



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 December 11, 2019, 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. After discussion and revisions to conditions of approval this application was continued to a date certain of December 18, 2019; 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 **PP-18-0019 & FP-18-0039 SPRING VALLEY RANCH FILING #5** 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 Preliminary and Final Plat shall not become effective until all fees associated with Filing #5 are paid, including any and all engineering, planning, and applicable fees (impact fees are due at time of building permit), conditions of approval are met, the Plats are recorded, and
3. A Subdivision Improvement Agreement (SIA, \$2,500) for Spring Valley Ranch Filing #5, to which the Elbert County Attorney approves of the terms and conditions, shall be fully executed within 90 days; and
4. All Spring Valley 3rd Amended Development Guide Agreement (DGA) off-site improvements shall be completed to County requirements/standards prior to issuance of the fourth building permit associated with Filing #5; and
5. The applicant shall obtain final County approval for the plans of all off-site improvements associated with the 3rd Amended DGA, to include those associated with Filing 5 prior to the issuance of the fourth building permit for Filing #5, unless otherwise stipulated in the SIA; and
6. All off-site improvements associated with the 3rd Amended DGA, to include those associated with Filing 5 shall be inspected, approved, bonded at 110-120%, as articulated in the SIA, of engineer's certified gross cost estimate, and entered into initial warranty prior to issuance of the fourth building permit for Filing #5, unless otherwise stipulated in the SIA; and
7. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.



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

