

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 12th day of January 2022, 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 22-05**

FP-21-0052 SPRING VALLEY RANCH FILING #7. A REQUEST TO SUBDIVIDE PLANNING AREA J INTO 135 SINGLE-FAMILY RESIDENTIAL LOTS, A 1-ACRE PARK SITE, 2 DETENTION WATER QUALITY PONDS, AND OPEN SPACE TRACTS ON PROPERTY LOCATED TO THE SOUTHEAST OF THE INTERSECTION OF COUNTY ROAD 174 AND COUNTY ROAD 17, ELIZABETH.

WHEREAS, the owner, Spring Valley Land Investments II, LLC, with representatives, CJ Kirst and Jim Marshall has submitted an application (#FP-21-0052) requesting approval of a Final Plat; and

WHEREAS, the proposed project is located in Section 32, 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 December 21, 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 January 12, 2022, 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-21-0052 SPRING VALLEY RANCH FILING #7** 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 Adjustments. 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; and
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
4. All final redlines on project Exhibit must be completed prior to recordation; and
5. A final agreement in writing must be reached regarding the street name River Highlands Drive and proof of agreement must be submitted to CDS. Any additional changes to Exhibit as a result of this agreement must be completed prior to recordation.

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

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Dallas Schroeder Recorder, Elbert County, Co

