





**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 **SU-19-0126 HEALING PINES SUR** with conditions of approval to include:

1. The applicant will be required to remove the Public Hearing sign 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 to occur within 180 days of approval by the Board of County Commissioners.
4. Before occupancy, Elbert County Road and Bridge Driveway inspector shall inspect the driveway to make sure it meets the requirements for driveways as stipulated in the Elbert County Road and Bridge Driveway Standards.
5. An address sign shall be located where the shared driveway breaks off and for immediate response by first responders.
6. An automatic sprinkler system shall be installed throughout the premises in accordance with NFPA 13D. Plans shall be submitted to the Elizabeth Fire Protection District and the Elbert County Building Department for review and permit.
7. Single or multiple station smoke alarms shall be installed and maintained in the areas below:
  - A) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
  - B) In each room used for sleeping purposes;
  - C) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics;
  - D) The smoke alarms shall be interconnected in such a manner that the activation of one alarm will actuate all of the alarms in the individual unit. In this case it would be throughout the residence.
8. Fire extinguishers shall be installed within 75 feet of travel of all parts of the residence. The extinguishers shall be located near exit doors.
9. Outdoor smoking areas shall be designated on the property that meets the 3 feet diameter rule and approval by Elizabeth Fire Protection District.

10. An engineered septic plan, soils report and design shall be provided to the Health & Human Services (HHS) Department and a commercial kitchen installed if required by HHS.
11. The commercial well shall be permitted by the Colorado Division of Natural Resources prior to clients being allowed on-site.
12. An agreement between neighbors to the north (Fruh Family) regarding fencing, possibly including privacy fencing shall be in place prior to any clients being allowed on site.
13. The maximum allowable patient number is eight (8), with a three (3) month average of six (6) patients.
14. The applicant shall add landscaping schematics to the SUR Exhibit.
15. Validated claims of unaccompanied clients off premise will trigger a review of this SUR.
16. Three validated nuisance complaints to include unattended fire within six months shall trigger a review of this SUR.
17. No change in service level or addition of female clients without a formal amendment to the SUR.
18. Driveway access to be unencumbered and all parties agree to maintenance costs and associated maintenance schedules.
19. Elbert County Zoning Compliance Official will verify that all conditions of approval have been met before clients are allowed on site.

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**

  
\_\_\_\_\_  
**RICK PETTIT**



**ATTEST: AMANDA MOORE  
DEPUTY COUNTY CLERK**

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