

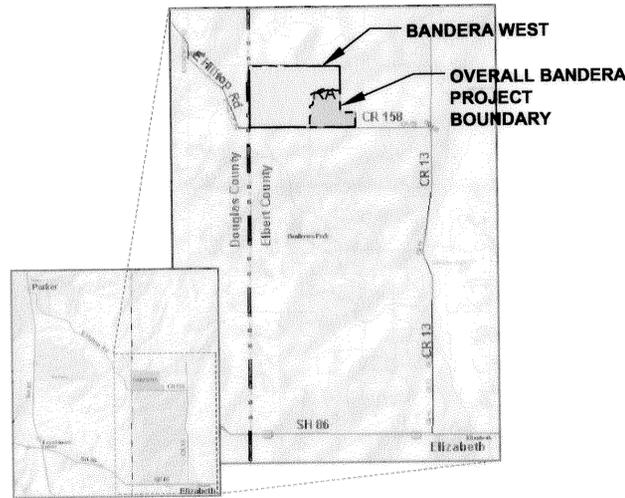
# BANDERA- WEST

## UNINCORPORATED ELBERT COUNTY, COLORADO

CASE NUMBER:  
PD 08-00-34

### REZONING PLAN EXHIBIT

PART OF SECTION 15, AND PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO  
776.36 Acres 706 RESIDENTIAL LOTS



#### Vicinity Map

SCALE 1"=2000'-0"



Team members	Firm	Contact
Applicant & Owners	<b>Timber Ridge LLC</b> 9480 E Orchard Rd, Ste 1100 Greenwood Village, CO 80111 303-622-4690	David Johnson Charles Wahlen Rex Weimer
Planning & Landscape Architecture	<b>Design Concepts</b> 211 North Public Road, Ste 200 Lafayette, CO 80026 303-664-5301	Axel Bishop Dave Peterson
Engineer & land planning- Civil, survey, drainage	<b>Paragon Engineering Inc.</b> 7802 South Elm, Suite 203 Littleton, CO 80120 303-794-8604 Fax 303-795-3072	Wendell Ayers
Engineer - Water & wastewater	<b>RG Consulting Engineers</b> 1331 17th Street, Ste 710 Denver, CO 80202 303-468-5469 Fax 303-393-9106	David Takeda
Engineer - Soils, geotech	<b>Terracon Consultants, Inc.</b> 10625 West 170 Frontage Rd North Suite 3 Wheat Ridge, CO 80033 303-423-2300 Fax 303-423-3353	Raymond Denton II Michael Anderson
Engineer - Traffic	<b>LSC Transportation Consultants, Inc.</b> 1889 York Street Denver, CO 80206 303-333-1106 Fax 303-333-1107	Dave Ruble, Jr.
Ecology & Environment	<b>Western Environment &amp; Ecology Inc.</b> 2217 West Pecos Avenue Littleton, CO 80120 303-730-3452 Fax 303-730-3461	Greg Sherman
Survey	<b>High Plains Survey</b> PO Box 173 Parker, CO 80138 303-421-2872 Fax 303-621-1873	Keith Westfall
Governmental liaison	<b>Tom Maroney</b> PO Box 902 Elizabeth, CO 303-646-3808 Fax 303-646-0843	Tom Maroney
Application coordination Fiscal impact	<b>Allen Gerstenberger</b> 5255 Bowmar Drive Littleton, CO 80123 303-795-6860 Fax 303-795-1788	Allen Gerstenberger
Attorney - Water issues	<b>Petrock &amp; Fendel, P.C.</b> 700 17th Street, Suite 1900 Denver, CO 80202 303-534-0202 Fax 303-534-0310	Scott Huyler Gary Crosby
Attorney - Metropolitan special district	<b>Miller &amp; Rosenbluth</b> 700 17th Street, Ste 2200 Denver, CO 80202 303-295-5394 Fax 303-295-5301	Dianne Miller
Groundwater geology	<b>Wm. Curtis Wells</b> 13842 Legend Way, Ste 101 Broomfield, CO 80020 303-466-3801 Fax 303-466-5859	Curtis Wells

SITE DATA CHART	
Total Acreage	776.36 ac.
R.O.W. Acreage	118.15 ac.
Net Acreage	658.21 ac.
Number of Lots	706
Average Lot Size	0.489 ac.
1 Lot per	1.100 ac.
Adjacency	6,288 lf
Perimeter (Maximum)	37,728 lf
Perimeter (Provided)	26,865 lf
School	14.65 ac.
Single Family - Net	344.84 ac.
% Single Family - Net	52.39 %
Open Space - Net	298.72 ac.
% Open Space - Net	45.38 %

#### LEGAL DESCRIPTION -- BANDERA WEST

PART OF SECTION 15, AND PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 15 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO BEAR N00°29'17"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15 N00°29'17"E, A DISTANCE OF 2,662.69 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 N00°29'17"E, A DISTANCE OF 2,662.69 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 S89°03'43"E, A DISTANCE OF 2,642.54 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 15; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 S89°05'26"E, A DISTANCE OF 2,642.54 FEET TO THE NORTHEAST CORNER OF SAID SECTION 15; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 S89°50'50"E, A DISTANCE OF 2,687.43 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 S00°23'36"W, A DISTANCE OF 2,028.07 FEET; THENCE N89°36'24"W, A DISTANCE OF 441.13 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 47°24'00", A RADIUS OF 330.00 FEET, A DISTANCE OF 273.00 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A REVERSE CURVE, HAVING A CENTRAL ANGLE OF 83°41'48", A RADIUS OF 7.00 FEET, A DISTANCE OF 10.23 FEET; THENCE S54°05'48"W, A DISTANCE OF 124.02 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 79°46'37", A RADIUS OF 230.00 FEET, A DISTANCE OF 320.25 FEET, THE CHORD OF WHICH BEARS N86°00'54"W, A DISTANCE OF 295.00 FEET; THENCE S75°41'21"W, A DISTANCE OF 384.98 FEET; THENCE N09°59'15"W, A DISTANCE OF 175.56 FEET; THENCE S80°00'45"W, A DISTANCE OF 118.57 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°07'15", A RADIUS OF 270.00 FEET, A DISTANCE OF 75.97 FEET; THENCE S63°53'30"W, A DISTANCE OF 190.28 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°00'00", A RADIUS OF 69.00 FEET, A DISTANCE OF 54.19 FEET, THE CHORD OF WHICH BEARS S86°23'30"W, A DISTANCE OF 52.81 FEET; THENCE S49°18'45"W, A DISTANCE OF 222.07 FEET; THENCE S79°00'18"W, A DISTANCE OF 206.91 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°32'53", A RADIUS OF 69.00 FEET, A DISTANCE OF 42.13 FEET; THENCE S69°36'19"W, A DISTANCE OF 227.94 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 31°46'45", A RADIUS OF 220.00 FEET, A DISTANCE OF 122.02 FEET; THENCE S37°49'34"W, A DISTANCE OF 114.04 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 41°10'37", A RADIUS OF 670.00 FEET, A DISTANCE OF 481.51 FEET, THE CHORD OF WHICH BEARS S29°01'09"E, A DISTANCE OF 471.21 FEET; THENCE S08°25'50"E, A DISTANCE OF 224.03 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 72°19'10", A RADIUS OF 220.00 FEET, A DISTANCE OF 277.69 FEET; THENCE S63°53'20"W, A DISTANCE OF 52.53 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 62°13'06", A RADIUS OF 25.00 FEET, A DISTANCE OF 27.15 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A REVERSE CURVE, HAVING A CENTRAL ANGLE OF 200°13'19", A RADIUS OF 93.00 FEET, A DISTANCE OF 324.99 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A REVERSE CURVE, HAVING A CENTRAL ANGLE OF 53°09'50", A RADIUS OF 25.00 FEET, A DISTANCE OF 23.20 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A COMPOUND CURVE HAVING A CENTRAL ANGLE OF 36°15'01", A RADIUS OF 1,000.00 FEET, A DISTANCE OF 632.69 FEET; THENCE S15°17'58"W, A DISTANCE OF 219.19 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°59'13", A RADIUS OF 1,050.00 FEET, A DISTANCE OF 274.65 FEET; THENCE S00°18'45"W, A DISTANCE OF 646.73 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 N89°24'24"W, A DISTANCE OF 2,600.52 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 N89°24'16"W, A DISTANCE OF 2,650.65 FEET TO THE POINT OF BEGINNING, CONTAINING 776.36 ACRES, MORE OR LESS.

#### Planning Commission

This rezone was reviewed by and recommended for approval by the Elbert County Planning Commission on the 14 day of July, year 2010, A.D.

*[Signature]*  
Chairman, Planning Commission

#### Board of County Commissioners

This rezone was reviewed by and approved by the Elbert County Board of County Commissioners on the 13 day of August, year 2010, A.D.

*[Signature]*  
Chairman, Board of County Commissioners

#### Clerk and Recorder's Certificate

State of Colorado }  
County of Elbert } SS

I hereby certify this rezoning exhibit was filed in my office on the 17 day of February, year 2010, A.D. at 2:29 A.M./P.M. and was recorded at Reception Number 201288.

*[Signature]*  
County Clerk and Recorder

Owner: Timber Ridge LLC

By: CHARLES H. WAHLEN Army member

State of Colorado }  
County of Elbert } SS

The foregoing instrument was acknowledged before me this 28 day

Jan AD, 2010 by CHARLES H. WAHLEN Army member member Timber Ridge LLC

Witness my hand and official seal Notary

My commission expires 1/21/2011

Notary business address: 117 S Elizabeth St  
Elizabeth, CO 80107

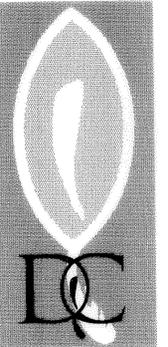
#### OWNER AND APPLICANT:

Timber Ridge, LLC.  
8480 E Orchard Rd, Suite 1100  
Greenwood Village, CO 80111  
Phone: 303-622-4690

#### REPRESENTATIVE:

Allen Gerstenberger  
5255 Bowmar Dr.  
Littleton, CO 80123  
Phone: 303-795-6880

Tom Maroney  
P.O. Box 902  
Elizabeth, CO 80107  
Phone: 303-646-3806



DESIGN  
CONCEPTS  
www.dcln.net 303.664.5301  
211 North Public Rd.  
Suite 200  
Lafayette, CO  
80026

BANDERA WEST REZONE  
PLAN EXHIBIT  
Elbert County, Colorado

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

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

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

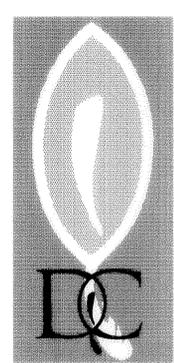
All drawings and written material appearing herein constitute original and unpublished work of Design Concepts and may not be duplicated, used or disclosed.

COVER SHEET

201288

10/6

RZW1.0



DESIGN  
CONCEPTS

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

BANDERA WEST REZONE  
PLAN EXHIBIT  
Elbert County, Colorado

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

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

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

All drawings and written materials opposing herein constitute original and unpublished work of Design Concepts and may not be duplicated, used or disclosed.

PUD STANDARDS

RZW2.0  
2 of 6

# BANDERA- WEST

## UNINCORPORATED ELBERT COUNTY, COLORADO

### 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  
776.36 Acres 706 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:

- a. provide quality housing opportunities for Elbert County residents;
- b. 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:	1,011.83 acres, more or less

##### 3 DEFINITIONS

- a. **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.
- b. **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

- a. One (1) Standard Single Family Residential Unit per lot.
- b. Minimum of 120 Alternative Residential Units in Bandera.
- c. Accessory buildings, apparatus and uses, including but not limited to those private amenities further defined in the CC&R's
- d. Home occupations
- e. 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

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

###### 4.1.4 Lot Area for Standard Lot

- a. 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

- a. 1500 square feet habitable area per unit.
- b. 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

- a. 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

- a. 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

- a. No more than 3000 square feet of the yard area may be landscaped in high water demand sod.
- b. 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

- a. 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.
- b. All yard fences must be at least 80% transparent, made from wood, and comply with the standards details.
- c. Six foot privacy fences are allowed only when attached to a deck or porch.
- d. Electrified and barbed wire fences shall be prohibited in this zone with the exception of pet containment "invisible fences".

###### 4.1.12 Sign Requirements

- a. Sign standards shall comply with the requirements of the Elbert County sign ordinance.
- b. 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

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

###### 4.1.14 Addresses

- a. 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

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

###### 4.1.16 Utility Requirements

- a. 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:

- a. 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:

- a. 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:

- a. Passive Open Space
- b. Active recreation fields
- c. Pedestrian / Bicycle (non-motorized vehicle) Trails
- d. Drainage conveyance improvements
- e. Transit passenger shelter
- f. Mail kiosk / mail box clusters
- g. Trash collection receptacles
- h. Vehicle drives and parking lot area(s)
- i. Vehicle parking structure, covered bridge, footbridge(s)
- j. Information and directional signage, kiosks, benches, restroom facilities
- k. Tot lot, Playground/ Play area, including volleyball, Bocce ball, horseshoes and similar outdoor recreation uses
- l. Picnic area, picnic shelter, outdoor grill area.
- m. Off leash dog activity park.
- n. Clubhouse / Hot tub, Swimming pool, Tennis Court, Sport Court
- o. Utility Service facilities including well sites, public / private wastewater treatment, and water storage facilities and accessory facilities and structures.
- p. 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.
- q. Other public uses consistent with passive open space as primary use.

###### 4.2.3 Uses Permitted by Special Review

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

###### 4.2.4 Setback Regulations

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

###### 4.2.5 Height

- a. 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

- a. 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.
- b. 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.
- c. 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.
- d. 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.
- e. 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.

- f. 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.
- g. 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.
- h. 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

- a. 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.
- b. 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

- a. 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.
- b. Maximum height of light poles along vehicular access drives shall not exceed 12 feet.

##### 4.4 Streets and Roads

- a. 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.
- b. 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

- a. 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

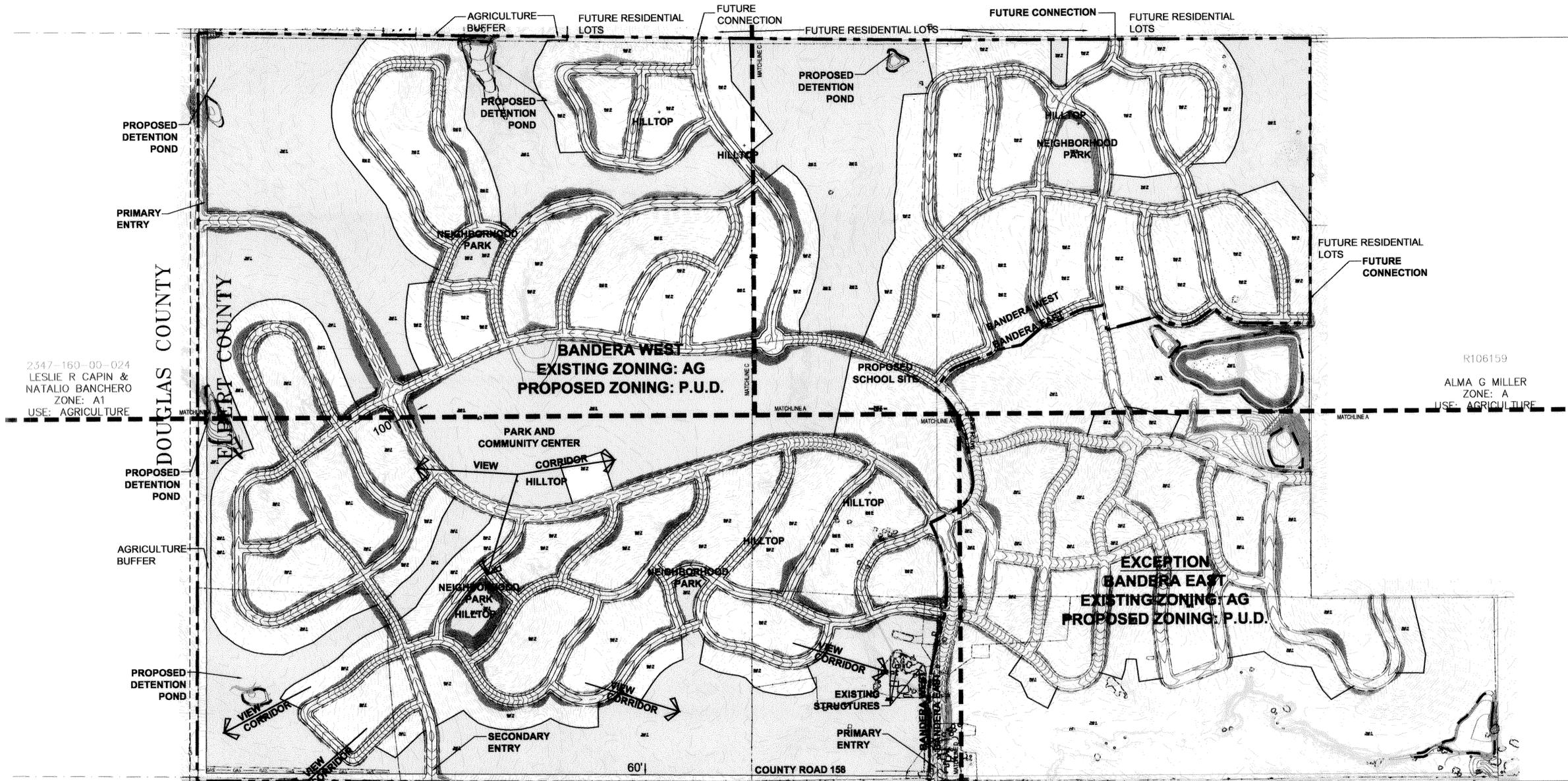
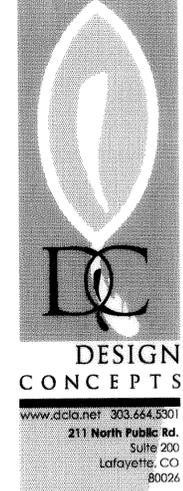
- a. Other issues specifically not addressed herein will be addressed by the general provisions and regulations and those standards in the Zoning Resolution in effect at the time of building permit application.
- b. Outdoor Storage: All outdoor dumpsters and trash containers shall be screened with a 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.
- c. 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.
- d. 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-WEST

## UNINCORPORATED ELBERT COUNTY, COLORADO

CASE NUMBER:  
PD 08-00-34

### REZONING PLAN EXHIBIT



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

R106159  
ALMA G MILLER  
ZONE: A  
USE: AGRICULTURE

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

R106165  
WALTER A SATTERWHITE  
ZONE: RA-1  
USE: RESIDENTIAL

R106166  
PARKER FIRE PROTECTION DIST  
ZONE: RA-1  
USE: RESIDENTIAL

R106171  
LE SEA BROADCASTING CORP  
ZONE: RA  
USE: RESIDENTIAL

R106167  
ROBERT D FUNKE  
ZONE: RA  
USE: RESIDENTIAL

R115863  
DANE T ALBAUGH  
ZONE: RA-1  
USE: RESIDENTIAL

R115864  
MATTHEW B CORRELL  
ZONE: RA-1  
USE: RESIDENTIAL

R115864  
DAWN MARIE ATCHISON  
ZONE: RA-1  
USE: RESIDENTIAL

R115893  
JEFFREY P STEINERT  
ZONE: RA-1  
USE: RESIDENTIAL

R115883  
JOSEPH A RYAN  
ZONE: RA-1  
USE: RESIDENTIAL

R115883  
CHARLES H WAHLEN  
ZONE: RA-1  
USE: RESIDENTIAL

R115884  
DAVID J HYNDS  
ZONE: RA-1  
USE: RESIDENTIAL

R115881  
DANIEL G KOUREY  
ZONE: RA-1  
USE: RESIDENTIAL

R106188  
ANTHONY J CAMPBELL  
ZONE: PUD  
USE: RESIDENTIAL

R106188  
RICHARD W BUSH JR.  
ZONE: PUD  
USE: RESIDENTIAL

R106188  
JAMES C MELTON  
ZONE: PUD  
USE: RESIDENTIAL

R106188  
JOHN J DEVCO  
ZONE: PUD  
USE: RESIDENTIAL

R106188  
DAVID W SIMONS  
ZONE: PUD  
USE: RESIDENTIAL

R106188  
ALAN W SHOBE  
ZONE: PUD  
USE: RESIDENTIAL

R106188  
SALLAN A PRESTON  
ZONE: PUD  
USE: RESIDENTIAL

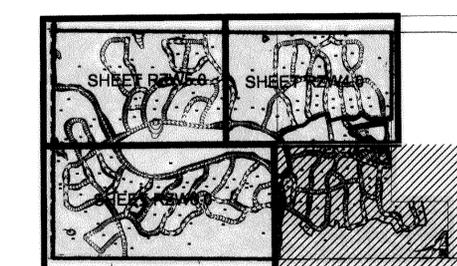
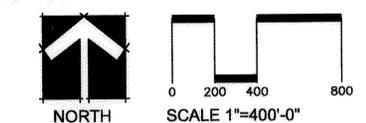
R106188  
CAMERON T BURROW  
ZONE: PUD  
USE: RESIDENTIAL

R106188  
MATTHEW S CAMPBELL  
ZONE: PUD  
USE: RESIDENTIAL

R106188  
TAMMY R MYERS  
ZONE: PUD  
USE: RESIDENTIAL

R106188  
DAVID L BURGE JR  
ZONE: PUD  
USE: RESIDENTIAL

R106159  
ALMA G MILLER  
ZONE: A  
USE: AGRICULTURE



- LEGEND:**
- SLOPES GREATER THAN 20%
  - EXISTING TREE CLUMP
  - PROPOSED DETENTION FACILITY
  - VIEW CORRIDOR
  - EXISTING TREE
  - EXISTING SHRUB
  - BANDERA WEST BOUNDARY
  - OPEN SPACE AND PARKS

- NOTES:**
- 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.
  - 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.
  - 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.
  - 20% SLOPES:** EXIST ON SITE AND ARE DESIGNATED ON THE PLAN. NO STRUCTURES WILL BE PERMITTED ON SLOPES EXCEEDING 20%.
  - ADJACENT PROPERTY OWNED BY APPLICANT:** NO ADJACENT PROPERTY IS OWNED BY THE APPLICANT, TIMBER RIDGE, LLC.
  - EXISTING STREETS, ROADS, OR PUBLIC ROWS:** NONE.
  - PROPOSED STREETS, ROADS & DRIVEWAYS:** WILL BE DESIGNED AND CONSTRUCTED TO MEET OR EXCEED COUNTY REQUIREMENTS.

- 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.
- EXISTING EASEMENTS:** NONE
- UTILITY SERVICE PROVIDERS:** INCLUDE: IREA, AQUILA, QWEST.
- 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.
- ZONING:** EXISTING - AGRICULTURE  
PROPOSED - P.U.D.

BANDERA WEST REZONE  
PLAN EXHIBIT  
Elbert County, Colorado

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

Revision: 04-26-07  
05-28-08  
05-06-09

All drawings and written material appearing herein constitute original and unpublished work of Design Concepts and may not be duplicated, used or disclosed.

OVERALL SITE PLAN

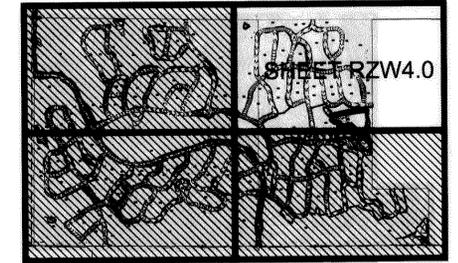
RZW3.0

# BANDERA- WEST

## UNINCORPORATED ELBERT COUNTY, COLORADO

CASE NUMBER:  
PD 08-00-34

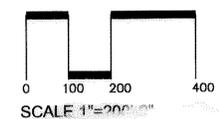
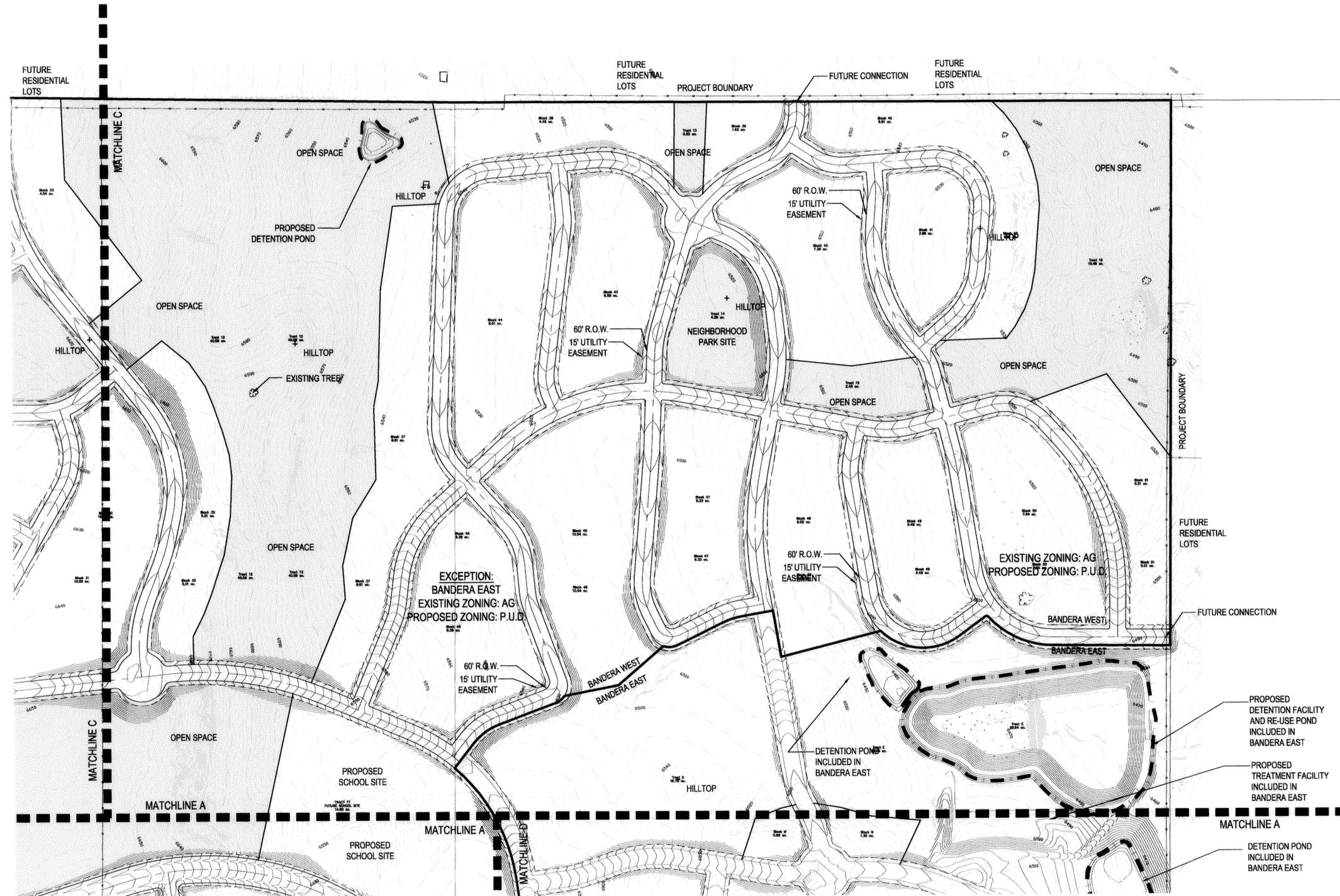
### REZONING PLAN EXHIBIT



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



DESIGN  
CONCEPTS  
www.dclanet 303.664.5301  
211 North Public Rd.  
Suite 200  
Lafayette, CO  
80026

BANDERA WEST REZONE  
PLAN EXHIBIT  
Elbert County, Colorado

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

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

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

All drawings and written material appearing herein constitute original and unpublished work of Design Concepts and may not be duplicated, used or disclosed.

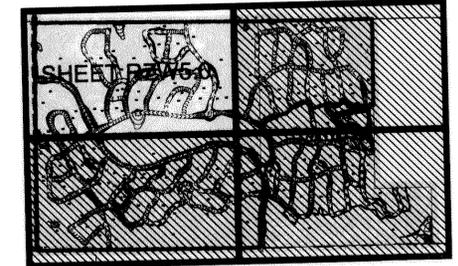
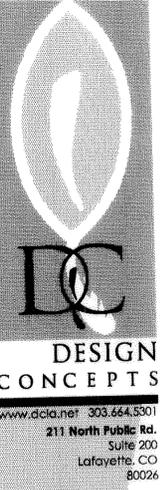
SITE PLAN  
ENLARGEMENT

# BANDERA- WEST

## UNINCORPORATED ELBERT COUNTY, COLORADO

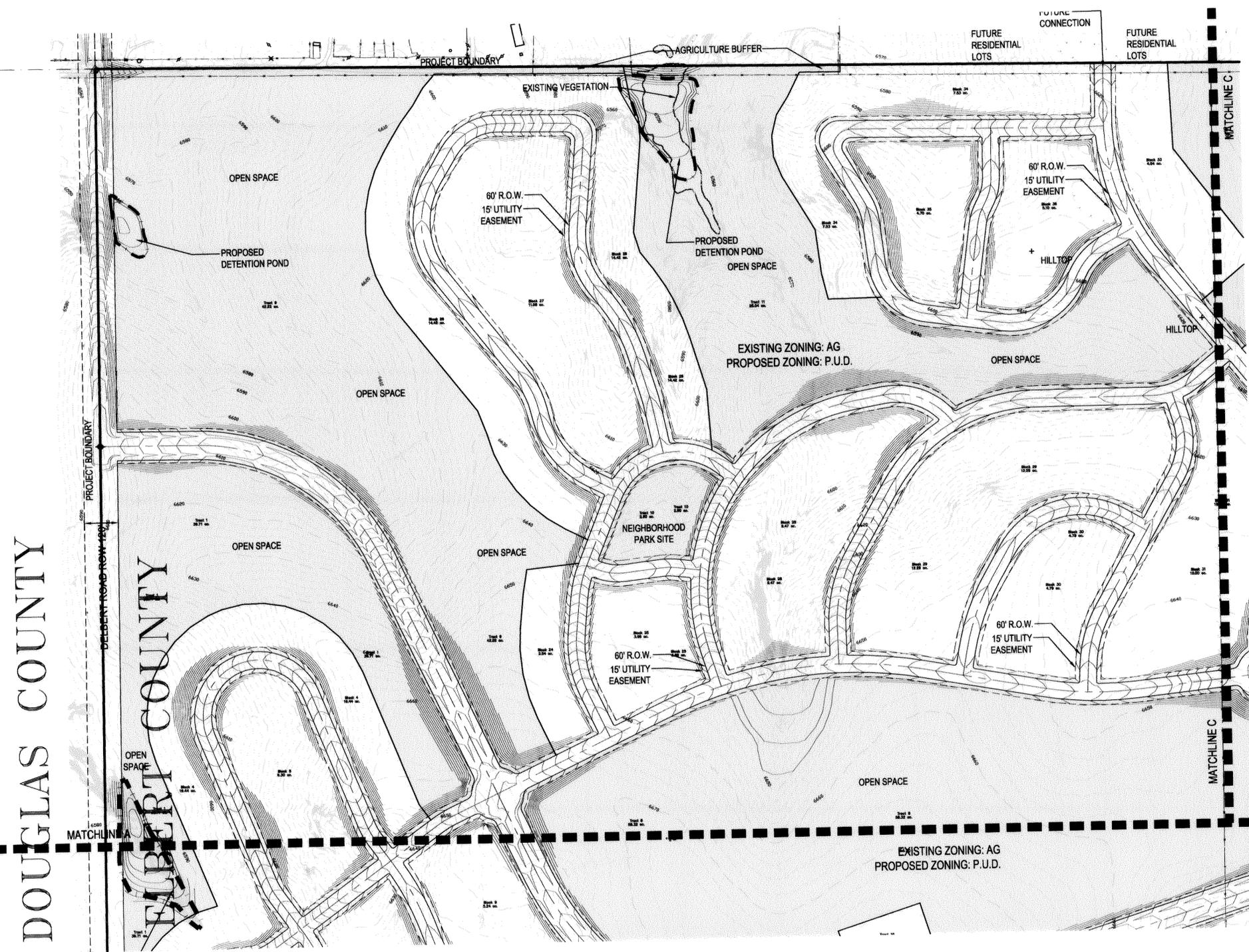
### REZONING PLAN EXHIBIT

CASE NUMBER:  
PD 08-00-34

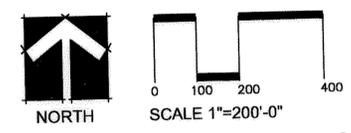


KEY MAP  
SCALE: 1" = 2000'

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



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



BANDERA WEST REZONE  
PLAN EXHIBIT  
Elbert County, Colorado

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

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

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

All drawings and written material appearing herein constitute original and unpublished work of Design Concepts and may not be duplicated, used or disclosed.

SITE PLAN  
ENLARGEMENT

RZW5.0

30 10 5 026

# BANDERA- WEST

## UNINCORPORATED ELBERT COUNTY, COLORADO

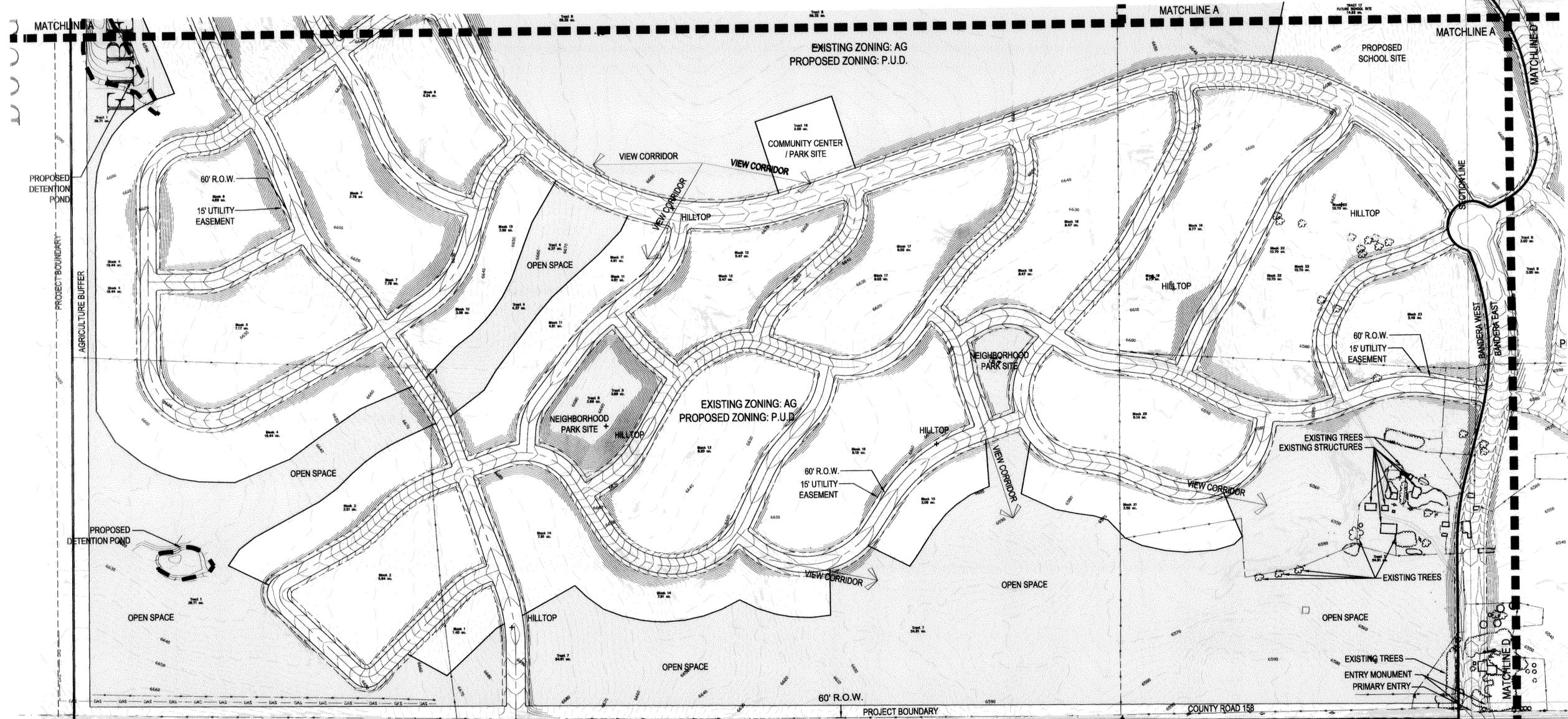
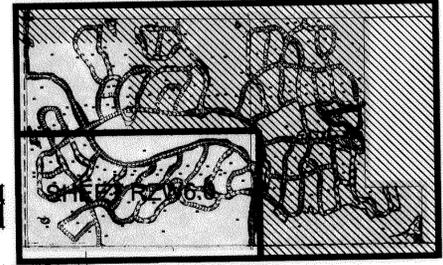
CASE NUMBER:  
PD 08-00-34

### REZONING PLAN EXHIBIT



DESIGN  
CONCEPTS  
www.dcln.net 303.664.5301  
211 North Public Rd.  
Suite 200  
Lafayette, CO  
80026

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

**BANDERA WEST REZONE  
PLAN EXHIBIT**  
 Elbert County, Colorado

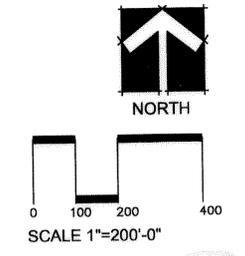
Project No.: 20620  
 Drafted By: DP  
 Checked By: AB

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

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

All drawings and written material appearing herein constitute original and unpublished work of Design Concepts and may not be duplicated, used or disclosed.

**SITE PLAN  
ENLARGEMENT**



R106165 WALTER A SATTERWHITE ZONE: RA-1 USE: RESIDENTIAL	R406166 PARKER FIRE PROTECTION DIST ZONE: RA-1 USE: RESIDENTIAL	R115863 DANE T ALBAUGH ZONE: RA-1 USE: RESIDENTIAL	R115894 MATTHEW B CORRELL ZONE: RA-1 USE: RESIDENTIAL	R115883 JOSEPH A RYAN ZONE: RA-1 USE: RESIDENTIAL	R115882 CHARLES H WAHLEN ZONE: RA-1 USE: RESIDENTIAL	R106190 R L MCNELLIS ZONE: PUD USE: RESIDENTIAL
R106167 ROBERT D FUNKE ZONE: RA USE: RESIDENTIAL	R106171 LE SEA BROADCASTING CORP ZONE: RA USE: RESIDENTIAL	R115864 DAWN MARIE ATCHISON ZONE: RA-1 USE: RESIDENTIAL	R115893 JEFFREY P STEINERT ZONE: RA-1 USE: RESIDENTIAL	R115884 DAVID J HYNDS ZONE: RA-1 USE: RESIDENTIAL	R115881 DANIEL G KOUREY ZONE: RA-1 USE: RESIDENTIAL	R106191 CHRISTOPHER J LAUMLE ZONE: PUD USE: RESIDENTIAL

RZW6.0