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# ASPEN VALLEY POLO CLUB PUD Guide

FEBRUARY, 2018

**LANDWEST**

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## 1. Purpose & Enforcement

### 1.1. Purpose of the PUD Guide

The primary purpose of this PUD Guide is to set forth a comprehensive framework of standards, restrictions and regulations which govern development and land use within the Aspen Valley Polo Club PUD. This PUD Guide will promote the orderly and compatible development of the property, while remaining somewhat flexible to allow for market changes and design innovations as the development progresses through its operational life cycle. This PUD Guide supersedes the Garfield County Land Use and Development Code (LUDC) with site specific regulations that are more appropriate to the design goals and objectives of lands contained within this PUD. This PUD Guide is authorized pursuant to Garfield County Resolution No. 904213, dated 3/12/2018 approving the PUD Amendment for the Aspen Valley Polo Club PUD.

### 1.2. Enforcement of the PUD Guide

The provisions of this PUD Guide are enforceable by the authority and powers of Garfield County, as granted by law. Enforcement action shall be consistent with the authority and actions defined in the Garfield County Land Use and Development Code (LUDC), as amended. All provisions of this PUD Guide shall run in favor of the residents, occupants and owners of land within the Aspen Valley Polo Club PUD, to the extent expressly provided in this PUD Guide and in accordance with its terms and conditions. Where the PUD Guide is silent, the specific provisions of the LUDC, as may be amended from time to time, shall prevail.

## 2. PUD Summary

The Aspen Valley Polo Club PUD will be developed within the limitations as identified in the PUD Summary Table in Section 2.1 below.

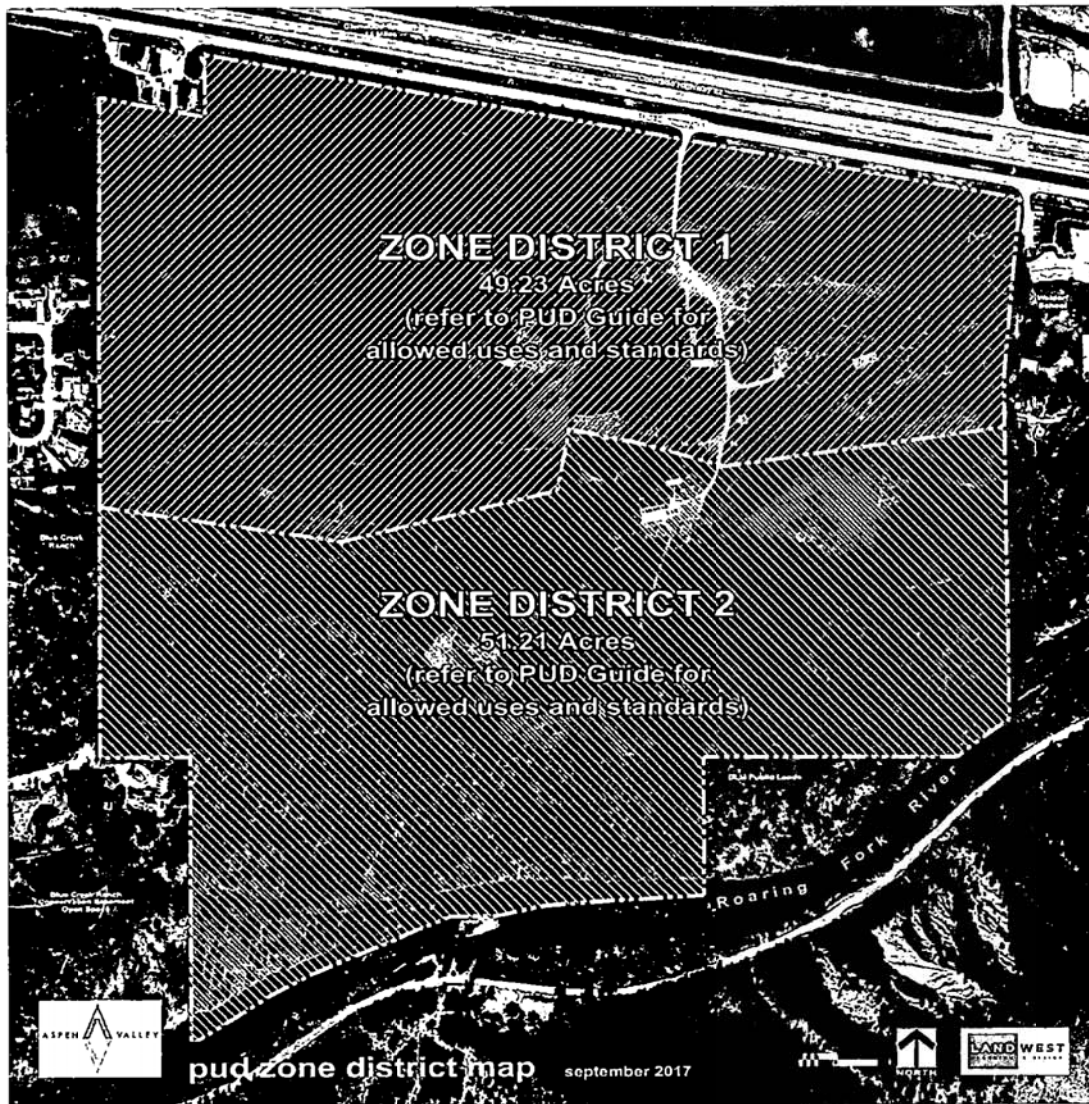
### 2.1. PUD Summary Table

ITEM	OVERALL PUD	ZONE DISTRICT 1	ZONE DISTRICT 2
Total Acres	100.44 +/-	49.23 +/-	51.21 +/-
Minimum Open Space Percent	50%	21% (of total PUD)	29% (of total PUD)
Minimum Open Space Acres	50.22 +/-	21.09 +/-	29.13 +/-
Minimum Lot Size	--	0.75 acres	0.25 acres
Maximum Number of Dwelling Units	54	12	42
Maximum Dwelling Units per Lot	--	4	1
Maximum Overall Density (Acres per Dwelling Unit)	1.9 AC/DU	4.1 AC/DU	1.2 AC/DU

### 3. PUD Zone Districts

The Aspen Valley Polo Club PUD is comprised of two distinct Zone Districts as depicted on the PUD Zone District Map in Section 3.1 below. Each Zone District is intended to provide specific consistency in allowed land uses and development standards. Zone District 1 primarily contains agricultural uses and includes 49.23 acres in the northern portion of the PUD. Zone District 2 primarily contains residential and open space uses and includes 51.21 acres in the southern portion of the PUD.

#### 3.1. PUD Zone District Map





## 4. Land Use

### 4.1. Allowed Land Uses

Each Zone District within the Aspen Valley Polo Club PUD provides allowed Uses by Right, as identified in Section 4.2 Land Use Schedule. Any land use that is not identified as a Use by Right in this Land Use Schedule shall be subject to the provisions of **Table 3-403: Use Table** of the Garfield County Land Use and Development Code (LUDC), as amended, for the underlying (prior) Zone District of the Aspen Valley Polo Club PUD property. Land uses in Section 4.2 that are unique to the Aspen Valley Polo Club PUD are denoted by an asterisk (\*), and are defined in Section 8. Definitions. All other land uses are defined in the Garfield County LUDC, as amended.

#### 4.2. Land Use Schedule

LAND USE SCHEDULE			
/P/ Use by Right			
USE CATEGORY	USE TYPE	ZONE DISTRICT 1	ZONE DISTRICT 2
AGRICULTURAL AND ANIMAL-RELATED USES	Agriculture*	P	
	Building or Structure Necessary to Agricultural Operations, Accessory	P	P
	Equestrian Facility*	P	
	Greenhouse/ Gardens*	P	P
	Riding Stable	P	
	Veterinary Clinic	P	
RESIDENTIAL USES	Dwelling, Single-Unit	P	P
	Dwelling, 2-Unit	P	P
	Dwelling, Mixed Use*	P	
	Short Term Rental*	P	P
	Home Office/ Business	P	P
PUBLIC/ INSTITUTIONAL USES	Community Facility*	P	P
	Public Gathering	P	
	Park	P	P
	Parking Lot	P	P
	Open Space*	P	P
	Outdoor Recreation*	P	P
	Access Route	P	P
	Trail, Trailhead, Road	P	P
UTILITIES	Lines, Distribution	P	P
	Pipeline	P	
	Solar Energy System, Accessory	P	P
	Solar Energy System, Small	P	
	Water Reservoir	P	P
	Water Tank or Treatment Facility	P	P
ACCESSORY USES AND STRUCTURES	Building or Structure, Accessory	P	P
	Fence, Hedge or Wall	P	P
*Land use is defined in the "Definitions" Section of this PUD Guide.			

## 5. Development Standards

### 5.1. Zone District Standards

The purpose of this Section is to identify the lot and building allowances and restrictions for each Zone District within the Aspen Valley Polo Club PUD. Development of any lot shall comply with the standards as identified in Table 5.1.1. Zone District Dimensions below.

#### 5.1.1. Zone District Dimensions

ZONE DISTRICT DIMENSIONS			
		ZONE DISTRICT 1	ZONE DISTRICT 2
LOT SIZE	Minimum Lot Area	0.75 acres	0.25 acres
	Maximum Lot Coverage	35%	25%
	Maximum Floor Area Ratio	30%	30%
SETBACKS	Front ( <i>as measured from CL of road easement</i> )	35'	35'
	Rear	20'	25'
	Side	10'	10'
	Wetland ( <i>supersedes lesser setbacks</i> )	N/A	20'
HEIGHT	Maximum Height*	28'	28'
*Stacks, vents, chimneys, and similar noninhabitable building appurtenances shall be exempt from height limitations.			

#### 5.1.2. Frontage.

Unless otherwise provided by this PUD Guide, each lot will have a minimum of twenty-five (25) lineal feet of frontage on a dedicated street, road right-of-way, or easement providing access.

#### 5.1.3. Corner Lots.

On lots bordered on two (2) contiguous sides by streets, the required front setback will be observed along both streets.

## 5.2. Projections

Every part of a required setback shall be unobstructed from ground level to the sky except for Projections as indicated in the following table:

Projections			
Type of Feature	Allowed Encroachment Into Setbacks		
	Front Yard	Side Yard	Rear Yard
Architectural Features (e.g. Cornice or sills)	1 foot	1 foot	1 foot
Roof Eave	3 feet	3 feet	3 feet
At-Grade Uncovered Porch, Slab, Patio, Walk, Steps	8 feet	8 feet	20 feet
Fire Escape, Balcony (Not Used as Passageways)	4 feet	2 feet	4 feet
Porch and Deck (Less Than 30 Inches in Height)	8 feet	5 feet	10 feet
Driveways, Sidewalks, Vegetation	no limit	no limit	no limit

## 5.3. Wastewater Treatment

The following provision applies to all areas within the PUD.

### 5.3.1. Wastewater Treatment Facility (WWTF)

At the time of necessary replacement or expansion of any existing On-Site Wastewater Treatment System (OWTS), land uses supported by existing OWTS shall instead connect to an onsite Wastewater Treatment Facility (WWTF), if such a facility is available within the PUD.

## 5.4. Landscape Standards

These Landscape Standards address criteria for all public areas of the PUD, including any public rights-of-way, access easements, parks and trails.

### 5.4.1. Public Rights-of-Way or Access Easements

All public rights-of-way or access easements shall be properly landscaped to establish a cohesive streetscape, as follows:

- Deciduous street trees shall be utilized as appropriate to define the streetscape and provide visual harmony. Street trees in Zone District 1 shall be provided at consistent spacing along roadways, no greater than 75 feet apart. Street trees in Zone District 2 shall be provided as appropriate at key nodes or intersections, and where they will not conflict with future residential driveways.
- Evergreen trees and shrubs may be utilized at key nodes or intersections, or as otherwise appropriate to establish massing, screening, or visual interest.

- All disturbed ground surfaces shall be adequately treated, including elements such as shrubs, flowers, grasses, groundcovers, or mulches.
- Clear Vision Areas shall be maintained at all road or driveway intersections. Clear Vision areas are formed by the intersection of a driveway or road centerline and the connecting road's edge of pavement, and a straight line joining said lines through points 20 feet from their intersection. Within a Clear Vision Area, all plant materials shall be less than 2 feet in height or greater than 8 feet in height to avoid visual obstructions or blind corners.

#### **5.4.2. Parks & Trails**

- All park areas shall include the following minimum quantities of plant materials:
  - Deciduous Trees – 1 per each 2000 square feet of park area.
  - Evergreen Trees – 1 per each 4000 square feet of park area.
  - Shrubs – 1 per each 1000 square feet of park area.
  - Turf and/or groundcovers – as appropriate.
- Trails and Pathways shall be constructed to the following standards:
  - Primitive Trail – natural or wood chip surface, 1-2 feet wide.
  - Community Trail – crusher fines surface or similar, 4-8 feet wide.
  - Primary Pathways – utilized in higher traffic areas near public buildings or parking lots; shall be ADA compliant; asphalt, concrete or unit paver surface; 5-10 feet wide.

#### **5.4.3. Minimum Plant Sizes**

- Deciduous trees shall be a minimum of 1-1/2 inches in caliper at installation, measured at a point 12 inches above the ground.
- Evergreen trees shall be a minimum of 6 feet in height at installation, measured from the top of the root ball to the top of the tree.
- Ornamental trees shall be a minimum of 1-1/2 inches in caliper at installation, measured at a point 12 inches above the ground.
- Shrubs and Vines. Shrubs shall be in a minimum 5 gallon container at installation. Vines shall be in a minimum 1 gallon container at installation.

#### **5.4.4. Irrigation**

- All irrigation shall be provided by raw water delivery system and all irrigation components shall be compatible with the raw water delivery system. Drip or bubbler type irrigation is required for all landscaping except for turf or seeded areas, which may be spray irrigated. All irrigation systems are required to be equipped with an automatic rain sensor or other moisture sensing device.

## **5.5. Signage Standards**

These Signage Standards apply to all areas of the PUD, except as specified per Zone District.

### **5.5.1. Sign Approval Process.**

All signs (except exempt signs) require a sign permit per the Garfield County Land Use and Development Code.

### **5.5.2. Allowed Signage - Zone District 1**

- Identification Signs. Zone District 1 shall be allotted three (3) wall, freestanding or monument identification signs with a maximum area of sixteen (16) square feet per sign and a maximum height of eight (8) feet above ground level.
- Freestanding Signs. Zone District 1 shall be allotted eight (8) freestanding signs. Freestanding signs may be installed at ground level, with a maximum sign area of ten (10) square feet and a maximum height of four (4) feet above ground level.
- Lettering. No lettering on any sign shall exceed twelve (12) inches in height, except that the first letter in each word shall not exceed eighteen (18) inches in height.
- Address Numbers. Address numbers are required, shall be no more than six (6) inches measured vertically, and shall be attached to the building in proximity to the principal entrance. Address numbers may be externally illuminated.
- Trail Waypoint Signs. An unlimited number of trail waypoint signs may be installed, with a maximum sign area of one (1) square foot and a maximum height of four (4) feet above ground level.
- Illumination. Illumination of signs shall be designed, located, directed and shielded in such a manner that the light source is fixed and is not directly visible from and does not cast glare or direct light upon any adjacent property, public right-of-way, motorist's or bicyclist's vision. Backlit signs are permitted, provided that the emitted light does not create excess glare or light trespass onto other properties.

### **5.5.3. Allowed Signage - Zone District 2**

- Identification Signs. Zone District 2 shall be allotted two (2) wall, freestanding or monument identification signs with a maximum area of twelve (12) square feet per sign and a maximum height of six (6) feet above ground level.

- Freestanding Signs. Zone District 2 shall be allotted four (4) freestanding signs. Freestanding signs may be installed at ground level, with a maximum sign area of eight (8) square feet and a maximum height of four (4) feet above ground level.
- Lettering. No lettering on any sign shall exceed eight (8) inches in height, except that the first letter in each word shall not exceed twelve (12) inches in height.
- Address Numbers. Address numbers are required, shall be no more than six (6) inches measured vertically, and shall be attached to the building in proximity to the principal entrance. Address numbers may be externally illuminated.
- Trail Waypoint Signs. An unlimited number of trail waypoint signs may be installed, with a maximum sign area of one (1) square foot and a maximum height of four (4) feet above ground level.
- Illumination. Illumination of signs shall be designed, located, directed and shielded in such a manner that the light source is fixed and is not directly visible from and does not cast glare or direct light upon any adjacent property, public right-of-way, motorist's or bicyclist's vision. Backlit signs are permitted, provided that the emitted light does not create excess glare or light trespass onto other properties.

#### **5.5.4. Exempt Signs**

The following signs are exempt from these standards and permitting:

- Signs required by law.
- Street signs and traffic signs.
- Address numbers.
- Official or public notices.
- Emergency or hazard signs.
- Flags.
- Religious emblems.
- Temporary signs no larger than six (6) square feet for no longer than thirty (30) days.

#### **5.5.5. Prohibited Signs**

The following signs are not allowed:

- Internally illuminated signs.
- Permanent inflatable signs.
- Billboards and other off-premise signs.
- Signs which create sound, flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color or use intermittent electrical pulsations.

- Moving or variable message signs.
- Neon and neon-appearing signs.
- Portable and wheeled signs (except sandwich board signs).
- Roof signs.
- Search lights or beacons.
- Signs causing direct glare.
- Signs obstructing ingress or egress from a building.
- Signs on parked vehicles.
- Televisions or other electronic monitor signs.
- Unsafe signs.
- Obscene signs.

## **5.6. Exterior Lighting Standards**

The following Exterior Lighting Standards apply to all areas of the PUD.

### **5.6.1. Glare**

Exterior lighting shall not cast glare directly onto adjacent properties, create a nuisance, or cause hazards to motorists or bicyclists.

### **5.6.2. Shielding**

All exterior lighting installations shall be designed and installed to be fully shielded (full cutoff), except as in exemptions below. In residential areas, light should be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter.

### **5.6.3. Exempt Lighting**

Lighting that is exempt from these standards:

- Exit signs and other illumination required by building codes.
- Lighting for stairs and ramps, as required by building codes.
- Holiday and temporary lighting (less than thirty days use in any one year).
- Low voltage landscape lighting, but such lighting should be shielded in such a way as to eliminate glare and light trespass.

#### **5.6.4. Prohibited Lighting**

- Blinking, flashing, moving, revolving, scintillating, flickering, changing intensity and changing color lights are prohibited, except for temporary holiday displays.
- Mercury vapor and low-pressure-sodium lighting are prohibited.
- Timer controlled flood lights are prohibited.

## **6. Design Review Board**

This section specifies the authorities of the Aspen Valley Polo Club Design Review Board (DRB) and Design Guidelines.

### **6.1. Design Guidelines**

The Aspen Valley Polo Club Design Review Board shall develop and administer the Aspen Valley Polo Club Design Guidelines. All improvements within The Aspen Valley Polo Club PUD shall be subject to and consistent with the Aspen Valley Polo Club Design Guidelines.

### **6.2. Development Application Process**

Applicants for all new development proposals, building or landscape modifications, sign proposals, or other construction or improvement proposals within the Aspen Valley Polo Club PUD shall submit such proposals for review to the Aspen Valley Polo Club Design Review Board per the Aspen Valley Polo Club Design Guidelines. Applicants for such proposals shall also be responsible for obtaining all applicable permits as required by Garfield County.

## **7. Affordable Housing**

### **7.1. Affordable Housing Calculation**

The Aspen Valley Polo Club PUD shall provide affordable housing mitigation in an amount equal to ten percent (10%) of the total dwelling units within the PUD. The maximum number of allowed dwelling units within the Aspen Valley Polo Club PUD is fifty-four (54), per Section 2.1. PUD Summary Table. Therefore, the PUD shall mitigate up to five (5) Affordable Housing Units, pursuant to the terms of this Section.

### **7.2. Mitigation Types**

Affordable Housing mitigation for the Aspen Valley Polo Club PUD may be provided as For Sale, Rental, or Off-Site Affordable Housing Units. Mitigation may be provided in any combination of these three alternatives.

#### **7.2.1. For Sale Affordable Housing Units**

Shall be provided within the Aspen Valley Polo Club PUD, and will include a Deed Restriction with annual appreciation limits. Residents must meet qualification guidelines as established by the Garfield County Housing Authority.

#### **7.2.2. Rental Affordable Housing Units**

Shall be provided within the Aspen Valley Polo Club PUD, and will include a Deed Restriction with rental pricing limits. Tenants must meet qualification guidelines as established by the Garfield County Housing Authority.

#### **7.2.3. Off-Site Affordable Housing Units**

May be provided off-site from the Aspen Valley Polo Club PUD, and within Comprehensive Plan Study Area 1 (generally Glenwood Springs through Carbondale areas). These units will include Deed Restrictions with either annual appreciation limits, or rental pricing limits. Residents must meet qualification guidelines as established by the Garfield County Housing Authority.

### 7.3. Development Schedule

Following the completion and issuance of Certificates of Occupancy for every nine (9) dwelling units within the PUD:

No building permits for additional dwelling units shall be issued until the issuance of a Certificate of Occupancy for one (1) Affordable Housing Unit within the PUD; *OR* the provision of one (1) Off-Site Affordable Housing Unit.

### 7.4. Location

Affordable Housing Units may be located in Zone District 1, Zone District 2 or off-site.

### 7.5. Bedrooms & Unit Mix

The total of all provided Affordable Housing Units shall include at least nine (9) bedrooms. This figure is determined by multiplying the number of required Affordable Housing Units (5), by the average number of persons in a household (2.6), then dividing the result by the U.S. Department of Housing and Urban Development criteria of persons per bedroom (1.5). The resulting number is the minimum required number of bedrooms that shall be disbursed across the required Affordable Housing Units.

$$\begin{aligned}\text{Therefore: } & 5 \times 2.6 = 13 \\ & 13 / 1.5 = 8.67 \text{ bedrooms} \\ & \text{Rounded} = 9 \text{ bedrooms}\end{aligned}$$

The Affordable Housing Units may be provided in any combination of For Sale, Rental, or Off-Site Affordable Housing Units. The following minimum square footage requirements shall be met, with only finished square footage being counted, excluding garages, carports, and unfinished basement space:

UNIT TYPE	MINIMUM SIZE
Studio	500 sf
1 Bedroom	700 sf
2 Bedroom	950 sf
3 Bedroom	1200 sf
Single Family, detached	1400 sf

## **7.6. Pricing**

The average price for all Affordable Housing Units shall be dispersed over a range of the Area Median Income (AMI) levels for low and moderate income families as published annually by HUD for Garfield County. Affordable Housing Units shall be provided in the following 3 categories, in accordance with the distribution described below:

**Category I.** One (1) unit shall be in Category I;

- a. Unit priced to 70% AMI;
- b. Unit rented or sold to 80% AMI households or less;

**Category II.** Two (2) units shall be in Category II;

- a. Units priced to 90% AMI;
- b. Units rented or sold to 100% AMI households or less;

**Category III.** Two (2) units shall be in Category III;

- a. Units priced to 110% AMI;
- b. Units rented or sold to 120% AMI households or less.

## **7.7. Eligibility**

Eligibility for Affordable Housing Units will be determined by the Garfield County Housing Authority. Eligible Households must be given priority for Affordable Housing Units, unless prohibited by funding sources (HUD, CHFA, etc.). Households must meet all other requirements of the deed restriction. The owner or manager of any Affordable Housing Unit must document how eligibility was confirmed and must keep a record of any documents supporting the eligibility determination.

## **7.8. Provision of Affordable Housing Plan /Agreement**

The Developer, at the time of any Preliminary Plan application, shall provide a sufficiently detailed Affordable Housing Plan to the County. The Affordable Housing Plan approved at Preliminary Plan will become the "Affordable Housing Agreement" between the County, the Applicant, and the Garfield County Housing Authority (GCHA) or other Approved Affordable Housing Entity (AAHE), which agreement will be adopted and recorded in conjunction with a Final Plat approval by the Board of County Commissioners.

## 8. Definitions

**AAHE:** Means Approved Affordable Housing Entity.

**Agriculture:** The use of land for production, cultivation, growing and harvesting of crops and plants; raising and breeding livestock including accommodating, breeding, raising, training or competing Equids, excluding commercial animal feed lot operations; harvesting, storage, grading, packaging, processing, and distribution of Agricultural commodities; construction of internal roads, ponds, dams and ditches necessary to Agricultural operations, excepting those regulated as Water Impoundment; dairying, aquaculture, horticulture, floriculture, viticulture, nursery, and animal and poultry husbandry; and the necessary Accessory Uses and Structures needed for harvesting, packing, treating, or storing, excluding forestry. Agriculture does not include the growing of marijuana for Medical Use, Personal Use, Caregiver, or Optional Premises Cultivation Operation (OPCO) purposes.

**BoCC:** Means the Garfield County Board of County Commissioners.

**Building:** Any structure having a roof supported by walls and intended for supporting, enclosing, sheltering, or protecting any use or occupancy.

**Building Area:** An area shown on the PUD Plan Map within which all Buildings must be located. Building Areas are not Building Envelopes or Lots. Any Building Envelopes created at the time of subdivision shall be contained within Building Areas.

**Building Envelope:** The portion of a Lot within which any Building must be located.

**Building Height:** The distance, measured vertically, from the average Finished Grade horizontal plane of a Building footprint to the top of a flat roof or mansard roof or to the mid-point between the eave line and the peak of a gable, hip, shed, or similar pitched roof.

**Community Facility:** A Building or structure for public gatherings including, but not limited to, clubhouses, community centers, recreation halls and auditoriums, and holding events such as weddings, wedding receptions, community meetings, special events, and meetings and events sponsored by neighborhood groups, religious groups, philanthropic organizations, club organizations, sports organizations, etc. Such facilities may include meeting areas, kitchens, restrooms, entertainment areas, locker rooms, therapy or treatment rooms, and non-commercial restaurants and bars.

**Developer:** Means Aspen Polo Partners, LLP, a Colorado limited liability partnership, or any assignee or successor of Aspen Polo Partners, LLP.

**Equestrian Facility:** Any Agricultural Building, structure, or improvement for the purpose of accommodating, breeding, raising, training or competing Equids. This may include barns, stables, riding halls, riding rings, paddocks, polo fields, corrals, tracks, or trails and may include operations such as a boarding stable, livery yard, or livery stable.

**Equid:** Means any mammal of the horse family (*Equidae*).

**Finished Grade:** Means the final elevation of the ground surface after development.

**Floor Area:** The total habitable horizontal area of all floors in a Building, represented in square feet, as measured from exterior wall to exterior wall, exclusive of unfinished basements, garages, storage areas, utility rooms, patios, decks, balconies, porches and exterior stairways.

**Floor Area Ratio:** Means the Floor Area of the Building or Buildings on a Lot divided by the total Lot Area.

**GCHA:** Means the Garfield County Housing Authority.

**Greenhouse and Gardens:** Structure with walls and a roof made chiefly of transparent material, and land, of which both may be used for the production, cultivation, growing and harvesting of crops and plants.

**HUD:** Means the U.S. Department of Housing and Urban Development.

**Lot:** Any legally created parcel of land including, but not limited to, Lots on a legally recorded Plat.

**Lot Area:** The area of the horizontal plane within the boundaries of a Lot.

**Lot Coverage:** The portion of a Lot that is covered or occupied by Buildings and structures. Lot coverage does not include areas such as driveways, parking, walkways or uncovered decks; nor does it include cantilever construction so long as the cantilever construction is at least 8 feet above the ground.

**LUDC:** Means the Garfield County Land Use and Development Code, as may be amended from time to time.

**Mixed Use Dwelling Unit:** A portion of a Building that is designed exclusively for residential occupancy, which may be located in a Building of other use (such as a barn), and may include up to two dwellings per Building, each of which has primary access to the outside, and each with 1 or more rooms designed to function as a single living facility and containing only 1 kitchen plus living, sanitary, and sleeping facilities.

**On-Site Wastewater Treatment System (OWTS):** A compartmentalized water treatment system associated with an approved OWTS permit, previously called an ISDS permit. This system is intended to treat, neutralize, stabilize, and dispose of sewage that is not part of or connected to a Wastewater Treatment Facility.

**Open Space:** Any land, water or wetland area that serves specific uses of providing park and recreation opportunities including polo fields, or conserving natural areas and environmental resources, or protecting areas of Agricultural, archeological or historical significance. Open Space shall not be considered synonymous with vacant or unused land or with a yard that is part of a platted Lot.

**Outdoor Recreation:** An area or facility that offers entertainment, recreation, or games of skill, including polo, where any portion of the activity takes place outdoors and may include lighted areas for use after dusk.

**Setback:** The minimum horizontal distance between the front (as measured from centerline of road easement), rear, or side property line and the front, rear, or side of a Building.

**Short Term Rental:** A residential dwelling unit that is rented for a period of one (1) year or less including uses such as nightly, weekly, monthly or seasonal rentals.

**Wastewater Treatment Facility (WWTF):** A system or facility , also known as a "Sewage Treatment Facility", for treating sewage prior to discharge to an absorption area, surface water, or other approved location, for which the system or facility has a design capacity to receive 2,000 gallons of sewage per day or greater, and is regulated by the CDPHE. The term "Wastewater Treatment Facility" includes appurtenances such as interceptors, collection lines, outfall and other sewers, pumping stations, and related equipment.



Reception#: 904214  
03/13/2018 09:32:04 AM Jean Alberico  
24 of 24 Rec Fee:\$128.00 Doc Fee:0.00 GARFIELD COUNTY CO

## 9. PUD GUIDE EXECUTION

IN WITNESS WHEREOF, Garfield County and the Developer have executed this PUD Guide as of  
date effective: March 12, 2018.

BOARD OF COUNTY COMMISSIONERS  
OF GARFIELD COUNTY COLORADO

/s/

CHAIRMAN

ATTEST:

/s/

Jean Malheur



Garfield, CLERK & RECORDER

ASPEN POLO PARTNERS, LLP

/s/

Gary A. Wright, Authorized Agent