

noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.

BE IT THEREFORE RESOLVED, the Board of County Commissioners does hereby approve **SU-19-0099 MESSER EVENT CENTER SUR** with conditions of approval to include:

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.
2. The Special Use by Review shall not become effective until all fees are paid, conditions of approval are met, and the Special Use by Review Exhibit is recorded.
3. Recordation of all appropriate documentation is to occur within 180 days of Board of County Commissioners' approval.
4. The applicant will comply with CDOT's final determination regarding the construction of accel/decel lanes at the intersection of CR 37 & SH 86.
5. A commercial well permit shall be obtained if water is to be used for the commercial uses associated with this events center.
6. The property should be assessed and taxed at a commercial rate as it is providing a service and is not just agricultural property.
7. All outdoor lighting fixtures will be properly shielded from adjoining and adjacent properties and any street right-of-way.
8. Signage shall be in place to identify parking areas and vehicular circulation.
9. Signage at the corner of State Highway 86 and County Road 37 shall be removed from the right of way.
10. An updated traffic letter shall be provided to the Elbert County Public Works Department prior to approval.
11. Conduct an Annual Fire Code Inspection of the arena, office building and any other associated buildings on the property.
12. Fire lanes must be clearly marked on all sides of the building.
13. All points of vehicle ingress and egress must be improved to the satisfaction of the Kiowa Fire District.
14. All events with over 250 attendees must have an inspection and approval by the Kiowa Fire District.

