



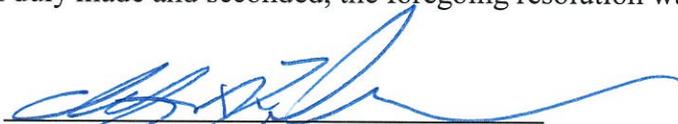
was solicited. On a vote of 7 to 0 the Planning Commission forwarded their recommendations to the Board of County Commissioners for their consideration; and

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 **RZ-18-0032 PEAK VISTA REZONE** 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, and
2. The Rezoning will not become effective until all fees are paid, including impact fees, conditions of approval are met, the County Rezone Exhibit and all other required documents are recorded, and
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.
4. Any future subdivision of the subject property will require the dedication of the 30 foot Right of Way along Kiowa-Bennett Road, depicted as Tract A on the Rezone Exhibit; and the dedication of a 53.5 foot Right of Way along the southern boundary of the rezoned property for the future extension of County Road 174, depicted as a 53.5' Access and Utility Easement on the Rezone Exhibit.
5. The applicant acknowledges that any future subdivision of the property will follow the subdivision regulations in effect at the time of formal application for subdivision.

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



CHRISTOPHER RICHARDSON



DANNY WILLCOX



GRANT THAYER

ATTEST: DALLAS SCHROEDER
COUNTY CLERK

BY: *Dallas Schroeder*
Clerk to the Board



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Dallas Schroeder Recorder, Elbert County, Co

