

02.04.2025

PRELIMINARY ZONING ANALYSIS

PROPERTY

| | |
|--------------------|---|
| Parcel # / Size | 246534401015 / 51.69 Acres |
| Neighborhood | Legal Description, Subdivision: Sopris Mountain Ranch, Lot: 42. Section: 34. Township: 8. |
| Super Neighborhood | Sopris Mountain Ranch |
| Type | Emma and Sopris |
| Year Built | Single Family Residence |
| Stories | 1995 |
| Beds/Baths | 2 + Basement |
| | 3 Beds/3.5 Baths |

ZONING

| | |
|----------------------|--|
| Zone District | RS-30 |
| Overlay Zone | Emma Master Plan (E-O) |
| Allowable FAR | 5,750 SF with increases to 8,250 SF through Special Review |
| Min. Lot Area | 30 Acres |
| Min. Lot Width | 400 feet |
| Setbacks | Front = 100 feet Rear = 50 feet Side = 50 feet |
| Max. Building Height | 28' Principal, 20' Accessory |



ASSESSOR AREAS

| | | | |
|-------------------|----------|--------------|--------|
| Finished Basement | 0 SF | Garage | 0 SF |
| First Floor | 1,012 SF | Second Floor | 884 SF |
| Carport | 0 SF | Open Porch | 0 SF |
| Wood Deck | 0 SF | Patio | 0 SF |

EXISTING FLOOR AREA per FAR (ref. Attached Exhibit A)

| | |
|----------------------------|-----------------|
| Basement | 486 SF |
| Grade Level | 1,157 SF |
| Second Level | 853 SF |
| Total Existing Area | 2,496 SF |

Your Journey. Your Story. Your Legacy.

OTHER FAR (ref. Attached Exhibit B)

Deck **323 SF**

It is unclear if this Deck would be counted due to distance above grade. However, even if counted; for these features up to 15% of the approved floor area is exempt ($5,750 \times 15\% = 862$ SF), therefore this Deck would be Exempt.

Loafing Shed 120 SF

Shed 1 120 SF

Shed 2 120 SF

Total Storage Area 240 SF

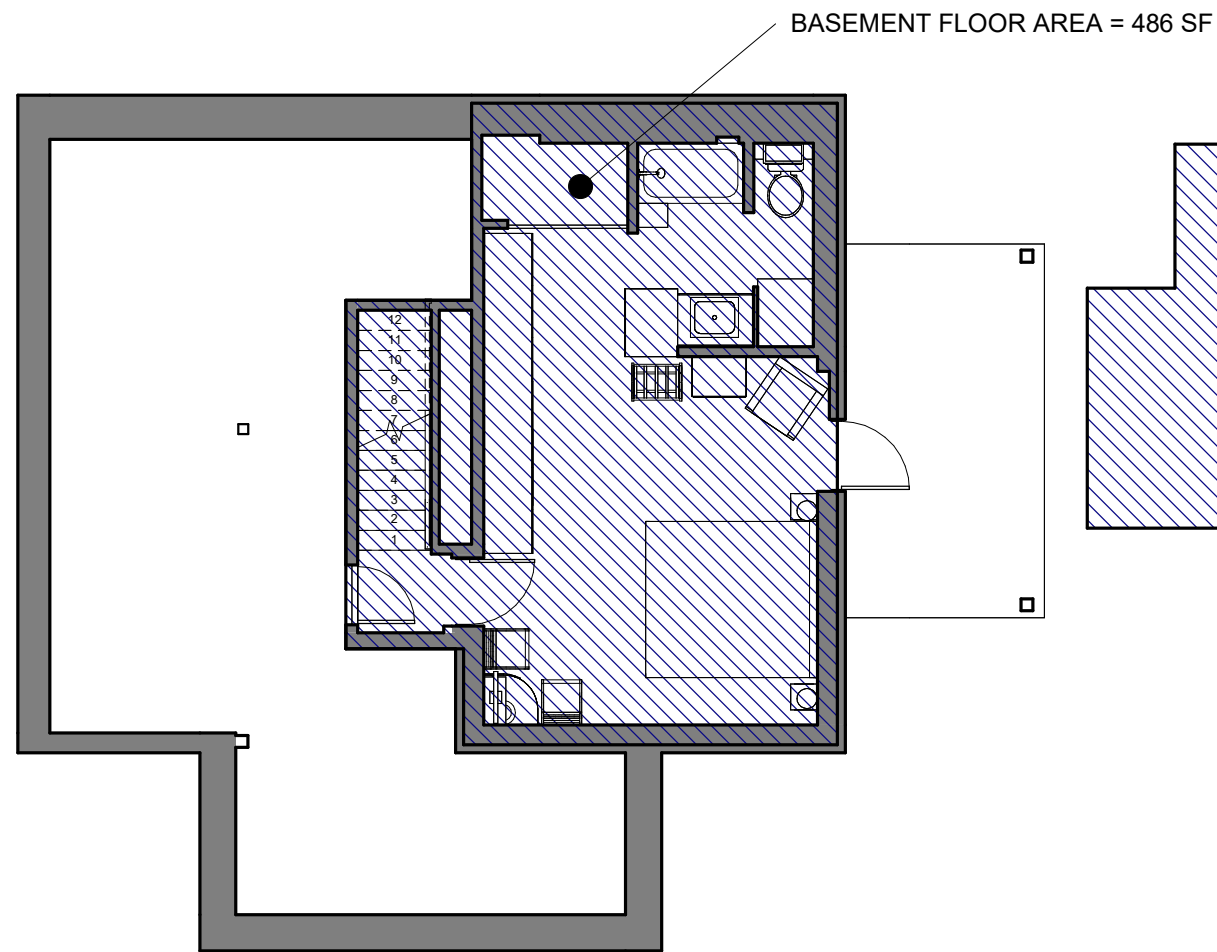
The definition and use of these three structures is unclear but there is a strong possibility that they would be categorized under the Agricultural Exemptions. For this parcel, unlimited Loafing Sheds at 300 SF each would be allowed. Agricultural Equipment Storage Buildings are exempt on this parcel up to 990 SF. It is therefore assumed these features would be Exempt.

COMMENTS

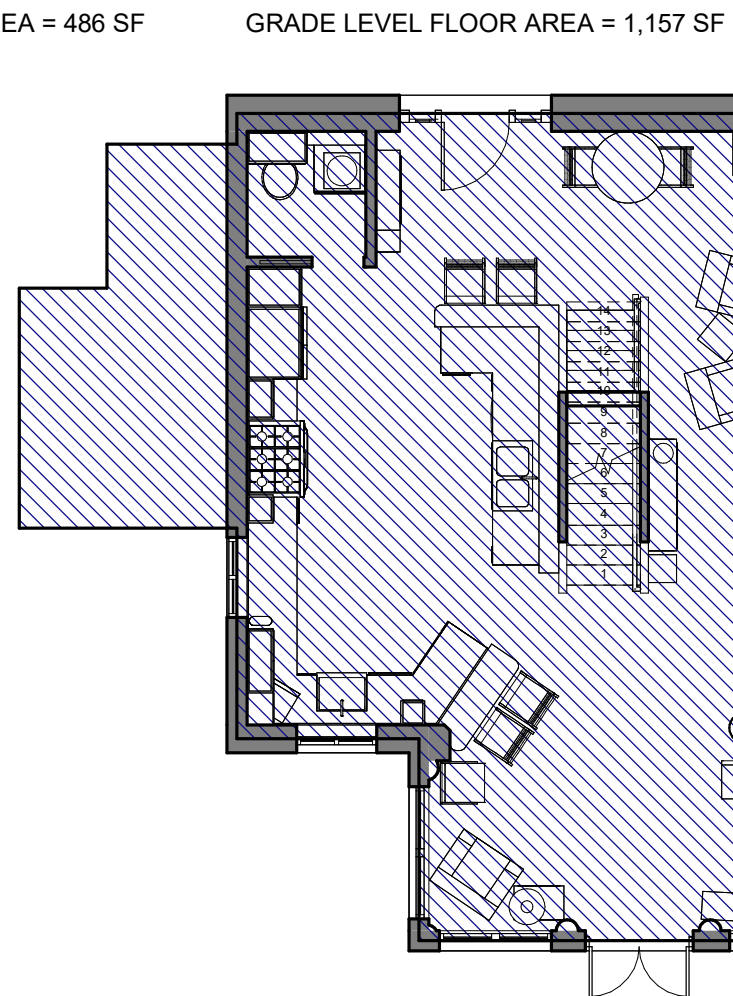
For purposes of this general Zoning and FAR Analysis the various outbuildings were not included in the Total FAR: Further information and analysis would be necessary to determine if these structures could be Exempted as Agricultural or Storage Buildings; or, if they would also contribute to the total FAR Tabulation. The Loft above the Second Level was also excluded. The small addition on the Grade Level (adjacent to the Kitchen) was included with the Grade Level and estimated as 117 SF. Based on these assumptions, the **Allowed FAR (5,750 SF)** minus the **Existing FAR (2,496)** indicates there could be **3,254 SF FAR available**; plus that which might be available under Special Review.

This analysis has been performed in good faith with limited private and public data and has been calculated with criteria per the Pitkin County Land Use Code as available online on 01.28.25 and inclusive of Title 8 current thru Ordinance No. 027-2024. To ensure accurate calculations, interpretations, and future potential; As-Built Drawings of all the Existing Conditions should be performed; as well as the procurement of an updated Survey, Title search, Plat search, PUD requirements, and consultation with an Attorney, Planner, or other applicable Consultant.

EXHIBIT A

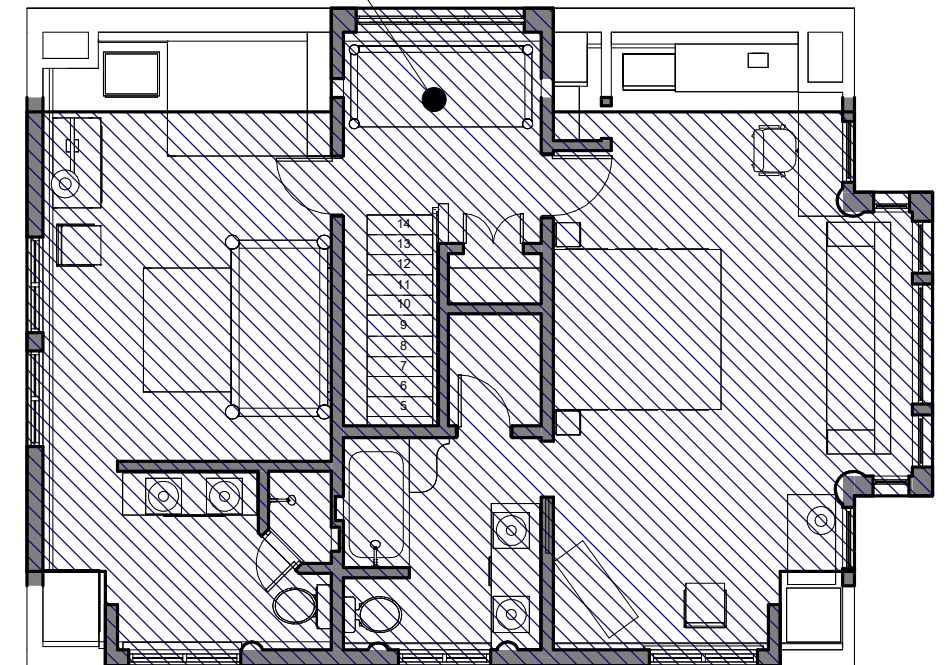


① Basement
1/8" = 1'-0"



② Grade Level
1/8" = 1'-0"

LEVEL 2 FLOOR AREA = 853 SF



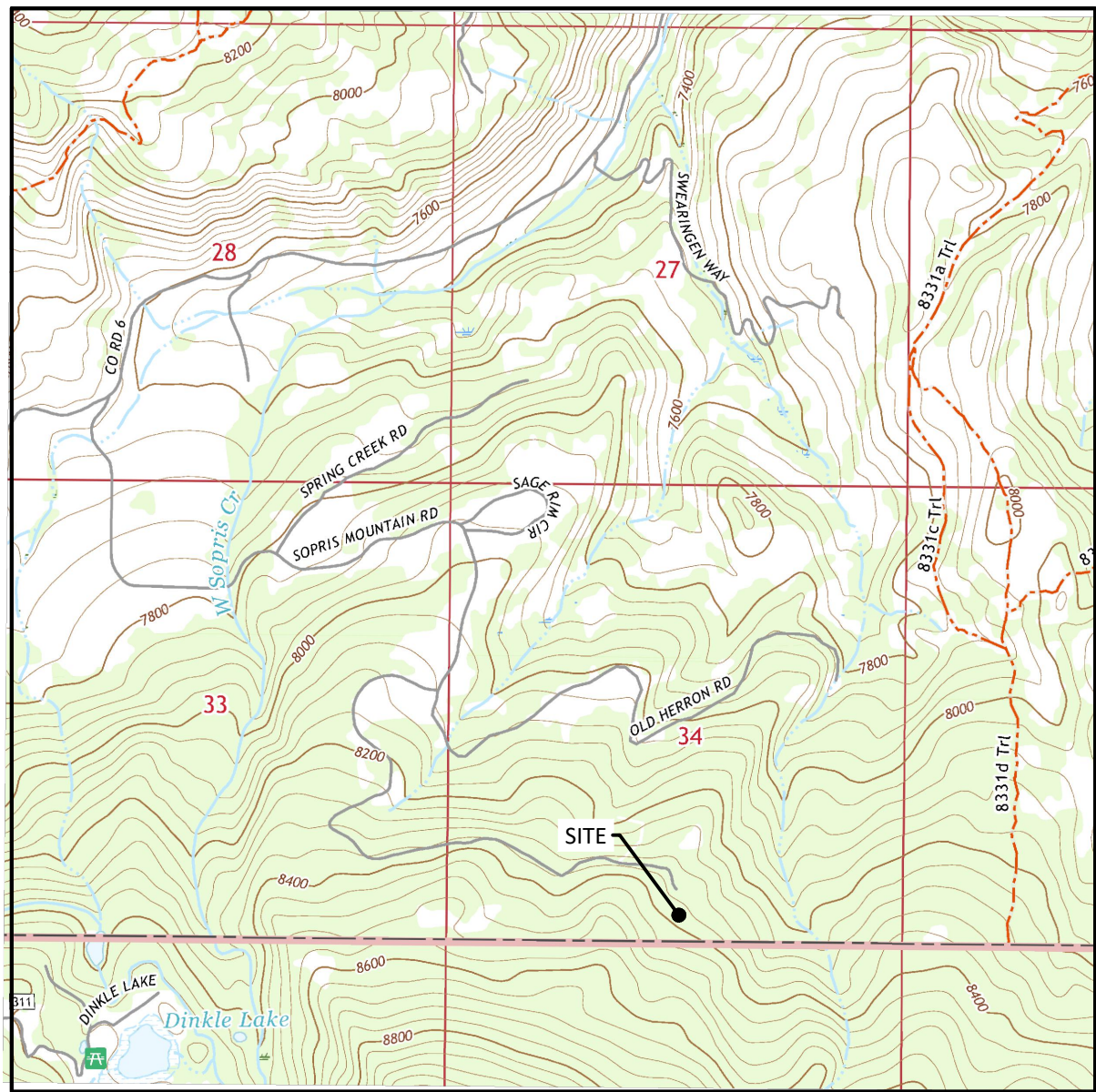
③ Second Level
1/8" = 1'-0"

EXHIBIT B

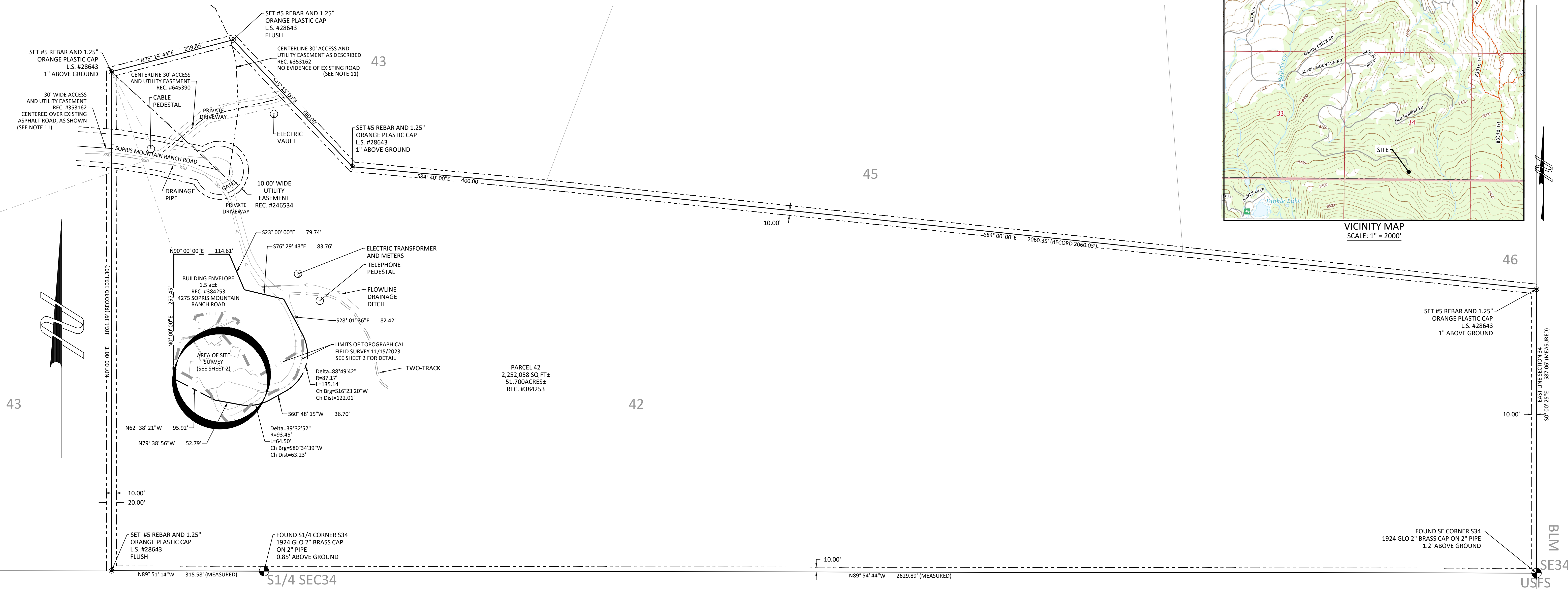
PARTIAL EXISTING CONDITIONS AND TOPOGRAPHY OF:
PARCEL 42, SOPRIS MOUNTAIN RANCH

BEING SITUATED IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF PITKIN, STATE OF COLORADO.

SHEET 1 OF 2



VICINITY MAP
SCALE: 1" = 2000'



PROPERTY DESCRIPTION
[FROM TITLE COMMITMENT REFERENCED IN SURVEY NOTE #5]

PARCEL NO. 42:
A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID PARCEL IS MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 89°54'34\"/>

COUNTY OF PITKIN
STATE OF COLORADO

[PER THIS SURVEY]

PARCEL NO. 42:
A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID PARCEL IS MORE FULLY DESCRIBED AS FOLLOWS:
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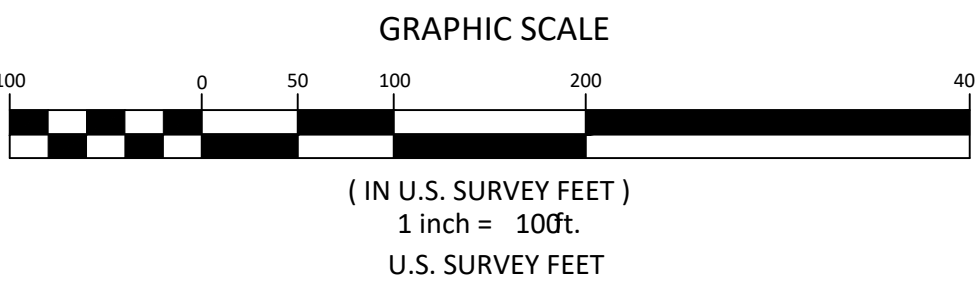
CONTAINING 2,252,028 square feet or 51.700 acres, MORE OR LESS.

COUNTY OF PITKIN
STATE OF COLORADO

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOTES

- 1) DATE OF FIELD WORK: OCTOBER 2023
- 2) DATE OF PREPARATION: NOVEMBER 2023
- 3) LINEAR UNITS: THE LINEAR UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 4) BASIS OF BEARING: BEARINGS ARE BASED ON THE RECORD BEARING OF S.84°00'00\"/>

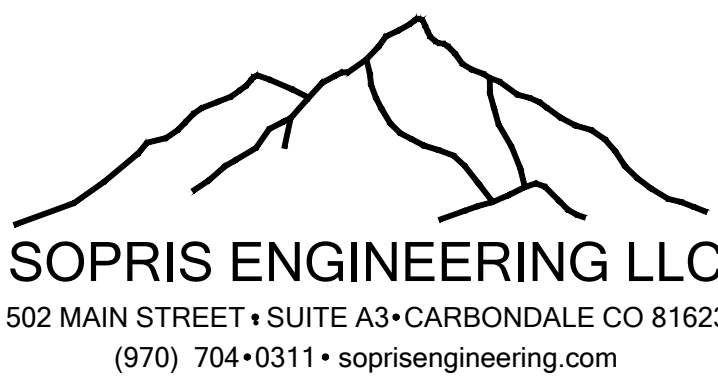


GENERAL UTILITY NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN INCLUDED IN THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.

SOURCE DOCUMENTS:

- 1041 AND LOT LINE ADJUSTMENT OVERVIEW MAP OF SOPRIS MOUNTAIN RANCH (PLAT BK.30 AT PG.28)
- 1041 HAZARD REVIEW PLAT FOR MORGAN - PARCEL 42 (PLAT BK.37 AT PG.97)
- SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND DEDICATION OF EASEMENT FOR SOPRIS MOUNTAIN RANCH (REC. #353162)
- 1041 HAZARD REVIEW AND LOT LINE ADJUSTMENT PLAT FOR PARCEL 46 (PLAT BK30 AT PG55)
- 1041 HAZARD REVIEW AND LOT LINE ADJUSTMENT PLAT FOR PARCEL 43 (PLAT BK30 AT PG52)
- 1041 HAZARD REVIEW AND LOT LINE ADJUSTMENT PLAT FOR PARCEL 45 (PLAT BK30 AT PG54)



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY SOPRIS ENGINEERING, LLC (SE) FOR MICHAEL MORGAN AND DEIDRE WHITCOMB MORGAN

I FURTHERMORE STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, NOVEMBER 11, 2023, EXCEPT UTILITY CONNECTIONS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL EXCEPT AS NOTED. I FURTHERMORE STATE THAT THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE. CLOSURE ERROR IS LESS THAN 1/15,000.

MARK S. BECKLER
L.S. #28643

PARTIAL EXISTING CONDITIONS AND TOPOGRAPHY OF:
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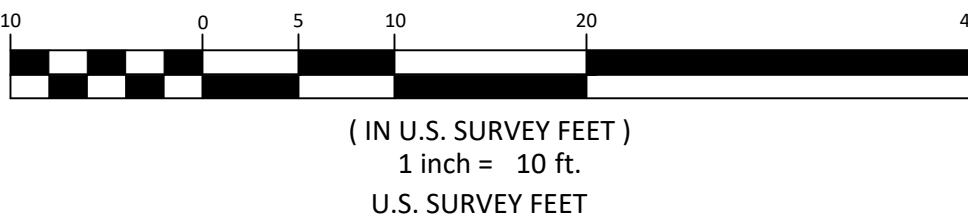
SHEET 2 OF 2

EXHIBIT B

EXISTING LEGEND

- EXISTING 8" WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE
- EXISTING FIBER OPTIC
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING GAS RISER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING FIBER OPTICS VAULT
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET
- EXISTING SEWER CLEANOUT

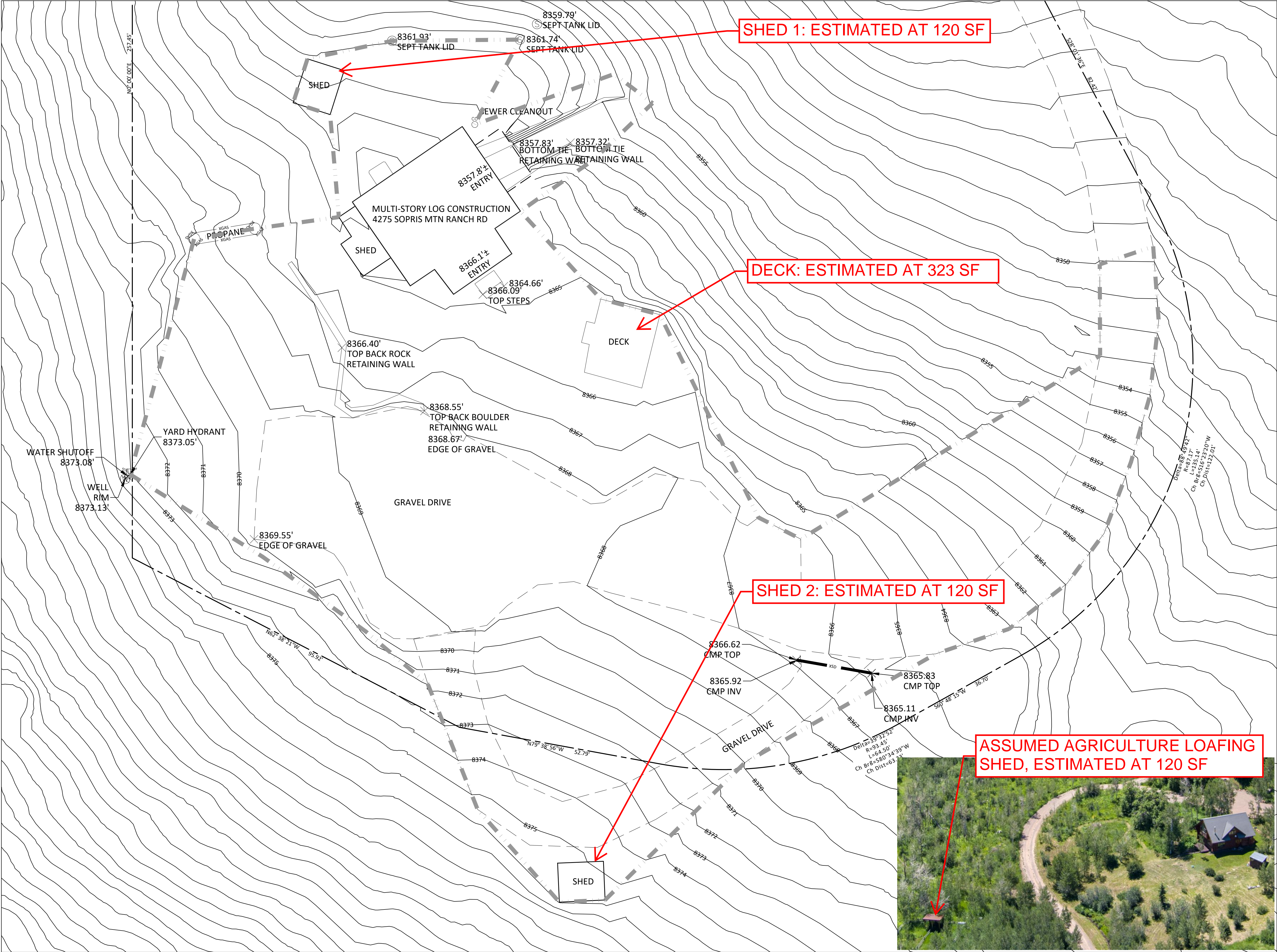
GRAPHIC SCALE



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SOPRIS ENGINEERING LLC
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623
(970) 704-0311 • soprisengineering.com



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