


“Exhibit B”

Exhibit B is an attachment to the Resolution approving the SpringRidge II Planned Unit Development that specifies the specific description of the approved PUD zones (Residential Zone, Reserved Zone, and Infrastructure Zone), uses, and dimensional requirements.


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Residential Zone (150 acres more or less)	
Uses by Right	One single-family dwelling per lot
	One accessory garage per lot for a minimum of two cars, wither attached or detached
	Accessory Uses customarily associated with single-family detached dwellings
	Home Occupations
	Trails, Cross Country Ski and Equestrian Trails
	Open Space
	Gazebo & Picnic Facilities
	Underground utilities and appurtenant surface facilities and existing overhead utilities
	Irrigation Equipment necessary to irrigate fields
	Ditches and Pipelines
	Roads and Driveways
	Dimensional Requirements
Maximum Building Height: 25 feet as calculated by the Garfield County Zoning Resolution of 1978, as amended.	
Maximum Lot Coverage: 15% as calculated by the Garfield County Zoning Resolution of 1978, as amended.	
Minimum setbacks: Front = 50 feet from front lot line Rear = 25 feet from rear lot line Side = 10 feet from side lot lines (These shall apply except that Applicant may create building envelopes which are more restrictive than the above, in which case said building envelopes shall overrule and shall control)	
Additional Requirements: Same as A/R/RD & Supplemental Regulations in the Garfield County Zoning Resolution of 1978, as amended.	

Reserved Zone (308 acres more or less)	
Uses by Right	Agricultural Crop Production
	Open Space
	Playground and fields and other associated uses customarily associated with park and recreation facility
	Trails, Cross Country Ski and Equestrian Trails
	Picnic Facilities
	Underground Utilities and appurtenant surface facilities and existing overhead utilities
	Irrigation Equipment necessary to irrigate fields
	Ditches and Pipelines
	Water storage Tanks and associated water system facilities
	Roads in conformance with the PUD plan
	Small Shelters for protection of trail users during inclement weather

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	Barns related to the Agricultural Production
	Uses authorized by PUD Approval
Conditional Uses	Grazing and keeping of animals
Dimensional Requirements	Minimum Lot Area: As approved and shown on the PUD site plan
	Maximum Building Height: 25 feet as calculated by the Garfield County Zoning Resolution of 1978, as amended.
	Maximum Lot Coverage: 15% as calculated by the Garfield County Zoning Resolution of 1978, as amended.
	Minimum setbacks: Front = 50 feet from front lot line Rear = 25 feet from rear lot line Side = 10 feet from side lot lines (as calculated by the Garfield County Zoning Resolution of 1978, as amended.)
	Additional Requirements: Same as A/R/RD & Supplemental Regulations in the Garfield County Zoning Resolution of 1978, as amended.

Infrastructure Zones:

- A. **Utility Zones:** The purpose of this zone shall be for the construction, installation, and repair of utility lines along all roads and lot lines within the SpringRidge II development. The zone shall be 10 feet wide along both sides of all roads and all lot lines as approved and shown on the PUD site plan plus 10 additional feet (in width) along these zones.
- B. **Water Tank Zone:** This zone shall be considered a 200' x 200' square around the water tank location as shown on the PUD documents for the purpose of the placement of the water tank to serve the SpringRidge II PUD development.
- C. **Water Well Zone:** The purpose of this zone is to designate areas for no more than 2 water wells created within the PUD Plan under "Reservation and Recreation Plan." Additionally, this zone shall include the ability to construct a well house and treatment facility not to exceed an area of 20' x 20' for each well. Said well houses shall be constructed with wood siding and painted with subtle earth tones to blend with the surroundings.