

## NOTICE OF APPROVAL

**For Planned Unit Development Administrative Amendment  
Little Ajax PUD  
Allowing Changes to the Limited Common Elements for Decks**

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**APPLICANT:** Little Ajax Condominiums Homeowner's Association

**REPRESENTATIVE:** A. Ronald Erickson, President

**SUBJECT PROPERTY:** Little Ajax Condominiums, South Hopkins Street

**AMENDMENT:** Amendment to PUD to allow for decks and changes to limited common elements, Section 26.445.100

**SUMMARY:**

On behalf of the Little Ajax Homeowner's Association, A. Ronald Erickson has applied for an Administrative Planned Unit Development Amendment to allow for an adjustment of the limited common element areas and allow for decks to be built within those areas, pursuant to Section 26.445.100 of the Land Use Code (Chapter 26 of the City of Aspen Municipal Code). Positive staff findings are included in Exhibit A.

**STAFF EVALUATION:**

The letter of application (Exhibit B) dated June 28, 2007, from A. Ronald Erickson, President of the Little Ajax Condominium Homeowner's Association, was received by the Community Development Department on June 28, 2007. This letter, along with the "First Amendment To the Condominium Map of the Little Ajax Condominiums", recorded in the records of the Pitkin County Clerk and Recorder at reception number \_\_\_\_\_, identified the areas of changed proposed through this PUD Amendment. Minor changes to the limited common elements and the provision for decks is proposed and found to meet the review criteria. Staff finds that the proposed amendment meets the criteria for an Insubstantial PUD Amendment pursuant to Section 26.445.100 of the City of Aspen Land Use Code.

**DECISION:**

**The Community Development Director finds the Insubstantial Amendment to the Planned Unit Development to be consistent with the review criteria (Exhibit A) and thereby, APPROVES the administrative amendment as specified below.**

**The approved PUD Amendment is as follows:**

- 1. Decks shall be constructed pursuant to the applicable land use, building code and other municipal code provisions.**

2. Decks shall be constructed only to the dimensional allowances and building materials as put forth in Exhibit B of this approval.
3. Decks shall be constructed only within the areas identified as Limited Common Elements to the dimensional allowances and materials as put forth in Exhibit B of this approval.

**APPROVED BY:**

  
\_\_\_\_\_  
Joyce A. Allgaier  
Community Development Deputy Director

7/3/07  
\_\_\_\_\_  
Date

**Attachments:**

Exhibit A - Review Criteria

Exhibit B - Letter from A. Ronald Erickson

# Exhibit A

## Insubstantial PUD Amendment Checklist

### 26.445.100 Review Criteria

All insubstantial PUD Amendments shall meet the following criteria, pursuant to Section 26.445.100, Amendment to PUD Development Order:

- The proposed amendment does not change the use or character of the development.
- The proposed amendment does not increase by greater than three (3) percent the overall coverage of structures on the land.
- The proposed amendment does not substantially increase trip generation rates of the proposed development, or the demand for public facilities.
- The proposed amendment does not decrease the approved open space by greater than three (3) percent.
- The proposed amendment does not reduce the off street parking and loading space by greater than one (1) percent.
- The proposed amendment does not reduce required pavement widths or rights-of-way for streets and easements.
- The proposed amendment does not increase the approved gross leasable floor area of commercial building by greater than two (2) percent.
- The proposed amendment does not increase the approved residential density of the development by greater than one (1) percent.
- The proposed amendment will not enact a change which is inconsistent with a condition or representation of the project's original approval or which requires granting a variation from the project's approved use or dimensional requirements.

# Exhibit B



Ms. Joyce Allgaier  
Community Development Dept.  
City of Aspen  
130 S. Galena St.  
Aspen, Co. 81611

June 28, 2007

Dear Joyce:

This is to provide you with the specifications that were approved by the Owners of Little Ajax Condominiums describing the new decks that will be allowed to be built in place of the concrete patios, at some time in the future on the south side of the building. This language should become part of a PUD amendment enlarging the width of the limited common elements on the north and south side of the building from seven to ten feet.

The owners, at a June 4, 2007 meeting approved the following specifications for building decks on the south side of the building instead of the concrete patio allowed and described in Exhibit D of the Condominium Declarations finalized and recorded in October, 2006:

All decks will be less than 30 inches off the ground.

All decks will be ten feet (10') wide.

All decks will be sixteen feet (16') long with the exception of Units 207 and 211, where the decks can be up to twenty feet (20') long.

All decks must be uniform in thickness and height.

All decking must be grey in color to match the building and be of a composite nature (treks) similar to that found on the existing balconies.

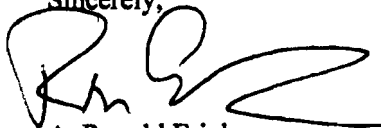
No decks may be higher than the lip of the sliding glass door to each unit.

The spacing between the decks for units 208, 209, and 210 will be equalized as to open space.

All deck planking will run parallel to the building.

I hope this provides you with all the information necessary to receive an approval to a minor PUD Amendment for this property. Please give me a call if you need additional information or have any other questions.

Sincerely,



A. Ronald Erickson  
President

Comm. Dev. Dept.  
Received 6/28/07