

4275 Sopris Mountain Ranch Rd Basalt, CO 81621

02.04.2025

PRELIMINARY ZONING ANALYSIS

PROPERTY

Parcel # / Size 246534401015 / 51.69 Acres

Legal Description, Subdivision: Sopris Mountain Ranch, Lot: 42. Section: 34. Township: 8.

Neighborhood Sopris Mountain Ranch
Super Neighborhood Emma and Sopris
Type Single Family Residence

Year Built 1995 Stories 2 + Basement Beds/Baths 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)

| Total Existing Area | 2.496 SF |
|---------------------|----------|
| Second Level | 853 SF |
| Grade Level | 1,157 SF |
| Basement | 486 SF |
| | |

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 x 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 Agricultral 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

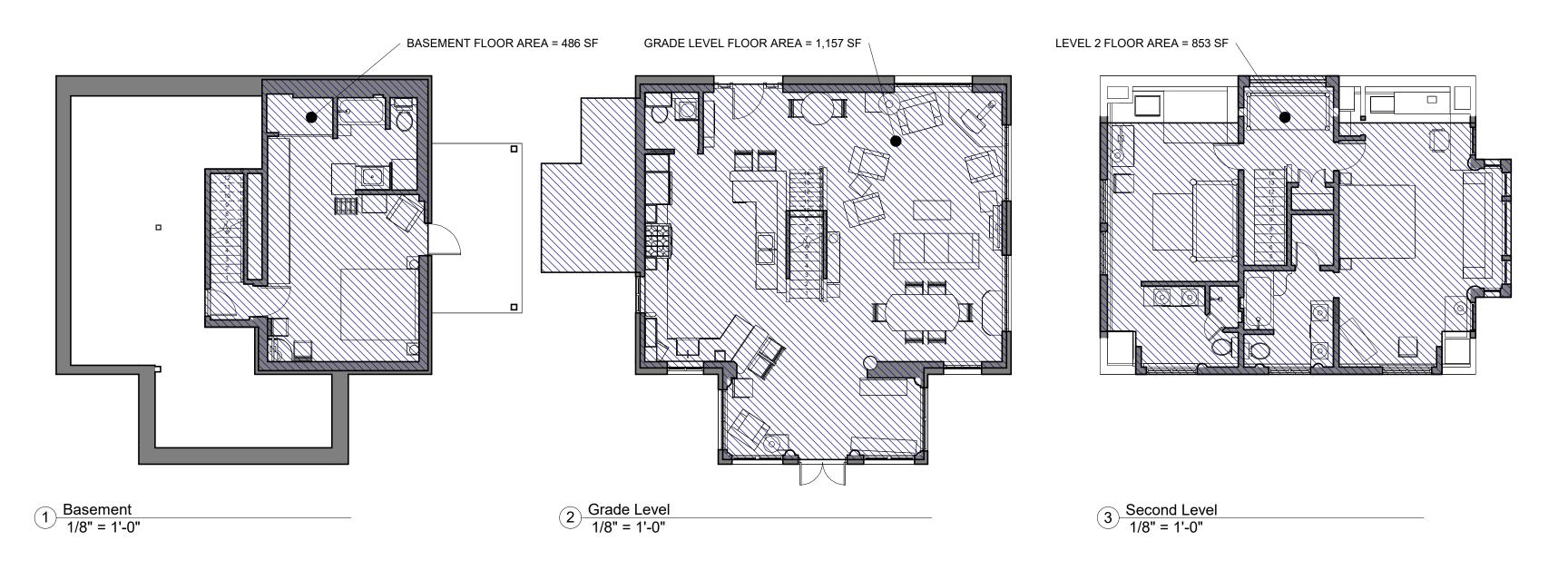
For purposes of this general Zoning and FAR Analysis the various outbuildings were not included in the Total FAR: Further information and analysis would be necessary to determine if these structures could be Exempted as Agricultural or Storage Buildings; or, if they would also contribute to the total 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



PARTIAL EXISTING CONDITIONS AND TOPOGRAPHY OF: EXHIBIT B 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 SET #5 REBAR AND 1.25" ORANGE PLASTIC CAP L.S. #28643 SET #5 REBAR AND 1.25" UTILITY EASEMENT AS DESCRIBED ORANGE PLASTIC CAP REC. #353162 NO EVIDENCE OF EXISTING ROAD L.S. #28643 1" ABOVE GROUND **CENTERLINE 30' ACCESS** AND UTILITY EASEMENT — REC. #645390 AND UTILITY EASEMENT REC. #353162-CENTERED OVER EXISTING ASPHALT ROAD, AS SHOWN (SEE NOTE 11) - SET #5 REBAR AND 1.25" ORANGE PLASTIC CAP L.S. #28643 1" ABOVE GROUND 45 VICINITY MAP —S23° 00' 00"E 79.74' SCALE: 1" = 2000' - ELECTRIC TRANSFORMER ~ TELEPHONE BUILDING ENVELOPE 1.5 ac± REC. #384253 DRAINAGE 4275 SOPRIS MOUNTAIN SET #5 REBAR AND 1.25" ORANGE PLASTIC CAP L.S. #28643 1" ABOVE GROUND LIMITS OF TOPOGRAPHICAL FIELD SURVEY 11/15/2023 SEE SHEET 2 FOR DETAIL PARCEL 42 (SEE SHEET 2) 2,252,058 SQ FT± R=87.17' 51.700ACRES± -L=135.14Ch Brg=S16°23'20"W 10.00' -N79° 38' 56"W 52.79'-Ch Brg=S80°34'39"V 20.00' FOUND SE CORNER S34 ~

[FROM TITLE COMMITMENT REFERENCED IN SURVEY NOTE #5]

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

∠ SET #5 REBAR AND 1.25"

N89° 51' 14"W 315.58' (MEASURED)

ORANGE PLASTIC CAP

L.S. #28643 FLUSH

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 89°54'34" WEST 2945.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 34; THENCE NORTH 1031.40 FEET; THENCE NORTH 75°19'44" EAST 259.84 FEET; THENCE SOUTH 43°15' EAST 360.00 FEET; THENCE SOUTH 84°40' EAST 2060.03 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE SOUTH 0°0'25" EAST 587.05 FEET TO THE POINT OF BEGINNING.

COUNTY OF PITKIN STATE OF COLORADO

[PER THIS SURVEY]

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N.89°54'44"W. A DISTANCE OF 2629.89 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE CONTINUING ALONG SAID SOUTH LINE N.89°51'14"W. A DISTANCE OF 315.58 FEET TO THE SOUTHEAST CORNER OF PARCEL 43, SOPRIS MOUNTAIN RANCH, ACCORDING TO THE 1041 HAZARD REVIEW AND LOT LINE ADJUSTMENT PLAT OF PARCEL NO. 43 (PLAT BOOK 30 PAGE 52); THENCE LEAVING SAID SOUTH LINE OF SAID SECTION 34 ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 43 THE FOLLOWING FOUR (4) COURSES:

- 1) N.00°00'00"E., A DISTANCE OF 1031.19 FEET
- 2) N.75°19'44"E. A DISTANCE OF 259.84 FEET 3) S.43°15'00"E. A DISTANCE OF 360.00 FEET
- 4) S.84°40'00"E. A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF PARCEL NO. 45, SOPRIS MOUNTAIN RANCH, ACCORDING TO THE 1041 HAZARD REVIEW AND LOT LINE ADJUSTMENT PLAT OF PARCEL NO. 45 (PLAT BOOK 30 PAGE 54); THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE OF SAID PARCEL NO. 43, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL NO. 45 AND BOUNDARY LINE EXTENDED S.84°00'00"E. A DISTANCE OF 2060.35 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 34; THENCE S.00°00'25"E. ALONG SAID EAST LINE A DISTANCE OF 587.05 FEET TO THE POINT OF

CONTAINING 2,252,028 square feet or 51.700 acres, MORE OR LESS.

COUNTY OF PITKIN STATE OF COLORADO

BEGINNING.

IOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS ASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN EARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

r FOUND S1/4 CORNER S34

1924 GLO 2" BRASS CAP

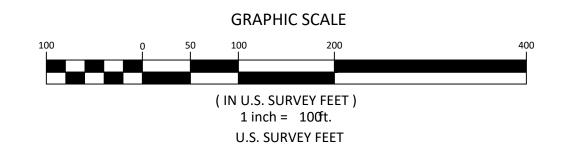
0.85' ABOVE GROUND

- 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"E. ALONG THE BOUNDARY LINE COMMON TO PARCEL 42, SOPRIS MOUNTAIN RANCH AND PARCEL 46, SOPRIS MOUNTAIN RANCH, ACCORDING TO THE 1041s THEREOF, RECORDED JANUARY 21, 1993 IN PLAT BOOK 30 AT PAGE 28, JANUARY 1, 1993 IN PLAT BOOK 30 AT PAGE 55 AS RECEPTION NO. 353226, AND AUGUST 10, 1995 IN PLAT BOOK 37 AT PAGE 97 AS RECEPTION NO. 384253.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. SE RELIED UPON A TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES UNDER NO. 7002429-C, EFFECTIVE DATE SEPTEMBER 15, 2023, AND DOCUMENTS AND PLATS OF RECORD AS SHOWN IN THE SOURCE DOCUMENTS, HERON.
- 6) BASIS OF ELEVATION: GPS OBSERVATION, BASED ON NAD83 AND NAVD88, WITHIN THE TOPOGRAPHICAL SURVEY LIMITS, SUPPLEMENTED WITH 2016 PITKIN COUNTY CONTOUR DATA, SPOT ELEVATIONS IN SURVEY AREA SHOWN ON SHEET 2.
- 7) CONTOUR INTERVALS ARE ONE (1) FOOT. 8) PITKIN COUNTY PARCEL NO.--246534401015
- 9) SITE ADDRESS -- 4275 SOPRIS MOUNTAIN RANCH ROAD, CARBONDALE, CO 81623
- 10) SEE SHEET 2 FOR SURVEY SITE AREA 11) THIS PROPERTY IS SUBJECT TO THOSE EASEMENTS AND ALL MATTERS AS SET FORTH IN PROTECTIVE COVENANTS FOR SOPRIS MOUNTAIN RANCH RECORDED DECEMBER 23, 1982 IN BOOK 437 AT PAGE 748 AS RECEPTION NO. 246534, AND THE SECOND AMENDED AS RECEPTION NO. 353162, AND ARE SHOWN HEREON AS FOLLOWS:

SECTION 5. EASEMENTS PARAGRAPH A. PRIVATE ROADS DESCRIBED AND DEDICATED BENEFIT SUBJECT PROPERTY. CENTERLINE DESCRIPTION IN THIS INSTRUMENT IS NOT CONSISTENT WITH THE OCCUPATION OF SOPRIS MOUNTAIN RANCH ROAD; 30' WIDE ACCESS AND UTILITY EASEMENT SHOWN CENTERED OVER PRIVATE ROAD AS CONSTRUCTED AND IN PLACE; PARAGRAPH B. 10' WIDE UTILITY EASEMENTS ALONG LOT LINES AND PRIVATE ROAD EASEMENTS ARE SHOWN;

PARAGRAPH C. IRRIGATION EASEMENT/RESERVATION NOT FIELD LOCATED BY THIS SURVEY, MAY AFFECT SUBJECT PROPERTY; PARAGRAPHS D, E AND F. NOT FIELD LOCATED BY THIS SURVEY, MAY AFFECT SUBJECT

12) THE TITLE DESCRIPTION MATHEMATICALLY CONTAINS AN ERROR OF CLOSURE OF ±400'



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.

• 1041 AND LOT LINE ADJUSTMENT OVERVIEW MAP OF SOPRIS MOUNTAIN RANCH (PLAT BK.30

N89° 54' 44"W 2629.89' (MEASURED)

- 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

1924 GLO 2" BRASS CAP ON 2" PIPE

1.2' ABOVE GROUND

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 PARCE EXCEPT AS NOTED. I FURTHERMORE STATE THAT THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF BECORD OR IN PLACE GLOSURE ERROR IS LESS THAN 1/15,000.

11/16/2023 - 33167.01 PAR42 ISP- G:\2023\33167_Sopris Mtn Ranch 42\SURVEY\Survey DWGs\Survey Plots\33167_ISP2023\33167_ISPSH1.dwg

