

## RIFLE BUSINESS PARK: SITE PLAN REVIEW CHECKLIST

File Number: \_\_\_\_\_ Name of Project: \_\_\_\_\_  
 Date Received: \_\_\_\_\_ PC Review Date: \_\_\_\_\_  
 Applicant: \_\_\_\_\_ Phone Number: \_\_\_\_\_

\_\_\_\_\_ Inquiry or Pre-Application Conference \_\_\_\_\_ (date) for Site Plan Review

### Site Plans must include (pursuant to RMC 17.06.140:

- A. \_\_\_\_\_ The location of all existing and proposed buildings, utilities, and other improvements on the property. (A building envelope may be shown for proposed buildings to allow minor adjustments);
- B. \_\_\_\_\_ The location and number of parking spaces for off-street parking, handicap parking, and loading areas;
- C. \_\_\_\_\_ A traffic circulation plan showing the direction of traffic flows and indicating the locations of entries and exits of parking lots and the relationships of parking lots to entrances and exits of any buildings;
- D. \_\_\_\_\_ The location of service and refuse collection areas (with enclosures);
- E. \_\_\_\_\_ The location of all signs indicating the size, shape, and height of each sign;
- F. \_\_\_\_\_ The area and location of open space and recreation areas (if applicable);
- G. \_\_\_\_\_ The location and type of outdoor lighting;
- H. \_\_\_\_\_ The location of existing and proposed fences, landscaping features and other methods of visual screening;
- I. \_\_\_\_\_ The proposed landscaping plan shall indicate:  
 \_\_\_\_\_ Method of maintenance of the landscaping;  
 \_\_\_\_\_ Sprinkler system layout and details;  
 \_\_\_\_\_ List of type (common name and scientific name), size, and quantity of plant materials;  
 \_\_\_\_\_ General location of the landscaping and;
- I. \_\_\_\_\_ The estimated date of completion of the proposed improvements.

### Project Requirements per RBP Guidelines:

1. \_\_\_\_\_ Application is a conforming use; Use is \_\_\_\_\_.
2. \_\_\_\_\_ Floor area ratio is 2:1; \_\_\_\_\_:\_\_\_\_\_ (floor area to total lot area)
3. \_\_\_\_\_ 20% or more of the lot is free from buildings, driveways, and parking lots.  
 \_\_\_\_\_(Bldg SF)+ \_\_\_\_\_(Driveway SF)+ \_\_\_\_\_(Parking SF)= \_\_\_\_\_/ \_\_\_\_\_(total lot SF)  
 = \_\_\_\_\_%

4. \_\_\_\_\_ Building Height is 40 ft or less. Actual Height = \_\_\_\_\_.  
(Up to 48 ft. will be considered as a conditional use permit)

5. \_\_\_\_\_ Building Setbacks:

\_\_\_\_\_ Front Yard: 20-foot minimum from the property line.

\_\_\_\_\_ Side yard: 10-foot minimum from property line.

\_\_\_\_\_ Rear yard: 15 foot minimum from property line except that lots along Interstate 70 landscaped strip (lots 4,5,6,7,8,9,10,33,35,36,37, 38, 39,40,41 and 42) have no rear yard setback requirement.

7. \_\_\_\_\_ Landscaping- 15-foot minimum green landscaped border along Enterprise Court and 20-foot green landscape border along County Road 346):

\_\_\_\_\_ 20% of each lot is landscaped; Actual SF = \_\_\_\_\_ vs. \_\_\_\_\_ SF req'd.

\_\_\_\_\_ Trees are a minimum of 6 feet high or 2.5-inch caliper;

\_\_\_\_\_ One tree per 300 feet of green landscaped area;  
\_\_\_\_\_ (actual land area) / 300 square feet = \_\_\_\_\_ trees

\_\_\_\_\_ Evergreens shall compose no less than 25% of the trees and shrubs included in the landscaping;

\_\_\_\_\_ (total # of trees) x 25%= \_\_\_\_\_ (amt. of required evergreen trees)

\_\_\_\_\_ (total # of shrubs) x 25%= \_\_\_\_\_ (amt. of required evergreen shrubs)

\_\_\_\_\_ Bushes/shrubs are to be at a 5-gallon minimum.

\_\_\_\_\_ Ten percent (10%) of any parking area is landscaped and landscaped edge along pavement shall be curbed. *Purpose= reduce visual impact, define parking area, and define traffic movement.*

- This parking lot landscape is in addition to landscape buffer and is credited toward the overall 20% of landscaping requirements.

\_\_\_\_\_ Underground sprinkler system with full coverage of landscaped areas is required.

\_\_\_\_\_ Xeriscape- 25% allowed (50% is allowed if designed by a professional landscape architect).

8. \_\_\_\_\_ Parking requirements- application meets the following:

Light Industry:	2.5 spaces per 1,000 square feet of building
Warehouse:	1 space per 1,000 square feet of building
Service Commercial:	1 space per 300 square feet of building
Offices:	1 space per 300 square feet of building
20% of the spaces can be for compact cars.	

Total spaces provided= \_\_\_\_\_ vs. \_\_\_\_\_ (amount required)

Total Handicap spaces provided= \_\_\_\_\_ vs. \_\_\_\_\_ (amount required)

9. \_\_\_\_\_ Buildings that receive and distribute materials by truck shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the particular needs of the use.
10. \_\_\_\_\_ Outside storage is limited to 50% of the lot.  
 \_\_\_\_\_ Storage must be behind a solid opaque fence or appropriately designed wall no less than six (6) feet high.
11. \_\_\_\_\_ All access driveways should be at 90-degree angles to the street (see guidelines for specific access restrictions for Lots 1, 13, 25, 32).
12. \_\_\_\_\_ Application conforms to the Master storm water drainage plan that has been prepared for the RBP.
13. \_\_\_\_\_ Major building pedestrian entrances must be architecturally treated and visible from the street,
14. \_\_\_\_\_ Application meets exterior wall building materials requirements;  
 \_\_\_\_\_ Buildings larger than 80 lineal feet are broken in wall plane as well as material.
15. \_\_\_\_\_ Application meets exterior roof building materials requirements;  
 \_\_\_\_\_ Buildings larger than 80 lineal feet are broken in roof plane as well as material.
16. \_\_\_\_\_ Any proposed signs adhere to the following regulations;
- A. All sign letters shall be internally illuminated.
  - B. The sign shall not project above the wall.
  - C. All conductors, transformers and other equipment shall be concealed. No exposed lamps, tubing, crossovers or conduits shall be permitted.
  - D. No audible, flashing or animated signs shall be permitted.
  - E. No projections above or below the sign limits shall be permitted.
  - F. No signs perpendicular to the face of the building shall be permitted.
17. \_\_\_\_\_ All proposed trash collection areas are enclosed by a wall with colors matching the overall architectural scheme. Applicants must indicate intention to use City service. City service requires the truck to pick up trash with a side arm.
18. \_\_\_\_\_ All lighting used is concealed source lighting. *Purpose= lighting to shine down on property and not interfere with vehicular traffic or neighboring property.*
20. \_\_\_\_\_ Underground electric and telephone connections must be provided from the street to the building.
22. \_\_\_\_\_ Application meets Industrial and Commercial performance standards defined in RBP guidelines.

27. \_\_\_\_\_ Site Plan includes the following:

- \_\_\_\_\_ Building location      \_\_\_\_\_ Parking
- \_\_\_\_\_ Loading                      \_\_\_\_\_ Outside storage (if applicable)
- \_\_\_\_\_ Drainage                      \_\_\_\_\_ Location of landscaping and design
- \_\_\_\_\_ Sign Design                      \_\_\_\_\_ Water irrigation plan (if applicable)
- \_\_\_\_\_ A request, if applicable, for a modified building envelope.
- \_\_\_\_\_ A request, if applicable, for a modified primary access, or for a secondary access.

27. \_\_\_\_\_ Evidence of payment, or payment, of any reimbursable private access roadway development costs required to be paid pursuant to the "Declaration of Private Access/Roadway Easement and Maintenance Obligations".

## **RIFLE BUSINESS PARK PLANNED UNIT DEVELOPMENT GUIDELINES**

**INTENT AND PURPOSE** The intent of this development is to create a business park to accommodate a variety of office and light industrial uses in an attractively planned environment. The Planned Unit Development provides for landscaping and screening requirements, building design requirements, a distribution of uses and a master landscape and storm drainage system. A major open space area is located at the northwest corner of the park which will be a major feature of an overall open space and pedestrian system when the property to the west is developed.

The purpose of this Planned Unit Development Guide to the Rifle Business Park is to outline the City of Rifle's zoning and land use restrictions that are applicable to lots within the Rifle Business Park.

### **1. SCHEDULE OF USES ALLOWED**

- ✓ Assembly (fabrication, manufacturing, and assembly of components – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height)
- ✓ Bakery
- ✓ Biomedical and biotechnology laboratories, processing and manufacture.
- ✓ Bottling / breweries, retail sales associated with brewery production and operation, restaurants and lounges with liquor license, after appropriate City liquor hearings.
- ✓ Business services (copying, printing, delivery, packaging, mailing, secretarial, clerical, etc.)
- ✓ Cabinet making
- ✓ Carpentry, plumbing and electrical shops
- ✓ Ceramics (design, fabrication and production)
- ✓ Cold storage
- ✓ Commercial laundry or dry cleaning plan

- ✓ Crop production, orchards, flower production (retail sales a secondary use e.g. nursery)
- ✓ Day Care (Conditional Use)
- ✓ Educational facility (business, industrial and technical only – conditional use if over thirty students)
- ✓ Electronic technology including research and development, assembly, testing, etc. (EMF emissions regulated by FAA and aviation easement due to the proximity of the Garfield County Airport).
- ✓ Equipment leasing of all types (outside storage of equipment is regulated in Section 10)
- ✓ Fire station
- ✓ Food service / caterers (not restaurant)
- ✓ Furniture repair / refinishing and upholstery
- ✓ General retail sales
- ✓ Instrumentation
- ✓ Manufacturing and processing, assembly, fabrication, service, repair, packaging or preparation of articles or merchandise – all activities must be contained within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height
- ✓ Motor freight shipping center
- ✓ Offices for the conduct of a business or profession
- ✓ Printing
- ✓ Professional Offices
- ✓ Recreational facility
- ✓ Research facilities, testing laboratories

- ✓ Residential housing units associated and attached to a Permitted Use, subject to the following:
  - Only on second or higher floor of the building containing the Permitted Use;
  - No more than 50% of the total square footage of the building or 4 units, whichever is less;
  - Each unit may not exceed 800 square feet; and
  - No more than 2 persons per unit;
- ✓ Service and repair of appliances, computers, electronic equipment, etc.
- ✓ Showrooms (secondary to manufacture or service only)
- ✓ Software development
- ✓ Studio for creation or manufacture of arts and crafts
- ✓ Telecommunications facilities (EMF emission regulated by FAA and aviation easement due to proximity of Garfield County Airport).
- ✓ Warehouses limited in size to 15,000 sq. ft. (permitted only if accompanied by on-premises employees in conjunction with handling, packaging, or transfer of goods – no self storage)
- ✓ Wholesale establishments

The City Planning Commission may allow a similar use not included in the above listed uses as a conditional use, or a building height increase pursuant to Section 4, upon conformance with the following:

- A. The proposed use is in compliance with the review criteria in section 17.05.360 of the Rifle Municipal Code.
- B. The proposed use is consistent and compatible with existing uses and the general character of the Business Park, and similar in general nature to the uses listed herein.
- C. The proposed use does not create unduly burdensome and substantially offensive noise, vibration, dust, heat, smoke, traffic, visual, or other significantly objectionable influences as determined by the City Planning Commission; however, the City Planning Commission may approve a conditional use permit where potential noise, vibration, dust, heat, smoke, traffic, and visual impacts or

other negative influences are appropriately mitigated as determined in the sole discretion of the Planning Commission.

2. **FLOOR AREA RATIO** 2:1

3. **LOT COVERAGE** Not more than 80% of the lot may be covered by buildings, driveways and parking lots.

4. **BUILDING HEIGHT** Not more than 40 feet, up to 48 feet as a conditional use.

5. **BUILDING SETBACKS**

Front yard – minimum of twenty feet from property line

Side yard – minimum of ten feet from property line

Rear yard – minimum of fifteen feet from property line except that lots along Interstate 70 landscaped strip (lots 4,5,6,7,8,9,10,33,35,36,37,38,39,40,41 and 42) have no rear yard setback requirement

Buildings must be contained within the envelopes as shown on the plat except with permission of the City Manager or her/his designee, and only in conformance with the above setback requirements.

6. **REVIEW** Except for conditional uses requiring approval by the City of Rifle Planning Commission, the City Manager or her/his designee shall review all proposed construction for conformance to this PUD Guide, and the issuance of a building permit and certificate of occupancy is conditional on compliance with these provisions.

7. **LANDSCAPING** 20% of each lot must be landscaped. All trees must be a minimum of 6 feet high or 2.5 inch caliper. All bushes must be 5 gallon minimum. For those lots bordering the Interstate 70 Right of Way, this requirement is in addition to the required common area landscape treatment (covered later). Trees shall be planted at the rate of one tree per 300 square feet of green landscaped area. Evergreens shall compose no less than 25% of the trees and shrubs included in the landscaping.

There shall be a minimum 15 foot green landscaped border along Enterprise Court and 20 foot green landscape border along County Road 346.

Ten percent of any parking area shall be devoted to landscaping which reduces the visual impact of the parking area and assists in defining the parking area and traffic movement. Landscape edge with pavement shall be curbed. Such

landscaping shall be in addition to the landscape buffer along the roadway and credited towards the 20% overall landscape requirements.

All required green landscape area must be served by an underground sprinkler system that provides full coverage for landscaped areas. If the landscaping is designed by a landscape professional, up to 50% of the total landscape requirement may be provided in "dry" or xeriscape landscape materials, otherwise, no more than 25% may be xeriscape.

A landscaping plan in conformance with these requirements must be submitted for each lot, and approved by the City Manager or his/her designee prior to the issuance of a building permit. This plan shall effectively buffer the proposed use from the adjacent roadway and integrate green space with the internal use of the property. The plan shall encompass the entire parcel and specify number, size, species, and location of plan materials. Landscaping must be installed in accordance with the approved plan prior to the issuance of a certificate of occupancy. An extension for weather of up to six months to install the landscaping may be approved by the City, although such extension is conditional on the City receiving an acceptable performance guarantee in the form of a letter of credit or other acceptable guarantee. An extension for weather will permit the issuance of a temporary certificate of occupancy.

The landscaping approved by the City shall be maintained throughout the life of the structure.

Tract A and C will be in common ownership and will be devoted to landscaping, drainage improvements, storm water retention, raw water irrigation ditch, and public pedestrian access. Tract D and E will be in common ownership and devoted to landscaping and common signs.

These improvements will be installed and paid for by the City under the phasing schedule outlined in Section 31 of this guide. The maintenance responsibility shall be assumed by the Property Owners Association when specified in Section 30. Maintenance shall consist of the mowing, irrigation, soil condition, erosion control, replanting, tree and plant repair, and replacement required to maintain the landscaped environment in good and healthy condition equal or better than that contemplated in the Landscape Plan and in accordance with the City of Rifle Landscape Standards. Article V, 7., of the Declaration of Covenants of the Rifle Business Park provides for enforcement of this maintenance requirement.

8. **PARKING** Off-street parking adequate to accommodate the parking needs of the occupant employees and visitors shall be provided on all lots. Parking area shall be paved with asphalt or concrete to provide dust-free all-weather surface. An extension for weather of up to six months to install the parking pavement may be approved by the City, although such extension is conditional on the City receiving an acceptable performance guarantee in the

form of a letter of credit or other acceptable guarantee. An extension for weather will permit the issuance of a temporary certificate of occupancy.

Light Industry:	2.5 spaces per 1,000 square feet of building
Warehouse:	1 space per 1,000 square feet of building
Service Commercial:	1 space per 300 square feet of building
Offices:	1 space per 300 square feet of building

1.20

20% of the spaces can be for compact cars.

Owners of adjacent property are encouraged to enter into arrangements to share parking and the connection of parking lots across lot lines is permitted. Where the connection of adjacent parking lots is proposed, a portion of the landscaping shall be used as a screening buffer between parking areas.

Review from the City of Rifle is required at each change in occupancy to ensure that the appropriate amount of parking has been provided.

**9. LOADING REQUIREMENTS** Buildings or structures which receive and distribute materials and merchandise by truck shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use.

**10. OUTSIDE STORAGE** Outside storage is limited to 50% of the total lot. Any such outside storage must be behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height.

**11. ACCESS** All driveways shall be designed with intersections approximately 90° (at rights angle) to the street. Where a shared access for a lot is shown on the plat, that shall be the location for the access, and a shared access easement has been recorded for that purpose. For all other lots, the location of the access for each lot shall be as approved by the City Engineer and with the following additional restrictions applying to some lots:

- Lot 1 From Enterprise Court, not less than 100 feet from the south property line
- Lot 13 From Enterprise Court, not less than 90 feet from the south property line
- Lot 25 From Enterprise Court, not less than 120 feet from the south property line
- Lot 32 From Enterprise Court, not less than 120 feet from the south property line

Secondary accesses may be permitted by the City Engineer on some lots, although they will generally not be permitted along Airport Road. Where possible, such secondary access points should be shared with adjacent property.

**12. DRAINAGE** A Master storm water drainage plan has been prepared for this business park. All storm water drainage from individual lots shall comply with this plan.

All drainage easements shall be seeded or sodded with grass or other ground cover approved by the City in the building permit review process. Such drainage easements shall be maintained by the property owner in a manner that promotes proper drainage.

**13. ENTRANCES** major building pedestrian entrances must be architecturally treated and clearly visible from the street.

**14. EXTERIOR WALL FAÇADE** Building exterior materials shall consist of at least two of the following with the secondary material covering at least 20% of the exterior of each wall:

- ✓ Masonry – concrete unit masonry, stone, or brick
- ✓ Concrete – pre-cast, tilt-up, or cast-in-place
- ✓ Stucco – synthetic or cement
- ✓ Metal – non-reflective steel or aluminum
- ✓ Plastic – non-reflective manufactured siding
- ✓ Wood – wood or wood products as trims only
- ✓ Glass – except non-visual curtain wall

Colors shall be light to medium hues of earthtones. Accents can be bright or dark. The overall color scheme should complement the mountain setting and not dramatically contrast in an industrial or urban manner.

Variations in wall plane require that wall in excess of 80 lineal feet shall be broken in plan as well as material. Recesses or projections shall be a minimum of 12 inches. Roof overhangs and shading of glass is encouraged.

Prior to final design and application for a building permit, the developer shall submit to the City an architectural concept plan. This plan shall include a rough site plan and be accompanied with sketches, list of exterior building materials, and proposed exterior colors. This concept plan shall be reviewed by the City Manager or designee for conformance to the intent of this Section 14 as well as the following Section 15.

**15. ROOF TREATMENT** Visually-blending, low profile roofs are encouraged. All visible roofing materials shall be earthtone colors and non-reflective. Roofs in excess of 80 linear shall have a break in the plane to complement the break in the exterior wall façade. Permitted roof materials include:

- A. Flat membrane; rubber, PVC, or hypolon
- B. Metal; non-reflective
- C. Composition shingle; fiberglass or asphalt

D. Built-up tar and gravel

All roof-mounted mechanical equipment shall be screened from view by parapet walls or screening. Screening shall reflect or complement the architecture of the building.

**16. SIGNAGE** All free standing signs shall be "monument signs" integrated with landscape plan. Roof signs shall be permitted so long as they comply with the provisions of the Rifle Sign Code and do not project more than five feet (5') above the height of the roof; provided, however, that the maximum height of the sign and/or building (except as provided in Paragraph 4) shall not exceed forty feet (40'). The height of the roof shall be determined pursuant to §17.03.195(E) of the City Code. Signage is encouraged to be integrated with the architectural façade of the building. In addition, all signs must comply with City of Rifle Signage Regulations.

All wall signs must comply with the following additional requirements:

- A. All sign letters shall be internally illuminated.
- B. The sign shall not project above the wall.
- C. All conductors, transformers and other equipment shall be concealed. No exposed lamps, tubing, crossovers or conduits shall be permitted.
- D. No audible, flashing or animated signs shall be permitted.
- E. No projections above or below the sign limits shall be permitted.
- F. No signs perpendicular to the face of the building shall be permitted.

No balloons, banners, portable signs, temporary signs, mortar board, truck signs shall be permitted except for grand openings lasting no more than one week. "For sale" and "For lease" signs shall be permitted providing they conform to City of Rifle regulations.

**17. REFUSE COLLECTION AREA** Trash receptacles shall be enclosed by a wall and designed as much as possible so the refuse containers are not visible from the street frontage or Interstate 70. These enclosures shall be designed of durable materials with finishes and colors which are unified with the overall architectural theme. Concrete floors shall be provided.

**18. LIGHTING** Lighting design is encouraged to contribute to safe and efficient use of development site, to complement site security and reinforce the architecture and site design character, to prevent casting glare onto adjacent streets, and to prevent casting glare onto adjacent lots.

All driveway entrances along roadway shall be lighted by property owner as part of building construction.

Concealed source lighting is required. Use directional heads, shields and fixture cut-offs to prevent glare and impacts on adjacent property and to aircraft using the Garfield County Airport. All outdoor lighting shall be directed below the horizontal a minimum of fifteen degrees.

**20. UTILITY CONNECTION** Underground electric and telephone connections must be provided from the street to the building.

**21. COMBINING LOTS** Any two or more adjacent lots may be combined with City Staff approval pursuant to the City Code.

**22. INDUSTRIAL AND COMMERCIAL PERFORMANCE STANDARDS** All industrial and commercial businesses in the Rifle Business Park shall comply with the following standards:

**A. Vibration Generated:**

Every use shall be so operated that the ground vibration inherently and recurrently is no perceptible, without instruments, at any point of any boundary line of the property on which the use is located.

**B. Smoke Emission:**

Every use shall be so operated that it does not emit smoke exceeding a density of No. 1 on the Ringleman Chart.

**C. Emission of Particulate Matter:**

Every use shall be so operated that it does not emit particulate matter exceeding 0.2 grains per cubic foot of the flue gas at a stack temperature of 500 degree F.

**D. Emission of Heat, Glare, Radiation and Fumes:**

Every use shall be so operated that it does not emit an obnoxious or dangerous degree of heat, glare, radiation, or fumes beyond any boundary line of the property on which the use is located.

**E. Storage Area**

1. No highly flammable or explosive liquids, solids, or gases shall be stored in bulk above ground. Tanks or drums of fuel directly connecting with heat devices or appliances located on the same property as the tanks or drums of fuel are excluded from this provision.

2. No materials or wastes shall be deposited upon a property in such form or manner that they may be transferred off the property by natural causes or forces.
3. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.

F. Water Pollution

No water pollutant shall be emitted by manufacturing or other processing. In a case in which potential hazards exist, it shall be necessary to install safeguards acceptable to the County Health Officer and in compliance with the laws of the Environmental Protection Agency before operation of the facility may begin.

- G. All fabrication, service and repair operations shall be conducted within an enclosed building or behind a solid opaque fence or appropriately designed wall; provided, however, such fence or wall shall be not less than six feet (6') in height.
- H. Weeds and native vegetation on vacant property shall be maintained to a height not more than eight inches.
- I. Disturbed soil not covered by landscaping, building, or parking shall be re-vegetated within 60 days or as soon thereafter as weather permits.
- J. All City of Rifle ordinances, State of Colorado and Federal regulations, statutes and laws with enforcement by the appropriate authority.

**23. AMENDMENT** Substantial modification, removal or release to the provisions of this Planned Unit Development shall be permitted only upon a finding by the City of Rifle following a public hearing that the modification removal or release is consistent with the efficient development and preservation of the entire Planned Unit Development. Such modification must also have the written consent of owners of 51% of the Rifle Business Park based on the percentages outlined in Section 29.

Minor modification in the location, setting, landscaping or character of the buildings may be authorized by the Rifle City Manager if required by circumstances not foreseen at the time of approval of the Planned Unit Development.

Such minor changes include, but are not limited to:

1. Landscape plans
2. Parking plans
3. Driveway entrance locations.

**24. NUISANCES** No nuisance shall be permitted to exist or operate upon any lot so as to be offensive or detrimental to any adjacent lot or property or to its occupants. A "nuisance" shall include, but not be limited to, any of the following conditions:

Any use of the lot, excluding reasonable construction activity, which emits dust, sweepings, dirt, or cinders into the atmosphere, or discharges liquid, solid wastes or other matter into any water reclamation area or other waterway, and which, in the opinion of the City, may adversely affect the health, safety, comfort, or intended use of their property by persons within the area.

The escape or discharge of any fumes, odors, gases, vapors, steam, acids, or other substance into the atmosphere whose discharge, in the opinion of the City, may be detrimental to the health, safety, or welfare of any person or may interfere with the comfort of persons within the area or which may be harmful to property or vegetation.

The radiation or discharge of intense glare or heat, or atomic, electromagnetic, microwave, ultrasonic, laser, or other radiation. Any operation producing intense glare or heat or such other radiation shall be performed only within an enclosed or screened area and then only in such manner that the glare, heat, or radiation emitted will not be discernible from any point exterior to the site or lot upon which the operation is conducted.

Any vibration, noise, sound, or disturbance which, in the opinion of the City, is objectionable due to intermittence, beat, frequency, strength, shrillness, or volume.

**25. RAW WATER** The City owns water rights in the Loesch and Crann Ditch Company that are held in perpetuity for the benefit of this development as a whole. The first priority for the use of this water shall be to irrigate Tract A and C, and landscaping in rights-of-way, if any. The diversion of such water shall be in accordance with requirements and conditions established by the City, and the cost of diversion, measurement, pumping, piping, and distribution of water in the lateral ditch fees and assessments shall be born by the Property Owners Association.

Excess raw water is expected and shall be made available for irrigation of landscaped areas on individual lots. This water is available without cost to individual owners subject to availability. The diversion of such water shall be in

accordance with requirements and conditions established by the City, and the cost of diversion, measurement, pumping, piping, and distribution, as well as a pro-rata share of any ditch fees and assessments shall be born by the individual property owner. In no event shall any pressurized or pumped raw water distribution system be connected to any domestic water pipe or fixture, nor shall any of this water be used for non-irrigation purposes or removed from the property.

Any water remaining shall be available to the City of Rifle.

**26. FLOOD PLAIN** Lots 1-9 and 14-32 are in a one-hundred year flood plain and as such require that the elevation of the first floor be not less than one foot above the surrounding ground elevation as determined by the City Engineer.

**27. BUILDING STANDARDS AND BUILDING PERMIT APPLICATION PROCEDURE** The City of Rifle Building Codes and Public Works Manual shall apply. In addition, all foundation plans shall be approved by an engineer licensed in the State of Colorado. A water pressure reducing valve of a type approved by the City shall be required as part of the water service.

The first step in the approval process is the submission of an architectural concept plan as required in Section 14. Upon approval of the concept by the City, the building permit approval process will require submission of the following documents:

- A. A detailed statement of the proposed use or uses of the property.
- B. All plans and specifications required by the City's uniform building codes, and to allow for architectural review pursuant to Sections 14, 15, 17, 18 and 19.
- C. Detailed and accurate site plan including:
  - Building location
  - Parking
  - Loading
  - Outside storage (if applicable)
  - Drainage on the site, and showing how and where storm water will exit the site
  - Location of landscaping
- D. Detailed landscaping design plan
- E. Detailed sign design plan
- F. Raw water irrigation plan, if applicable
- G. A request, if applicable, for a modified building envelope
- H. A request, if applicable, for a modified primary access, or for a secondary access
- I. Evidence of payment, or payment, of any reimbursable private access roadway development costs required to be paid pursuant to the

"Declaration of Private Access/Roadway Easement and Maintenance Obligations".

The City Engineer may authorize a sequential submittal, review and permitting process.

**28. AVIGATION EASEMENT** This property is in close proximity to the Garfield County Airport, and the City has recorded an avigation easement on the property.

**29. AIRPORT ROAD SPECIAL IMPROVEMENT DISTRICT** The Rifle Business Park is required by deed restriction and protective covenant to participate in the improvements to Airport Road. The total cost born by the Rifle Business Park shall not exceed one-half (1/2) the cost of construction of a thirty-six foot wide street meeting City of Rifle Standards, plus the costs of creating the district, and applicable interest charges. The Special Improvement District will provide for the obligation to be paid over ten years. Formation of the special improvement district shall be initiated no later than after building permits have been issued on 17 lots. The distribution of the costs to each lot in the Business Park shall be:

Lot 1	3.5%	Lot 22	1.7%
Lot 2	2.4%	Lot 23	3.8%
Lot 3	2.5%	Lot 24	2.5%
Lot 4	2.4%	Lot 25	3.3%
Lot 5	2.7%	Lot 26	2.9%
Lot 6	3.6%	Lot 27	2.7%
Lot 7	4.2%	Lot 28	2.5%
Lot 8	3.6%	Lot 29	2.2%
Lot 9	2.0%	Lot 30	2.4%
Lot 10	2.4%	Lot 31	2.6%
Lot 11	1.9%	Lot 32	2.8%
Lot 12	1.8%	Lot 33	6.6%
Lot 13	1.9%	Lot 34	2.4%
Lot 14	1.8%	Lot 35	1.9%
Lot 15	1.8%	Lot 36	1.4%
Lot 16	1.8%	Lot 37	1.4%
Lot 17	1.8%	Lot 38	1.4%
Lot 18	1.8%	Lot 39	1.4%
Lot 19	1.7%	Lot 40	1.5%
Lot 20	1.8%	Lot 41	1.5%
Lot 21	1.8%	Lot 42	1.9%

The percentages are based on approximately 33% of the cost being distributed equally among the lots, and the remainder of the cost distributed based on lot area.

**30. PROPERTY OWNERS ASSOCIATION** A Property Owners Association has been formed encompassing the property. Membership in the Association is mandatory. As provided in the protective covenants, the Association will maintain the common areas. The maintenance responsibility shall begin when more than 50% of the lots are no longer in City ownership, but sooner than April 1, 2003 and shall include the maintenance of:

- the landscaped area along Interstate 70 including Parcel A
- The drainage and irrigation ditch along Interstate 70
- The two common entrance signs and landscaping

The Association will levy and collect sufficient assessments to provide for the necessary maintenance. The assessment will be based on the same percentages listed in the section on the Airport Road Special Improvement District.

In the event that the landscaping is not maintained to City of Rifle standards, the City shall, after providing thirty days written notice, provide the needed maintenance for the remainder of that calendar year, and the Property Owners Association shall reimburse the City.

The Board of Directors of the Association also has certain responsibilities in resolving disputes between adjacent lot owners as outlined in the "Declaration of Private Access/Roadway Easement and Maintenance Obligations".

**31. COUNTY ROAD NAME** When County Road 346 is annexed by the City, it shall be renamed by the City. At this time, the City Clerk of the City of Rifle is authorized to record an amendment to this PUD guide changing the name of County Road 346 to name authorized by the City Council.

## Rifle Business Park P.U.D. Landscape Design Guidelines Checklist

### General Requirements:

- ( ) 1. 20% of the lot is landscaped (this area is in addition to the required common area for lots bordering I-70).
- ( ) 2. All trees are a minimum of 6' tall or 2.5" caliper.
- ( ) 3. All shrubs are a minimum of 5 gallon.
- ( ) 4. Trees are planted at a rate of one tree per 300 square feet of green landscaped area.
- ( ) 5. Evergreens compose at least 25% of the trees and shrubs included in the landscaping.
- ( ) 6. There is a minimum 15' wide green landscaped border along Enterprise Court.
- ( ) 7. There is a minimum 20' wide green landscape border along CR 346.
- ( ) 8. The plan effectively buffers the proposed use from the adjacent roadway.
- ( ) 9. Green space is integrated with the internal use of the property.
- ( ) 10. The plan encompasses the entire parcel and specifies the number, size, species, and location of plant materials.

### Parking Requirements:

- ( ) 1. 10% of the parking area is devoted exclusively to landscaping which effectively reduces the visual impact of the parking area and assists in traffic flow. This landscaping shall be credited as part of the overall 20% requirement but shall not be credited as part of the buffering requirements along the roadway.
- ( ) 2. Landscape islands shall be curbed.

Sprinkler Requirements:

- ( ) 1. All required green landscape area must be served by an underground sprinkler system that provides full coverage for landscaped areas.
- ( ) 2. If a landscape professional prepares a landscape design, up to 50% of the total landscape requirement may be provided in xeric plant materials. Otherwise, no more than 25% of the total landscape may be composed of xeriscaping.

Additional Requirements:

- ( ) 1. A landscaping plan in conformance with these requirements must be submitted for each lot prior to the issuance of a building permit.
- ( ) 2. Landscaping is installed according to the approved plan prior to issuance of a Certificate of Occupancy.
- ( ) 3. The City may choose to approve an extension, up to 6 months, for the installation of the landscaping due to weather conditions. If an extension is granted, the following conditions will apply:
  - ( ) a. An acceptable performance guarantee in the form of a letter of credit or other guarantee has been provided to the City. \_\_\_\_\_
  - ( ) b. Only a temporary C.O. is issued.
- ( ) 4. Landscaping shall be maintained throughout the life of the structure. Maintenance shall consist of the mowing, irrigation, soil condition, erosion control, replanting, tree and plant repair, and replacement required to maintain the landscaped environment in good and healthy condition equal to or better than in the Landscape Plan and in accordance with the City of Rifle Landscape Standards (In the Rifle Municipal Code).

## PLANTING SPECIFICATIONS

### A. Soil Preparation

Previous to landscape planting, soil should be checked for contamination of trash from building materials disposal and for subsoil from construction. Especially harmful is concrete or pumice block fragments, sheet rock scraps, or cement materials that raise the lime content of the soil. Where this condition exists, the top level of soil should be removed to the depth necessary to clear out foreign material and replaced with topsoil containing good quality organic material. If peat or barnyard manure is used, a soluble salt test must be done to ensure that the material has a salt reading of less than 3 mmhos (measure of soil salt level). Topsoil brought to the site shall also meet this level of salt content and be free of noxious weeds. Soil tests may be done through CSU Extension Service or with private soil labs.

### B. Planting

Holes should be dug ahead of time so that plants may be planted as soon as they are brought to the site. A backhoe or auger may be used. If the sides of the hole are glazed, the hole should be scarified or roughened with a shovel.

In most cases, the soil dug from the planting hole is satisfactory for backfilling around the roots. Some publications recommended addition of organic matter to backfill soil, but recent experiments show that the tree grows fewer roots into the surrounding soil from amended than from unamended backfill soil.

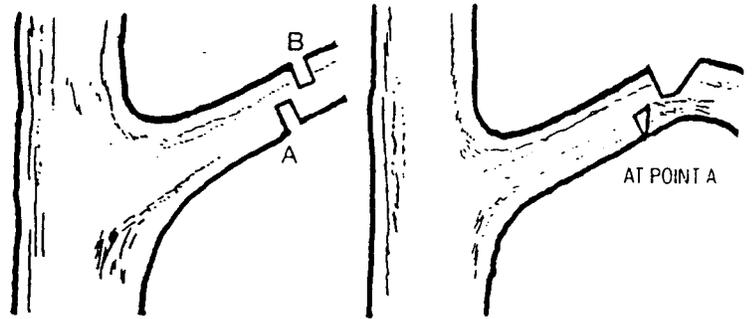
All twine from balled and burlapped plants should be removed and the top portion and sides removed leaving the bottom in place. Containers, even papermache, should be slit down the sides and removed. Papermache rims must not be allowed to protrude above the ground because they could act as a wick, drying the soil bag.

# HOW TO PRUNE A BRANCH

## STEP 1

In pruning any sizable tree member, first remove most of the branch's weight with two cuts:

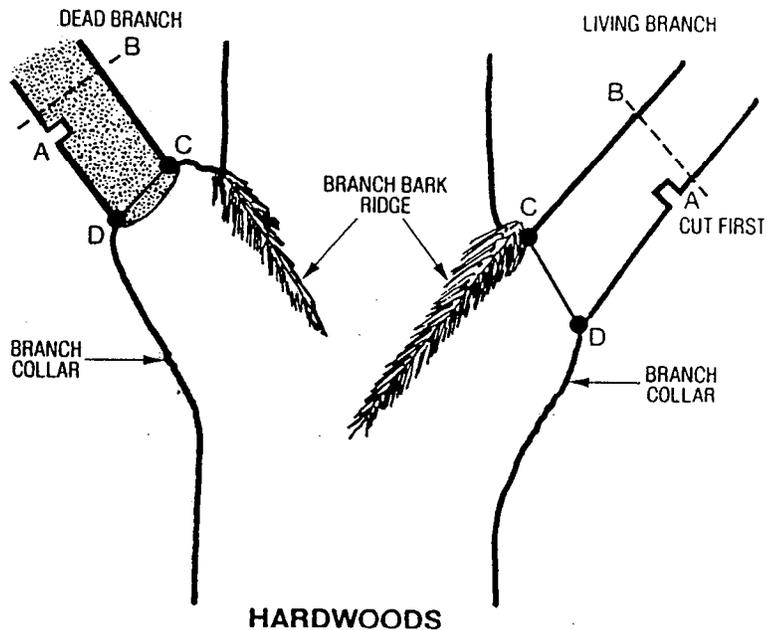
1. Undercut branch at Point A about one foot from main stem.
2. Make second cut at Point B one to two inches beyond cut A. Point B is *a/ways* farther from the main stem than Point A.



## STEP 2

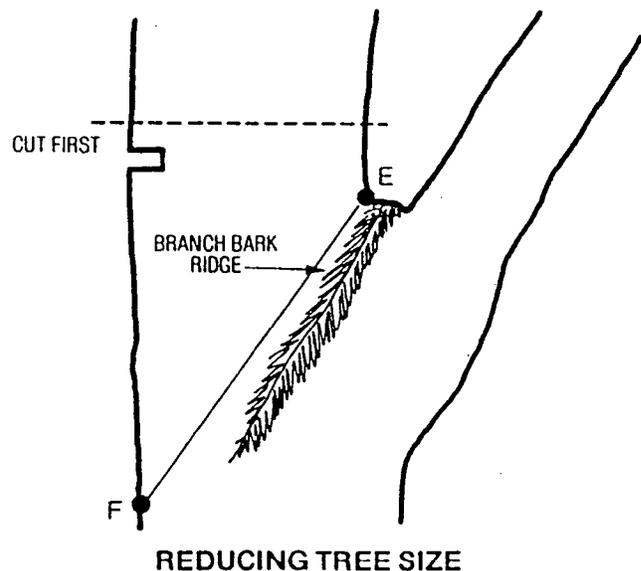
Note the Branch Bark Ridge and Branch Collar in the illustration. These areas vary substantially in appearance on different species; the difference is especially notable on hardwood vs. softwood trees.

The final pruning cut is made between Points C and D. If D is hard to locate, cut straight downward from Point C.



## PRUNING TO REDUCE SIZE

This process involves removal of larger branches back to a point (E-F) where a smaller branch joins the stem. Locate the Branch Bark Ridge, and make the cut—without disturbing the Ridge—from Point E to Point F at approximately the same angle as the Branch Bark Ridge.



# PROPER PRUNING

