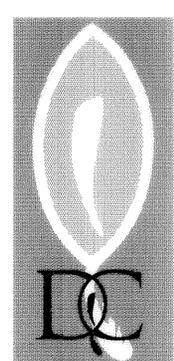


BANDERA- EAST

UNINCORPORATED ELBERT COUNTY, COLORADO

CASE NUMBER:
PD 08-00-33



DESIGN
CONCEPTS

www.dcla.net 303.664.5301
211 North Public Rd.
Suite 200
Lafayette, CO
80026

REZONING PLAN EXHIBIT

ALL OF SECTION 15, THE WEST 1/2 OF SECTION 14, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14
TOWNSHIP 7 SOUTH, RANGE 65 WEST, COUNTY OF ELBERT, STATE OF COLORADO
235.57 Acres 214 RESIDENTIAL LOTS

Planned Unit Development Standards

1 PROJECT INTENT

Bandera is proposed as a planned residential community in Elbert County.

The objective of the Bandera Planned Unit Development (PUD) zoning is to:

- provide quality housing opportunities for Elbert County residents;
- respect the unique site features, land forms and preserve large areas of natural open space.

2 SITE DATA

The entire Bandera site consists of 1011.93 acres.

The development has been divided into two Planning Areas, Bandera East and Bandera West.

The property is 7 miles northeast of Elizabeth.

Primary access to the site will be Elbert County Road 158.

The property is all of section 15, the west 1/2 of section 14, and the southwest 1/4 of the southeast 1/4 of section 14 township 7 south, range 65 west, in Elbert County, State of Colorado.

Site Area:

Bandera East:	235.57 acres more or less
Bandera West:	776.36 acres more or less
Bandera TOTAL:	1,011.93 acres, more or less

3 DEFINITIONS

- Standard Single Family Residential Unit or Lot ("Standard Lot" or "Standard Unit"):** A single family dwellings on a subdivided lot not less than 7,000 sq.ft.
- Alternative Residential Unit or Lot ("Alternative Lot" or "Alternative Unit"):** Residential dwelling unit that is on a lot smaller than 7,000 sq. ft. or in a multifamily building. Examples include but are not limited to zero lot lines lots, patio homes, townhomes, apartments.

4 PUD LAND USE STANDARDS

4.1 Residential

4.1.1 Intent

Bandera is a residential development planned with a pedestrian friendly trail system designed around passive community open space, a community school and active parks. The public street system provides a connection through the neighborhood to the established county road system. Bandera will consist of a maximum of 920 residential units with an overall density based on one dwelling per 0.91 acres. Bandera East consists of not more than 214 residential units and Bandera West consists of not more than 706 residential units.

4.1.2 Permitted Uses

- One (1) Standard Single Family Residential Unit per lot.
- Minimum of 120 Alternative Residential Units in Bandera.
- Accessory buildings, apparatus and uses, including but not limited to those private amenities further defined in the CC&R's
- Home occupations
- Temporary construction and residential sales offices. Such facilities shall be removed within 30 days of last sale of unit in the project or phase of the project associated with the trailer or sales office.

4.1.3 Uses Permitted by Special Review

- Non-commercial antenna support structures as regulated by Elbert County
- Cellular Communication Facilities

4.1.4 Lot Area for Standard Lot

- Minimum lot size shall be 7000sf.

4.1.5 Setback Regulations for Standard Residential Units

Minimum building setbacks and building separations are as follows:

Minimum setback to perimeter property line abutting public ROW	
on Delbert Road	50 feet
Front Yard setback; garage door to road right-of-way	30 feet
Front Yard setback; living space to road right-of-way	20 feet
Side yard setback	7 feet
Rear yard setback	20 feet
Minimum lot frontage at setback along Road Easement	70 feet

4.1.6 Setback Regulations for Alternative Residential Units

Minimum building setbacks and building separations are as follows:

Minimum setback to perimeter Property line abutting public ROW	
on Delbert Road	50 feet
Front Yard setback; garage door to road right-of-way	20 feet
Front Yard setback; living space to road right-of-way	12 feet
Side yard setback	5 feet
Zero Side Yard setback	0 feet
Rear yard setback (porches and decks excepted)	10 feet
Minimum lot frontage at setback along Road Easement	30 feet

4.1.7 Minimum floor area: Standard Residential Units

- 1500 square feet habitable area per unit.
- Garages and basements do not count in calculating floor area for the purposes of this provision.

4.1.8 Minimum floor area: Alternative Residential Units

- 900 square feet habitable area per unit. Garages and basements do not count in calculating floor area for the purposes of this provision.

4.1.9 Height

- Maximum average building height is 35 feet. (measured as an average of entire building perimeter grade to ridge line.)

4.1.10 Landscaped / Irrigated Area

- No more than 3000 square feet of the yard area may be landscaped in high water demand sod.
- Landscaped areas, including storm water conveyance swales and detention facilities, shall be incorporated into the common landscaped area and pedestrian circulation system for this development.

4.1.11 Fences and Enclosures

- Fences, hedges and walls shall not exceed 40" in height on the side and rear and in the front fence yard setback. The front yard fence setback is a line parallel to the street and behind the face of the structure fifteen feet.
- All yard fences must be at least 80% transparent, made from wood, and comply with the standards details.
- Six foot privacy fences are allowed only when attached to a deck or porch.
- Electrified and barbed wire fences shall be prohibited in this zone with the exception of pet containment "invisible fences".

4.1.12 Sign Requirements

- Sign standards shall comply with the requirements of the Elbert County sign ordinance.
- The residential identification signage shall be limited to two (2) monument signs for each planning area (east and west) or neighborhood with a maximum height of six feet. The maximum allowable square footage of any monument sign shall be 48 square feet per sign face. See Part II, Section 19 of Elbert County regulations.

4.1.13 Parking

- Two off-street parking spaces shall be provided for each dwelling unit.

4.1.14 Addresses

- Each lot shall have an address clearly marked with sandblasting or securely attached 8" lettering on a stone or rock measuring at least 18" by 24", and placed next to the shoulder of the road within 5' of the drive, or next to a walk connecting the home to the roadway. This stone or rock may be a structure which includes low level lighting. See plan details.

4.1.15 Water and Sanitation Requirements

- Water is served by a central water and sewer facility (District) approved by the State Health Department.

4.1.16 Utility Requirements

- All proposed power and communication lines will be installed underground. Necessary above-ground appurtenances, such as meters, pedestals, transformers, etc. will be located for maximum aesthetic consideration and shall be screened.

4.1.17 Design Standards:

- Architecture, building materials, colors, lighting and landscape standards shall be subject to private controls administered through the Homeowners Association, Design Review Committee and the CC&R's.

4.1.18 Temporary Uses:

- Agricultural uses shall be allowed as temporary uses, such uses shall terminate within each filing when the first building permit is issued for that filing.

4.2 Open Space Areas

4.2.1 Intent

Preservation of open space and natural features is a very important component of the Bandera PUD. The amenities will include a community center, picnic area, playgrounds and walking trails.

4.2.2 Permitted Uses:

- Passive Open Space
- Active recreation fields
- Pedestrian / Bicycle (non-motorized vehicle) Trails
- Drainage conveyance improvements
- Transit passenger shelter
- Mail kiosk / mail box clusters
- Trash collection receptacles
- Vehicle drives and parking lot area(s)
- Vehicle parking structure, covered bridge, footbridge(s)
- Information and directional signage, kiosks, benches, restroom facilities
- Tot lot, Playground/ Play area, including volleyball, Bocce ball, horseshoes and similar outdoor recreation uses
- Picnic area, picnic shelter, outdoor grill area.
- Off leash dog activity park.
- Clubhouse / Hot tub, Swimming pool, Tennis Court, Sport Court
- Utility Service facilities including well sites, public / private wastewater treatment, and water storage facilities and accessory facilities and structures.
- Temporary construction and residential sales offices. Such facilities shall be removed within 30 days of last sale of unit in the project or phase of the project associated with the trailer or sales office.
- Other public uses consistent with passive open space as primary use.

4.2.3 Uses Permitted by Special Review

- Non-commercial antenna support structures as regulated by Elbert County
- Cellular Communication Facilities
- Mining activities.

4.2.4 Setback Regulations

- Minimum setback to perimeter Property line - 15 feet from public street frontage
- Above ground utility service improvements shall have a 25 foot setback from platted developable lots.

4.2.5 Height

- Structures that require a building permit shall not exceed 35 feet. Community identification elements, such as a windmill, silo, tower element or similar features, will be limited to 50 feet.

4.2.6 Landscape, Pedestrian Amenities and Trails

- Landscaped areas, including storm water conveyance swales and detention facilities, shall be incorporated into the common landscaped area and pedestrian circulation system for this development.
- Trails and foot bridges shall be designed for active pedestrian use and incorporated into the development to minimize conflicts and allow pedestrians to safely travel throughout the neighborhood and connect to adjacent public ways. The pedestrian trail shall be constructed by the developers, pursuant to Section 1082.00 - Walkways, Maintenance Paths and Soft Trails of the Elbert County Construction Standards and Specifications, 2007 Edition. The exact location of trails shall be shown on the final plat.
- The architectural character of the amenities and project entry features shall incorporate the same or similar materials and colors such that the design is consistent and integrated.
- All private common elements, including internal trails shall be constructed by the Owner and or assigns and maintained by the Metropolitan District or the HOA.
- Fencing, hedges and walls shall be permitted in this district and do not have to comply with the minimum setbacks of the zone. Their use can not restrict visibility (sight triangles) from the street.

- Fencing, bridges landscaping or similar improvements shall be limited so as not to restrict the flow of water within the area(s) designated for drainage.
- A landscape plan shall be provided showing plant type, location, quantity, and size for any landscape area within the development at the time of final plat submittal.
- Prior to filing of first Final Plat. An entry landscape plan for entrances on CR 158 will be submitted to community and development services for approval.

4.2.7 Parking

- Off-street parking shall be provided to allow for convenient access for persons wanting to access the trails or other activity areas within the open space.
- Off-street parking shall comply the minimum requirements as established by Elbert County Zoning Regulations and in effect at the time of development.

4.3 Lighting

- All light sources including porch lights, shall be indirect, diffused shielded type fixtures, installed to reduce glare and the consequent interference with boundary streets and adjacent properties. Fixtures providing direct illumination shall be in character with the architectural and landscape character of the development.
- Maximum height of light poles along vehicular access drives shall not exceed 12 feet.

4.4 Streets and Roads

- Street sections are provided as part of the Subdivision Plat. The design of public streets and private access drives for the development will be in accordance with the standards as approved by Elbert County.
- The developer, his successors and assigns shall be responsible for the construction of all roads in each final plat filing prior to the issuance of the first building permit for that filing and probationary acceptance period of all public streets prior to the County accepting maintenance of public streets.

5 ENFORCEMENT

- The Developer shall be responsible for establishing a Home Owners Association (HOA) as well as preparing and recording "Conditions, Covenants and Restrictions (CC&R's)", to be in place not later than Building Permit approval for the first permit for development.

6 GENERAL REQUIREMENTS

- Other issues specifically not addressed herein will be addressed by the general provisions and regulations and those standards in the Zoning Resolution in effect at the time of building permit application.
- Outdoor Storage: All outdoor dumpsters and trash containers shall be screened with a fence, wall or landscaping materials. The point of access shall be screened by an opaque gate; however, no landscaping shall be required along the gate that would impede the operation of the gate.
- No materials or wastes shall be deposited upon any lot in such form or manner, that it may be transferred off the lot by natural forces or causes.
- Every use within this Planned Unit Development shall be operated so that it does not emit an obnoxious or dangerous degree of heat, glare, vibration, radiation, dust noise, smoke or fumes beyond the property boundaries.

BANDERA-EAST REZONE
PLAN EXHIBIT
Elbert County, Colorado

Project No.: 20620
Drafted By: DP
Checked By: AB

Issued For: date:
Rezone Plan Exhibit 12-14-06

Revision: date:
Rezone Plan Exhibit 04-28-07
Rezone Plan Exhibit 05-28-08
Rezone Plan Exhibit 05-06-09

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PUD STANDARDS

RZE2.0

2014

BANDERA- EAST

UNINCORPORATED ELBERT COUNTY, COLORADO

CASE NUMBER:
PD 08-00-33

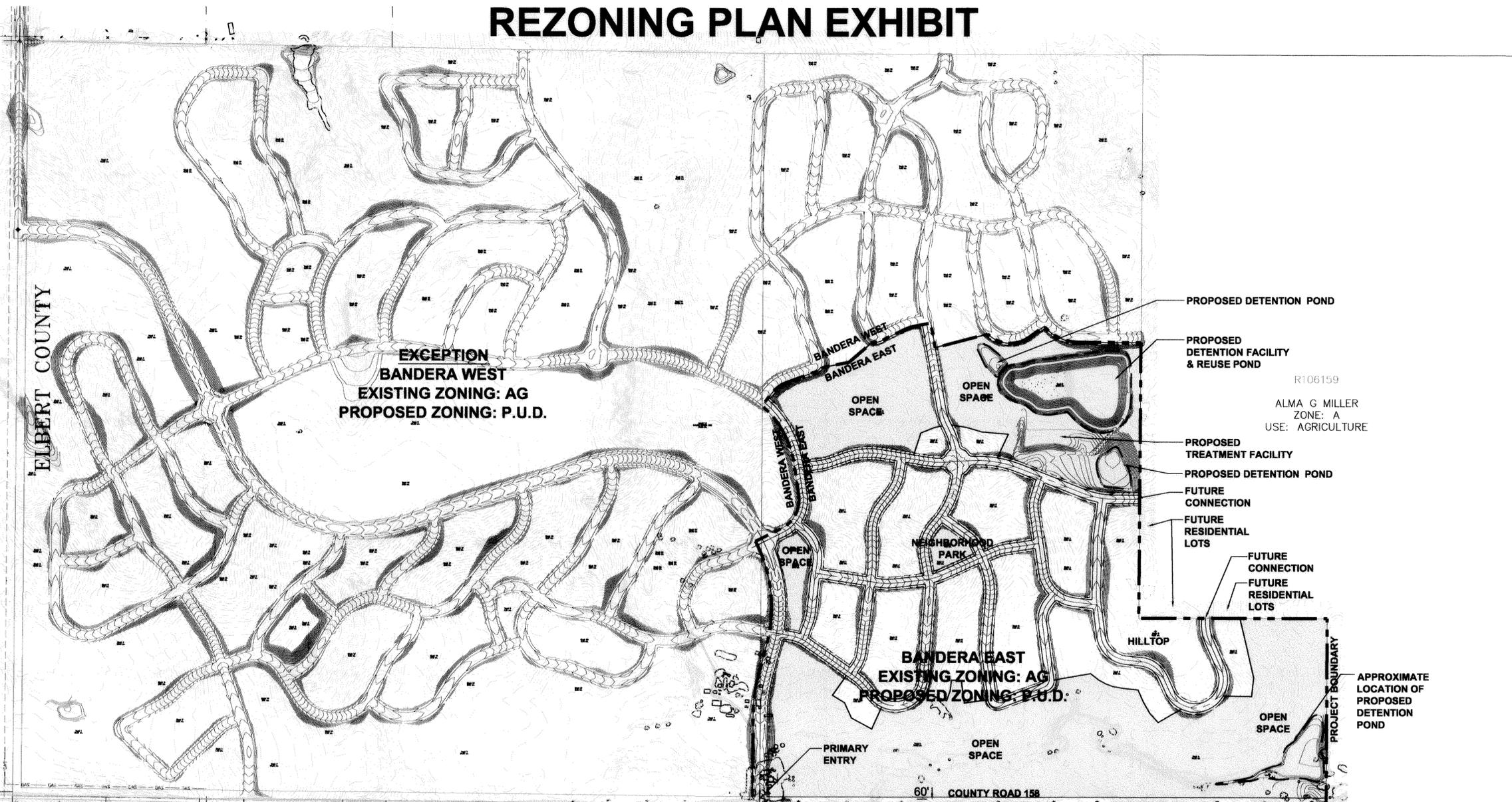


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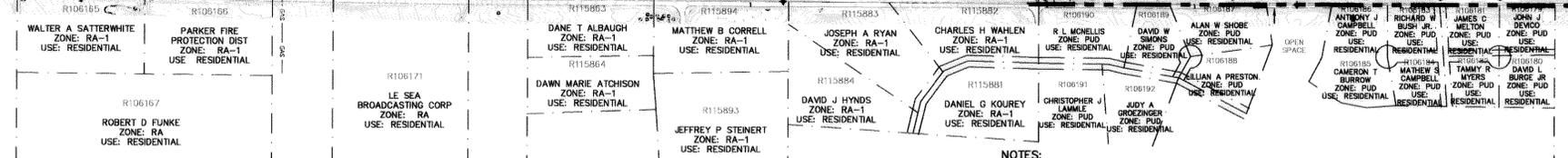
REZONING PLAN EXHIBIT

2347-160-00-024
LESLIE R CAPIN &
NATALIO BANCHERO
ZONE: A1
USE: AGRICULTURE

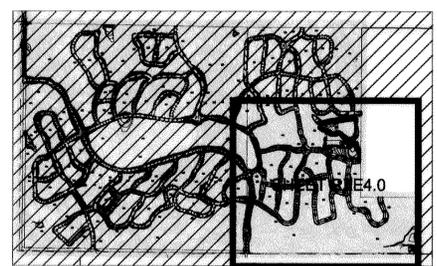
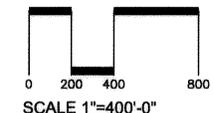
DOUGLAS COUNTY
ELBERT COUNTY



2347-210-00-024
PRAYING HANDS RANCHES
ZONE: A1
USE: AGRICULTURE



ALMA G MILLER
ZONE: A
USE: AGRICULTURE



KEY MAP
SCALE: 1" = 2000'



LEGEND:

- SLOPES GREATER THAN 20%
- EXISTING TREE CLUMP
- PROPOSED DETENTION FACILITY
- VIEW CORRIDOR
- EXISTING TREE
- EXISTING SHRUB
- PROJECT BOUNDARY
- OPEN SPACE AND PARKS

NOTES:

1. **EXISTING STRUCTURES:** AN EXISTING HOMESTEAD WITH SEVERAL ASSOCIATED BUILDINGS EXISTS ON THE SITE AND WILL BE PART OF A PROPOSED PARK SITE. SOME BUILDINGS WILL BE REMOVED WHILE OTHERS REMAIN.
2. **WETLANDS, STREAMS & FLOOD PLAINS:** THERE DO NOT APPEAR TO BE ANY YEAR-ROUND STREAMS, ACTIVE WETLANDS, OR FLOOD PLAINS ON SITE. APPROPRIATE STUDIES WILL BE COMPLETED PRIOR TO AN APPLICATION FOR A 1041 LAND USE PERMIT. THE EXISTING DRAINAGEWAYS ARE NOT NAMED.
3. **LAKES, PONDS, AND RETENTION AREAS:** THERE ARE SEVERAL NATURAL LOWPOINTS ON THE SITE THAT RETAIN SOME SMALL AMOUNTS OF WATER. A LARGE 7 ACRE POND WILL BE REPLACING ONE OF THE RETENTION AREAS. THIS WATER WILL BE USED FOR IRRIGATION ON THE SITE.
4. **20% SLOPES:** EXIST ON SITE AND ARE DESIGNATED ON THE PLAN. NO STRUCTURES WILL BE PERMITTED ON SLOPES EXCEEDING 20%.
5. **ADJACENT PROPERTY OWNED BY APPLICANT** NO ADJACENT PROPERTY IS OWNED BY THE APPLICANT, TIMBER RIDGE, LLC.
6. **EXISTING STREETS, ROADS, OR PUBLIC ROWS:** NONE.
7. **PROPOSED STREETS, ROADS & DRIVEWAYS** WILL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED COUNTY REQUIREMENTS.
8. **STREET NAMES** HAVE NOT YET BEEN SELECTED. THEY WILL COMPLY WITH COUNTY STANDARDS AND BE APPROVED BY THE COUNTY MAPPER PRIOR TO THE FINAL APPLICATION.
9. **EXISTING EASEMENTS:** NONE
10. **UTILITY SERVICE PROVIDERS** INCLUDE: IREA, AQUILA, QWEST.
11. **MINERAL RIGHTS:** ACCORDING TO THE ELBERT COUNTY ASSESSOR'S OFFICE, THE MINERALS UNDERLYING THE PROPERTY HAVE NOT BEEN SEVERED, THEREFORE THEY ARE OWNED BY THE SURFACE PROPERTY OWNER.
12. **ZONING:** EXISTING - AGRICULTURE
PROPOSED - P.U.D.

BANDERA-EAST REZONE
PLAN EXHIBIT
Elbert County, Colorado

Project No.: 20620
Drafted By: DP
Checked By: AB

Issued For: Rezone Plan Exhibit
date: 12-14-06

Revision: Rezone Plan Exhibit
date: 04-26-07
05-28-08
05-06-09

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OVERALL
SITE PLAN

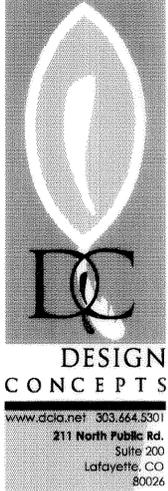
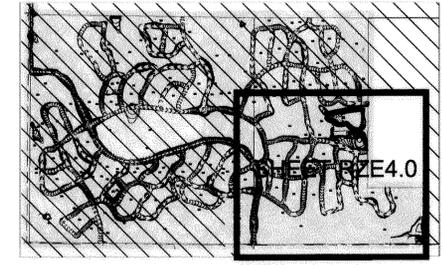
RZE3.0

BANDERA- EAST

UNINCORPORATED ELBERT COUNTY, COLORADO

CASE NUMBER:
PD 08-00-33

REZONING PLAN EXHIBIT



R106159
ALMA G MILLER
ZONE: A
USE: AGRICULTURE

KEY MAP
SCALE: 1" = 200'

- LEGEND:**
- SLOPES GREATER THAN 20%
 - EXISTING TREE CLUMP
 - PROPOSED DETENTION FACILITY
 - VIEW CORRIDOR
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BANDERA-EAST REZONE
PLAN EXHIBIT
Elbert County, Colorado

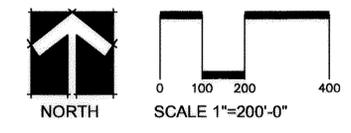
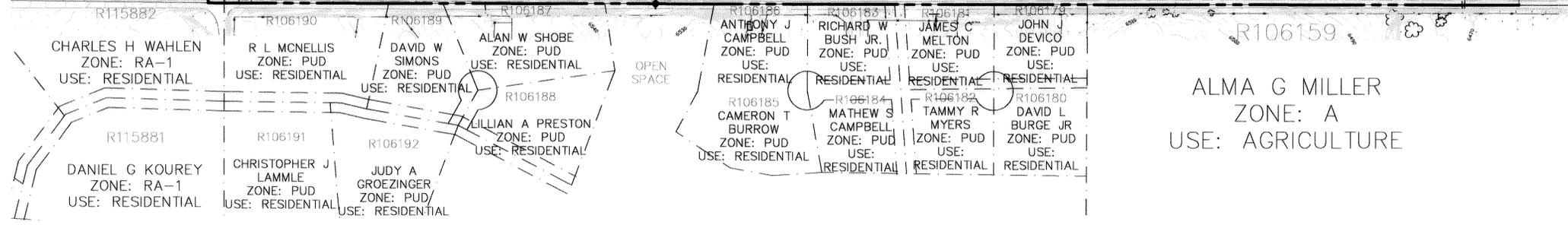
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SITE PLAN
ENLARGEMENT



RZE4.0
4094