

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 Courthouse in Kiowa on Wednesday, the 12<sup>th</sup> day of June, 2019, there were present:

Christopher Richardson      Chair  
Grant Thayer                      Vice Chair  
Rick Pettitt                      Commissioner  
Amanda Moore                  Clerk to the Board

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

**APPROVE**  
**RESOLUTION 19- 26**

**MD-19-0001 PEAK VISTA MINOR RESIDENTIAL DEVELOPMENT. A REQUEST TO CREATE A MINOR RESIDENTIAL DEVELOPMENT OF SEVEN LOTS ON APPROXIMATELY 75.88 ACRES**

**WHEREAS**, the applicant, CJ Kirst on behalf of property owner Rio Grand Alameda, Ltd., has submitted an application (Case No. MD-19-0001) requesting approval of a Minor Residential Development for seven lots of at least 10 acres; and

**WHEREAS**, the proposed project is located in the West 1/2 of Section 27, Township 6 South, Range 63 West of the 6<sup>th</sup> Principal Meridian in Elbert County; and

**WHEREAS**, the Community and Development Services Department and the Planning Commission made the following Findings related to the applications:

**MD-19-0001 PEAK VISTA MINOR RESIDENTIAL DEVELOPMENT**

- 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 Subdivision Regulations; and
- 3. The proposal is in general conformance with the standards of the Agriculture Residential zone district; and
- 4. The proposed land use is compatible with existing and allowable land uses in the surrounding area; and
- 5. The proposed land uses will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area,

**WHEREAS**, on May 7, 2019, the Planning Commission held a public hearing on this application. At the hearing there were presentations by CDS staff and the applicant, and public comment was solicited. On a vote of 7 to 0 for MD-19-0001, the Planning Commission is forwarding their recommendations to the Board of County Commissioners for their

consideration; and


**WHEREAS**, on May 22, 2019, the applicant requested the item be continued to the June 12<sup>th</sup> Board of County Commissioners meeting to allow for the plat to be revised to include a second access; and

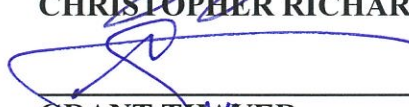
**WHEREAS**, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.


**BE IT THEREFORE RESOLVED**, the Board of County Commissioners does hereby approve **MD-19-0001 PEAK VISTA MINOR RESIDENTIAL DEVELOPMENT** with conditions of approval to include:


1. The applicant shall remove the Public Hearing sign within seven (7) days of a decision by the Board of County Commissioners.
2. All Elbert County fees including Road Impact, Growth/Facilities, and Open Space Cash-in-lieu shall be paid to Elbert County prior to recordation of the plat.
3. The MRD shall not become effective until any applicable fees including Kiowa Fire Protection District and Kiowa School District Impact Fees are paid, the plat and all required documents are recorded and conditions of approval are met.
4. Recordation of all required documents shall occur within 180 days of approval by the Board of County Commissioners.
5. The subdivision plat shall comply with the submittal requirements in the Elbert County Subdivision Regulations and the applicant shall submit two copies on mylar to Community and Development Services for County signatures and recordation by the Elbert County Clerk and Recorder.
6. The proposed drainage easements depicted along Peak Vista Road are individually recorded prior to recording the MRD plat.

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


  
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**CHRISTOPHER RICHARDSON**

  
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**GRANT THAYER**

  
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**RICK PETTITT**



**ATTEST: AMANDA MOORE  
COUNTY CLERK**

**BY:**   
**Clerk to the Board**