

6. That for above-stated and other reasons, the proposed Planned Unit Development Modification and planned unit development plan is in the best interest of health, safety, morals, convenience, order, prosperity and welfare of the citizens of Garfield County; and

WHEREAS, the Board must, for the purpose of analyzing the subject application, in accordance with the provisions of the Garfield County Zoning Resolution, establish the neighborhood which may be affected by the possible approval of the zoning change and, further, the Board has determined that, except as otherwise noted herein, such neighborhood is in the area of Garfield County, Colorado, within a one and one half (1 1/2) mile radius of the proposed development.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Garfield County, Colorado, that the application for the Modification of the Riverbend Planned Unit Development to the Coal Ridge Planned Unit Development be approved for the following described property in the unincorporated area of Garfield County, as follows:

1. That all verbal and written representations of the applicant shall be considered conditions of approval, unless expressly provided for in this Resolution.
2. That the zoning text of the Planned Unit Development plan for the Coal Ridge Planned Unit Development is attached hereto as Exhibit "A", incorporated herein by reference as is fully set forth herein.
3. That the planned unit development map for the Coal Ridge Planned Unit Development is attached hereto as Exhibit "B", incorporated herein by reference as if fully set forth herein.
4. That the legal description of the property which encompasses the Coal Ridge Planned Unit Development is attached herein as Exhibit "C", incorporated herein by reference as if fully set forth herein.

Dated this 27th day of December, A.D. 1984.

ATTEST:

GARFIELD COUNTY BOARD OF COMMISSIONERS
GARFIELD COUNTY, COLORADO

Mildred Alsdorf
Clerk of the Board

Larry Velasquez
Chairman

Upon motion duly made and seconded the foregoing Resolution was adopted by the following vote:

<u>Larry Velasquez</u>	<u>Aye</u>
<u>Eugene "Jim" Drinkhouse</u>	<u>Aye</u>
<u>Flaven J. Cerise</u>	<u>Aye</u>

STATE OF COLORADO)
)

County of Garfield)

I, _____, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Garfield County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Glenwood Springs, this _____ day of _____, A.D. 19____

County Clerk and ex-officio Clerk
of the Board of County Commissioners.

Exhibit A

COAL RIDGE PLANNED UNIT DEVELOPMENT DISTRICTS

1.0 GENERAL PROVISIONS

- A. Effect of the Garfield County Zoning resolution of 1978, as amended: The provisions of the Garfield County Zoning Resolution and the successors thereof, as now in affect and as hereafter amended, are by this reference incorporated herein as if set forth in full, to the extent not divergent from the provisions of the Coal Ridge Planned Unit Development Zone Regulations.
- B. Conflict: The provisions of the Zone Regulations shall prevail and govern the development of Coal Ridge P.U.D. provided, however, where the provisions of the Coal Ridge P.U.D. Zone Regulations do not clearly address a specific subject, the provisions of the Garfield County Zoning Resolution, including, and not limited to Section 5.03 in its entirety, or any other resolutions or regulations of Garfield County shall prevail.

1.1 MAP

The General Development Plan is attached to this resolution and referenced as Exhibit "B".

2.0 T TRANSITION

- 2.1 Uses, by right: Agricultural, single family dwelling.
Utility lines of not greater than 69 KV, and facilities and municipal structures to serve existing and industrial needs, such as pipelines, powerlines, sub-stations, conveyors, ditches, roads, underground water and sewer facilities, and easements;
- 2.2 Uses, special: None
- 2.3 Minimum Lot Area: 2 acres
- 2.4 Maximum Lot Coverage: 25 percent
- 2.5 Minimum Setback: Front: 25 feet
Side: 10 feet
Rear: 25 feet
- 2.6 Maximum Height of Buildings: 25 feet

3.0 I-2 HEAVY INDUSTRIAL DISTRICT

- 3.1 Uses, by Right: Agricultural
Utility lines and facilities and municipal structures to serve existing and industrial needs, such as pipelines, powerlines, sub-stations, conveyors, ditches, road, water and sewer facilities, and easements.
- 3.2 Uses, Special: Heliport with support facilities, mine salvage yard, yards for layout of storage, temporary structures for housing, office or storage when approved as a part of an extractive operation.

Plant for faabrication of goods from processed natural resources; material nandling, pumping facilities, electrical distribution, warehouse facilities/staging areas, fabrication areas, storage areas, water impoundments, access routes, utility lines over 69 KV, pipelines.

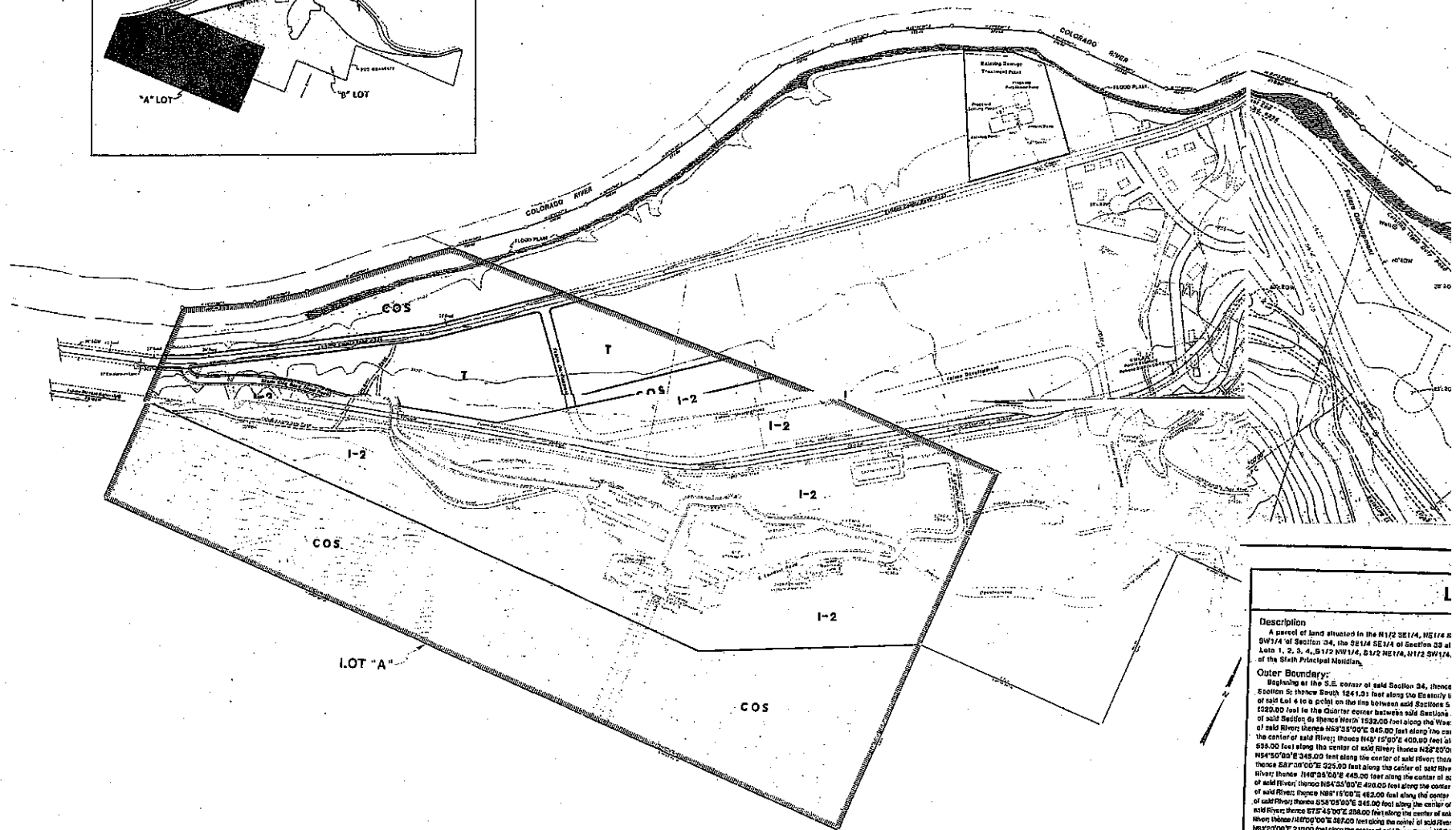
Sites for extraction, processing and storage of natural resources, including mines, shafts, pits, storage points, and boreholes for coal, oil and gas, geothermal and other minerals, water, sand, gravel, rock, soil, explosives, chemicals and fuel.

Railroad corridor for spur or branch line serving agricultural/industrial sites; radio and/or television transmission and receiving facility (not general broadcast), wholesale/retail sale of coal.

- 3.3 Minimum Lot Area: 2 acres
- 3.4 Maximum Lot Coverage: Industrial: 85 percent
- 3.5 Minimum Setback: All buildings shall meet the following minimums: Front: 25 feet; Side: 10 feet; Rear: 25 feet.
- 3.6 Maximum Height of Buildings: 35 feet permitted by right, 150 feet subject to Special Use Permit. Review and approval based on the following criteria:
1. The geographic location
 2. Mitigation of visual impacts to the surrounding areas.
 3. Mitigation of impacts to adjacent land uses related to shadows, air circulation and view.
- 3.7 Multiple Uses: Multiple uses shall be permitted on all lands within this zone district, provided approved by Special Use permit.
- 4.0 COS - Common Open Space: The Common Open Space district shall include parcels of land and areas of water, or a combination of land and water, within the PUD, designated and intended primarily for the use of enjoyment of the owners and occupants of the PUD, and their employees.
- 4.1 Uses, by Right: Existing uses, provided that such shall be a non-conforming use as defined in Sections 6.11 and 7.0 of the Garfield County Zoning Regulation, greenbelt, utility lines and sub-stations, public and private easements and rights of way; park.
- 4.2 Uses, Special: Site for power and/or water utilities; storage of agricultural materials; public gatherings, water impoundments, recreational facilities and park shelter including maintenance facilities.
- 4.3 Minimum Lot Area: Not applicable
- 4.4 Maximum Lot Coverage: Not applicable
- 4.5 Minimum Setback: Not applicable
- 4.6 Maximum Height of Buildings: 35 feet
- 5.0 Supplementary Requirements:
- 5.1 All Special Use Permit applications shall include a landscaping design plan that minimizes to the extent feasible visual and noise impacts associated with the proposed use(s).
- 5.2 All outside storage shall be enclosed and screened by a sight obscuring fence.

Legal Description

A parcel of land beginning at the Section corner found in place at the southeast corner of Section 34, T5S, R90W, 6 P.M., County of Garfield, Colorado, thence westerly along the south section line of Section 34, T5S, R90W, 6 P.M., being a bearing of N89°45'28" W, for a distance of 1980 feet to the northeast corner of lot A, which is also the northeast corner of Section 6, T6S, R90W, 6 P.M., thence due south along the east section line of said Section 6, for a distance of 2550 feet to a point on the east-west centerline of said Section 6. Thence westerly along said centerline on a bearing of N89°49'44" W, for a distance of 2655.78 feet to the center of said Section 6. Thence continuing westerly along said centerline on a bearing of N89°49'44" W, for a distance of 2655.78 feet to a point on the west section line of Section 6. Thence due north for a distance of 1532 feet to a point on the centerline of the Colorado River. Thence northeasterly along the centerline of the Colorado River, on a bearing of N63°45'00" E, for a distance of 460 feet, thence on a bearing N56°35'00" E, for a distance of 345 feet along the River centerline, thence on a bearing of N50°35'00" E for a distance of 690 feet along River centerline, thence on a bearing of N53°18'00" E, for a distance of 312.48 feet, thence easterly along the north section line of Section 6, on a bearing of S89°45'28" E, for a distance of 3827.44 feet.



CERTIFICATIONS:	ZONE DESIGNATIONS:
PURPOSE:	T 1-2 COS
WORK PLAN:	County Rd. No. 335
FINDING FROM SURVEY:

[illegible]

Legal Description according to Coal Ridge Planned Unit Development, Resolution No. 84-261 recorded at Reception No. 358633

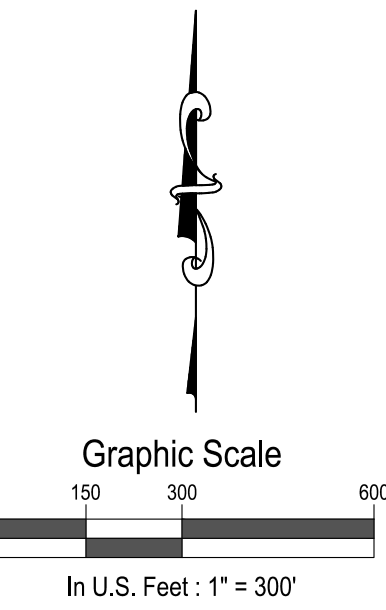
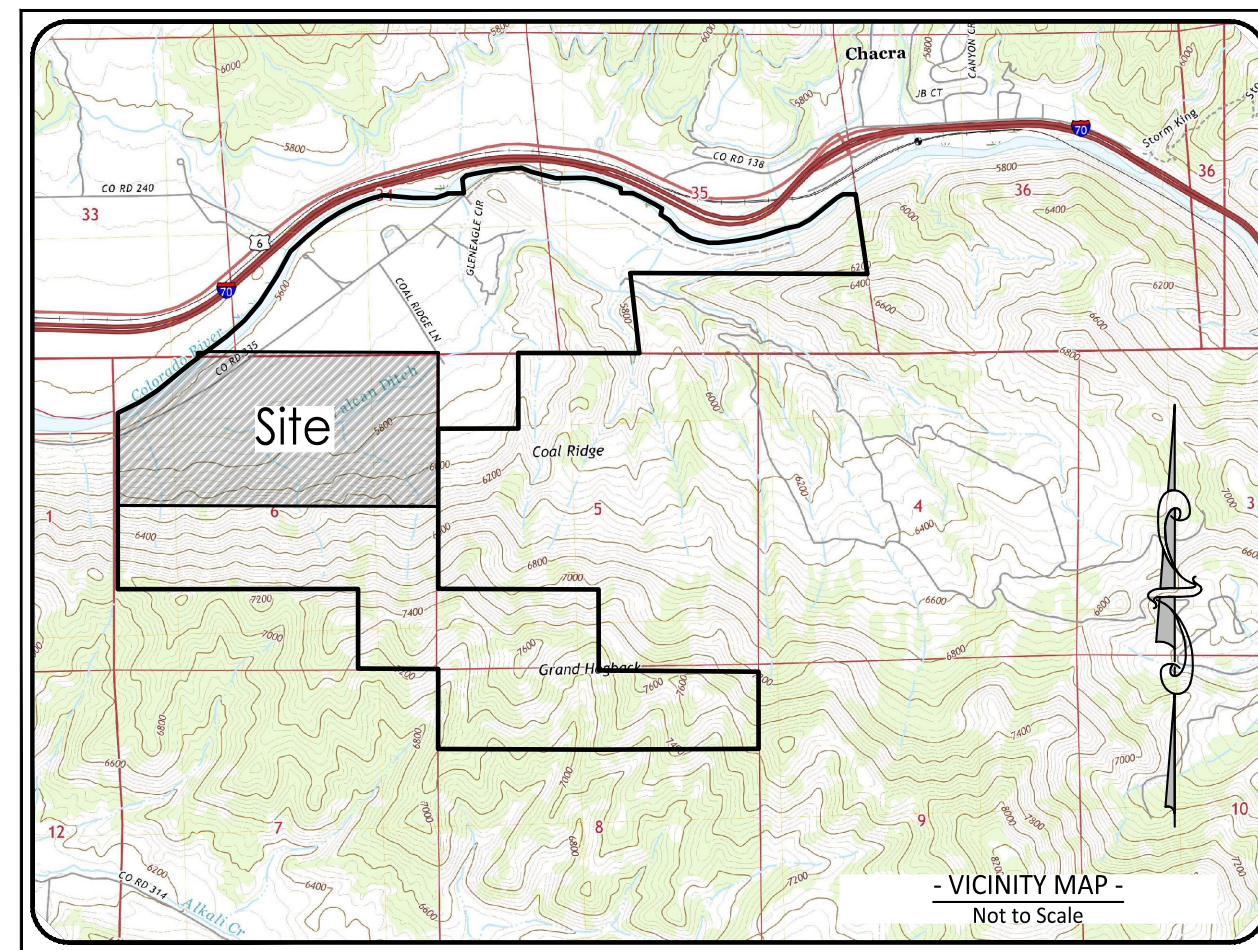
A parcel of land beginning at the Section corner found in place at the southeast corner of Section 34, T5S, R90W, 6 P.M., County of Garfield, Colorado, thence westerly along the south section line of Section 34, T5S, R90W, 6 P.M., being a bearing of N89°45'28" W, for a distance of 1980 feet to the northeast corner of lot A, which is also the northeast corner of Section 6, T6S, R90W, 6 P.M., thence due south along the east section line of said Section 6, for a distance of 2550 feet to a point on the east-west centerline of said Section 6. Thence westerly along said centerline on a bearing of N89°49'44" W, for a distance of 2655.78 feet to the center of said Section 6. Thence continuing westerly along said centerline on a bearing of N89°49'44" W, for a distance of 655.78 feet to a point on the west section line of Section 6. Thence due north for a distance of 532 feet to a point on the centerline of the Colorado River. Thence northeasterly along the centerline of the Colorado River, on a bearing of N63°45'00" E, for a distance of 460 feet, thence on a bearing of N56°35'00" E, for a distance of 345 feet along the River centerline, thence on a bearing of N50°35'00" E for a distance of 690 feet along River centerline, thence on a bearing of N53°18'00" E, for a distance of 312.48 feet, thence easterly along the north section line of Section 6, on a bearing of S89°45'28" E, for a distance of 3827.44 feet.

Legal Description according to Coal Ridge Planned Unit Development, Resolution No. 84-261 recorded at Reception No. 358633

Timothy Barnett PLS 38404



Exhibit Map
Coal Ridge Planned Unit Development
Parcel of Land Situated in
Section 6, Township 6 South, Range 90 West of the 6th P.M. &
Garfield County, Colorado



SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Coal Ridge P.U.D.
Garfield County, Colorado



Revised	Date	By
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Job No. 2018-271.00
 Drawn by: AC
 Date: 9/20/2018
 Approved: dk PLS:
 File: NutrientFarmPUD_CoalRefinementPUD-Emb

title: P.U.D.
 Exhibit
 Map

Sheet No. 1