

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.

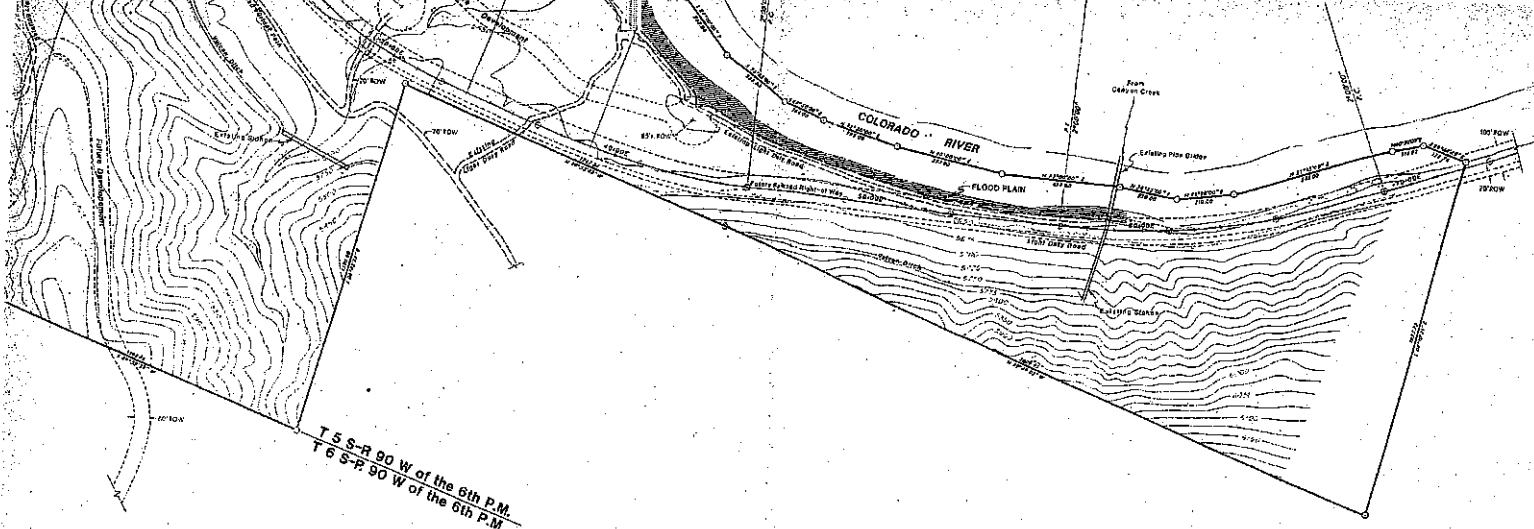
- 3.2 Uses, Special: Heliport with support facilities, mine salvage yard, yards for layout of storage, temporary structures for housing, office or storage when approved as a part of an extractive operation.

Plant for fabrication of goods from processed natural resources; material handling, 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.
- .. 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.



Scale: 1" = 400'
1:4800
C.I. = 51.23'
Datum: Mean Sea Level

Exhibit B BOOK 662 PAGE 702
BOOK 662 PAGE 182

APPROVALS:	
County Commissioner:	Date:
County Commissioner:	Date:
County Commissioner:	Date:
Witness:	Date:

NOTES:
 1. All the streams shown herein, and any other streams, ditches and drains, are hereby dedicated to the public.
 2. If the subject land is under private ownership, the owner is notified that the public has a right of access to the same for the purposes herein stated.

DEVELOPMENT DATA:			
Roads & Streets: Existing County Road has 40' c.w. See P.U.D. Development Standards.	Utilities: Water: Rio Grande Railroad Sewer: Storm King Mines, Inc. Sewer Treatment & Reuse: Storm King Mines, Inc. Electricity: Public Service Company of Colorado Telephone: U.S. West Cable Television: Rocky Mountain Telephone Co. and Astoria Inc.	Land Use:	

DEVELOPMENT PACKAGE "A"
(Phases 1 Through 9 / Test Mine)

Owner: Storm King Mines, Inc. 1310 E. Summit Circle Englewood, CO 80112	Applicants: Storm King Mines, Inc. 1310 E. Summit Circle Englewood, CO 80112	Planner: Jeffrey L. Packer, A.S.L.A. 90 Conant Denver, CO 80210
Surveyor: Brown & Walker, Inc. P.O. Box 285 Glenwood Springs, CO 81601	Topography By: InterSearch, Inc. 5301 S. Holly Road Englewood, CO 80112	Engineer: Schumesser & Associates 3041 Greenwood St. Glenwood Springs, CO 81601
Mine Surveyor: Paul Stovro P.E., L.S. 2022 North St. Denver, CO 80218	Hydrology: Terra Thermo Inc. 2348 & South Allen Way Suite 124 Englewood, CO 80112	Mine Engineer: John Schneider Storm King Mines 1310 E. Summit Circle Englewood, CO 80112

SXM
Storm King Mines
Denver, Colorado

COAL RIDGE NO. 1
GARFIELD COUNTY, COLORADO

COAL RIDGE
PLANNED UNIT DEVELOPMENT

Date: October 12, 1984 Scale: 1"=400'
Revision No. 2 December 14, 1984 Drawing No. 7-6

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 $N89^{\circ}45'28''$ 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 $N89^{\circ}49'44''$ 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 $N89^{\circ}49'44''$ 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 $N63^{\circ}45'00''$ E, for a distance of 460 feet, thence on a bearing $N56^{\circ}35'00''$ E, for a distance of 345 feet along the River centerline, thence on a bearing of $N50^{\circ}35'00''$ E for a distance of 690 feet along River centerline, thence on a bearing of $S53^{\circ}18'00''$ E, for a distance of 312.48 feet, thence easterly along the north section line of Section 6, on a bearing of $S89^{\circ}45'28''$ E, for a distance of 3827.44 feet.