

Turkey Creek Ranch

FAQ

General Questions

- 1. Can you place a conservation easement on Turkey Creek Ranch?**
No. This property already has a Passive Open Space designation placed on most of the property except for the 4+ acre designated building envelope.
- 2. What is Passive Open Space?** According to San Miguel County, the intention of this land use category is to maximize retention of the native plant and animal life and to minimize the impact of human uses. For example, the replacement of native grasses with sod outside of the designated building envelope would be incompatible with this type of open space, as would recreational activities that disturb the native plant and animal life. Passive Open Space is environmentally sensitive open land, wildlife habitat, scenic vistas intended to be preserved in their natural state free of development, structures, and organized play areas. Passive recreational uses including walking, biking, jogging, natural and undeveloped Nordic ski trails, picnicking, and non-commercial horseback riding trails and bike paths are permitted. Active recreational uses and motorized vehicles are prohibited. Normal and customary agricultural and ranching activities, public access easements and rights-of-ways, underground utility easements, unpaved trails and interpretive signage are allowed.
- 3. Which entity governs Turkey Creek Ranch?** The Raspberry Patch Subdivision (Phase II) is under San Miguel County's jurisdiction. The property is zoned Low Density (LD) and falls under the standards for that zone district. Turkey Creek Ranch is considered a Subdivision and does not have a Planned Unit Development agreement with the County.
- 4. Can I build a guest house or secondary structures/dwellings on my lot?** The uses allowed by right are a single-family residence, and may also have an Accessory Dwelling Unit. Customary residential accessory buildings and uses are also allowed per the zone district.

All development must occur within the designated building envelope. Building and Development Permits must be obtained from the County.

5. **Are horses allowed on the property?** Yes. **What is their source of water?** Technically, horses are supposed to drink from the well water.
6. **Are dogs allowed at Turkey Creek Ranch?** Yes.
7. **Are there any current or upcoming special assessments?** None.
8. **What size is the building envelope?** 4.71 acres.
9. **Are there any mining claims on the property?** None.
10. **Who owns the mineral rights?** The mineral rights are owned by the Telluride Ski & Golf Company
11. **Can I hike to National Forest?** Yes, the trail splits off of the southeastern corner of the property and accesses the Uncompahgre National Forest.
12. **What repair/maintenance costs do the two properties on Turkey Creek Ranch share?** Both properties equally split the cost of repair/maintenance of the driveway, snowplowing, and pond and creek maintenance.
13. **What uses are allowed on the common property?** Pedestrian use only is allowed on common areas. No vehicular use, such as snowmobiles or dirt bikes are allowed.
14. **Is there a Real Estate Transfer Tax due at Closing?** No.

The information contained in this document is from reliable sources but is not guaranteed to be completely accurate by either the brokers or the owner. Square footage and property sizes are not guaranteed to be completely accurate. Some properties in the Telluride area may be in a flood plain, avalanche area, wetlands, and other specially designated zones or may have pre-existing conditions. This offering is subject to errors, omissions, and change of price or withdrawal without notice. Further investigation may be necessary.