

Appletree PUD Guide

Tract A – Mobile Home Park District 63.31-acres

Limited to 285 mobile home spaces, originally. Resolution 79-49 conditionally approved italicized uses below and a maximum of 300 mobile home spaces.

1. Mobile Home Park, in accordance with Mobile Home Park regulations form time to time adopted by the Board of County Commissioners of Garfield County.
2. Buildings used directly for service and maintenance of the mobile home park or for the housing and maintenance of fire and ambulance equipment. Such buildings being limited to 25' maximum height and a set back of 25' from any local street and 10' from back and side lot lines.
3. Parks and other outdoor recreational facilities.
4. By Special Use Permit issued in accordance with the Garfield County Zoning Resolution:
 - a. Pre-School;
 - b. Day Care Center.

Tract B – Commercial District 4.8-acres

1. Church, community building, day nursery, preschool and other educational to include college extension and night classes, library.
2. Health maintenance facilities such as clinic, dental, etc.
3. Office for conduct of a business or profession, studio for conduct of arts and crafts.
4. Commercial establishments as listed provided all storage of materials shall be within a building or obscured by a fence: Retail establishments including sale of food, beverages (non-alcoholic only), dry goods, automotive and vehicular equipment, hardware, clothing, feed, garden supply and plant materials, cosmetic and drug.
5. Personal service establishments including barber or beauty shop, Laundromat, photo studio, shoe repair, tailor shop, restaurant, reading room, private club and indoor recreation.
6. General service establishments including repair and service of automotive and vehicular equipment, service station and car wash, appliance repair, storage, communications media.
7. *Mobile Home Park in accordance with Mobile Home Park regulations form time to time adopted by the Board of County Commissioners of Garfield County.*
8. *Light Manufacturing, assembly or shipping operations which are performed wholly indoors and are non-polluting*

Maximum Lot Coverage in Commercial Zone: 85% including parking lots, driveways and buildings.

Minimum set back:

1. Front yard 25' from lot line.
2. Rear and side yard 10' or ½ the height of principal building, whichever is greater.
3. No structure shall be closer than 25' to the external boundary of the PUD.

Minimum off street parking: One space per 200 square feet of gross leasable floor area (excluding storage area).

Signs: Signs identifying the use of the premises may be located on the lot but shall not be done in such a way as to constitute a hazard or nuisance (i.e. visual obstruction to traffic, excessive height, bright flashing lights etc.). Temporary signs for sale or lease of property shall not exceed 12 square feet.

Tract C – Park-Recreation District

1. Public park and non-commercial recreation facilities.

Tract D – Open Space District

1. Park and non-commercial outdoor recreation activities.

That no development of the subject property under said plan or implementation of said plan shall be done until all of the foregoing conditions have been complied with to the satisfaction of the Board of County commissioners of Garfield County, Colorado as provided in Resolution 79-49 and that such amendment shall not be effective until such time as compliance and fulfillment of said conditions is accomplished.