

Exhibit A

Section 1. That the petition of this Board of County Commissioners and Rifle Land Associates, Ltd. for a zone change from Agricultural/Industrial Zone District and Agricultural/Residential/Rural Density Zone District to Planned Unit Development Zone District for the following described unincorporated area of Garfield County be approved, subject however, to the conditions contained herein:

All of Lots 2, 3, and 4 of Section 18, Township 6 South, Range 92 West of the Sixth Principal Meridian. The South One-half (S1/2), the South One-half of the Northeast One-quarter (S1/2NE1/4), the Southeast One-quarter of the Northwest One-quarter (SE1/4NW1/4), and Lot 2 of Section 13; the North One-half of the Southeast One-quarter (N1/2SE1/4), and the Southeast One-quarter of the Southeast One-quarter (SE1/4SE1/4) of Section 14; the Northeast One-quarter of the Southeast One-quarter (NE1/4SE1/4) of Section 23; the East One-half (E1/2) of Section 25; and all of Section 24, all within Township 6 South (T6S), Range 93 West (R93W) of the Sixth Principal Meridian, excepting those portions of the described tracts contained within the right-of-way of Interstate Highway 70; and, further excepting that property described in book 1872 at page 431, said parcel containing 13.222 acres more or less, and, further excepting that property described as a parcel of land in the NE1/4SE1/4 and SE1/4SE1/4 of Section 14, SW1/4SW1/4 of Section 13, and NW1/4NW1/4 of Section 24, Township 6 South, Range 93 West of the 6th Principal Meridian, County of Garfield, State of Colorado, described as follows: Beginning at a point on the Southerly right-of-way of County Road No. 319 whence the corner common to Sections 13, 14, 23, and 24 bears S. 34°35'49" E. 1,651.68 feet; thence the following seven (7) courses along said right-of-way S. 60°46'03" E. 192.82 feet; thence 189.93 feet along the arc of a curve to the right having a radius of 925.00 feet of which the chord bearing and distance is S. 54°53'02" E. 189.65 feet; thence S. 49°00'00" E. 717.24 feet; thence 305.72 feet along the arc of a curve to the left having a radius of 884.87 feet of which the chord bearing and distance to S. 58°53'52" E. 304.20 feet; thence S. 68°47'44" E. 291.70 feet; thence 255.12 feet along the arc of a curve to the left having a radius of 2,380.86 feet of which the chord bearing and distance is S. 71°51'55" E. 255.00 feet; thence S. 74°56'06" E. 293.52 feet to the NW corner of the property described in Book 693 at Page 323 in the Clerk and Recorder's office of Garfield County; thence along the Northerly boundary of said property and its projection S. 14°21'14" N. 1,573.57 feet; thence N. 36°32'04" W. 203.90 feet ; thence N. 06°00'58" E. 361.97 feet ; thence N. 30°02'52" E. 448.91 feet; thence N. 10°00'35" E. 352.07 feet; thence N. 06°17'04" E. 187.17 feet; thence N. 71°15'59" E. 711.74 feet; thence N. 48°55'33" W. 1,434.97 feet to the Point of Beginning, said parcel containing 7.50 acres more or less; and, further excepting a parcel of land situated in the Northwest One-quarter (NW1/4) of Section 24, and in the Southwest One-quarter (SW1/4) of Section 13, Township 6 South, Range 93 West of the Sixth Principal Meridian (T. 6 S., R. 93W of the 6th P.M.), Garfield County, Colorado, more particularly described as follows: Beginning at the Northwest Corner of said Section 24; thence N. 89°51'14" E. along the North line of said Section 24 a distance of 917.18 feet to the True Point of Beginning; thence N. 14°21'14" E. a distance of 273.71 feet to a point on the South Right of Way line of County Road 352; thence along said line S. 74°56'06" E. a distance of 93.6 feet to a point of curve to the left; thence along said curve having a radius of 7,417.42 feet and a central angle of 03°06'36" an arc length of 402.62 feet to a point of tangent; thence S. 78°02'42" E. a distance of 413.89 feet; thence leaving said line S. 60°10'30" E. a distance of 1,187.61 feet; thence S. 82°25'17" W. a distance of 2,214.24 feet; thence N. 14°21'14" E. a distance of 1,394.20 feet to the True Point

of Beginning, said containing 41.333 acres, more or less; said parcel containing 1,229.386 acres, more or less.

Section 2. Prior to approval of any final plat of the Planned Unit Development, or any part thereof, the applicant shall establish evidence of ownership and availability of sufficient water rights to provide to the planned unit development an adequate supply of potable water to serve the needs of the entire proposed development for domestic and other uses contemplated under the planned unit development plan, provided, however, that the applicant may submit and the County may approve, all other requirements being satisfied, the final plat of the commercial-industrial portion, including the agricultural/industrial/open space portion, of the planned unit development upon a showing of an adequate water supply for only that portion of the planned unit development.

Section 3. The design of the sewage system for the Planned Unit Development shall include provisions for the pretreatment of industrial waste. Further, that individual sewage disposal systems may be utilized prior to the development of the sewage system, provided the I.S.D. systems meet all requirements of the Garfield County Zoning Resolution of 1978, as amended and the appropriate Garfield County Environmental Health Regulations. Further, that at such time that the central sewer system is available to any lot having an I.S.D. system, the I.S.D. system will be removed and connection made to the central sewer system.

Section 4. The proposed locations of future school sites shall be recognized as general in nature and subject to modification upon agreement between the developer and the School District.

Section 5. Engineering standards to be used in the construction of all public improvements under the planned unit development plan shall be consistent with those standards used by the City of Rifle when such standards are at least as restrictive as those presently in force under the regulations of Garfield County, Colorado.

Section 6. That the Planned Unit Development shall consist of ten (10) Zone Districts, the boundaries of which shall be the same designated in the final plats of the Garfield County Airport Industrial Park, a Planned Unit Development, but in a manner generally depicted on the development plan submitted with this resolution, and which districts shall be designated as follows:

R/SF	Residential/Single Family Districts
R/UD	Residential/Urban Density District
MHP	Mobile Home/Park District
C/AS	Commercial/Airport Service District
C/CR	Commercial/Convenience Retail District
I/GS	Industrial/General Service District
C/OR	Commercial/Office Research District
R/CP	Recreational/Camper Park District
A/I/OS	Agricultural/Industrial/Open Space
PA/F	Public Administration Facilities

Section 7. That the uses permitted within said district, together with the regulations affecting the usage of the lands contained therein, shall be as follows:

I. Residential/Single Family District, R/SF

A. Use By Right:

Single family dwelling and customary accessory uses including building for shelter or enclosure of small animals or property accessories to the use of the lot for single family residential purposes including but not restricted to fences, hedges, gardens, walls and similar landscape features, vehicle parking and private swimming pool for use by single family residence and guests, park and green belt.

B. Limited Impact Review:

Community facilities, consisting of church, place of worship, community building, day nursery, day school, and storage areas and facilities.

C. Major Impact Review:

Extraction and fill of soil, and solar power generating system including customary accessory uses and structures for electrical power production.

D. Minimum Lot Area: 16,000 square feet at a density not to exceed 2 units per acre, based on gross area within each filing or final plat.

E. Maximum Lot Coverage: 30 percent

F. Minimum Setback:

Front yard:	30 feet
Side yard:	20 feet
Rear yard:	20 feet
Main Structure:	25 feet
Accessory building:	10 feet

G. Maximum Building Height: 25 feet

H. Off-Street Parking: Four (4) off-street parking spaces on the same lot per dwelling unit or one (1) space per 600 square feet of residential floor area, whichever is greater. Parking may be covered or uncovered.

II. Residential/Urban Family District, R/UD

A. Uses By Right:

Single family, two-family, multiple-family dwellings, and cluster housing and customary accessory uses including building for shelter or enclosure of small animals or property accessories to the use of the building sites for residential purposes, fences, hedges, gardens, walls and similar landscape features, vehicle parking and private swimming pool, park and green belt.

B. Limited Impact Review:

Commercial facilities consisting of membership club facilities for clubs consisting of an association of persons for some common purpose, but not including such groups

organized to render a service carried on as a business. Community facilities, consisting of church, place of worship, community building, day nursery, day school, and storage areas and facilities.

C. Major Impact Review:

Bulk residential development, consisting of an area planned as a unit to provide variation in building placement which may vary from the requirements herein stated for Use by Right; extraction and fill of soil, and solar power generating system including customary accessory uses and structures for electrical power production.

D. Minimum Lot Area:

Building with 4 or fewer dwelling units: 7,500 square feet
Building with more than 4 dwelling units: 18,000 square feet

E. Maximum Lot Coverage: 10% of the remaining open area may be devoted to landscaped areas.

F. Minimum Setback:

Front yard: Tangent streets 30 feet
Cul-de-sacs 25 feet
Side yard: 10 feet
Rear yard: 20 feet

G. Maximum Building Height: 35 feet

H. Off-Street Parking: Building with 4 or fewer dwelling units shall have not less than two (2) parking spaces per dwelling unit. Building with more than 4 dwelling units shall have not less than 1.5 spaces per dwelling unit.

III. Mobile Home Park District, MHP

A. Uses By Right:

Single family mobile home units or modular home units utilized for residential occupancy and customary accessory uses, park and open space, common laundry or other utility facilities provided for the use and benefit of the residents and guests.

B. Limited Impact Review:

Camper vehicles, and storage areas and facilities.

C. Major Impact Review:

Extraction and fill, and solar power generating system including customary accessory uses and structures for electrical power production.

D. Minimum Lot Area:

6,000 square feet at a density not to exceed 5.0 units per acre based on gross area within each filing or final plat.

E. Maximum Lot Coverage: 35 percent

F. Minimum Setback:

Front yard: 15 feet
Side yard: 5 feet
Rear yard: 10 feet

G. Trailer or Building Height: 16 feet

H. Off-Street Parking: Two (2) parking spaces per unit

IV. Commercial/Airport Service District, C/AS

A. Use By Right:

Airport operated by a governmental body,
Hotel, motel, lodging facilities with associated businesses and incidental uses, all
conducted within the principal building as required to serve the principal facility,
including, but not limited to, restaurant, coffee shop, cocktail lounge, car rental,
indoor amusement business, flight shop,
Airport terminal operation facilities,
Parking lots,
Flight school,
Aircraft service business,
Aircraft repair and sales,
Other air, transportation oriented commercial businesses, including professional
offices, car rental and servicing.

B. Limited Impact Review:

Storage areas and facilities.

C. Major Impact Review:

Extraction and fill of soil.

D. Minimum Lot Area: 25,000 sq. ft.

E. Maximum Lot Coverage: More than one structure or building may be placed on any
one lot provided not more than 90 percent of the lot area is covered.

F. Minimum Setback:

Front lot: 20 feet or limits of power lines
Side lot: 10 feet
Rear lot: 15 feet or edge of power lines

G. Maximum Building Height: 45 feet

H. Off-Street Parking:

Motels, hotels, lodges, 1 space per each guest room, plus 1.0 space per each 300 sq. ft. of business and office space.

Aircraft oriented commercial business, 1 space per each 3 employees.

Other offices and businesses, 1 space per each 300 sq. ft. of floor area.

V. Commercial/Convenience Retail District, C/CR

A. Use By Right:

Convenience services and retail businesses which generally provide for the needs of those working or residing within the local area, including, but not limited to, convenience grocery store, service station, drug store, beverage outlets, liquor outlets, laundromat, and other similar retail outlets and personal services.

B. Limited Impact Review:

Storage areas and facilities.

C. Major Impact Review:

Extraction and fill of soil.

D. Minimum Lot Area: 7,500 sq. ft.

E. Maximum Lot Coverage: 90 percent: More than one structure or building may be placed on one lot providing the total number of square feet of building area does not exceed the lot coverage for the filing on the final plat of the District

F. Minimum Setback:

Front lot: 50 feet

Side lot: None

Rear lot: 10 feet

G. Maximum Building Height: 25 feet

H. Off-Street Parking:

One (1) space per each 300 feet of building area, unless otherwise justified.

VI. Industrial/General Service District, I/GS

A. Use By Right:

Offices for conducting business including commercial, professional, manufacturing; research and light manufacturing; wholesale business, sales and/or warehousing; warehousing; storage; general contracting facilities including offices, shops, and yards; any commodity manufactured and/or fabricated.

B. Limited Impact Review:

Plant for fabrication of goods from processed natural resources, and storage areas and facilities.

- C. Major Impact Review:
Plant for processing natural resources and/or agricultural materials, extraction and fill of soil, and solar power generating system including customary accessory uses and structures for electrical power production.

- D. Minimum Lot Area: 20,000 sq. ft.

- E. Maximum Lot Coverage: 90 percent

- F. Minimum Setback:
 - Front lot: 20 feet or edge of utility easements whichever is greater.
 - Side lot: None.
 - Rear lot: 10 feet or edge of utility easement, whichever is greater.

- G. Maximum Building Height: None

- H. Off-Street Parking:
One (1) space per every 3 employees

VII. Commercial/Office Research District, C/OR

- A. Use By Right:
Offices for conducting of business, including offices for the professions, real estate, government, corporations, financial institutions, administrative offices, and executive office, or other businesses which do not involve personal non-professional services or retail sales of personal good.

- B. Limited Impact Review:
Storage areas and facilities.

- C. Major Impact Review:
Extraction and fill of soil.

- D. Minimum Lot Area: 7,500 sq. ft.

- E. Maximum Lot Coverage: 90 percent

- F. Minimum Setback:
 - Front lot: 50 feet
 - Side lot: 5 feet
 - Rear lot: 10 feet

- G. Maximum Building Height: None

- H. Off-Street Parking: One (1) space per each 300 feet of office area or one (1) space per every 3 employees.

VIII. Recreational/Camper Park District, R/CP

A. Use By Right:

Recreational vehicle parking, camper vehicles or trailers, or tent camping, horse stables, tack storage, target ranges, hunting lodges, and accommodations for visitors.

B. Limited Impact Review:

Rodeo grounds and stock facilities and storage areas and facilities.

C. Major Impact Review:

Extraction and fill of soil and solar power generating system including customary accessory uses and structures for electrical power production.

IX. Agricultural/Industrial/Open Space District, A/I/OS

A. Use By Right:

Agricultural, including farm, garden, greenhouse, nursery, orchard, ranch, kennel, guiding and outfitting, riding stable, park, greenbelt, veterinary clinic, and customary accessory uses including buildings for shelter and enclosure of persons, animals, and/or property employed in any of the above uses, including power cogeneration facilities designed for heating greenhouses and for electrical power production.

B. Limited Impact Review:

Mobile home as an accessory use to ranch or farm operation, and storage areas and facilities.

C. Major Impact Review:

Extraction and fill of soil, and solar power generating system including customary accessory uses and structures for electrical power production.

X. Public Administration/Facilities (PA/F) Zone District

A. Permitted Uses:

Public Administration facilities/buildings, Road & Bridge Administration, Operations and Storage facilities, Corrections facilities, Community corrections facilities, Publicly Owned Communications facilities, Public Utilities, Single Family and Multi-family housing for persons employed in any of the previous uses by right.

B. Supplemental Standards:

Any outside storage of vehicles or materials south of the Public Service Company easement will be allowed as a use by right. Any outside storage of vehicles or materials north of the Public Service easement shall be subject to the screening requirements of the City of Rifle.

Privately run Community Corrections facilities shall:

1. Implement one of the following three (3) alternatives:
 - a. A County sheriff's presence within the facility; or,
 - b. A Sheriff Substation located on the Property; or,

- c. The County or the operator of the facility will reimburse the City of Rifle annually in advance for the annual gross pay associated with the lowest paid police officer on the City of Rifle Police force.
- 2. Public or private transportation shall be provided for all work-release inmates.

C. Major Impact Review: Extraction and fill of soil.

D. Objectionable Uses: Any use not listed as a permitted use.

E. Minimum Lot Area: 20,000 sq. ft.

F. Maximum Lot Coverage: More than one building may be put on a lot, provided not more than 90 percent of the lot is covered.

G. Minimum Setback:

- Front lot: 20 feet
- Side lot: 10 feet
- Rear lot: 15 feet
- Other: Boundary of any utility easement for buildings

H. Off-Street Parking:

Per Chapter 7: Off Street Parking Regulation, City of Rifle Municipal Code.

Section 8. All land uses and subsequent applications for land use change shall conform with the Garfield County 2008 Unified Land Use Resolution, as amended.