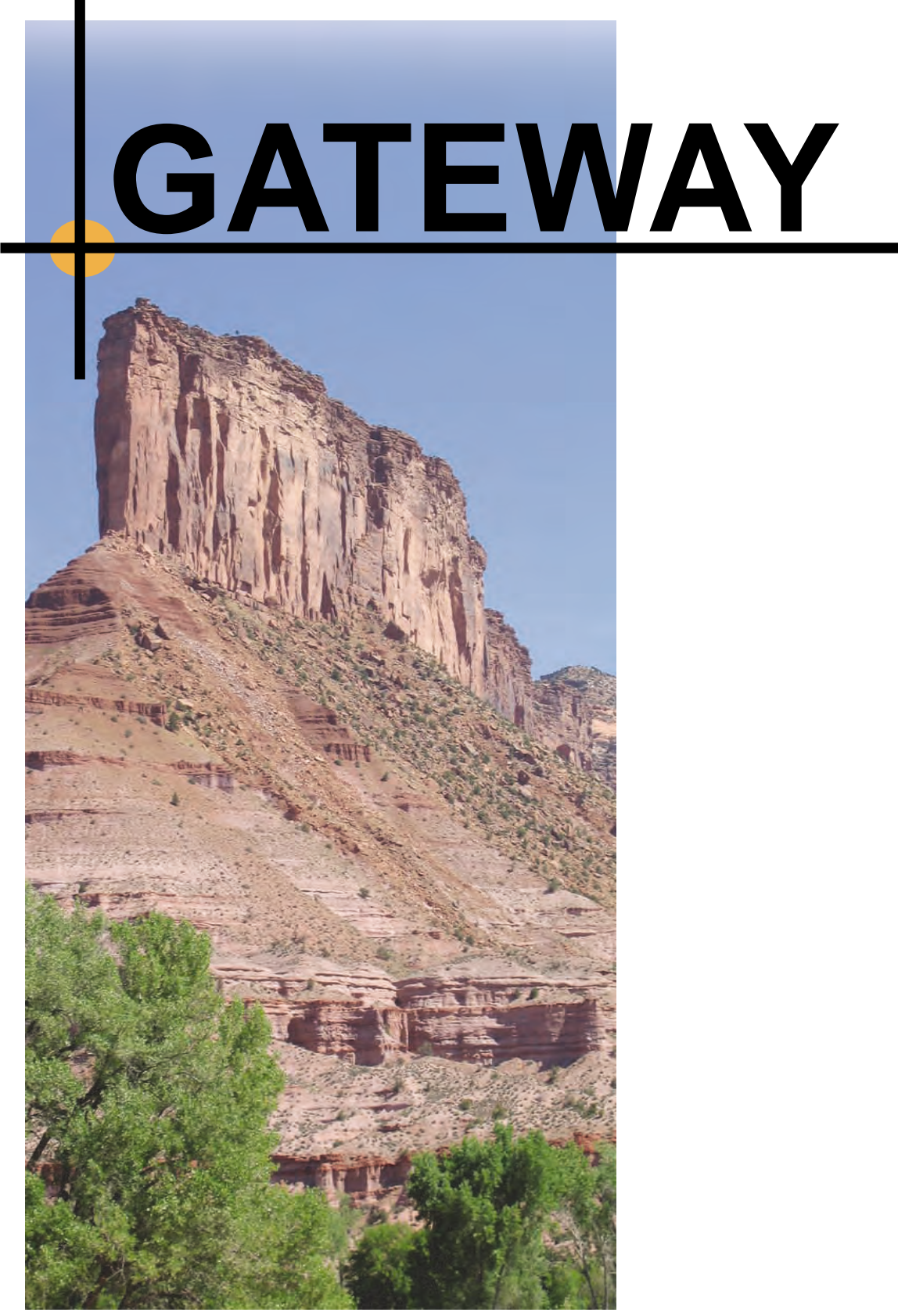
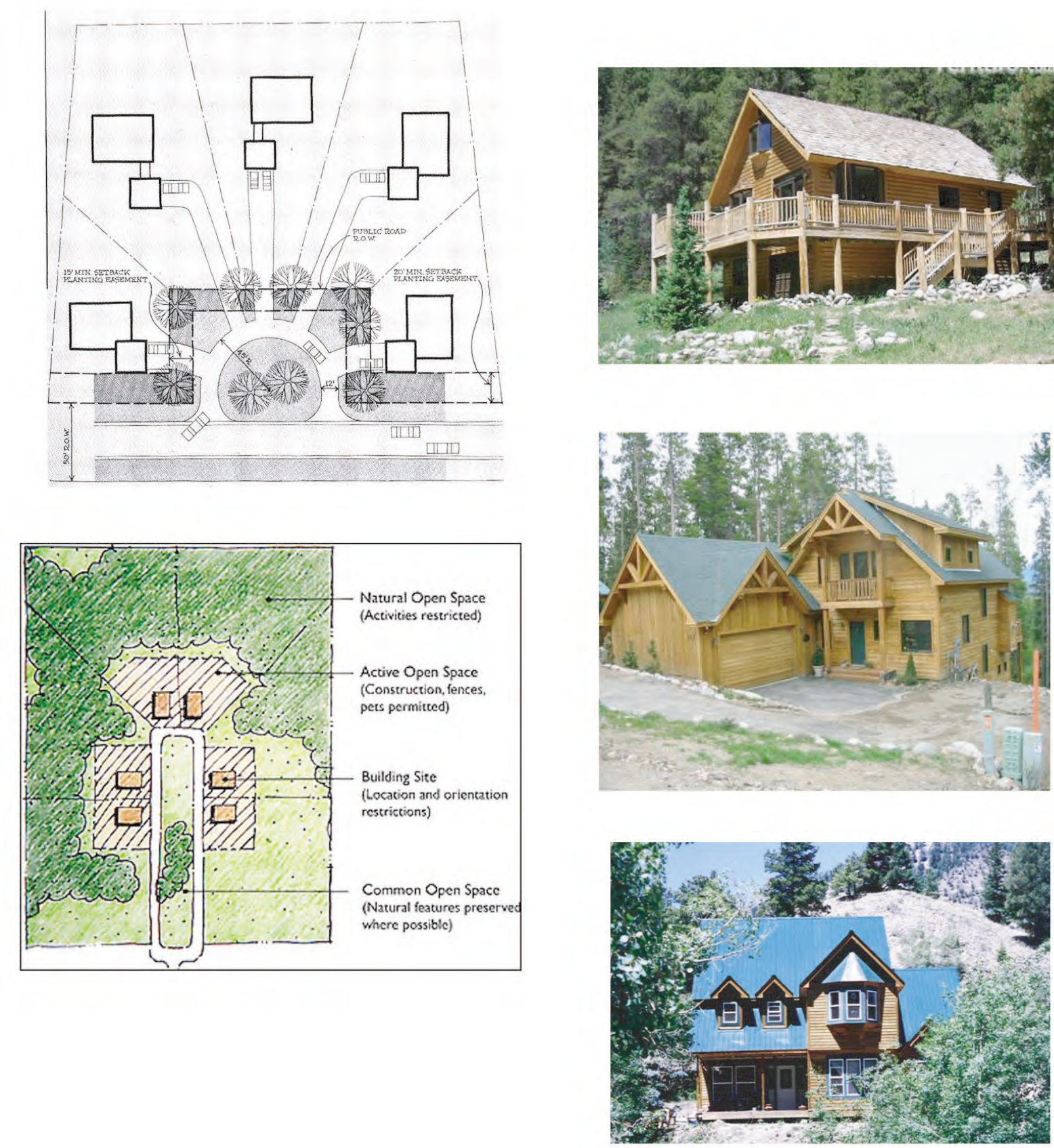

APPENDIX

Title	Appendix
Architectural Examples(in folded pocket).....	1
Local Area Architectural History(in folded pocket).....	2
Rural Services District Fact Sheet	3
Overlay District Standards	4
Transferable Density Credits	5
MCPC Resolution MCPC 2004-02.....	6

Architectural Examples

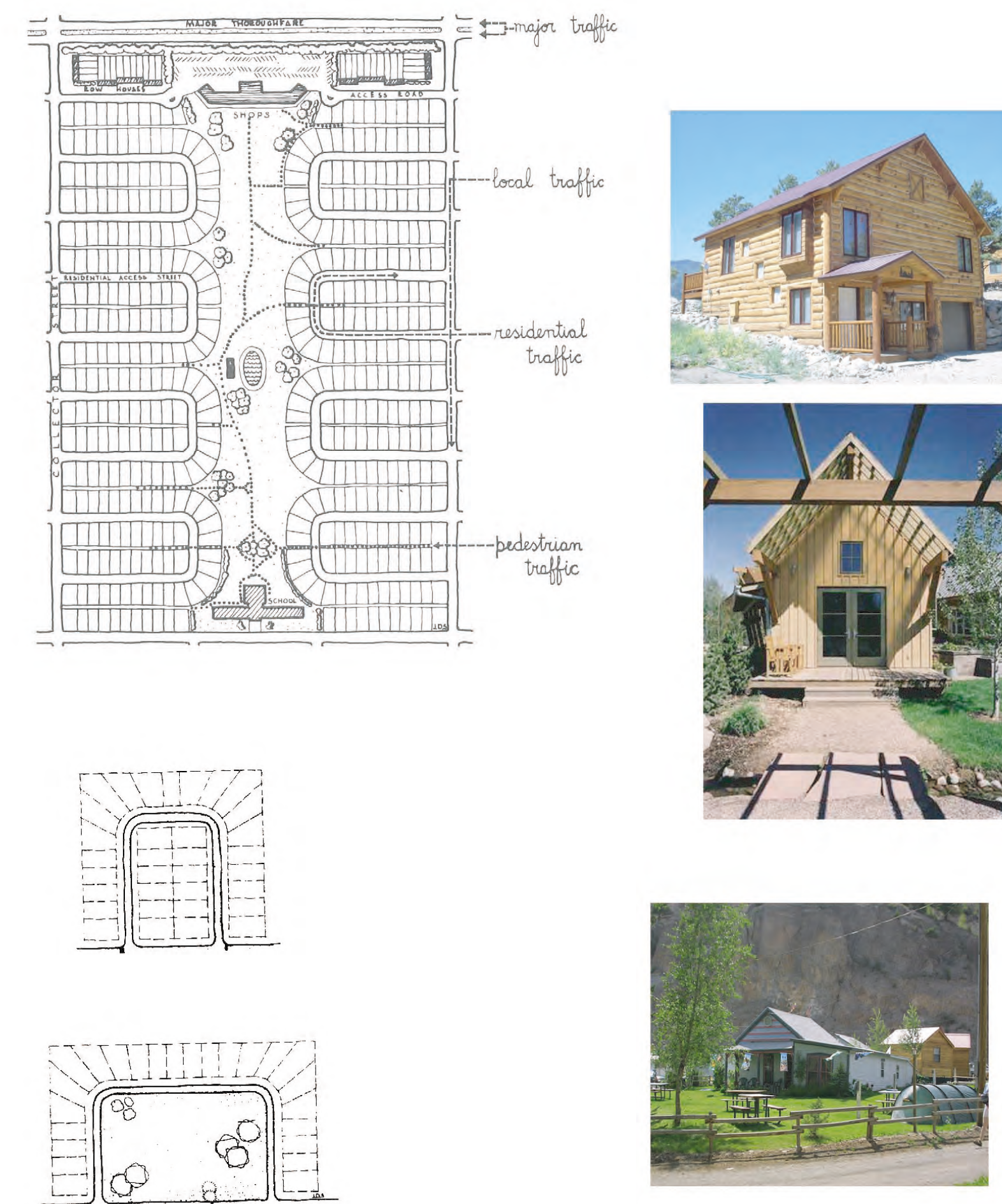


Large Lot - Cluster



Lot size avg. - 8000sf to 1 acre+
 50'x60' 208'x208'
 <1 DU to 4 DU

Medium Lot



Lot size avg. - 4000sf to 7500sf
 40'x100' 65'x125'
 6 DU to 15 DU

Small Lot - Cluster



Lot size avg. - 2000sf to 3750sf
 20'x100' 30'x125'
 15 DU to 20 DU

Trailer Community

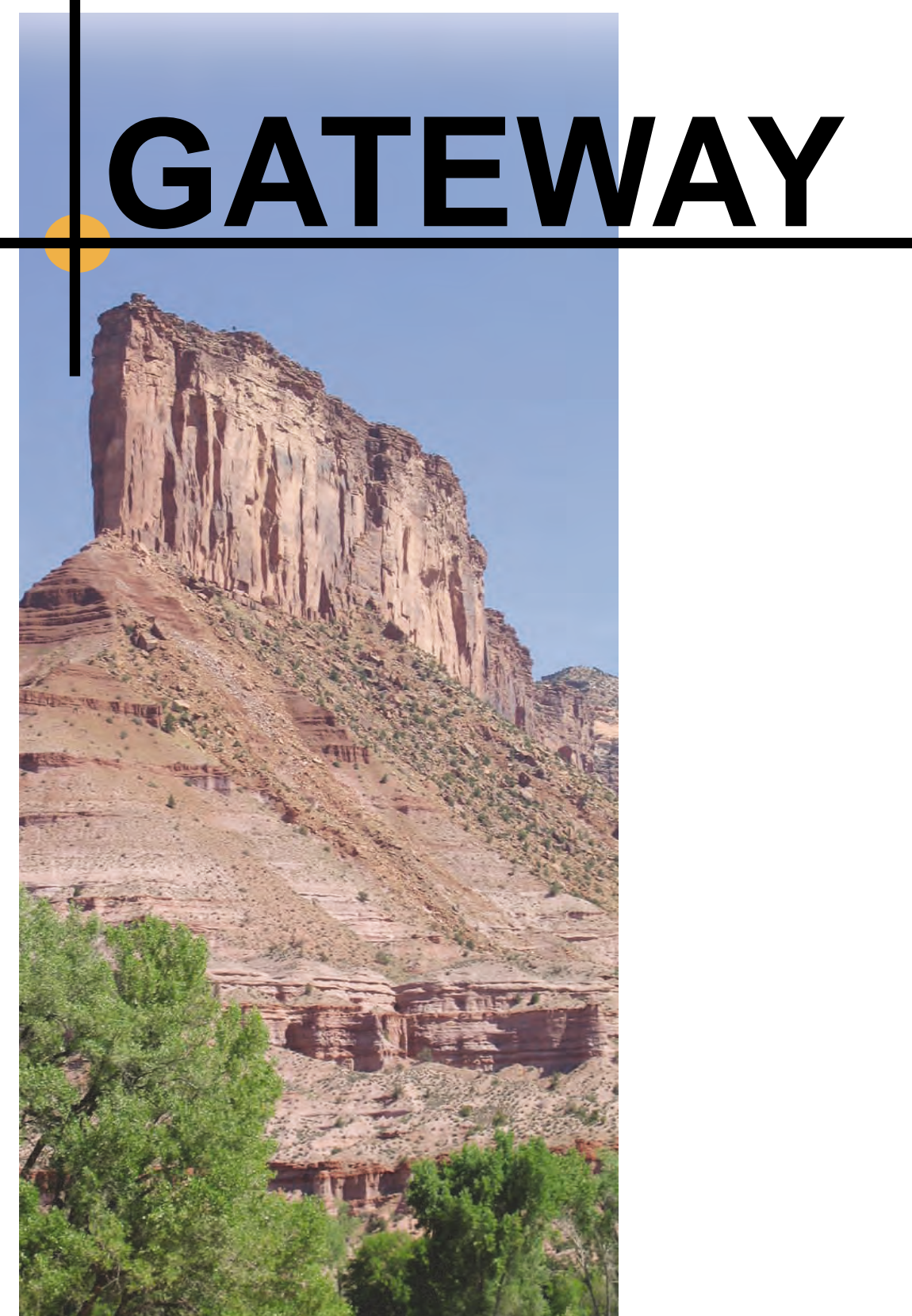


Lot size avg. - 1600sf to 2500sf
 16'x100' 25'x125'
 18 DU to 20 DU

Commercial, Civic, Institutional



1 acre = 43,560 sf
 sf= Square foot
 DU= Dwelling unit/acre



1850's-1900's

Mining vernacular
Clapboard siding
Gable roof



1900-1920's

Driggs Mansion
Stone and mortar
Gable roof



1880's-1910's

False front commercial
Gable roof
Designed to separate residential
and commercial uses



1830's-1900's

Religious and Civic structure
Gable roof and prominent bell tower
Farmhouse and Greek Revival characteristics



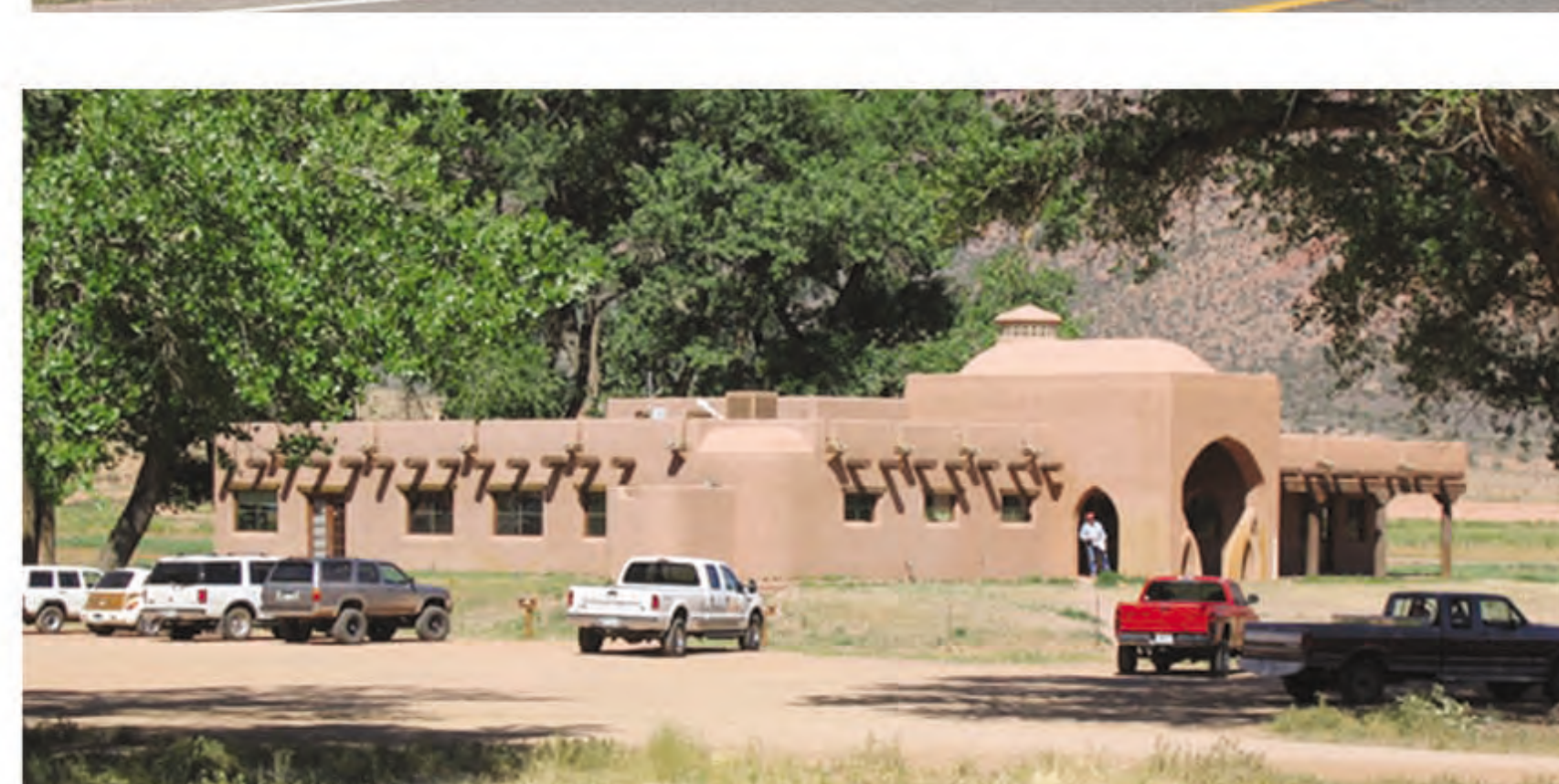
1950's- 2000

Steel-framed structure
Low-pitch roof



1950's-2000

Trailer Community
Mix of portable and permanent homes
Example of small-lot development



1700's-1920's

Hacienda/adobe style
Flat roofs
Vigas(roof supports)
Earth-tone colors

Local Architecture History

Architectural Options: Ways to Build on Heritage

Directions or techniques may include:

● Create Architecture Guidelines and Goals:

- Reflect local styles, materials, and regional qualities
- Encourage conformity and consistency
- Preserve historic integrity

● Promote Architectural Themes

● Locate where these changes might be more likely or less likely to happen. (e.g. near Wayside Chapel)

APPENDIX 3

Fact Sheet:

Southwest Mesa County Rural Services Public Improvements District Established by Mesa County Board of County Commissioners – August 2003 (Resolution MCM 2003-109)

1. What's the status of the new sewer system?

A. State Permit application

The State Site Application was approved as of 5/7/04. Final plans are currently being approved and then a Discharge Permit must be applied to the Health Department.

B. Energy impact grant application

Mesa County applied and subsequently attended the Energy/Mineral Impact Advisory Committee Meeting. The committee of eight individuals voted 7 for full funding and 1 for partial. As of this date Mesa County has not received confirmation of funding for this grant.

C. Expected construction schedule

Construction is expected to begin in October and be complete by January 2005.

2. How many single family taps are available in the first phase?

A. For Hendricks

Through the original agreement between Mr. Hendricks and Mesa County for the building of the wastewater treatment plant, Mr. Hendricks is entitled to 73.3 EQU's (EQU is equal to 1 residence. Therefore, depending on the size and use, certain locations could require more than 1 EQU)

B. For residents

Mesa County reserved 41 initial taps for the existing residents/property owners in the initial area up to the chapel.

3. Will there be sewer taps available for purchase outside of phase 1 (Area "A")?

At this time there is no funding to place infrastructure outside the initial area. If any entity has the ability, financing and desire to bring the main past the chapel, they are welcome to discuss this with the district.

4. What is the design capacity of the plant?

The plant will initially be able to handle 13,750 gallons a day, with the ability to expand easily to 25,000 gallons a day.

5. Do people have to connect to sewer if it passes their homes?

Only when the property has a failing ISDS.

6. Does annexation to the district require “contiguous” properties?

No

7. How does and when can property owners petition to be annexed to the district for sewer service?

- Phase 1 (to the chapel or area “A”)

Upon verification of funding from DOLA, and depending when the funding from DOLA is available, Mesa County will go into final design of the infrastructure. This process, along with construction is expected to take 12 months. During that time, Mesa County will be holding meetings with the community to more fully explain when and how property owners can petition to be annexed to the district.

Beyond phase 1 (area “B” area)?

There is no current plan to extend beyond the initial area due to lack of funding. This does not preclude individuals or entities to bring the main past the chapel. This will however, require an additional financial commitment from these individuals or entities.

8. What is the estimated cost to extend a sewer line (\$/linear foot) north of the chapel (into area “B”)?

Without further design and research a firm number cannot be given. However an estimate of between \$50.00 to \$60.00 a linear foot would be a good beginning number.

9. Will grants be available to extend sewer beyond the chapel?

Availability of grants are not in Mesa County’s control. However, after the initial area has been completed and if the residents of the area beyond the chapel are interested, Mesa County would certainly look into funding sources. Again, no guarantees can be given those residents of the availability or award of those funds.

APPENDIX 4

OVERLAY DISTRICT STANDARDS

Proposed Principal Uses
Gateway Community Overlay

Allowed Uses

An “A” indicates that the listed use is allowed by right. (Does not require public hearing but still requires compliance with the Mesa County Land Development Code and applicable permits).

Conditional Uses

A “C” indicates that the listed use is allowed only after review and approval of a Conditional Use Permit. (Requires public hearing).

Prohibited Uses

A blank cell (one without an “A” or “C”) indicates that the listed use type is not allowed.

Notes:

1. AREAS “A” and “B” correspond with the map of the Gateway Rural Community.
2. Uses permitted in AREAS “A” are also allowed in AREA “B” when sewer becomes available (type and how permitted).
3. Specific uses are also reviewed according to the applicable requirements of the Mesa County Land Development Code.



Use Category	Specific Use Type	AREA "A"	AREA "B" *
Residential			
Household Living	Business Residence	A	C
	Rooming/Boarding House	A	C
	Single-Family Attached	A	C
	Single-Family Detached (includes Manufactured Homes)	A	A
	Duplex	A	C
	Multi-Family	A	C
	Agricultural Labor Housing	A	A
	Town home	A	C
	Manufactured Housing Park	A	A
	All Other Household Living	A	C
Group Living	Assisted Living Facility	C	C
	Treatment Facility	C	C
	Small Group Living Facility	C	C
	Large Group Living Facility	C	C

* Uses permitted in Area "A" are also allowed in Area "B" when sewer becomes available (type and how permitted).



Use Category	Specific Use Type	AREA "A"	AREA "B" *
Institutional & Civic			
Colleges and Vocational Schools -	Colleges and Universities	C	
	Vocational/Technical/Trade Schools	A	
	All Other Educational Institutions	C	
Community Service	Community Activity Building	A	
	All Other Community Service	A	
Cultural	Museums, Art Galleries, Opera Houses, Libraries	A	C
Day Care	Home-Based Day Care	A	C
	Limited Day Care	A	C
	General Day Care	A	C
Detention Facilities	Law Enforcement Rehabilitation Centers	C	C
Hospital/Clinic	Medical and Dental Clinics	A	
	Counseling Centers (nonresident)	A	
	Physical and Mental Rehabilitation (residential)	C	C

* Uses permitted in Area "A" are also allowed in Area "B" when sewer becomes available (type and how permitted).

Gateway Rural Community Plan



Use Category	Specific Use Type	AREA "A"	AREA "B" *
	Hospital	C	C
Parks and Open Space	Cemetery	A	C
	Golf Course	C	C
	Campground, Primitive	C	C
	Golf Driving Ranges	C	C
	Parks/Lakes/Reservoirs	C	C
	All Other	A	C
Religious Assembly	All	A	A
Safety Services	All	A	A
Schools	Boarding School	C	C
	Elementary Schools	A	C
	Secondary Schools	A	C
Utility, Basic	Utility Service Facilities (underground)	A	A
	All Other Utility, Basic	C	C
Utility Corridors	Transmission lines (above ground)	C	C

* Uses permitted in Area "A" are also allowed in Area "B" when sewer becomes available (type and how permitted).



Use Category	Specific Use Type	AREA "A"	AREA "B" *
	Transmission lines (under ground)	C	C
	All Other	C	C
Commercial			
Entertainment Event, Major	Indoor Facilities	C	C
	Outdoor Facilities	C	C
Lodging	Hotels & Motels	A	C
	Bed and Breakfast (1-3 guest rooms)	A	C
	Bed and Breakfast (4-5 guest rooms)	A	C
Offices	General Offices	A	C
Parking, Commercial	Parking lots/structures	C	C
Recreation and Entertainment, Outdoor	Campgrounds and Camps (non-primitive)	A	A
	Resort Cabins and Lodges	A	A
	Swimming Pools, Community	A	C
	Shooting Ranges	C	C
	Riding Academy, Roping or Equestrian Area	A	A

* Uses permitted in Area "A" are also allowed in Area "B" when sewer becomes available (type and how permitted).



Use Category	Specific Use Type	AREA "A"	AREA "B" *
	All Other Outdoor Recreation	C	C
Retail Sales and Service	Alcohol Sales, retail	A	C
	Animal Care/ Boarding/ Sales, Indoor	A	C
	Animal Care/ Boarding/ Sales, Outdoor	C	C
	Food Service, Catering	A	C
	Food Service, Restaurant (including alcohol sales)	A	C
	Food Service, Restaurant with Drive-Through	C	C
	Farm Implement/Equipment Sales/Service	A	C
	Farmer's Market/Flea Market	A	C
	Feed Store	A	C
	Fuel sales, automotive/appliance	C	C
	General Retail Sales, Indoor operations, display and storage	A	C
	Landscaping Materials Sale	A	C
	Rental Service, Indoor display/storage	A	C
	Repair, small appliance	A	C

* Uses permitted in Area "A" are also allowed in Area "B" when sewer becomes available (type and how permitted).

Gateway Rural Community Plan



Use Category	Specific Use Type	AREA "A"	AREA "B" *
	Personal Services	A	C
	All Other Retail Sales and Service	C	C
Self-Service Storage	Mini-Warehouse	C	
Vehicle Repair	Auto and Light Truck Mechanical Repair	A	C
Vehicle Service, Limited	Car Wash	A	
	Gasoline Service Station	A	
	Quick Lubrication	A	
Industrial			
Manufacturing and Production	Indoor Operations and Storage		
	Assembly	A	
	Food Products	A	
	Manufacturing/ Processing	A	
	Indoor Operations w/ Outdoor Storage		
	Assembly	C	
	Food Products	C	
	Manufacturing/ Processing	C	

* Uses permitted in Area "A" are also allowed in Area "B" when sewer becomes available (type and how permitted).



Use Category	Specific Use Type	AREA "A"	AREA "B" *
	Outdoor Operations and Storage		
	Assembly	C	
	Food Products	C	
	Manufacturing/ Processing	C	
	All Other Industrial Service	C	
Junk Yard	Junk Yard		
Warehouse and Freight Movement	Outdoor Storage or Loading	C	
Waste-Related Use	Non-hazardous Waste Transfer	C	C
	Medical/Hazardous Waste Transfer Station	C	C
	Recycling Collection	C	C
	Recycling Collection	C	C
Wholesale Sales	Agricultural Products	A	A
Other			
Agricultural	Animal Confinement	A	A
	Dairy	C	C

* Uses permitted in Area "A" are also allowed in Area "B" when sewer becomes available (type and how permitted).



Use Category	Specific Use Type	AREA “A”	AREA “B” *
	Confined Animal Feeding Operation, Feedlot	C	C
	Forestry, Commercial	A	C
	Pasture	A	A
	Winery	A	A
	All Other Agriculture	A	A
Aviation or Surface Passenger Terminal	Airports/Heliports	C	C
	Bus/Commuter Stops	A	C
	Bus/Railroad Depot	A	
	Helipads	C	C
	All Other Aviation or Surface Passenger Terminal	C	C
Mining	Oil or Gas Drilling	C	C
	Sand or Gravel Extraction or Processing	C	C
	All other Mining	C	C
Telecom-Facilities	Telecommunications Support Structures	C	C
	Telecommunications Facilities	C	C

* Uses permitted in Area “A” are also allowed in Area “B” when sewer becomes available (type and how permitted).



OVERLAY DISTRICT STANDARDS FOR NEW DEVELOPMENT IN GATEWAY

“A” OVERLAY

Residential Development – “A” Overlay

New development shall be connected to sanitary sewer

Minimum lot size, detached units: 5,000 sf

Average lot size, attached units: 5,000 sf

Front yard setback (main residence): 10 ft

Front yard setback (garage or accessory structure): 22 ft

Side yard setback (detached structure): 8 ft

Side yard setback (attached structure): 0 ft interior side,
8 ft exterior side

Rear yard setback: 10 ft

Maximum height: 30 ft

Non-Residential Development – “A” Overlay

New development shall be connected to sanitary sewer

Minimum lot size: 8,000 sf

Front yard setback (principle building): 15 ft

Front yard setback (garage or accessory structure): 22 ft

Side yard setback: 15 ft

Rear yard setback: 20 ft

Maximum height: 30 ft

On-site parking requirement: 1 space per 2,000 sf of gross
building area

“B” OVERLAY

Residential Development – “B” Overlay

New development shall have approval for an individual sewage disposal
system

Minimum lot size per unit: 1 acre (43,560 sf)

Front yard setback (main residence): 25 ft

Front yard setback (garage or accessory structure): 25 feet

Side yard setback (detached structure): 25 feet

Side yard setback (attached structure): 0 ft interior side,
25 ft exterior side

Rear yard setback: 25 ft

Maximum height: 30 ft

Non-Residential Development – “B” Overlay

New development shall have approval for an individual sewage disposal
system (State approval may also be req.)

Minimum lot size: 2 acres

Front yard setback (principle building): 25 ft

Front yard setback (garage or accessory structure): 25 ft

Side yard setback: 25 ft

Rear yard setback: 50 ft

Maximum height: 30 ft

On-site parking requirement: 1 space per 5,000 sf of gross
building area

APPENDIX 5

Transferable Development Rights/Credits

Mesa County's *Land Development Code* designates the County's six Rural Communities as Receiving Areas for a Transferable Density Credits program (at end of this appendix).

The Transfer of Development Rights/Credits is based on the legal premise that the ownership of land is a "bundle of rights" and abilities. Included in this bundle are water rights, mineral rights, and, the ability to develop land. The ability to develop land under local zoning and subdivision regulations has a market value, just as water or mineral rights have a market value.

Development rights/credits may be separated from one property and transferred to another, much like a water right may be transferred from agricultural to domestic use. A TDR/C program establishes a framework to match landowners that are eligible to transfer (sell) Development Rights/Credits with land developers that desire to acquire (purchase) Development Rights/Credits.

Landowners that are eligible to transfer Development Rights/Credits are located within designated "sending" areas, while properties that are eligible to accept additional Development Rights/Credits are located in designated "receiving" areas. A sending area is typically land that is

determined to remain undeveloped, such as prime agricultural land, an open space buffer between growing communities or an area with significant natural features. Receiving areas are typically vacant land parcels in urban areas with available infrastructure and services that can accommodate higher density development. Specific mapped Sending Areas are required to correspond with designated Receiving Areas.

A TDR/C program thus provides an institutional mechanism for landowners in sending areas to receive compensation for either not developing or limiting the development of their property, and an opportunity for landowners in receiving areas to obtain a higher return on investment through developing at an increased density.

Excerpts from the Mesa County Land Development Code as of 9/7/04)

§9.8 | Transferable Density Credits *

The Mesa Countywide Land Use Plan recommends Mesa County initiate a program for Transfer of Development Rights or Credits in order to provide the owner of agricultural land an alternative to subdividing the land and to encourage growth to locate in urban and rural community areas with adequate infrastructure in place to service higher density residential development. This Section of the Code provides a mechanism for landowners in Sending Areas to receive compensation for either not developing or limiting the development of their property, and an opportunity for landowners in Receiving Areas to obtain a higher return on investment through developing at an increased density.

Transferable Development Rights/Credits (TDR/C) may only be transferred from specified Sending Areas to specified Receiving Areas. A landowner in a Sending Area may voluntarily sell the Development Rights/Credits to a buyer at a market value established by the landowner and the buyer. At the time of the sale, a Deed Restriction is recorded with the Mesa County Clerk's Office, limiting the future development potential of the Sending Site. A TDR/C Certificate is then issued by the Mesa County Planning Department identifying the number of Transferred Development Rights/Credits, and the book and page numbers of the recorded Deed Restriction. Future development of a Sending Site is then limited to the remaining density not extinguished by the creation of one or

more TDR/C's, and future development is subject to Cluster Development standards under Section 6.4.4 of this Code.

9.8.1 Sending Sites

A. Sending Sites shall:

1. be located in a Sending Area, as defined in Section 12.1;
2. be a minimum size of twenty (20) acres;
3. be located in the AFT, AF35, or an Urban Residential zoning district; and
4. be eligible to receive one (1) TDR/C per five (5) acres placed under Deed Restriction;

B. The issuance of TDR/Cs from the Sending Site must be evidenced by a Transferable Development Right/Credit Certificate issued by the Mesa County Planning Department. In order to issue the TDR/C Certificate, a Deed Restriction signed by the owner of record from which Transferable Development Rights/Credits are being transferred must be presented to the Mesa County Planning Department, and shall clearly identify:

1. the transferee;
2. the transferor;
3. the legal description of the Sending Site from which the Transferable Development Rights/Credits are being transferred; and
4. the number of TDR/Cs being transferred from the Sending Site.

C. The Deed Restriction shall be recorded in the real property records of Mesa County clearly stating the number of Development Rights/Credits that have been transferred. The

Deed Restriction may also include a Conservation Easement. The Deed Restriction shall be perpetual.

D. Upon recordation of the Deed Restriction, a TDR/C Certificate shall be issued by the Mesa County Planning Department identifying the number of Development Rights/Credits transferred, and the book and page number of the recorded Deed Restriction.

E. Once a TDR/C Certificate is issued:

- i. future development of the Sending Site is limited to the remaining density not severed or extinguished by the transfer of Development Rights/Credits;
- ii. the Sending Site may only be developed as a Cluster Development under Section 6.4.4 of the Mesa County Land Development Code; and
- iii. no rezoning of the Sending Site to a higher density or other use shall be permitted.

F. An owner of record of a Sending Site or an applicant interested in participating in the TDR/C Program should contact the Mesa County Planning Department to review an estimate of the TDR/Cs that may be sold and the associated future site development restrictions that may apply on the subject property.

G. An owner of record of a Sending Site choosing not to participate in the TDR/C Program shall retain the option to develop their property as provided for by the Mesa County Land Development Code.

9.8.2 Receiving Areas

A. Receiving Areas are as shown on the TDR/C Receiving Area Map(s), the official copy of which is on file in the Mesa County Planning and Development Department, and incorporated herein by reference. Receiving Areas (each having a specified Sending Area) also include those portions of the Joint Urban Planning Area's Urban Growth Boundary, located in the RSF-R, RSF-E, RSF-1, RSF-2, RSF-4, RSF-8 and RSF-24 zoning districts, and the Rural Communities of Gateway, Loma, Mack, Mesa, Powderhorn, and Whitewater as identified in the Mesa County Master Plan.

B. Fruita Receiving Area

As identified in the Transfer of Development Rights/Credits Program Agreement between Mesa County and the City of Fruita:

1. TDR/Cs may be used on Receiving Sites to achieve additional density only through the City of Fruita's development review process; and in no case shall Mesa County apply TDR/Cs to achieve additional density in any development application processed by Mesa County.
2. An owner of record within the Receiving Area choosing not to participate in the TDR/C Program shall retain the option to develop their property as provided for by the Mesa County Land Development Code.
3. Owners of Receiving Sites participating in the TDR/C Program are subject to an annexation petition or preannexation agreement with the City of Fruita,

4. Mesa County shall not process any development application on an eligible Receiving Site unless and until either:

- i. the landowner certifies in writing that said landowner has elected to not participate in the TDR/C Program,
- ii. the City of Fruita rejects the annexation petition,
- iii. the City of Fruita revokes the pre-annexation agreement, or
- iv. the City of Fruita otherwise irrevocably declines to annex the Receiving Site.

5. TDR/C Certificates proposed for use on a Receiving Site in Fruita must originate from a Sending Area identified for the Fruita/Mesa County TDR/C Program.

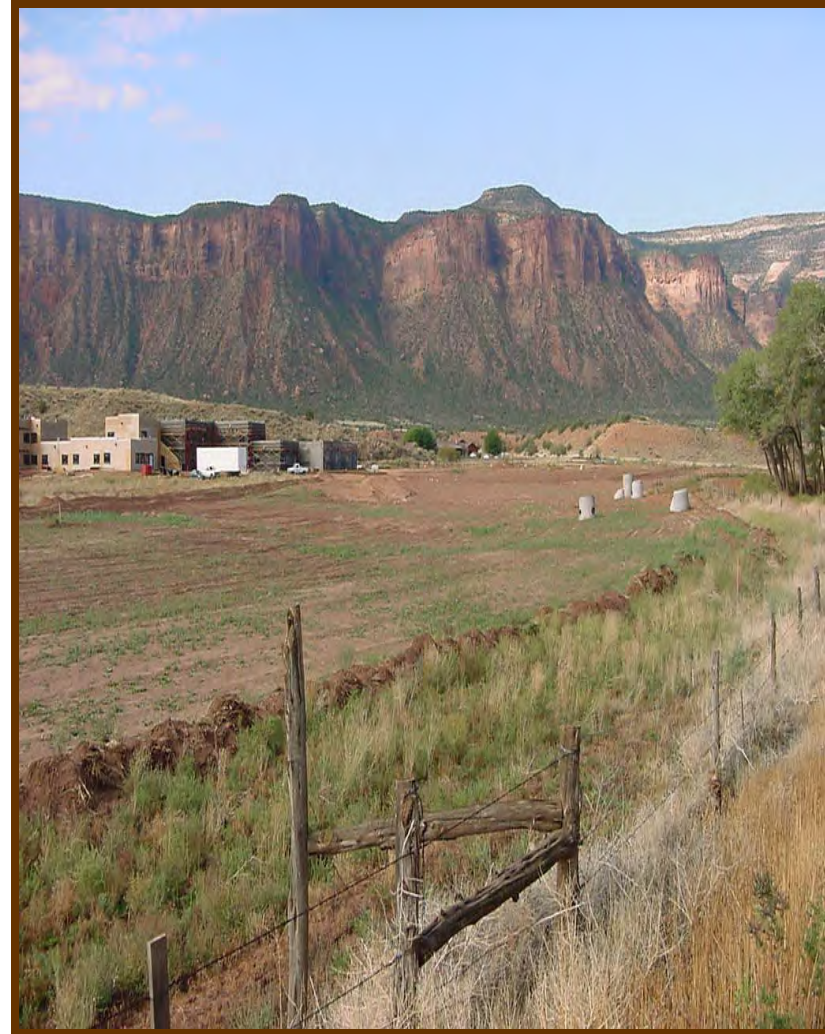
6. The County shall cooperate with the City of Fruita to ensure that this obligation and relationship is fully implemented.

C. Other Receiving Areas

1. Receiving Areas within unincorporated portions of the Joint Urban Planning Area's Urban Growth Boundary and the Rural Communities of Gateway, Loma, Mack, Mesa, Powderhorn, and Whitewater shall be eligible for a maximum density bonus of 20 percent above the otherwise allowed density. Each shall have its own corresponding specified Sending Area.

2. Receiving Areas within incorporated municipalities shall be subject to the terms of any Intergovernmental Agreements between Mesa County and the respective municipality.

Gateway Outpost Complex



RESOLUTION NO. MCPC 2004-02
Mesa County Planning File No. **2004 078 MP1**

ADOPTION OF THE *GATEWAY RURAL COMMUNITY PLAN 2004*

AS AN AMENDMENT TO THE MESA COUNTY MASTER PLAN AND CERTIFICATION OF THE *GATEWAY RURAL COMMUNITY PLAN* TO THE BOARD OF MESA COUNTY COMMISSIONERS.

WHEREAS, the Mesa County Planning Commission is charged with the duty to prepare and adopt master plans for the County:

WHEREAS, five public forums were conducted between June and September 2004 to gather public input on the *GATEWAY RURAL COMMUNITY PLAN*;

WHEREAS, the Mesa County Planning Commissions held public hearing on the *GATEWAY RURAL COMMUNITY PLAN* on 14 October 2004 after proper notice;

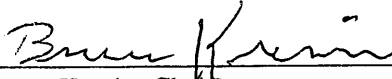
WHEREAS, the Mesa County Planning staff made recommendations for approval of the proposed plan in a Project Review dated October 14, 2004;

WHEREAS, the Planning Commission approved the *GATEWAY RURAL COMMUNITY PLAN* on 14 October 2004, at their public hearing subject to specific revisions;

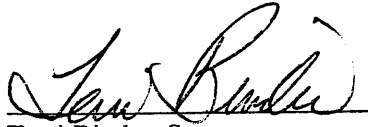
NOW THEREFORE, BE IT RESOLVED BY THE MESA COUNTY PLANNING COMMISSION, that:

1. the proposed *GATEWAY RURAL COMMUNITY PLAN* is consistent with the overall intent of the Mesa County Master Plan;
2. the proposed *GATEWAY RURAL COMMUNITY PLAN* is consistent with the approval criteria found in Section 3.2.8 of the Mesa County Land Development Code as identified in the Project Review dated October 14, 2004: project number 2004-078 MP1 *GATEWAY RURAL COMMUNITY PLAN*;
3. the *GATEWAY RURAL COMMUNITY PLAN* is adopted, as revised in the public hearing of October 14, 2004 as part of the Mesa County Master Plan in accordance with Section 30-28-108 of the *Colorado Revised Statutes*;
4. the *GATEWAY RURAL COMMUNITY PLAN* amends the Mesa Countywide Land Use Plan 1996 for the area within the plan area boundary; and
5. the Mesa County Planning Commission hereby certifies the *GATEWAY RURAL COMMUNITY PLAN* to the Board of County Commissioners of Mesa County pursuant to Section 30-28-109 of the *Colorado Revised Statutes*.

PASSED AND ADOPTED this 14th day of October, 2004



Bruce Kresin, Chairman,
Mesa County Planning Commission



Terri Binder, Secretary,
Mesa County Planning Commission