

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 Courthouse in Kiowa on Wednesday, the 12th day of August, 2020, 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 20-19

CP-19-0035 EDZ CONCEPTUAL SITE PLAN FOR 6 ARROW EAST COMMERCIAL DEVELOPMENT. A REQUEST TO APPROVE A CONCEPTUAL SITE PLAN FOR THE DEVELOPMENT OF ELEVEN (11) COMMERCIAL/INDUSTRIAL LOTS ON APPROXIMATELY 60 ACRES LOCATED AT 8250 STATE HIGHWAY 86, KIOWA.

WHEREAS, the applicants, Roy and Joyce Leake, have submitted an application (Case No. CP-19-0035) requesting approval of an EDZ Conceptual Site Plan for the development of eleven (11) commercial/industrial lots located at 8250 State Highway 86, Kiowa; and

WHEREAS, the proposed project is located in Section 13, Township 8 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; and
3. The Elbert County Subdivision Regulations are not applicable to this application; and
4. The proposed land use is compatible with existing and allowable land uses in the surrounding area; and
5. The proposed land use will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.


WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, 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 **CP-19-0035 EDZ CONCEPTUAL SITE PLAN FOR 6 ARROW EAST COMMERCIAL DEVELOPMENT** 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 EDZ Conceptual Site Plan will not become effective until all fees are paid, conditions of approval are met, the EDZ Conceptual Site Plan Exhibit is recorded.
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.
4. Note #1 shall be changed to reflect the agreed upon street name and striking "...dedicated to the County..." Additionally, the material of the roadway needs to be added.
5. The Case # shall be corrected to CP-19-0035.
6. Signature blocks shall be added for a notary and "Approval of County Commissioners" per the January 22, 2020, staff review comments.
7. Add the following note: "No individual lot Site Development Plan or Building Permit will be approved prior to the water being available to the property."
8. Provide an executed copy of the Reciprocal Easement Agreement.
9. All lots shall be served by OWTS approved by Elbert County. The maximum output of effluent shall be 2,000 gallons per day per lot owner. The lot owner shall obtain any OWTS permit prior to building.
10. The development of future lots may require an updated traffic study if the cumulative impact of the current proposed traffic study is exceeded.
11. All new commercial/industrial buildings shall require a sprinkler system and other necessary improvements as may be required by the Kiowa Fire Protection District including, but not limited to, fire hydrants and fire booster pumps.
12. If the water line is not looped measures shall be taken to maintain the aesthetics of the water and disinfect water prior to use as recommended by JVA Consulting Engineers.

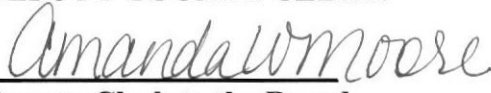
Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:


CHRISTOPHER RICHARDSON


GRANT THAYER


RICK PETTIT

ATTEST: AMANDA MOORE
DEPUTY COUNTY CLERK

BY: 
Deputy Clerk to the Board

