SUMMARY OF REQUEST

The applicant, Rio Grande Alameda, Ltd., submitted an application requesting a rezone from A-Agriculture (minimum lot size is 35 acres) to AR-Agriculture Residential (minimum lot size is 10 acres). The subject property is 75.88 acres in size. The property is located at 43584 Kiowa-Bennett Road.

The land that is subject to this rezoning request is comprised of two separately defined parcels each 37.9 acres in size. These two parcels are a portion of a larger 326 acre land possession held under the same ownership.

A request to subdivide the property is not part of this proposed rezoning at this time. It is anticipated that the applicant will make application for subdivision of this property at some time in the future.

However, the submitted application material contains information that describes a conceptual layout for the subdivision of the property with this application. (See attachments for details.) As a result, some of the referral comments have focused on issues which are more commonly addressed at the subdivision process.

Dedication of additional Right of Way
One of those more common subdivision issues is the dedication of land for road rights-of-way. The applicant is proposing to dedicate 30 feet of additional ROW adjacent to Kiowa-Bennett Road and a 53.5 right-of-way (one-half of a 107 foot wide needed right-of-way) for the future
extension of County Road 174 to the east along the southern boundary of the property to be rezoned.

Because this application is a rezoning request and does not include a subdivision plat, any transfer of land for the dedication of ROW or access easements will have to wait for the subdivision process and the recording of a plat at some time in the future.
Project Location
PERTINENT DATA
Legal Description: A portion of the West ½ of Section 27, T 6 S, R 63 W, 6th P.M. More specifically described as:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27 AND CONSIDERING
THE WEST LINE OF SECTION 27 TO BEAR S00°23'32"E WITH ALL BEARINGS CONTAINED
HEREIN RELATIVE THERETO; THENCE N89°42'45"E ALONG THE NORTH LINE OF SAID
SECTION 27 A DISTANCE OF 1402.75 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUING ALONG SAID NORTH LINE, N89°42'45"E A DISTANCE OF 624.00 FEET;
THENCE S00°10'49"E A DISTANCE OF 5297.59 FEET TO A POINT ON THE SOUTH LINE OF
SAID SECTION 27; THENCE ALONG SAID SOUTH LINE S89°45'42"W A DISTANCE OF
624.00 FEET; THENCE N00°10'49"W A DISTANCE OF 5297.05 FEET TO THE POINT OF
BEGINNING.

Site Description: The subject property is 75.88 acres in size. The property has frontage onto the Kiowa-Bennett Road along its north boundary. The property is currently vacant.

Topography: The land form gently rises from west to east. Small, shallow dry drainage ways can be found on the property.

Floodplain: There are no designated flood hazard areas on the property.

Existing Zoning: A-Agriculture.


Surrounding Zoning / Land Use:
   North: Agriculture Zoning / Agriculture
   South: Agriculture Zoning / Agriculture
   East: Agriculture Zoning / Agriculture
   West: Agriculture Zoning / Residential and agriculture

MOTIVE FOR REQUEST: The applicants desire to rezone this property to AR-Agriculture Residential which will allow for the future subdivision of the property into seven 10 acre lots if the rezoning application is approved.

APPLICATION SUBMITTAL: The formal application for the proposed rezoning was submitted in April of 2018 and discussed throughout early 2018 as CDS Department and the applicant worked to resolve issues concerning the application materials and issues arising from referral comments.

COMPLETENESS REVIEW: The CDS Department reviewed the application to ensure that all required submittal items were included, and have determined the application to be complete and ready for the public hearing process.
**REFERRAL PROCESS:** The application was sent to referral agencies per Elbert County regulations. The first round of referrals was sent out May, 2018. A second round of referrals was sent out September of 2018.

- Kiowa Fire District
- Colorado Division of Water Resources
- Colorado Parks & Wildlife
- Colorado State Forest Service
- Colorado State Geological Survey
- U.S. Fish and Wildlife Service
- Elbert County Historical Society
- Kiowa School District #C2
- Kiowa Conservation District
- CenturyLink
- Intermountain Rural Electric Assn.
- Mountain View Electric Assn., Inc.
- XCEL Energy of Colorado
- Black Hills Energy
- Elbert County Assessor
- Elbert County Mapper
- Elbert County Clerk and Recorder
- Elbert County Building Dept
- Elbert County Office of Emergency Management
- Elbert County Public Works
- Elbert County Engineer
- Elbert County Health & Human Services
- Elbert County Treasurer
- Elbert County Sheriff
- Elbert County – Pines & Plains Library
- Elbert County Museum

**Referral Comments Received Summary:**

Black Hills Energy – No comments.

Intermountain Rural Electric Assn. – Requested additional utility easements.

Colorado Geological Survey – No objections

Colorado State Forest – No objections.

Excel Energy – No conflict.

Kiowa Fire District – No objections – Previous comments:
- All roadways constructed to Elbert County public road standards
- All dead-end roads shall have 60 ft. cul-de-sac
- All driveways must comply with Resolution 03-23
- All addresses properly marked with approved signage
- Provide 8.5x11 map showing street names & addresses
- Fire Impact Fees = $1,902 per lot
- Must provide either 1.) Fire sprinkler system for each house; or 2.) minimum 30,000 gallon water tank for water tank; 3.) provide cash-in-lieu = $1,040
- Provide CC&R requirements for open burning permits from Kiowa District. Provide language to District for approval.

Colorado Division of Water Resources – “it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.” (The CO Division of Water Resources’ first referral response (May 2018) was that the proposed water supply is not adequate and cannot be provided without causing injury to decreed water rights). After the submittal of additional information by the applicant on a second referral this opinion was revised to the above opinion of adequacy.)

Referral Comments Addressed
All submitted referral comments have been addressed either through the applicant providing additional documentation or by making revisions to the proposed application materials.

PUBLIC NOTICE
Pursuant to Resolution 17-36 public notices, in the form of newspaper notice, sign posting and mailings to adjacent property owners within 1320 feet are required 14 days in advance of the public hearings for the Rezoning application. The applicant is required to provide affidavits of public notice prior to the public hearings. These affidavits are not required to be provided until after this staff report is due to be provided to the Planning Commission. The applicant will need to provide the affidavits to staff in advance of the public hearing. Staff will update the Planning Commission on the status of the affidavits at the public hearing.

COMMUNITY & DEVELOPMENT SERVICES REVIEW:

The Elbert County Zoning Regulations contain the following guidelines for evaluating rezoning proposals. These guidelines, along with other rezoning criteria, have been used to evaluate the proposal and formulate staff’s recommendation to the Planning Commission.

1. Is the application suitable for the Community/area in which it is proposed?
   In reviewing how the application will impact the Community/area in which it is proposed the general types of issues to be considered include, for example:
   • Density
   • Lot Size
   • Perimeter Lots
   • Population
   • Water use
   • Water/Sewer
   • Open Space
   • Agricultural lands

The dominate densities, lot sizes and uses in the immediate vicinity are large agricultural parcels 35 acres or larger. There is one 5 acre lot zoned RA-1 located at the southwest corner of Kiowa-Bennett Road and County Road 174. (Please reference the above zoning map for
In a larger, 3+ mile radius the Sun Country Meadows PUD contains 4 acre residential lots creating a more dense, larger residential neighborhood.

Peak Vista proposes to utilize well and septic systems for any future residential uses. Parcels surrounding Peak Vista receive water and sewer services from a well and septic system.

Peak Vista will provide cash-in-lieu of open space land dedication.

2. Does the Community/area in which the application is proposed have the resources to support it?

In reviewing whether the Community/area has the necessary resources and infrastructure to support the application, the general types of issues to be considered include, for example:

- Schools
- Roads
- Law Enforcement
- Animal Control
- Fire Protection
- Ambulance Services
- Library Services
- Social Services

The referral responses that CDS Department did receive, combined with the lack of referral responses identifying any issues with community services, leads CDS to the conclusion that the area has the necessary community resources to support the uses and densities that could result from the rezoning. With compliance to Development Impact Fee requirements, there will be no deficiency in community resources necessary to support the proposed uses and density.

Environmental Constraints

An environmental report was conducted for the property by Tiglas Ecological Services. A cultural resources survey was conducted by Historic Preservation Consultants. The applicant’s summary of these reports concluded:

1. Areas for wildlife within the project area are common and readily available on properties surrounding the site. Native vegetation is largely intact with some minimal weedy species invasion through cow droppings and hay feeding of cattle in the winter months. Wildlife species using the project area are common in rural Elbert County as well as across the open spaces of the Great Plains.

2. No habitat for or individuals or populations of sensitive species occurs within the project area.

3. No trees occur on the project area. No birds-of-prey were observed nesting within or directly adjacent to the project area.

4. A portion of one unnamed tributary to Kiowa Creek occurs within the project area. Small pockets of hydrophytic vegetation were observed but, overall, the drainage operates as an upland swale.

5. The project area does not lie within a 100-year floodplain.
6. No reservoir sites providing open water or ponding occur within the project area. Thus, wildlife opportunities for a water source are not present on this site.

7. It appears unlikely that rezoning of the Peak Vistas lots for residential development would have an adverse effect on cultural resources. There are no historic buildings or other structures located on or near the area, and although Native American/prehistoric archaeological remains are present on the land, they probably would not be considered "historic properties" (i.e., eligible for the NRHP).

With these findings the site does not contain hazard or no-build areas.

In reviewing this report CDS staff raised concerns regarding the findings that pockets of hydrophytic vegetation, and Native American/prehistoric archaeological remains were found on the site. As a result, CDS staff had additional discussions with Tiglas Ecological Services and the applicant to further define and clarify the significance of the hydrophytic vegetation and the archaeological resources. While hydrophytic vegetation can be an indicator of the presence of wetlands, Tiglas Ecological Services concluded that the small area of hydrophytic vegetation “is an upland swale with no bed or bank that allows for surface water transport during snow melt and large precipitation events towards Kiowa Creek.” As a result, Tiglas Ecological Services does not believe that the US Army Corps of Engineers would find that this small area would be “jurisdictional” and that they would agree that it is an upland swale.

With respect to the archaeological remains, Historic Preservation Consultants concludes that archaeological resources found on the site “would not be eligible for listing under Section 106 of the National Historic Act as they do not meet the criteria for listing.” CDS staff referred this cultural resource information to the Elbert County Historical Society. CDS staff sent several emails and made several phone calls in an attempt to obtain guidance from the County Historical Society. No response was received. As an alternative, CDS staff sought out the guidance of the Colorado State Historic Preservation Office (SHPO). After numerous emails and phone calls, a representative of SHPO advised CDS staff that commenting on the Peak Vista information was not within their purview. As a result, and lacking any expert guidance to the contrary, CDS staff has accepted Historic Preservation Consultants’ conclusions.

ELBERT COUNTY COMPREHENSIVE PLAN UPDATE, 2018

Elbert County’s recent adoption of the Elbert County Comprehensive Plan Update, 2018, provides general Goals and Policies from which to evaluate a proposed rezoning. Of particular interest include those policies that are identified under the Land Use Residential Development (RD), Transportation (TR), Water, Sewer & Wastewater Disposal (WS), Natural Resources, and Economic Development sections of the Plan. The following is an analysis of compliance to applicable goals and policies.

RESIDENTIAL DEVELOPMENT (RD)

Elbert County supports residential development by: encouraging a range of lot sizes and residential densities associated with available roads and infrastructure; and by encouraging the designation of open space and the preservation of areas of visual, historic and natural consequence.

RD2 - To preserve open space and preserve the rural character of Elbert County, clustered residential development patterns are encouraged on lands within one-mile of paved roads.
and existing utility corridors where they exist and within the three-mile service and/or influence areas of County towns.

**Staff Comment:** The Peak Vista parcel proposed to be rezoned has frontage onto Kiowa-Bennett Road and will have frontage onto CR 174 once it is extended to the east. (Submitted information illustrates that access for future development of Peak Vista would only take access off of Kiowa-Bennett Road and not CR 174.) The lot configuration that is suggested by the submitted information would not typically be considered clustered, nor rural in character for Elbert County.

**RD3** - The County should consider incentives that encourage new residential development to provide a diverse range of housing options.

**Staff Comment:** CDS staff is unaware of any incentives provided by Elbert County to encourage a diversity of housing options. The 10 acre minimum size lot configuration that will result from the proposed AR-Agriculture Residential zoning is anticipated to accommodate the single-family housing type that is typical of this northwest area if Elbert County.

**RD4** - Residential developments may negotiate with referral agencies to mitigate development impacts or strains on public facilities, including land for school sites, parks and open space, and other public uses. Where appropriate the County may allow cash in-lieu of land to meet these requirements.

**Staff Comment:** The applicant has agreed to pay the required school and fire impact fees and open space cash-in-lieu fees. Traffic impact fees will also be required.

**RD5** - The County should require that public land dedications include adequate access, water and sewer service, and other utilities to serve the intended use.

**Staff Comment:** The applicant has agreed to provide land dedications for additional ROW to Kiowa-Bennett Road and an access easement for the future extension of CR 174. These actions will need to take place at the subdivision platting process.

**PUBLIC SAFETY (PS)**
Elbert County strives to ensure that public safety services are sufficient to serve and protect the County.

**PS1** - As development occurs, the County and developers should cooperate to provide funding for additional Sheriff’s Department facilities and resources to cover the service needs associated with new development.

**Staff Comment:** The applicant will be required to provide impact fees (at the established rate per dwelling unit) including to the Sheriff’s Department.
PS2 - As development occurs, the County and developers should cooperate in providing funding to update existing facilities and construct additional fire protection facilities – especially in rural areas where fire equipment and protection may not be readily available.

**Staff Comment:** The applicant will be required to provide fees to the Kiowa Fire District, as determined by the Fire District.

**TRANSPORTATION (TR)**
Elbert County strives to create and maintain a safe and functional transportation system.

TR1 - New development is encouraged to locate proximate to improved arterial roads or such roads should be provided by the developer.

**Staff Comment:** The Peak Vista property fronts onto Kiowa-Elbert Road and the future extension of CR 174.

TR3 - The County should coordinate planning and development review efforts with applicable referral agencies to ensure integration and continuity of the road system.

**Staff Comment:** The Peak Vista rezoning application was referred out to applicable referral agencies and the applicant has responded to resolve the issues and concerns that were raised by the referral agencies.

**WATER, SEWER & WASTE DISPOSAL (WS)**
Elbert County strives to protect water resources to ensure that plentiful resources are available to current and future residents, businesses and agricultural operations.

WS4 - New development shall conform to State laws covering domestic water supply and septic systems.

**Staff Comment:** The applicant has secured the necessary approvals from the Colorado Division of Water Resources for water supply and has committed to follow all State laws covering domestic water supply and septic systems.

**GENERAL ENVIRONMENT (EN)**
Elbert County strives to safely foster a balance between the natural and developed environment while supporting private property rights.

EN1 - All development, including residential, industrial, commercial and public utilities, should be designed and constructed in a manner that is respectful to the environment.

**Staff Comment:** The submitted environmental report presents information which can be used to help guide the future subdivision and development to be respectful of the environmental features and cultural/archaeological resources that are found on the site.
EN2 - New developments should minimize negative impacts to adjacent agricultural lands and designated open space.

Staff Comment: There are no designated open space lands adjacent to the Peak Vista property. The adjacent agricultural lands are mostly owned by the applicant. Future development of the Peak Vista property (through the subdivision approval process) in compliance with the AR-Agriculture Residential zoning is anticipated to be able to be made compatible with adjacent agricultural uses.

WATER QUALITY (WQ)

WQ1 - Elbert County strives to protect water quality for the health and safety of the citizens.

Staff Comment: Prior to any development approval through the subdivision process, the County will require that a State Stormwater Discharge Permit be approved and a grading and erosion control plan be approved.

WQ2 - The County encourages erosion control plans for any new developments in the County.

Staff Comment: See previous comment.

WQ3 - Wastewater systems which recycle or reuse appropriately treated effluent are encouraged for subdivisions.

Staff Comment: Peak Vista has not committed to providing an active wastewater recycling system. The anticipated use of septic systems will return a small portion of waste water to the alluvial aquifer.

FORESTRY & NOXIOUS WEED MANAGEMENT (FW)

Elbert County will strive to protect and enhance native vegetation to conserve water resources, protect soils and preserve natural habitat.

FW1 - The County should encourage the preservation of significant vegetation through weed control, reseeding and other revegetation practices.

Staff Comment: no significant or sensitive vegetation has been identified on the site. Requirements for weed control, reseeding and revegetation will be addressed at the time of subdivision application process.

FW2 - Land disturbance and erosion should be minimized to help prevent air and water pollution and minimize noxious plant proliferation. The County should encourage stabilization and landscaping of final landforms and control of runoff at historic levels.
**Staff Comment:** Requirements for pollution and noxious plant control, erosion, stabilization and landscaping will be addressed at the time of subdivision application process.

FW3 - Significant stands of trees and shrubs identified during the land review process should be preserved and maintained in concert with good forest management practices. Improvements should be located to minimize the removal of vegetation. Special attention should be given to unique or significant forms of vegetation in areas adjacent to bodies of water and in locations where the tree line forms the horizon line on ridges.

**Staff Comment:** The site does not contain any trees, significant shrubs or bodies of water.

FW4 - Off-site disturbance by development is discouraged. When disturbance is unavoidable, stabilization and revegetation with native plants or landscaping should proceed immediately after construction.

**Staff Comment:** Off-site development is not anticipated to be required as part of the future development of Peak Vista.

FW5 - Existing vegetation should remain undisturbed, except in cases where it is prudent for public improvements, surveying, wildlife protection, agricultural cultivation, forest management or noxious plant control.

**Staff Comment:** See responses above.

**WILDLIFE (WL)**
Elbert County values wildlife and the environments that support them and will strive to minimize disruption of their natural habitats and migratory corridors.

WL1 - The County should continue to include Colorado Parks & Wildlife as a referring agency in appropriate land use applications.

**Staff Comment:** Colorado Parks & Wildlife were provided a referral request for this rezoning proposal.

WL2 - Stewardship of critical ecosystem components should be encouraged, including wetlands and other significant wildlife habitats.

**Staff Comment:** On-site field investigation found no wetlands or other significant habitats.
WL3 - The County should evaluate the effect of proposed development upon wildlife, wildlife habitat and migration corridors.

Staff Comment: On-site field investigation found no significant wildlife habitats.

HISTORIC RESOURCES (HR)
Elbert County respects its rich history and encourages preservation of the resources that have contributed to the character of the County.

HR1 – The County should encourage the preservation of historical sites and buildings as well as important archaeological and paleontological sites.

Staff Comment: A cultural and archaeological resource report for Peak Vista was prepared by Historic Preservation Consultants. The study did identify isolated stone artifacts on the site but concluded "If officially evaluated in consultation with the Colorado SHPO for eligibility to the NRHP, it is unlikely that either archaeological site or the isolated find would meet the criteria for significance. This is because the remains are deposited directly on ancient deposits without a datable stratigraphic context and lack any diagnostic items (or even examples of finished tools)."

This report concluded that archaeological resources found on the site "would not be eligible for listing under Section 106 of the National Historic Act as they do not meet the criteria for listing." As stated earlier, CDS staff referred this cultural resource information to the Elbert County Historical Society. CDS staff sent several emails and made several phone calls in an attempt to obtain guidance from the County Historical Society. No response was received. As an alternative, CDS staff sought out the guidance of the Colorado State Historic Preservation Office (SHPO). After numerous emails and phone calls, a representative of SHPO advised CDS staff that commenting on the Peak Vista information was not within their purview. As a result, and lacking any expert guidance to the contrary CDS staff has accepted Historic Preservation Consultants’ conclusions.

WATER CONSERVATION (WA)
Elbert County strives to ensure permanent, renewable and reliable water supplies.

WA1 - The County should consider the requirement of development plans to include water conservation measures which prolong water supplies and the economic life of aquifers.

Staff Comment: Peak Vista is not proposing any water conservation measures. CDS staff is unaware of any requirement for developments to implement water conservation measures.

WA2 - The County should encourage the extension of centralized water resources to rural subdivisions and other development.

Staff Comment: There are no centralized water systems within the vicinity of Peak Vista. Peak Vista is intending to utilize, and has received approval from the Colorado Division of Water Resources to utilize individual wells.
IMPACT FEES
The Elbert County Zoning Regulations require the applicant to pay rezoning impact fees. Fees that are applicable to this property include:
- Road Impact Fees TAZ 2 = $2,521/dwelling unit
- Growth/Facilities Impact Fees
  - Road & Bridge = $1,481/dwelling unit
  - Recreation = $198/dwelling unit.
  - Public Facilities = $381/dwelling unit
  - Sheriff = $393/dwelling unit
- Open Space/Parks Cash-In-Lieu = based upon appraised value 20% x 20% + $1,000/lot.
- School Dedication Fee = determined by School District.
- Fire Protection District = determined by Fire Protection District.

REZONING EVALUATION:
Below is Staff’s evaluation of the proposals compliance with the Elbert County Zoning Regulations. Code sections are in italics to differentiate the comments from the Staff comments in regular text.

ELBERT COUNTY ZONING REGULATIONS

Part I. Section 6.B. General Rezoning Approval Standards
The following criteria shall be considered by the Planning Commission and the Board of County Commissioners in reviewing all Rezoning applications:

1. Whether the proposed rezoning complies with the goals and policies of the Elbert County Master Plan.

   Staff comment: As detailed above, the Peak Vista rezoning is in general compliance with the goals and policies of the recently adopted Comprehensive Plan Update, 2018. The design and development of Peak Vista in compliance with the Comprehensive Plan Update can be more specifically ensured during the subdivision approval process.

2. Whether the proposed rezoning is compatible with surrounding land uses.

   Staff comment: The immediately adjacent land uses are agricultural and large lot single family residential. When evaluated in the immediate vicinity the proposed AR-Agriculture Residential zoning’s 10 acre minimum lot size is quantifiably smaller than the adjacent properties. However, when a larger 3+ mile area is considered, the 10 acre lot size is more compatible with the 4 acre lots of the Sun Country Meadows PUD neighborhood.

3. Whether the proposed rezoning would adversely impact the provision of public services.

   Staff comment: The referral responses that services are, or can be made available, combined with applicant’s commitment of compliance to the Development Impact Fee requirements suggest that there will be no adverse impact to public services.

4. Whether the proposed rezoning would adversely impact the environment.
Staff comment: The property does not contain any land within the 100-year floodplain, or any slopes 20% or greater. Elbert County restricts development within floodplains and on steep slopes in order to prevent damage to riparian habitat and to reduce soil erosion. Additionally, site specific plans and improvements which could potentially impact the environment will be addressed at the time of the subdivision approval process.

5. **Whether the proposed rezoning would create traffic congestion or burden the existing road system.**

   Staff comment: The applicant has committed to providing additional ROW and access easements as requested by Elbert County Public Works Department. Additionally, Peak Vista’s direct access onto Kiowa-Bennett Road, a minor arterial will ensure that capacity of the existing road system is adequate for the proposed use.

6. **Whether the proposed rezoning will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of Elbert County.**

   Staff comment: The proposed rezoning and corresponding uses will not create any detrimental impacts to the health, safety, of welfare or Elbert County.

### REZONING FINDINGS & RECOMMENDATION

Staff recommends that the Planning Commission find that:

1. The proposal is in general conformance with the Elbert County Comprehensive Plan Update 2018; and
2. The proposal meets all the criteria for approval in the Elbert County Zoning Regulations; and
3. The Elbert County Subdivision Regulations are not applicable to this rezoning; and
4. The proposal is compatible with existing and allowable land uses in the surrounding area; and
5. The proposal will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

**AND**

Because this rezoning application has met the criteria set forth in the Elbert County Zoning Regulations and as we understand it that there are no objections from other governing bodies, the recommendation of Community & Development Services is that the Planning Commission recommend approval of **CASE # RZ-18-0035 PEAK VISTA REZONE TO AR** a 75.88 acre property generally located at 43584 Kiowa-Bennett Road **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The applicant will be required to remove the Public Hearing sign(s) within seven (7) days of a decision by the Board of County Commissioners, and

2. The rezoning shall not become effective until all rezoning fees are paid in association with this application and when the property is subdivided in the future additional impact fees will be required, and
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners’ approval.

4. Any future subdivision of the subject property will require the dedication of the 30 foot Right of Way along Kiowa-Bennett Road, depicted as Tract A on the Rezone Exhibit; and the dedication of a 53.5 foot Right of Way (one-half of a 107 foot wide needed right-of-way) along the southern boundary of the rezoned property for the future extension of County Road 174, depicted as a 53.5’ Access and Utility Easement on the Rezone Exhibit.

Respectfully submitted to and on behalf of Elbert County,

Vincent Hooper, PMP
Senior Planner
Baseline Corporation

CC: Vince Harris, AICP, Baseline Corporation.
Christina Stanton, AICP, CDS Director

Attachments
Application Material
Referral Comments