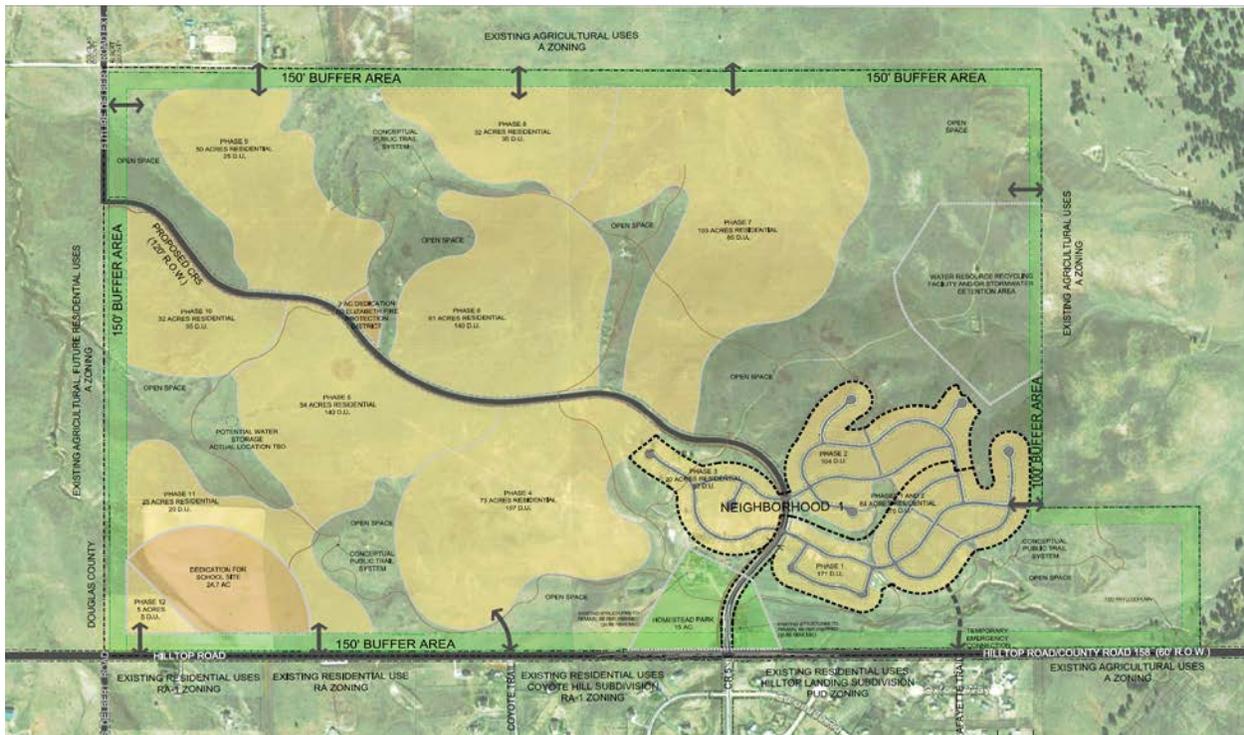


Application Overview

The property formerly known as Bandera, consisting of 1,011.94 acres of real property located in Elbert County, CO, received approval by the Elbert County Board of County Commissioners on February 11, 2009 to (1) rezone the property as a Residential Planned Unit Development (PUD) to allow 920 dwelling units on 1,011.94 acres, (2) initiate subdivision of the property into 920 residential lots in accordance with a Preliminary Plat, and (3) obtain a 1041 Land Use Permit for the property. Since that time, the Preliminary Plat expired prior to recording a Final Plat or securing vested property rights; accordingly, this application is to subdivide the property in accordance with the current Planned Unit Development Zone District and 1041 Land Use Permit, which became effective at the time of recording the applicable Rezoning Plan Exhibits on February 1, 2010 at Reception Nos. 20287 and 20288, under the new name “Independence.”

This application on behalf of Craft Bandera Acquisition Company, LLC includes a Preliminary Plat for the entire 1,011.94-acre site, with the intention to phase development in approximately seventeen (17) phases, along with a Final Plat for Neighborhood 1, to be reviewed concurrently with the overall Preliminary Plat. This approach allows Elbert County to consider the entire project while processing a Final Plat in compliance with current regulations for the initial seven (7) phases of development, all contained in Neighborhood 1. Important modifications have been made to the Preliminary Plat from the prior approval, including preservation of the land’s rural character, reconfiguration of open space to include more improved community park areas and wildlife corridors, clustered residential density offering a variety of lot sizes to accommodate a variety of dwelling types, increased perimeter buffers, enhanced trail networks, dedication of land to the school district and first responders, and the adaptive reuse of the historic homestead site for a community center available to all Elbert County residents.



APPLICATIONS · OVERVIEW

Craft Bandera Acquisition Company, LLC has been master planning the full site to provide a logical approach to development of the 1,011.94 acres, allowing the road system, utilities, drainage and community facilities to be appropriately phased and coordinated. This approach also provides Elbert County with a realistic evaluation of timing, benefits and impacts of the proposal.

This application notebook presents information about the total development proposal. Where appropriate, detailed information about Neighborhood 1 is identified. Subsequent Final Plats for future development phases will be submitted at the appropriate time for the phased construction of site improvements, based on market demand and absorption.

The densities shown on the Preliminary Plat within each neighborhood are provided for preliminary consideration and are not specifically assigned. Density may be transferred between neighborhoods and it is possible that not all neighborhoods will be developed, increasing the amount of dedicated open space. More about this approach is explained in the description of the “Flexible Density Method” contained in the Preliminary Plat Application Summary included with this application.

The following table summarizes information about the application and the total development:

Total Acreage	1,011.94 acres
Dwelling Units	920 lots
<i>Lot Size (Average)</i>	~8,055 SF in Neighborhood 1
Open Space	430+ acres
<i>% Open Space</i>	42.5%+
Spinal Roads	18 acres
School	14.7 – 24.7 acres
Fire Dedication	2 acres
Sherriff Dedication	1 acre

PRE-APPLICATION MEETING

A pre-application meeting regarding these applications was held on February 23, 2016 at the Elbert County Planning Department located at 215 Comanche Street, Kiowa, Colorado with Elbert County’s Community & Development Services, all in accordance with Elbert County Subdivision Regulations Section IV.A. The primary purposes of the pre-application meeting were to (1) confirm PUD zoning, (2) introduce the project to Elbert County Staff, (3) establish a line of communication with Elbert County Staff, and (4) identify the review process and application(s) required for a formal submittal.

COMMUNITY MEETING

A properly noticed community meeting regarding these applications was held on August 1, 2016 at Pinecrest Community Church located at 7165 N. Delbert Road, Parker, Colorado, all in accordance with Elbert County Subdivision Regulations Section IV.A. The primary purposes of the community meeting was to provide a forum for information exchange between the applicant and the surrounding citizens. Feedback from the community meeting was used by the applicant to improve the applications.

CONCEPT PLAN

A Concept Plan (contained in the submittal package) for the project was formally submitted to Elbert County Community & Development Services on November 1, 2016, all in accordance with Elbert County Subdivision Regulations Section VII. Working sessions were held with the Elbert County Planning Commission and Elbert County Board of County Commissions on November 15, 2016 and December 7, 2016, respectively. The primary purpose of the Concept Plan was to obtain reactions from the Elbert County Planning Commission and Elbert County Board of County Commissioners as to the appropriateness of the intended land use, and to raise reasonable concerns, prior to more detailed work being done. All material concerns raised during the aforementioned working sessions were addressed and used to improve the submittals.

TWO COPY SUBMITTALS: FORMAL SUBMITTALS

Two hard copies (and several thumb drive copies) of the full submittals for the Preliminary Plat and Final Plat were submitted to Elbert County Community & Development Services by applicant on December 20, 2016 in accordance with Elbert County Subdivision Regulations Section IV.A. In connection with these submittals, applicant met with Ethan Watel, AICP, Senior Planner, among others, as its assigned Case Planner to confirm completeness thereof. Completeness of said submittals was confirmed via letters, each dated January 1, 2017, from applicant's Case Planner. Around such time, the complete submittals were delivered by applicant's Case Planner to Elbert County Staff and all applicable Referral Agencies.

COUNTY AND REFERRAL AGENCY RESPONSE: PROVIDE COMMENTS TO APPLICANT

A meeting between Elbert County Community & Development Services and applicant to discuss comments from Elbert County Staff and all responding Referral Agencies was held at 215 Comanche Street, Kiowa, Colorado on March 15, 2017 in accordance with Elbert County Subdivision Regulations Section IV.A. Formal comment letters regarding the Preliminary Plat and Final Plat submittals were provided to the applicant by the Elbert County Planning Department on March 17, 2017.

APPLICANT RESPONDES TO COMMENTS: PUBLIC HEARING DOCUMENTS SUBMITTAL

All comments from Elbert County Staff and all responding Referral Agencies were addressed by applicant in connection with revised Preliminary Plat and Final Plat submittals made to Elbert County Community & Development Services by applicant on April 27, 2017, on which date and pursuant to Elbert County Subdivision Regulations Section IV(A) the applicant confirmed that said submittals were complete and ready for presentation at formal hearings of the Elbert County Planning Commission and Board of County Commissioners.