

**EXHIBIT C**

**Zone Districts Text and Design Standards Approved by the PUD Resolution**

**PUD Zone Districts**

**I. Zone District Regulating Authority**

The provisions of these regulations shall prevail and govern the development of the Spring Valley Ranch PUD; provided, however, that where the provisions of the Spring Valley Ranch PUD Zone Regulations herein do not clearly address a specific subject, the ordinances, resolutions, or regulations of Garfield County shall prevail. Definitions established herein shall take precedence over the definitions established by the Zoning Regulations of Garfield County, whenever those regulations are applicable to the Spring Valley Ranch PUD.

**II. Zone Districts**

To carry out the purposes and provisions of the Garfield County Zoning Resolution of 1978, Garfield County, Colorado, as amended, the Spring Valley Ranch PUD Zone District is further divided into the following zone district classifications:

- R/P Residential/Pasture District
- R/M Residential/Mountain District
- R/R Residential/Ranch District
- R/E Residential/Estate District
- R/C Residential/Cabin District
- R/CH Residential/Community Housing District
- V/C Village/Commercial District
- L/I Light Industrial District
- OS/R Open Space/Recreational District
- OS/A/E Open Space/Agriculture District
- OS/P Open Space/Pasture District
- OS/G Open Space/Golf District
- U Utilities District

**III. R/P – Residential / Pasture District**

**1. Uses By Right:**

- A. Single family residential and accessory uses. The primary single family residence may include habitable detached rooms or buildings associated with the residence. Any such detached rooms or buildings shall not include a kitchen. Accessory uses and buildings, such as garages, storage

buildings, art studios, offices and workshops, shall relate to the primary single family residence.

- B. **Agricultural Structures:** Buildings may include any facilities necessary for agricultural and/or ranching operations, including horse keeping and training facilities, barns, hay and feed, tack, equipment and other storage buildings, livestock pens and workshops.

Residential uses shall not be allowed on the parcel designated on the final plat as "RP Parcel A."

- C. All uses allowed in the Open Space/Pasture (OS/P) District.
- D. All uses allowed in Utilities (U), Open Space/Golf (OS/G) and Open Space/Recreational (OS/R) Districts.
- E. Pasture land and fencing.
- F. All agricultural uses, including the raising of livestock, growing of produce and haying operations.

2. Uses, Conditional: NONE

3. Uses, Special: NONE

4. Minimum setbacks: 50 foot front yard  
50 foot rear yard  
25 foot side yard

5. Maximum lot coverage: Lot coverage by buildings and structures exclusive of uncovered pool areas, patios, decks, driveways and utilities shall not exceed 35,000 square-feet.

6. Maximum building envelope: Unlimited except for geotechnical hazards, environmental and wetlands constraints, slopes exceeding 30%, setback requirements and utility and trail easements.

7. Maximum floor area:

A. **Primary Single Family Residence:** Maximum finished floor area exclusive of attached or detached garage shall not exceed 20,000 square-feet.

B. **Accessory buildings:** Maximum total finished floor area of all accessory buildings, including attached and detached garages, but excluding agricultural buildings, shall not exceed 20,000 square-feet.

8. Maximum residential and accessory structure building height: 25 feet.
9. Off-street parking: One space per bedroom, with a minimum of two enclosed parking spaces and a maximum of six exterior/uncovered spaces.
10. Fireplaces: No open hearth, solid fuel fireplaces are allowed. One solid fuel burning stove, as defined in CRS Sec. 25-7-401 et seq. and regulations promulgated there under, is allowed in each dwelling unit. All dwelling units are allowed an unrestricted number of gas burning fireplaces.

#### IV. R/M – Residential / Mountain District

##### 1. Uses By Right:

- A. Single family residential and accessory uses. The primary single family residence may include habitable detached rooms or buildings associated with the residence. Any such detached rooms or buildings shall not include a kitchen. Accessory uses and buildings shall relate to the primary single family residence, including horse keeping and training facilities; non-industrial storage buildings for personal property, hay and feed, tack and equipment; and workshops, art studios or other similar uses.

Residential uses shall not be allowed on the parcels designated on the final plat as "RM Parcel A" and "RM Parcel B."

- B. All uses allowed in Utilities District (U) and the Open Space/Recreational District (OS/R)
- C. Pasture land and fencing.
- D. Private and community trails.
- E. In lieu of the uses provided above, one lot within the Residential/Mountain District may be developed as a recreational "Outpost" for use by residents and guests of the Spring Valley Ranch PUD. The Outpost may include overnight accommodations; men's and women's toilet/shower areas; dining/BBQ area; and recreation uses including horse keeping, hiking, mountain biking, fishing, hunting, snowmobiling, cross-county and back-country skiing, and other comparable outdoor recreation; and uses and structures ancillary to the above.

This allowed use shall not apply to the parcels designated on the final plat as "RM Parcel A" and "RM Parcel B."

##### 2. Uses, Conditional: NONE

3. Uses, Special: NONE
4. Minimum Lot Area: Nine acres.
5. Minimum setbacks: 50 foot front yard  
50 foot rear yard  
50 foot side yard
6. Maximum lot coverage: Lot coverage by buildings and structures exclusive of uncovered pool areas, patios, decks, driveways and utilities shall not exceed 30,000 square-feet per lot.
7. Maximum building envelope: 2.5 acres, subject to setback requirements. Development activities outside of prescribed building envelopes are limited to access drives, utilities and retaining walls specifically associated with entry drives, and as may be defined in the Covenants, Conditions and Restrictions for the PUD.
8. Maximum floor area:
  - A. Primary Single Family Residence: Maximum finished floor area exclusive of attached or detached garage shall not exceed 18,000 square-feet.
  - B. Accessory and agricultural buildings: The maximum total finished floor area of all accessory and agricultural buildings, including attached and detached garages, shall be 12,000 square-feet.
9. Maximum building height: 25 feet.
10. Off-street parking: One space per bedroom, with a minimum of two enclosed parking spaces and a maximum of six exterior/uncovered spaces.
11. Fireplaces: No open hearth, solid fuel fireplaces are allowed. One solid fuel burning stove, as defined in CRS Sec. 25-7-401 et seq. and regulations promulgated there under, is allowed in each dwelling unit. All dwelling units are allowed an unrestricted number of gas burning fireplaces.
12. Special conditions: Rental or leases of less than one year shall not be allowed.
13. Merging of Lots: The common owner of two or more contiguous lots may merge such lots into a single parcel, and may relocate the building envelope, upon compliance with the applicable county regulations regarding plat amendment or lot line adjustment, and upon compliance with applicable covenants of the development. Relocation of building envelopes shall be subject to all easements, including utility easements, unless the permission of

the easement holder is obtained. Merging of lots shall not affect the uses and restrictions otherwise applicable in this zone district.

**V. R/R – Residential / Ranch District**

**1. Uses By Right:**

- A. Single family residential and accessory uses. The primary single family residence may include habitable detached rooms or buildings associated with the residence. Any such detached rooms or buildings shall not include a kitchen. Accessory uses and buildings shall relate to the primary single family residence, including horse keeping facilities; storage of personal property and equipment; workshop, art studio or other similar use.

Residential uses shall not be allowed on the parcel designated on the final plat as "RR Parcel A."

- B. All uses allowed in Utilities (U) and Open Space/Golf (OS/G) Districts.

- C. Private and community trails.

**2. Uses, Conditional: NONE**

**3. Uses, Special: NONE**

**4. Minimum Lot Area: Four acres.**

- 5. Minimum setbacks: 50 foot front yard  
50 foot rear yard  
30 foot side yard**

- 6. Maximum lot coverage: Lot coverage by buildings and structures exclusive of uncovered pool areas, patios, decks, driveways and utilities shall not exceed 15,000 square-feet per lot.**

- 7. Maximum building envelope: 7.5 acres, subject to setback requirements. Development activities outside of prescribed building envelopes are limited to access drives, utilities and retaining walls specifically associated with entry drives, and as may be defined in the Covenants, Conditions and Restrictions for the PUD.**

8. Maximum floor area:
  - A. Primary Single Family Residence: Maximum finished floor area exclusive of attached or detached garage shall not exceed 12,000 square-feet.
  - B. Accessory and agricultural buildings: Maximum total finished floor area of all accessory and agricultural buildings, including attached and detached garages, shall not exceed 3,500 square-feet.
9. Maximum building height: 25 feet.
10. Off-street parking: One space per bedroom, with a minimum of two enclosed parking spaces and a maximum of six exterior/uncovered spaces.
11. Fireplaces: No open hearth, solid fuel fireplaces are allowed. One solid fuel burning stove as defined in CRS Sec. 25-7-401 et seq. and regulations promulgated there under is allowed in each dwelling unit. All dwelling units are allowed an unrestricted number of gas burning fireplaces.
12. Special conditions: Rental or leases of less than one year shall not be allowed
13. Merging of Lots: The common owner of two or more contiguous lots may merge such lots into a single parcel, and may relocate the building envelope, upon compliance with the applicable county regulations regarding plat amendment or lot line adjustment, and upon compliance with applicable covenants of the development. Relocation of building envelopes shall be subject to all easements, including utility easements, unless the permission of the easement holder is obtained. Merging of lots shall not affect the uses and restrictions otherwise applicable in this zone district.

## VI. R/E – Residential / Estate District

1. Uses By Right:
  - A. Single family residential and accessory uses. The primary single family residence may include habitable detached rooms or buildings associated with the residence. Any such detached rooms or buildings shall not include a kitchen. Accessory uses and buildings shall relate to the primary single family residence, including storage of personal property and equipment; workshop, art studio or other similar use.  
  
Residential uses shall not be allowed on the parcel designated on the final plat as "RE Parcel A."
  - B. All uses allowed in Utilities (U) and Open Space/Golf (OS/G) Districts.

C. Private and community trails.

2. Uses, Conditional: NONE
3. Uses, Special: NONE
4. Minimum Lot Area: Two acres.
5. Minimum setbacks: 35 foot front yard  
25 foot rear yard  
25 foot side yard
6. Maximum lot coverage: Lot coverage by buildings and structures exclusive of uncovered pool areas, patios, decks, driveways and utilities shall not exceed 10,000 square-feet per lot.
7. Maximum building envelope: 3.25 acres, subject to setback requirements. Development activities outside of prescribed building envelopes are limited to access drives, utilities and retaining walls specifically associated with entry drives, and as may be defined in the Covenants, Conditions and Restrictions for the PUD.
8. Maximum floor area:
  - A. Primary Single Family Residence: Maximum finished floor area exclusive of attached or detached garage shall not exceed 8,000 square-feet.
  - B. Accessory buildings: Maximum total finished floor area of all accessory buildings, including attached and detached garages, shall not exceed 2,000 square-feet.
9. Maximum building height: 25 feet.
10. Off-street parking: One space per bedroom, with a minimum of two enclosed parking spaces and a maximum of four exterior/uncovered spaces.
11. Fireplaces: No open hearth, solid fuel fireplaces are allowed. One solid fuel burning stove, as defined in CRS Sec. 25-7-401 et seq. and regulations promulgated there under, is allowed in each dwelling unit. All dwelling units are allowed an unrestricted number of gas burning fireplaces.
12. Special conditions: Rental or leases of less than one year shall not be allowed.
13. Merging of Lots: The common owner of two or more contiguous lots may merge such lots into a single parcel, and may relocate the building envelope,

upon compliance with the applicable county regulations regarding plat amendment or lot line adjustment, and upon compliance with applicable covenants of the development. Relocation of building envelopes shall be subject to all easements, including utility easements, unless the permission of the easement holder is obtained. Merging of lots shall not affect the uses and restrictions otherwise applicable in this zone district.

## VII. R/C – Residential / Cabin District

### 1. Uses By Right:

- A. Single family residential, multi-family residential and accessory uses. Accessory uses shall relate to the primary single family residence.
- B. All uses allowed in Utilities (U) and Open Space/Golf (OS/G) Districts.
- C. Private and community trails.

### 2. Uses, Conditional: NONE

### 3. Uses, Special: NONE

### 4. Minimum Lot Area: One-quarter acre.

### 5. Minimum setbacks: 20 foot front yard 20 foot rear yard 15 foot side yard

### 6. Maximum lot coverage: Lot coverage by buildings and structures, exclusive of uncovered pool areas, patios, decks, driveways and utilities, shall not exceed 7,000 square-feet per lot.

### 7. Maximum building envelope: Two acres, subject to setback requirements. Development activities outside of prescribed building envelopes are limited to access drives, utilities and retaining walls specifically associated with entry drives, and as may be defined in the Covenants, Conditions and Restrictions for the PUD.

### 8. Maximum floor area: Maximum finished floor area of a residential structure, excluding attached or detached garage, shall not exceed 6,000 square-feet.

### 9. Maximum building height: 25 feet.

### 10. Off-street parking: One enclosed parking space per bedroom, with a minimum of two enclosed parking spaces and a maximum of two exterior/uncovered spaces per unit.

11. Fireplaces: No open hearth, solid fuel fireplaces are allowed. One solid fuel burning stove, as defined in CRS Sec. 25-7-401 et seq. and regulations promulgated there under, is allowed in each dwelling unit. All dwelling units are allowed an unrestricted number of gas burning fireplaces.
12. Special conditions: Short-term rental or leases of less than one year shall be allowed only to members or invited guests of the Club associated with the PUD. Cabins may be deeded in one-quarter share fractional tenants-in-common interests, which interests shall be exempt from compliance with County subdivision or other regulation.
13. Merging of Lots: The common owner of two or more contiguous lots may merge such lots into a single parcel, and may relocate the building envelope, upon compliance with the applicable county regulations regarding plat amendment or lot line adjustment, and upon compliance with applicable covenants of the development. Relocation of building envelopes shall be subject to all easements, including utility easements, unless the permission of the easement holder is obtained. Merging of lots shall not affect the uses and restrictions otherwise applicable in this zone district.
14. Cabin Sub-District: The Cabin District is divided into four Sub-Districts based upon the size of improvements that can be constructed on the lots within each Sub-District:
  - A. Camp Cabins with a floor area between 1,000 and 1,500 square-feet.
  - B. Village and Hillside Cabins with a floor area between 1,500 and 2,500 square-feet.
  - C. Golf and Hillside Cottages with a floor area between 2,500 and 4,000 square-feet.
  - D. Duplex Cabins with a total floor area between 3,000 and 5,000 square-feet (1,500 to 2,500 square-feet per unit).

Units may be designated on the final plat or at the time of building permit.

### VIII. R/CH – Residential / Community Housing District

1. Uses By Right:
  - A. Single family and multi- family residential, including row house, townhome, apartment and single-family detached units, all of which shall be governed under the provisions of the Community Housing Program approved as part of the Spring Valley Ranch PUD.



**IX. V/C – Village / Commercial District**

**1. Uses By Right:**

- A. All structures and facilities related to recreation and member services within the PUD, including but not limited to: golf club House; locker rooms; restaurant; lounge; snack bar; athletic club; family center; recreational center; event space; tennis center; aquatics center; grocery; sundry, retail and liquor store(s); post office; gas station; business offices related to the sales, ownership, membership or operations of the PUD; health, beauty and personal care services; reservations center; resident and member services center; golf pro shop; golf starter's pavilion; religious buildings; transient overnight accommodations for Club members and their guests; day care; staff living accommodations; and equestrian care and riding facilities; and parking
- B. Employee Housing: A maximum of 20 multi-family units (when combined with the units built in the L/I District) of less than 1,200 sq. ft. each in the Village and/or Metro District Yard, deed restricted as rental units available only to the project's employees with rent increases limited to CPI for 20 years. Thereafter the units may be rented or sold at market.
- C. Guest Lodging. A maximum of 15 guest rooms of 600 sf (without kitchen) within the Golf Club House or other appropriate Village buildings.
- D. All uses allowed in Utilities (U), Open Space/Recreational (OS/R) and Open Space/Golf (OS/G) Districts.
- E. Private and community trails.

2. Uses, Conditional: NONE

3. Uses, Special: NONE

4. Minimum Lot Area: NONE

5. Minimum setbacks: 10 feet from road right-of-way  
50 feet from the property line of any residential property

6. Maximum lot coverage: NONE

7. Maximum building envelope: NONE

8. Maximum floor area:

- A. Maximum finished floor area for grocery, sundry, retail and liquor store(s); post office; and gas station shall not exceed a total of 20,000 square feet.
  - B. No limit for other uses.
9. Maximum building height: 35 feet.
10. Off-street parking: One enclosed parking space per bedroom. Minimum of one parking space for every 800 square-feet of habitable finished floor space for other uses. Employee, overflow and event parking will be provided as needed in the Light Industrial Zone District (L/I) and the Open Space/Golf District (OS/G).
11. Fireplaces: No open hearth, solid fuel fireplaces are allowed. One solid fuel burning stove, as defined in CRS Sec. 25-7-401 et seq. and regulations promulgated there under, is allowed in each dwelling unit. All dwelling units are allowed an unrestricted number of gas burning fireplaces.

**X. L/I – Light Industrial District**

**1. Uses By Right:**

- A. Office and support facilities for metropolitan districts serving the PUD, including but not limited to: Outdoor and indoor equipment storage; Outdoor and indoor supply storage; Fuel storage and distribution systems; Administrative offices; Fire/EMS and security station; Workshop; Mechanics shop.
- B. Golf Course maintenance yard, including all facilities necessary for the operation and maintenance of golf courses, including outdoor and indoor equipment and cart storage; indoor and outdoor supply storage; fuel storage and distribution systems; administrative offices; workshop; mechanics shop; and turf and tree nursery.
- C. Common facilities associated with operation and maintenance of the PUD, including but not limited to: kitchen and employee dining hall; employee lockers, shower and locker room facilities; vehicle wash; laundromat / drycleaners; employee recreational facilities; staff living accommodations; plant nursery; composting facility; day care; fueling station; and parking.
- D. Fire station and all facilities and equipment associated with the operation, use and maintenance thereof, including but not limited to: indoor and outdoor equipment storage; indoor and outdoor supply storage; administrative offices; workshop; and staff living accommodations.

- E. All uses allowed in Utilities (U) and Open Space/Golf (OS/G) Districts.
- F. Employee Housing. A maximum of 20 multi-family units (when combined with units built in the V/C District) of less than 1,200 sq. ft. each in the Village and/or Metro District Yard, deed restricted as rental units available only to the project's employees with rent increases limited to CPI for 20 years. Thereafter the units may be rented or sold at market.

- 2. Uses, Conditional: NONE
- 3. Uses, Special: NONE
- 4. Minimum Lot Area: NONE
- 5. Minimum setbacks: 20 feet from road right-of-way  
50 feet from the property line of any residential property
- 6. Maximum lot coverage: NONE
- 7. Maximum building envelope: NONE
- 8. Maximum floor area: NONE
- 9. Maximum building height: 35 feet.
- 10. Off-street parking: Minimum of one parking space for every three employees, plus minimum of one parking space for every staff bedroom. Employee, overflow and event parking will be provided as needed in the Light Industrial Zone District (L/I) for the Village/Commercial District (V/C) and the Open Space/Golf District (OS/G).
- 11. Fireplaces: No open hearth, solid fuel fireplaces are allowed. One solid fuel burning stove, as defined in CRS Sec. 25-7-401 et seq. and regulations promulgated there under, is allowed in each dwelling unit. All dwelling units are allowed an unrestricted number of gas burning fireplaces.

**XI. OS/R – Open Space / Recreation District**

- 1. Uses By Right:
  - A. All equestrian uses and services, including but not limited to: Stables; Tack rooms; Feed and equipment storage; Turn-out pastures; Horse riding and training area(s); Race / warm-up tracts; Trails; Training; Tack sales; Grill / snack bar; Clubroom; Lockers; Restrooms and changing facilities

and showers; Staff living accommodations; Hay and equipment barns;  
Storage for vehicles and trailers; Parking

- B. Facilities and services for active and passive recreation, including but not limited to: Parks; Ball fields; Tennis courts; Fishing ponds; Ice Skating ponds; Snowmobiling; Cross / backcountry skiing; Fishing camp; Boating; Hunting; Picnic areas; Event and interpretative facilities; Private, community or public trails; Other accessory recreational uses
- C. Structures and fencing accessory to recreational uses.
- D. Fire Station and all facilities and equipment necessary for the operation, use and maintenance thereof, including but not limited to: Indoor and outdoor equipment storage; Indoor and outdoor supply storage; Administrative offices; Workshop; Staff living accommodations
- E. Gatehouse / Security stations.
- F. Marketing / Sales office.
- G. All uses allowed in Utilities (U) District.

- 2. Uses, Conditional: NONE
- 3. Uses, Special: NONE
- 4. Minimum Lot Area: NONE
- 5. Minimum setbacks: 10 feet from road right-of-way  
50 feet from the property line of any residential property
- 6. Maximum lot coverage: NONE
- 7. Maximum building envelope: NONE
- 8. Maximum floor area: NONE
- 9. Maximum building height: 35 feet.
- 10. Off-street parking: Minimum of one parking space for every two horse stalls, plus minimum of one parking space for every employee living accommodation. Parking as needed based upon usage for parks, ball fields, trail heads and other recreational uses.
- 11. Fireplaces: No open hearth, solid fuel fireplaces are allowed. One solid fuel burning stove, as defined in CRS Sec. 25-7-401 et seq. and regulations

promulgated thereunder, is allowed in each dwelling unit. All dwelling units are allowed an unrestricted number of gas burning fireplaces.

## **XII. OS/A/E – Open Space / Agriculture District**

### **1. Uses By Right:**

- A. Agricultural, including farm, ranch, sod farm, garden, plant nursery, orchard, and customary accessory uses including buildings for the enclosure of animals or property employed in any of the above uses, excluding residential dwellings.
- B. Riding stable and equestrian uses including tack sales, snack bar, clubhouse and lounge.
- C. Park and green belt including trails, ballfields, courts and accessory recreational uses.
- D. Domestic and irrigation water well including accessory building for the enclosure of water treatment equipment. Refer as well to special Design Standards applicable to all Zone Districts.
- E. Community recreation facilities including community building, pool and changing rooms, picnic areas and restrooms.
- F. Storage facilities for recreational vehicles and horse trailers.
- G. Public and/or private trails.

2. Minimum setback: 35 feet from road right-of-way or any structures  
5 feet for all other conditions

3. Maximum building height: 35 feet

4. Parking: Minimum of one parking space for every 400 square feet of enclosed area or one space for every two stalls, whichever is greater.  
Minimum of ten spaces dedicated to employees/staff.

## **XIII. OS/P – Open Space / Pasture District**

### **1. Uses By Right:**

- A. All agricultural uses, including but not limited to: farming; ranching; sod farm; plant nursery; orchard; haying; and livestock raising, breeding and feeding, including horses, cattle, pigs, sheep.

- B. All equestrian uses and services, including but not limited to: stables; tack rooms; feed and equipment storage; turn-out pastures; horse riding and training area(s); race / warm-up tracts; trails; tack sales; grill / snack bar; clubroom; lockers; restrooms and changing facilities and showers; staff living accommodations; hay and equipment barns; storage for vehicles and trailers; and parking
  - C. Community and/or private trails, including picnic areas and restrooms.
  - D. Structures and fencing accessory to agricultural and recreational uses.
  - E. Domestic and irrigation water wells, including distribution and storage.
  - F. Parking.
  - E. All uses allowed in Utilities District (U) and Open Space/Recreational District (OS/R).
- 2. Uses, Conditional: NONE
  - 3. Uses, Special: NONE
  - 4. Minimum Lot Area: NONE
  - 5. Minimum setbacks: 10 feet from road right-of-way  
50 feet from the property line of any residential property
  - 6. Maximum lot coverage: NONE
  - 7. Maximum building envelope: NONE
  - 8. Maximum floor area: NONE
  - 9. Maximum building height: 35 feet.
  - 10. Off-street parking: Parking as needed based upon usage.

**XIV. OS/G – Open Space / Golf District**

- 1. Uses By Right:
  - A. 18-hole Championship golf course; par-3 golf course; practice range and related practice facilities; and accessory uses related to golf.
  - B. Accessory structures for the use and enjoyment of the golf course facilities, including but not limited to: golf club house; starter's pavilion;

comfort stations/restrooms/weather shelters; grill and/or snack bar; bar; cart storage; office and administrative functions and structures related to the operation and maintenance of the golf courses; and golf course maintenance yard, including all facilities necessary for the operation and maintenance of golf courses, including but not limited to: outdoor and indoor equipment and cart storage; indoor and outdoor supply storage; fuel storage and distribution systems; administrative offices; workshop; mechanics shop; and turf and tree nursery

- C. Structures and fencing accessory to wildlife management, agricultural and recreational uses.
- D. Ponds, irrigation facilities and water features.
- E. Parking.
- F. All uses allowed in Utilities District (U) and Open Space/Recreational District (OS/R).

2. Uses, Conditional: NONE

3. Uses, Special: NONE

4. Minimum Lot Area: NONE

5. Minimum setbacks: NONE

6. Maximum lot coverage: NONE

7. Maximum building envelope: NONE

8. Maximum floor area: NONE

9. Maximum building height: 25 feet.

10. Off-street parking: Minimum of 40 parking spaces. Employee, overflow and event parking will be provided as needed in the Open Space/Golf District (OS/G) for the Village/Commercial District (V/C) and the Light Industrial Zone District (L/I).

#### **XV. U – Utilities District**

- 1. **Uses By Right:** The construction, installation, operation, maintenance, repair and replacement of all types of utilities and common utility corridors, easements, rights-of-way, facilities, and structures, including but not limited to: water services, such as storage tanks, irrigation ponds and reservoirs,

water and irrigation distribution systems, water wells, water treatment facilities, pumping equipment, lift and transfer stations; sanitary sewage collection systems and lift stations; drainage and flood control structures; utilities, including but not limited to electrical, natural gas, cell phone, wi-fi, telephone, cable television and fiber-optic systems; geo-hazard mitigation structures; roads, cul-de-sacs, turnouts and retaining walls; services and systems along easements and rights-of-way through other districts; public, community and/or private trails; and buildings and structures accessory to the above uses.

- 2. Uses, Conditional: NONE
- 3. Uses, Special: NONE
- 4. Minimum Lot Area: NONE
- 5. Minimum setbacks: NONE
- 6. Maximum lot coverage: NONE
- 7. Maximum building envelope: NONE
- 8. Maximum floor area: NONE
- 9. Maximum building height: 25 feet, except for water storage tanks.
- 10. Special requirements: The Utilities District shall include on-site utilities and off-site utility easements dedicated to the PUD as shown on the PUD Plan and the PUD Land Use Summary. All utility structures shall be non-illuminated, except for shielded lighting as may be required for safety. Access to utility corridors is granted to the Landis Creek Metropolitan District and all other providers of services.

**Design Standards (Applicable to all Zone Districts)**

**A. Driveway Standards**

The following design standards for driveways shall apply to all residential and commercial construction within the Spring Valley Ranch PUD unless otherwise approved by the Authority Having Jurisdiction.

- 1. Driveways shall be provided to all habitable structures and to all other structures with floor areas greater than 500 square feet.
- 2. Driveways serving only one residence shall have an all-weather driving surface with a minimum width of 16 feet. Driveways serving two to three

residences shall have an all-weather driving surface with a minimum width of 20 feet. Driveways shall not serve more than three residences.

3. Driveways shall be provided with no less than 15 feet of vertical clearance.
4. The maximum allowable gradient for driveways shall be 10% unless driveway is constructed with a snow-melting system approved by the Authority Having Jurisdiction.
5. The minimum allowable centerline radius for a driveway shall be 23 feet.
6. Any driveway in excess of 150 feet in length shall be equipped with a turn-around at the end in accordance with the design standards for a turn-around as stated below.
7. Any driveway in excess of 400 feet in length shall be equipped with a turnout. Turnouts shall be constructed at a maximum interval of 400 feet on all driveways in excess of 400 feet in length.
8. Turnout dimensions shall be as follows:
  - a) Minimum full-width lane length = 50 feet.
  - b) Minimum additional turnout width = 8 feet (24-foot total driveway width).
  - c) Minimum taper length on each end of turnout lane = 50 feet.
9. Intersections of driveways with roads shall be within 7 degrees of perpendicular wherever practical and feasible.
10. Turn-arounds at the end of driveways in excess of 150 feet in length shall be provided with a hammerhead turn-around at a minimum. The minimum dimensions of a hammerhead turn-around shall be in accordance with the hammerhead details approved by the Authority Having Jurisdiction.
11. All driveways shall extend to within 50 feet of the primary structures.
12. All driveways shall be constructed with a drainage system consisting of roadside ditches and channels, storm drainage systems and culverts designed to adequately convey the peak rate of stormwater runoff generated by the 100-year storm event without causing erosion or deposition of eroded materials. All stormwater runoff shall be conveyed as depicted on the Spring Valley Ranch P.U.D. Preliminary Drainage Plan and shall not be diverted into other drainage basins. The design of the driveway drainage system shall be prepared by a Colorado Registered Professional Engineer with specialized competence in hydrology, hydraulics and erosion control.

**B. Roadway Standards**

The following roadway design standards shall apply to all roadways within the Spring Valley Ranch PUD unless otherwise approved by the Authority Having Jurisdiction.

*Street and Roadway Design shall be in conformance with the following standards:*

**Spring Valley Ranch P.U.D. Street and Roadway Classification and Design Standards**

Road Classification	Collector Road	Minor Road	Cul-De-Sac
Maximum Number of Residences to be Served	577	140	40
Maximum Average Daily Traffic Volume [vehicles per day]	8000	1400	400
Minimum Right-of-Way Width [feet]	60	50	50
Minimum Travel Lane Width [feet]	12	11	11
Minimum Shoulder Width [feet]	4	2	2
Type of Road Surface (including travel lanes and shoulders)	Asphalt or Concrete	Asphalt or Concrete	Asphalt or Concrete
Pavement Section (depth of asphalt) and Specification of Asphalt	To be determined by Registered Geotechnical Engineer based on an HS-20 loading and the maximum average daily traffic volumes		
Aggregate Section (depth and specification of aggregate)	To be determined by Registered Geotechnical Engineer based on an HS-20 loading and the maximum average daily traffic volumes		
Subgrade Stabilization	To be determined by Registered Geotechnical Engineer based on an HS-20 loading and the maximum average daily traffic volumes		
Typical Cross Slope (Crown)	2%	2%	2%
Maximum Rate of Super-Elevation (Super-elevation design to be performed by Professional Engineer in accordance with 2001 AASHTO Standards)	4%	4%	4%
Shoulder Cross Slope	Matches Adjacent Travel Lane	Matches Adjacent Travel Lane	Matches Adjacent Travel Lane
Maximum Centerline	10%	10%	10%

**Spring Valley Ranch P.U.D. Street and Roadway Classification and Design Standards**

Road Classification	Collector Road	Minor Road	Cul-De-Sac
Grade			
Typical Design Speed	25 MPH	20 MPH	20 MPH
Minimum Design Speed	10 MPH	10 MPH	10 MPH
Minimum Centerline Radius at Typical Design Speed without Superelevation [feet]	298.3	190.9	190.9
Minimum Centerline Radius at Typical Design Speed with maximum Superelevation [feet]	208.3	133.3	133.3
Minimum Centerline Radius [feet]	50.0	50.0	50.0
Minimum Clearance from Travel Lane to Roadside Barrier (guard rail/retaining wall/jersey barrier) [feet]	4	4	4
Maximum Slope of Unretained Cut/Fill Slope [vertical feet:horizontal feet]	2:1	2:1	2:1
Roadside Drainage Conveyance Structures	Designed by Registered Engineer to Provide Minimum Capacity to Convey Peak Flow from 100-year Storm Event		

1. Roadway standards shall apply for all roads serving more than 3 residences.
2. Road widths will increase at reduced radius curves and intersections in order to accommodate the traveled path of the fire apparatus as specified by the Glenwood Springs Fire Protection District within a single lane of the roadway.
3. Roadways shall be provided with no less than 15 feet of vertical clearance.
4. All dead-end (cul-de-sac) roadways shall be equipped with a turn-around at the end in accordance with the design standards for a turn-around as approved by the Authority Having Jurisdiction.
5. Intersection of two roadways shall be within 7 degrees of perpendicular wherever feasible and practical.
6. The pavement return at roadway intersections shall have a minimum radius of 25-feet.

7. On cul-de-sac roadways longer than 600-feet, in locations to be determined by the Authority Having Jurisdiction, but at intervals of approximately 600 feet, driveway intersections with roadways shall be constructed in accordance with the minimum dimensions for the turn-around of emergency vehicles, to meet the standards of the Authority Having Jurisdiction.

Note: These Road Design Standards also assume the following conditions:

8. All Structures in excess of 500 square feet are sprinklered in accordance with NFPA 13, NFPA 13R and NFPA 13D or as otherwise required by the Authority Having Jurisdiction (AHJ).
9. No on-street parking is allowed on any roadway.
10. Fire Hydrants are provided in accordance with Appendix C of the International Fire Code (IFC) adopted by the Authority Having Jurisdiction at the time of construction.
11. Fire Hydrants will meet the fire-flow requirements of Appendix B of the IFC adopted by the Authority Having Jurisdiction at the time of construction, with the 50% reduction as allowed in Section B105.2 for sprinklered structures.
12. Vegetation management and manipulation is performed on the site in accordance with the standards imposed by the Authority Having Jurisdiction.
13. In order to accommodate the longer cul-de-sac roadways, the water distribution system shall be designed and constructed in accordance with the Water Distribution System and Fire Protection Design Standards provided below.

#### **C. Cul-de-sac Standards (Mountain Lot District Only)**

The following cul-de-sac design standards shall apply to all cul-de-sac (dead-end) roadways within the Mountain Lot District of Spring Valley Ranch PUD unless otherwise approved by the Authority Having Jurisdiction.

1. All dead-end roads shall conform to cul-de-sac standards and requirements.
2. The end of all cul-de-sac roadways shall be provided with a turn-around having a minimum radius to the outside edge of the driving surface of 45 feet.
3. On cul-de-sac roadways longer than 600-feet, in locations to be determined by the Authority Having Jurisdiction, but at intervals of approximately 600 feet, driveway intersections with roadways shall be constructed in accordance with the minimum dimensions for the turn-around of emergency vehicles, to meet the standards of the Authority Having Jurisdiction.

4. In order to accommodate the longer cul-de-sac roadways, the water distribution system shall be designed and constructed in accordance with the Water Distribution System and Fire Protection Design Standards provided below.

**D. Water Distribution System and Fire Protection Design Standards**

The following water distribution system design standards shall apply to all zone districts within the Spring Valley Ranch P.U.D. The following fire protection design standards shall apply to all zone districts within the Spring Valley Ranch P.U.D. unless otherwise approved by the Authority Having Jurisdiction.

1. Roof coverings and exterior building materials shall be non-combustible or fire resistant materials as determined by the Authority Having Jurisdiction.
2. Fire hydrant spacing shall conform to Table C105.1 of the International Fire Code adopted by the Authority Having Jurisdiction at the time of construction.
3. All residences within the Mountain Lot district shall be provided with a fire hydrant within 100-feet of the residence, which is to be installed in conjunction with the construction of the residence.
4. The final fire hydrant locations shall be approved by the Authority Having Jurisdiction.
5. All fire hydrants shall be capable of providing the minimum fire flows and duration within each zone district in conformance with Table B105.1 of the International Fire Code adopted by the Authority Having Jurisdiction at the time of construction.
6. All water storage tanks shall be sized to provide a minimum of two day's normal domestic water usage and the maximum amount of fire storage calculated from the fire flows and durations required by Table B105.1 of the International Fire Code adopted by the Authority Having Jurisdiction at the time of construction.
7. The water distribution system shall be looped wherever feasible and practical.
8. The minimum diameter of water main pipe shall be 8-inches, except for fire hydrant laterals of less than 50-feet in length. Fire hydrant laterals longer than 50-feet shall be a minimum diameter of 8-inches, with an 8-inch by 6-inch reducer immediately ahead of the fire hydrant.
9. The water distribution system shall be designed so that the maximum static pressure at a fire hydrant shall be 135-psi, wherever practical and feasible.

10. All new structures having floor areas greater than 500 square feet shall be provided with automatic sprinkler systems in accordance with NFPA 13, NFPA 13R and NFPA 13D as applicable. The designs of all automatic sprinkler systems are to be approved by the Authority Having Jurisdiction.
11. The fire station shall be constructed in the Light Industrial Zone District at the time to be determined by the Authority Having Jurisdiction.
12. Year-round fire department access shall be provided to surface water at the proposed irrigation reservoirs within the project as the area around each reservoir is platted. As part of the appropriate final plat improvements, each reservoir shall be provided with dry hydrants for fire department access and connection.
13. All structures detached from the primary residence shall be separated from other structures in accordance with the International Fire Code adopted by the Authority Having Jurisdiction at the time of construction.

**EXHIBIT D**

**PUD Phasing Plan Approved by the PUD Resolution and Phasing Map**

**Spring Valley Ranch PUD  
 Estimated Development Phasing Schedule**

<b>Phase</b>	<b>Elements</b>	<b>Estimated Start of Construction</b>	<b>Estimated Completion of Construction</b>
<b>Phase 1</b>	0 Cabin Lots 0 Estate Lots 0 Ranch Lots 1 Pasture Lots 1 Sales Office 1 Gate House 2 Open Space Parcels	April 2008 (see <u>Note 1</u> below)	November 2008
<b>Phase 2</b>	22 Cabin Lots 26 Estate Lots 9 Ranch Lots 0 Pasture Lots 4 Open Space Parcels 1 Light Industrial Parcel Fire Station in accordance with the requirements of the Authority Having Jurisdiction. Emergency Access Road extended along the alignment of Highgrange Pass to the Landis Creek entrance at CR115 (See <u>Note 2</u> below). CR114 Improvements: From the end of the existing asphalt near CMC to the Main Entrance.	April 2008 through April 2014 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Phase 3</b>	21 Cabin Lots 39 Estate Lots 17 Ranch Lots 0 Pasture Lots 1 Mountain Lot 3 Open Space Parcels	April 2008 through April 2015 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Phase 4</b>	10 Cabin Lots 0 Estate Lots 0 Ranch Lots 0 Pasture Lots 4 Village Center Parcels	April 2008 through April 2016 depending on economic and marketing conditions	20 Months after Start of Construction

Phase	Elements	Estimated Start of Construction	Estimated Completion of Construction
	2 Open Space Parcels		
<b>Phase 5</b>	55 Cabin Lots 8 Estate Lots 14 Ranch Lots 0 Pasture Lots 3 Open Space Parcels Emergency Access Roads extended along the alignments of Ouray Trail and Sapinero Trail to Highgrange Pass (See Note 2 below).	April 2009 through April 2018 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Phase 6</b>	32 Cabin Lots 33 Estate Lots 19 Ranch Lots 0 Pasture Lots 3 Open Space Parcels CR115 Improvements: From CR114 to the Landis Creek Entrance to the Project	April 2009 through April 2019 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Phase 7</b>	14 Cabin Lots 23 Estate Lots 16 Ranch Lots 0 Pasture Lots 3 Open Space Parcels	April 2009 through April 2020 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Phase 8</b>	38 Cabin Lots 0 Estate Lots 9 Ranch Lots 0 Pasture Lots 1 Open Space Parcels CR 114 Improvements: From the End of the Phase 1 Improvements near CMC to the intersection of State Hwy 82.	April 2010 through April 2021 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Phase 9</b>	0 Cabin Lots 8 Estate Lots 26 Ranch Lots 0 Pasture Lots 1 Open Space Parcels 1 Utility Parcel	April 2010 through April 2022 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Phase 10</b>	0 Cabin Lots	April 2010 through	20 Months after

Phase	Elements	Estimated Start of Construction	Estimated Completion of Construction
	0 Estate Lots 6 Ranch Lots 0 Pasture Lots 0 Open Space Parcels	April 2023 depending on economic and marketing conditions	Start of Construction
<b>Mountain Phase 1</b>	11 Mountain Lots	April 2008 through April 2013 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Mountain Phase 2</b>	11 Mountain Lots Emergency Access Road through Ranch Phase 3 and down Landis Creek (see <u>Note</u> 2 below)	April 2008 through April 2014 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Mountain Phase 3</b>	10 Mountain Lots	April 2008 through April 2015 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Mountain Phase 4</b>	15 Mountain Lots	April 2008 through April 2016 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Mountain Phase 5</b>	16 Mountain Lots	April 2008 through April 2017 depending on economic and marketing conditions	17 Months after Start of Construction
<b>Mountain Phase 6</b>	6 Mountain Lots	April 2008 through April 2018 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Mountain Phase 7</b>	5 Mountain Lots	April 2008 through April 2019 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Mountain Phase 8</b>	3 Mountain Lots	April 2009 through April 2020 depending on	20 Months after Start of Construction

Phase	Elements	Estimated Start of Construction	Estimated Completion of Construction
		economic and marketing conditions	
<b>Mountain Phase 9</b>	3 Mountain Lots	April 2009 through April 2021 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Mountain Phase 10</b>	3 Mountain Lots	April 2009 through April 2022 depending on economic and marketing conditions	20 Months after Start of Construction
<b>Mountain Phase 11</b>	8 Mountain Lots	April 2009 through April 2023 depending on economic and marketing conditions	17 Months after Start of Construction
<p>Note 1: The estimated start date for Phase 1 of April 2008 is based on the assumption that the Final Plat for Phase 1 will be approved prior to April 2008. In the event that the Final Plat for Phase 1 is not approved prior to April 2008, then the start date for Phase 1 will be the April following the Final Plat approval. In this event, the adjustment of the start dates for each subsequent phase shall be adjusted accordingly to correspond to the difference between the estimated start date for Phase 1 of April 2008 and the actual start date for Phase 1 based on the date of approval of the Final Plat for Phase 1.</p>			
<p>Note 2: Emergency access shall be constructed in accordance with the requirements of the Authority Having Jurisdiction.</p>			

EXHIBIT D

PUD Phasing Map

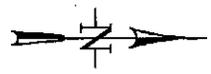
The Spring Valley Ranch P.U.D. Phasing Map is recorded separately in the Real Property Records of Garfield County as Reception No. 786992 and is hereby incorporated by this reference.

**EXHIBIT D  
PHASING MAP  
SPRING VALLEY RANCH P.U.D.**

DATE: August 29, 2007

PREPARED BY:  
GRIFFIN & ASSOCIATES, INC.  
PLANNING & ENGINEERING

SCALE: 1" = 400'  
COUNTY ROAD #1 WEST

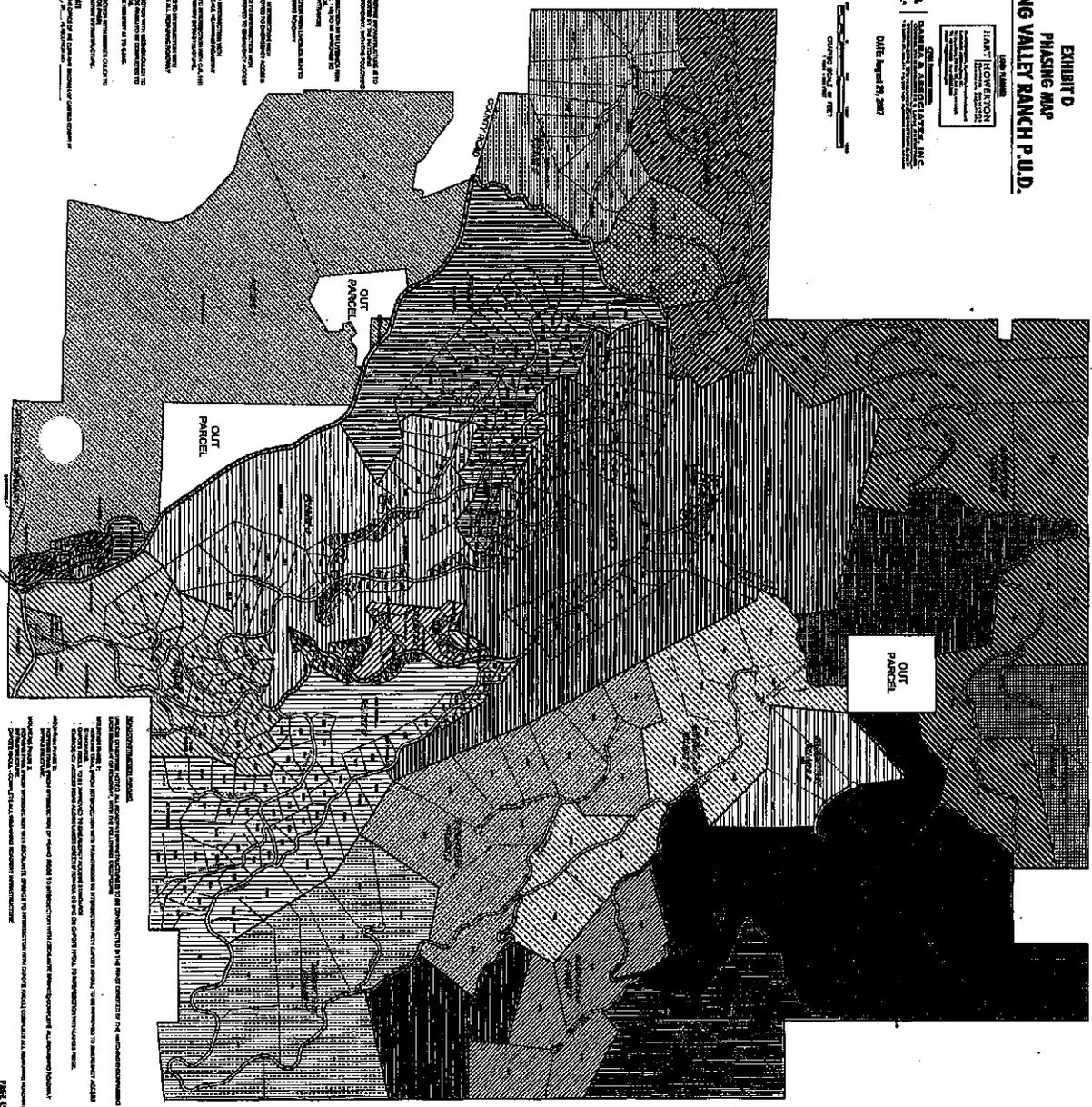


**LEGEND**

[Symbol]	Phase 1
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[Symbol]	Phase 100

**NOTES:**

1. This Phasing Map is prepared in accordance with the provisions of the Colorado Subdivided Land Act, C.R.S. 38-101-301 through 38-101-310, and the rules and regulations promulgated thereunder.
2. The Phasing Map is prepared based on the information provided by the applicant and the information available in the public records of the State of Colorado.
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Refer to large recorded map.  
786991

Reception #: 786992  
06/08/2010 01:09:53 PM Jean Alberico  
47 of 47 Rec Fee:\$9.88 Doc Fee:0.68 GARFIELD COUNTY CO