhouse, for 5,750 SF of GMQS and 6,350 SF of gross area.

This property has a ton of potential for additional development as long as the scope conforms to the limitations set by the Brush Creek Village Subdivision and the Pitkin County Land Use Code.



10. NUMBER AND LOCATION OF BUILDINGS. No buildings or structures shall be placed, erected, altered, or permitted to remain on any residential tract other than:

- (a) One detached single family dwelling house; and
- (b) One guest or servant house; and
- (c) One attached or detached garage; and
- (d) One barn or stable or other non-residential out building other than a garage.

No dwelling house shall be placed, erected, altered, or permitted to remain on said land at any site or location other than that approved by and indicated by the architectural control committee. The minimum living floor area above grade level for principal dwelling shall be 1200 square feet, excluding garages, carports, and porticos and porches, unless otherwise approved by the architectural control committee.



