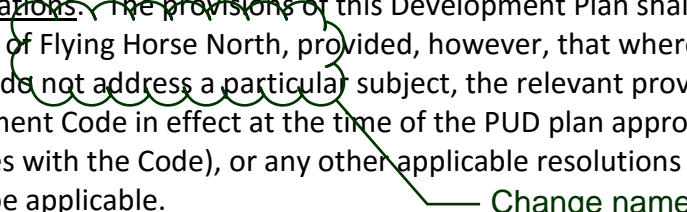


General Provisions

- A. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. Applicability. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Development Services Department Director or Board of County Commissioners.
- C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for The Retreat@ TimberRidge is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. Relationship to County Regulations. ~~The provisions of this Development Plan shall prevail and govern the development of Flying Horse North, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.~~  Change name
- E. Enforcement. To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. Conflict. Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

H. Project Tracking. At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Development Services Department, in order to assure maximum development limits are not exceeded.

I. Overall Project Standards. The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

Please identify specific permitted and accessory uses. Do not refer to the Code. Staff will not go to previous Code books to look up what has changed. Describe uses on lot sizes, etc... you are crafting your unique zoning.

Development Guidelines

A. Project Description

The Retreat@ TimberRidge is a planned residential community located generally west of Vollmer Road between Poco Road and Arroya Lane in El Paso County, Colorado. The property consists of 293.13 acres of land. The Retreat@ TimberRidge is planned as an upscale, amenitized residential community focused on the Sand Creek Open Space Greenway that bisects the property from north to south.

B. Permitted Uses within The Retreat@ TimberRidge PUD include Single Family Homes; open space, parks and trails. For lots 2.5 acres or greater in size the uses permitted in the RR – 5 Zone District as of January 1, 2017 shall apply. Ranch and Farm shall be allowed principal uses on lots 10 acres or greater in size

C. Permitted Accessory Uses shall include and be subject to the regulations of Section 5 of the 2008 LDC, as may be amended in the future.

D. Signs shall be permitted to identify entryways to and within The Retreat@ TimberRidge community. There are two classes of signs: Major and Minor. The maximum size of a Major Community Entryway Sign shall be 100 square feet. The maximum size of a Minor Community Entryway Sign shall be 80 square feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.

E. Development Requirements

1. Maximum lot coverage: Lots less than 14,000 sq. ft.
45% For Ranch Style Homes
35% For All Other Homes
2. Maximum building height: thirty (35) feet.
3. **Minimum Lot Size: 7200 Sq. Ft.**
4. Setback minimums:

A. For Urban Lots south of Arroya Lane with a lot size less than 14,000 SQ. FT.

Front – 20 feet minimum

Corner Lots – 10 feet for non-garage front

Side – 5 feet minimum

Rear – 20 feet minimum

B. For urban lots south of Arroya Lane with a lot size greater than 14,000 SQ. FT but less than one acre:

Front – 25 feet minimum

Corner Lots – 10 feet for non-garage front

Side – 15 feet minimum

Rear – 35 feet minimum

C. For urban lots south of Arroya lane with a minimum lot size of one acre

Front – 25 feet minimum

Corner Lots – 10 feet for non-garage front

Side – 10 feet minimum

Rear – 25 feet minimum

D. For Rural Residential Lots north of Arroya Lane and west of Vollmer Road including Tract A

Front – 25 feet minimum

Side – 25 feet minimum

Rear – 35 feet minimum

Rural residential is what size? what are the corner lot sizes?

what are the requirements? What are the zoning standards for this area (density, setbacks, uses)?

6. Tract A may be subdivided into lots without amendment to the PUD Development Plan.

5. Accessory building must comply with the setbacks established above, except that the rear yard setback may be reduced to twenty (20) feet for any lots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.

6. Projections into setbacks are governed by the Land Development Code in effect at the time of PUD Plan approval.

F. Lot Sizes

1. The PUD Development Plan and the Final Plat establish the lot sizes for each lot. No lot may be less than 7200 Sq. Ft. in size

2. No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots except that Tract A may be subdivided into lots with an average density of 5 acres per lot.

final plat does not establish standards-this PUD will

deviations, and
PUD
modifications

G. Streets

Streets within The Retreat@ TimberRidge Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards **except for waivers described in the Letter of Intent**. All Streets shall be paved unless otherwise indicated on the Development Plan.

you are not exempt from the landscape requirements unless the Board grants a PUD modification for the specific requirement. See page 6-6. Section 6.2.2.B.2.e. Please provide landscape plan for qualifying roadways.

H. Landscape Plan

The Retreat@ TimberRidge is exempt from LDC Section 6.2.2.B, Table 6.1 requiring trees on local residential streets. Landscape Plans shall be submitted in conjunction with each Final Plat application.

I. Architectural Control Committee Review/Covenants

Covenants for The Retreat@ TimberRidge have been created by separate documents. The Covenants establish rules and regulations for the property within the subdivision and establish the governance mechanism of the subdivision, including the creation of the Architectural Control Committee.

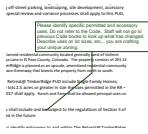
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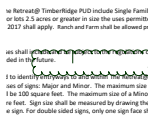
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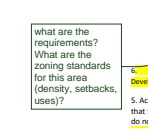


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Please identify specific permitted and accessory uses. Do not refer to the Code. Staff will not go to previous Code books to look up what has changed. Describe uses on lot sizes, etc... you are crafting your unique zoning.



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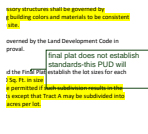
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what are the requirements? What are the zoning standards for this area (density, setbacks, uses)?



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Please identify what uses, sizes are considered accessory, temporary & special as our LDC changes and front counter staff that which authorizes the building permits do not go back to previous versions. This PUD establishes the allowed, special, accessory and temporary uses as defined on the PUD plan and in the specific development guidelines.



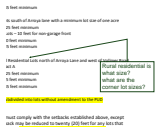
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final plat does not establish standards-this PUD will



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what are the requirements? What are the zoning standards for this area (density, setbacks, uses)?



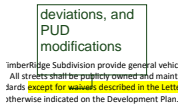
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Rural residential is what size?
 what are the corner lot sizes?



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you are not exempt from the landscape requirements unless the Board grants a PUD modification for the specific requirement. See page 6-6. Section 6.2.2.B.2.e. Please provide landscape plan for qualifying roadways.



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deviations, and PUD modifications