

STATE OF COLORADO }
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 COUNTY OF ELBERT }

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Administration Building in Kiowa on Wednesday, the 14th day of July, 2021, there were present:

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|------------------------|---------------------------|
| Christopher Richardson | Chair |
| Grant Thayer | Vice Chair |
| Rick Pettit | Commissioner |
| Amanda Moore | Deputy Clerk to the Board |

When the following proceedings, among others were had and done, to wit:

APPROVE
RESOLUTION 21- 29

EZS-21-0023 DRILL TECH DRILLING & SHORING EDZ SITE DEVELOPMENT PLAN. AN ECONOMIC DEVELOPMENT ZONE (EDZ) SITE PLAN FOR THE DEVELOPMENT OF LOTS 7 AND 8 OF THE PRAIRIE VIEW INDUSTRIAL DEVELOPMENT INTO A HEADQUARTERS FOR DRILL TECH DRILLING & SHORING LOCATED AT 8900 ALAN RIDGE DRIVE, KIOWA.

WHEREAS, the applicant, Tom Maroney, has submitted an application (Case No. EZS-21-0023) requesting approval for an EDZ Site Development Plan for the development of Lots 7 and 8 of *Prairie View Industrial Development* into a headquarters for Drill Tech Drilling & Shoring on property located at 8900 Alan Ridge Drive, Kiowa; and

WHEREAS, the proposed project is located in part of Section 13, Township 8 South, Range 64 West of the 6th Principal Meridian in Elbert County; and

WHEREAS, the Community and Development Services Department has made the following Findings related to the applications:

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

WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Community & Development Services Department,



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 **EZS-21-0023 DRILL TECH DRILLING & SHORING EDZ SITE DEVELOPMENT PLAN** with conditions of approval to include:

1. The applicant will be required to remove the Public Hearing sign within seven (7) days of approval by the Board of County Commissioners; and
2. The EDZ Site Plan shall not become effective until all fees are paid, conditions of approval are met, and the Exhibit recorded; and
3. Recordation of all appropriate documentation to occur within 180 days of Board of Adjustments' approval; and
4. An executed copy of the road maintenance agreement shall be provided to CDS within 180 days of Board of County Commissioners' approval; and
5. No signs shall be erected until the appropriate sign permits are obtained in accordance with Article XI of the Elbert County Zoning Regulations; and
6. The applicant shall obtain a new access permit for this site in accordance with the requirements of CDOT; and
7. This development shall meet the fire protection code guidelines up to and including being sprinklered; and
8. A fire apparatus access road (driveway) shall be designed and maintained to support the imposed loads of fire apparatus (56,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities (e.g. gravel, road base or recycled asphalt). 2012 IFC Section 503.2.3. Fire Department vehicle access shall be required for each building; and
9. A fire alarm system shall be required in the administration offices; and
10. Impact fees for the Kiowa Fire Protection District are calculated at \$1.19 per square foot per building and will be due prior to building permit issuance; and
11. County impact fees are calculated at \$2,804 per 1,000 square feet of floor area for industrial/manufacturing and \$5,244 per 1,000 square feet of floor area for office; and
12. Prairie View Industrial Development plat notes shall be incorporated into the Site Plan Exhibit; and
13. Appropriate documentation of any additional easements granted to IREA shall be provided to CDS prior to recordation; and



14. Elbert County Zoning Compliance Official shall verify that all conditions of approval have been met prior to occupancy permit.

Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:



CHRISTOPHER RICHARDSON




GRANT THAYER



RICK PETTIT

**ATTEST: AMANDA MOORE
DEPUTY COUNTY CLERK**

BY: 
Deputy Clerk to the Board

