

ZONING REPORT: Lot 13 Exhibition Lane

PROPERTY INFORMATION

Municipality:	City of Aspen
Subdivision:	Aspen Highlands Village PUD, Block G, Lot 13
Urban Growth Boundary:	Yes
Zone District:	R-15
Lot Size:	39,247 SF
Parcel ID	2735-1431-6013

SETBACKS

Front Yard Setbacks:	10'
Rear Yard Setback:	10'   5' (garage)
Side Yard Setback:	5'   15' (combine)
Ski Easement:	30'
Height Limit:	28'

See the plat map for building and landscape envelope areas which are more restrictive than the required setbacks.

ALLOWABLE FAR

Allowable:	5,000 SF
TDR:	500 SF available for total of 5,500 SF FAR
Exempt Garage:	750 SF
Exempt Basement:	4,000 SF
Deck @15%:	750 SF (825 SF w/TDR Purchase)
Caretaker Unit:	400 SF

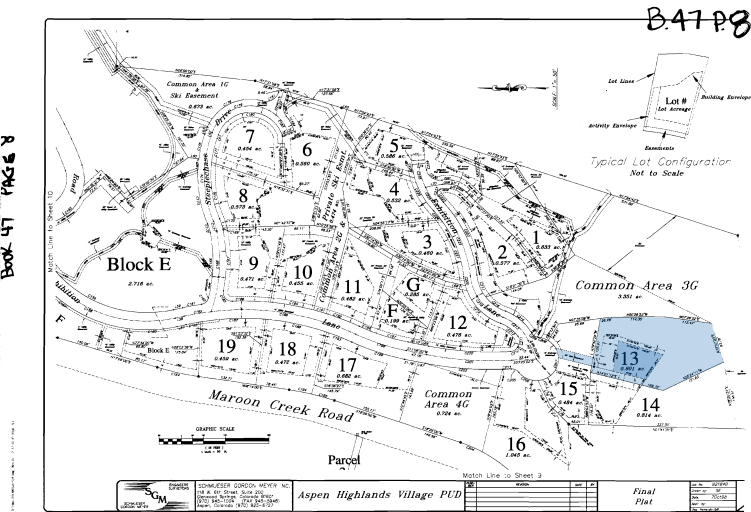
DEVELOPMENT OPTIONS

<b>Single Family Residence:</b>		
Lower Level:	4,000 SF	-100% EXEMPT
Main Level:	3,000 SF	
Upper Level:	2,500 SF	
<b>Total Gross Interior Area:</b>		
	9,500 SF	
<b>Garage:</b>		
Deck:	750 SF	- 100% EXEMPT
	825 SF	
<b>Total Gross Area:</b>		
	10,250 SF (Includes Garage)	

ARCHITECT'S COMMENTS AND EXPLANATION

This 40,000 SF property is located in the Aspen Highlands Village subdivision on Exhibition Ln in Aspen, Colorado. It is currently zoned as R-15 under the City of Aspen Municipality, but adheres to the Aspen Highlands Village PUD development regulations. These regulations include a limit of 5,500 SF of Floor Area Ratio with a purchase of a Transferable Development Right, Up to 4,000 SF of exempt sub-grade basement, and up to 750 SF of exempt garage. This property is limited by the PUD to a four-bedroom limit due as specified for the Block G location within its subdivision. The Aspen Highlands Village Design Review Board oversees all development and design proposals of this area, and maintains a list of guidelines for accepted designs.

The proposed development option suggests a full development and maximized value of space with the purchase of 500 SF of TDR. This option proposes a 4,000 SF fully exempt basement, 3,000 SF of Main Level, and 750 SF of fully exempt Garage. This option also allows for a 2,500 SF Upper Level with 825 SF of deck to utilize. The AHV PUD allows for deck area to be exempt with a maximum 5' in overhang. This would allow for the upper level deck to exempt any main level deck so long as it does not project more than 5' from the residence and in turn maximize the total utilization of all levels of the residence.



**Single-Family Dwelling Units - Block A (Thunderbowl) Free-Market Lots 1, 2, 3, 4, 5, 6, 8, 9, 10, 11 and 12 may be developed with single-family dwelling units containing up to 5,500 s.f. of Floor Area. All other free market residential lots in AHV are limited to 5,000 s.f. of Floor Area, but may increase Floor Area to 5,500 s.f. per lot upon acquisition of a Transferable Development Right (TDR).**

**Decks, balconies, stairways and similar features.** Structures that exceed thirty (30) inches above Accepted or Finished Grade, and that are not covered by a roof or architectural projection from a building, are exempt from Floor Area for up to fifteen percent (15%) of the maximum Floor Area allowed. Any areas in excess of fifteen percent (15%) of allowed area shall be counted toward Floor Area.

**Spaces below Accepted Grade for principal single family and duplex residences.** Spaces below Accepted Grade, up to a maximum of twenty (20) feet in depth and which include no more than a single story, are exempt from Floor Area calculation up to a maximum of 4,000 square feet of Floor Area. Floor Area

**Garages and carports.** Garage and carport Floor Area shall be exempted up to a maximum of seven hundred fifty (750) square feet. On a lot which contains a duplex, garage and carport