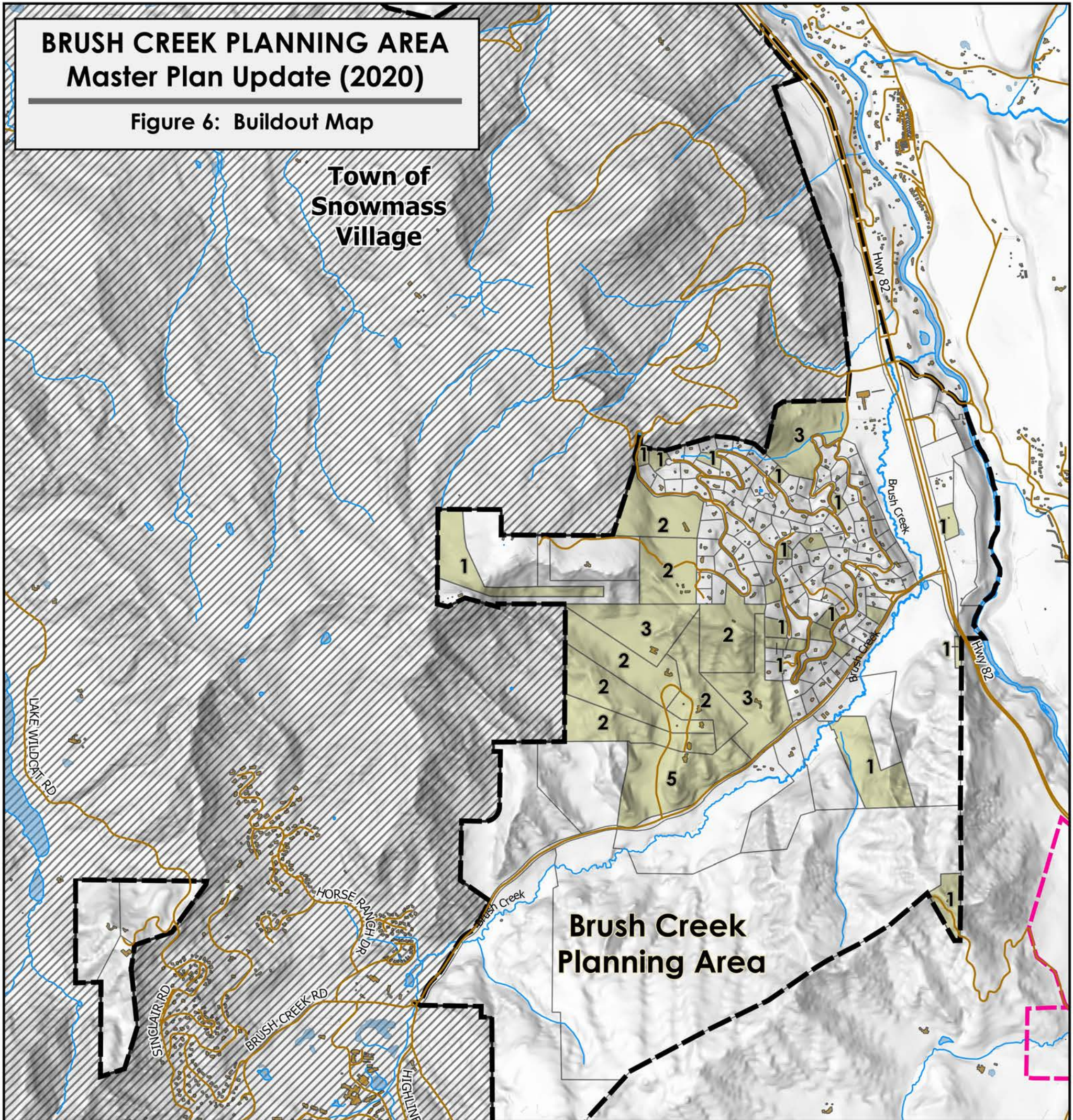


# BRUSH CREEK PLANNING AREA Master Plan Update (2020)

Figure 6: Buildout Map



Zone District	Private Land <sup>1</sup>			Land subject to Conservation Agreements <sup>2</sup>		Maximum Buildout Allowed by Zoning (Dwelling Units)	# Dwelling Units Removed from development potential due to Conservation or subdivision restrictions	Buildout Potential after accounting for reduction from Conservation and subdivisions restrictions	# Existing Dwelling Units	Maximum Remaining Buildout Potential (Dwelling Units)	Likely <sup>3</sup> Remaining Buildout Potential (Dwelling Units)	% Built Out	Avg. House Size (sq. ft. based on heated area)
	Parcels	Acres	%	Acres	%								
Caucus Acreage: 3001	189	2,877	96%	1,378	48%	241	51	190	142	48	29	75%	3,537
AR-10	168	1,004	35%	205	20%	197	21	176	131	45	27	74%	3,517
LIR-35	10	1,303	45%	1,141	88%	34	29	5	4	1	1	80%	4,028
RS-20	3	67	2%	32	48%	3	1	2	1	1	-	50%	3,468
RS-30	7	249	9%	-	0%	7	-	7	6	1	1	86%	3,842
PUB	1	254	9%	-	0%	NA	NA	NA	NA	NA	NA	NA	NA

## LEGEND

### Buildout Layer

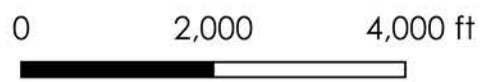
- 1 Max Buildout Potential ("1" Indicates # of dwelling units per max buildout scenario)

### Base Layers

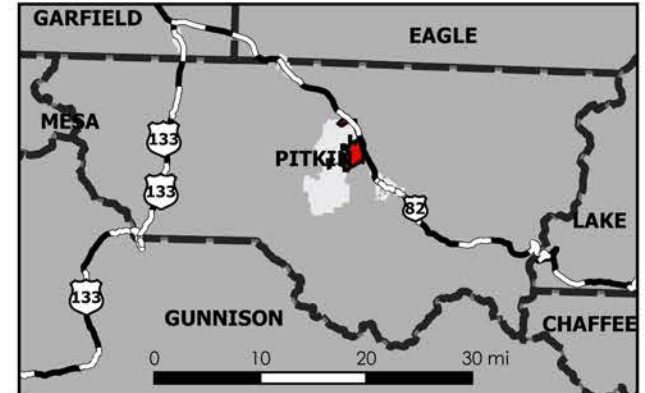
- Planning Area
- Parcel Lines
- Water Bodies
- Aspen UGB
- Buildings
- County Roads
- Town Limits



Date: November 30, 2021



## INDEX MAP



This map is a graphical representation of the features depicted and is not a legal representation. The accuracy may change depending on enlargement or