EXHIBIT H

Garfield County
COMMUNITY DEVELOPMENT
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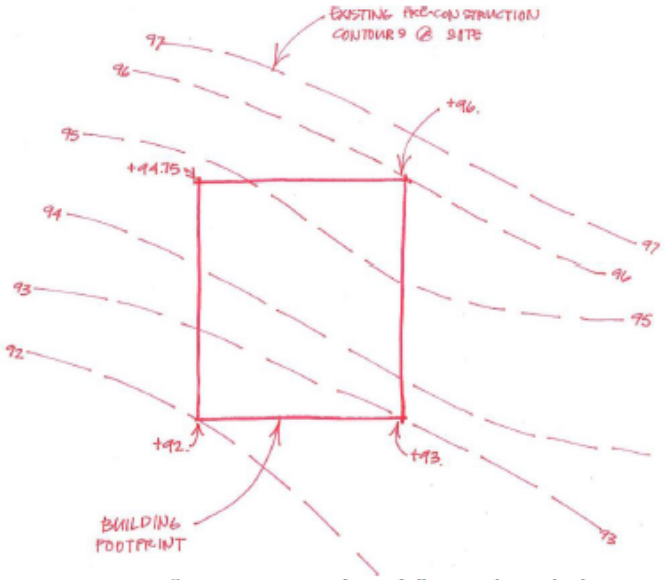
Building Height Definition and Calculation Procedure

As defined in Garfield County Land Use & Development Code (Article 15, Definitions):

> ***Height, Building*** *– The distance, measured vertically, from the average undisturbed or natural ground grade horizontal plane of a structure 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.*

In order to measure distances and calculate building height according to the preceding definition, one must first establish the ***average natural grade plane*** of the subject project site. Subsequent calculations of building height all reference this benchmark, and this flat plane elevation is determined by averaging out the existing site grades (typically illustrated as topographic contour lines) on the site plan. Using a simplistic rectangular floor plan as an example, existing site grades at all four corners of the building footprint are added together and divided by 4, thereby establishing the average natural grade plane elevation (*see illustration below*).



Calculating Average Natural Grade:

Corner A =	94.75
Corner B =	96.0
Corner C =	93.0
Corner D =	92.0
Total	= 375.75

Average Natural Grade Elevation:
375.75 / 4 = 93.9375

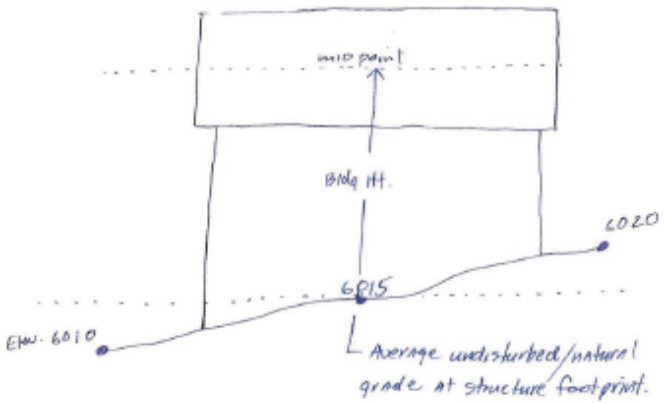
"Average Natural Grade" is used in calculating Building Height

With more complex building footprint configurations, a greater number of building corners will be employed, but the intent remains the same: to define the average natural grade elevation within the confines of the building footprint. Flatter lots will see very little difference between existing site grades at the building corners, whereas steeply sloping lots will have greater variation between building corners. However, the result in both situations will be establishment of a flat horizontal plane which represents average pre-construction grades at the project site prior to any proposed development.

Measuring Building Height above Average Natural Grade Plane

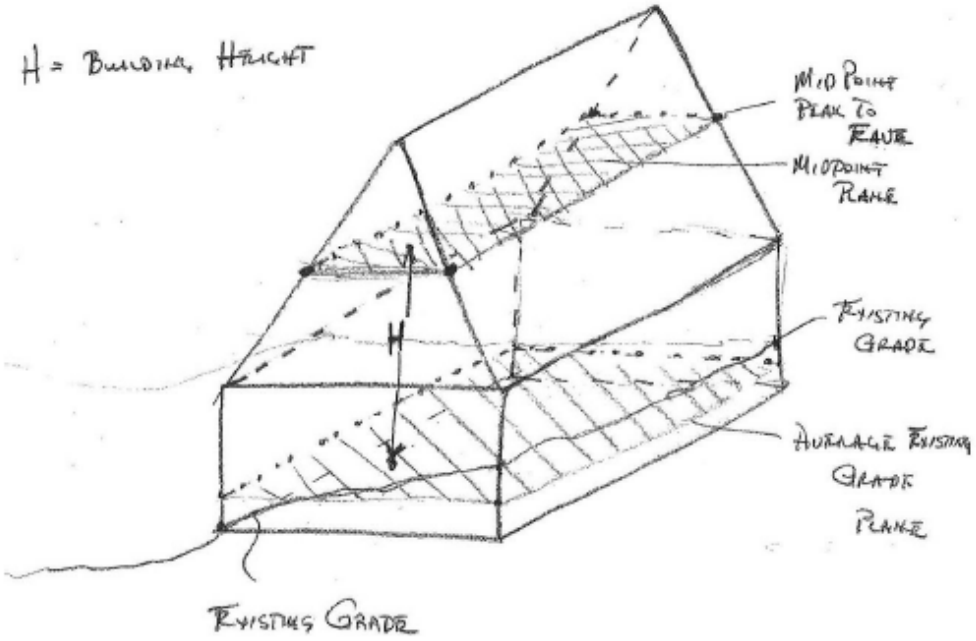
To the extent that the designer provides clear delineation of the existing natural grade plane and measurements to roofs above, it will help facilitate speedy review and confirmation of building height during the plan review of the project. Design drawings that illustrate building height most clearly will typically include exterior elevations and building sections.

A couple of basic illustrations for measurement of building height are provided below:



ELEVATION VIEW

*<u>Note</u>: *Refer back to the definition of "Building Height" on page one to verify specific measuring points for the various types of roofs including flat or mansard vs. shed, hip or gable pitched roofs.*



3-D VIEW

It is recommended that all buildings be designed a minimum of several inches lower than absolute maximum building height, as there are design and construction tolerances which must be accounted for in any project. If design drawings indicate that roofs are within 12" of the maximum building height, the Building Department will require a Building Height Survey (aka Improvement Location Certificate) at framing inspection, sealed and stamped by a Colorado licensed professional Surveyor to insure that the building has, in fact, been built in compliance with building height requirements.