

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 18th day of December, 2019, there were present:

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

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

**APPROVE
 RESOLUTION 19-74**

FP-19-0097 PEAK VISTAS FILING 2 FINAL PLAT. A REQUEST TO SUBDIVIDE APPROXIMATELY 75.892 ACRES INTO SEVEN LOTS OF APPROXIMATELY 10 ACRES EACH ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF KIOWA-BENNETT ROAD AND COUNTY ROAD 174

WHEREAS, the applicant, CJ Kirst on behalf of property owner Rio Grande Alameda, Ltd., has submitted an application (Case No. FP-19-0097) requesting approval of a Final Plat for seven lots of at least 10 acres; and

WHEREAS, the proposed project is located in the West ½ of Section 27, Township 6 South, Range 63 West of the 6th 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:

FP-19-0097 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 December 3, 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 5 to 0 for FP-19-0097, the Planning Commission is forwarding their recommendations to the Board of County Commissioners for their consideration; and


WHEREAS, on December 11, 2019, the Board of County Commissioners held a public hearing on this application. At the hearing there were presentations by CDS staff and the applicant, and public comment was solicited. The Board of County Commissioners voted to continue the application to a date certain of December 18, 2019, to allow the applicant to complete requirements pertaining to Filing 1; 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 **FP-19-0097 PEAK VISTAS FILING 2 FINAL PLAT** 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. A letter to that effect will be placed in the Community & Development Services project file, prior to recording of the Final Plat Exhibit;
2. The Final Plat shall not become effective until all fees are paid, conditions of approval are met, and the Final Plat Exhibit is recorded;
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
4. School impact fees shall be paid to the Elbert County School District C-2 in the amount of \$2,822.00 per lot for both Peak Vistas Filing 1 and Peak Vistas Filing 2.

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



CHRISTOPHER RICHARDSON



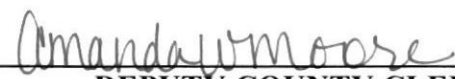
GRANT THAYER



RICK PETTITT



ATTEST: AMANDA MOORE

BY: 

DEPUTY COUNTY CLERK

Deputy Clerk to the Board