

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:

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- 30

FP-18-0075 SPRING VALLEY RANCH FILING #6. A REQUEST TO SUBDIVIDE A 101.5 ACRE PARCEL INTO 247 SINGLE-FAMILY RESIDENTIAL LOTS, 11 TRACTS, AND RIGHTS-OF-WAY ON PROPERTY LOCATED NORTH AND SOUTH OF AUGUSTA AVENUE, ELIZABETH.

WHEREAS, the owner, ALF-Spring Valley Ranch, LLC, with its representative, Jack Reutzel, Esq. of Fairfield and Woods, P.C., has submitted an application (#FP-18-0075) requesting approval of a subdivision creating 247 single-family residential lots, 11 tracts, and rights-of-way on a 101.5 acre property located north and south of Augusta Avenue, Elizabeth; and

WHEREAS, the proposed project is located in Section 33, Township 6 South, Range 64 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:

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 including the Spring Valley Ranch PUD; and
3. The proposal meets all the criteria for approval in the Elbert County Subdivision Regulations; and
4. The proposal is compatible with existing and allowable land uses in the surrounding area; and
5. The proposal will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

WHEREAS, on June 1, 2021, the Planning Commission held a public hearing on this application.



At the hearing there were presentations by Staff and the applicant, and public comment was solicited. On a vote of 6 to 0 the Planning Commission forwarded their recommendations to the Board of County Commissioners for their consideration; and

WHEREAS, on June 30, 2021, the Board of County Commissioners continued this application to a time and date certain of July 14, 2021, at 1:00 p.m; and

WHEREAS, on July 14, 2021, the Board of County Commissioners held a public hearing on this application. At the hearing there were presentations by Staff and the applicant, and public comment was solicited; 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-18-00758 SPRING VALLEY RANCH FILING #6** with conditions of approval to include:

1. The applicant will be required to remove the Public Hearing sign(s) within seven (7) days of a decision by the Board of County Commissioners, and
2. The Final Plat shall not become effective until all fees are paid, conditions of approval are met, and the Final Plat is recorded, and
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
4. The Subdivision Improvement Agreement (SIA) shall be approved and executed prior to recordation of the Final Plat Exhibit.

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



CHRISTOPHER RICHARDSON

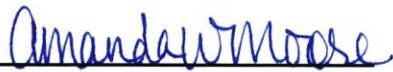


GRANT THAYER



RICK PETTIT

**ATTEST: AMANDA MOORE
DEPUTY COUNTY CLERK**

BY: 
Deputy Clerk to the Board

