COLORADO
Division of Water Resources
Department of Natural Resources
Colorado Ground Water Commission

March 11, 2026

Danny Klibaner
Elbert County Planning Department
Transmission via email: danny.klibaner@elbertcounty-co.gov

Re: Freedom Valley Ranch Rezone and Preliminary & Final Plat (2nd Letter)
Case Numbers: RZ-2025-0008 & FP-2025-0005
Applicants: Aspen Visionary Development LLC & Visionary Development Companies LLC
Part of the E ½ of Sec. 25, Twp. 6S, Rng. 64W, 6th P.M., Elbert County
Water Division 1, Water District 1
Kiowa Bijou Designated Basin
CDWR Assigned Referral No. 34489

Dear Danny Klibaner,

We have received your February 12, 2026 proposal to rezone from Agriculture "A" to Residential Agriculture-1 "RA" and subdivide approximately 200.28 +/- acres of land located on five parcels in the E ½ of Sec. 25, Twp. 6S, Rng. 64W, 6th P.M., Elbert County into twenty lots, each approximately 10 acres in size.

Our office previously provided comments on the proposal in a letter dated December 5, 2025. The comments outlined in this letter supersede those previously provided.

Water Supply Demand

According to the Water Supply Information Summary Sheet, the water supply demands for the subdivision are household use (20 units – 8 acre-feet/year), irrigation (4.5 acres – 11.12 acre-feet/year) and the watering of large domestic animals (80 – 0.88 acre-feet/year) for a total demand of 1 acre-foot/year/lot. The total water supply demand for the subdivision will be 20 acre-feet/year.

Source of Water Supply

A review of our records show Determination of Water Right Nos. 3278-BD (Laramie-Fox Hills aquifer), 3279-BD (Arapahoe aquifer), and 3280-BD (Denver aquifer) were issued by the Ground Water Commission on April 27, 2016 for 319.6 acres of overlying land in the E ½ of Sec. 25, Twp. 6S, Rng. 64W, 6th P.M., of which this 200.28 acres is a part.

The proposed water supply for the subdivision is individual small capacity on-lot wells producing from the not nontributary 4% Denver aquifer under Determination of Water Right No. 3280-BD. A water deed showing the Applicant's (Visionary Development Company LLC) ownership of a portion of the not nontributary 4% Denver aquifer allocated under Determination of Water Right No. 3280-BD was provided in the referral documents. According to the Water Supply Summary dated August 14, 2025 previously submitted by Mr. Eric Trout at Mountain Trout Legal, the Applicant estimates their ownership share in the amount of 79.66 acre-feet per year for a 100 year aquifer life, and 26.55 acre-feet per year for a 300 year aquifer life of not nontributary 4% Denver aquifer groundwater allocated in Determination of Water Right No. 3280-BD.

Determination of Water Right no. 3280-BD was approved pursuant to section 37-90-107(7) and the Findings and Order of the Ground Water Commission dated April 27, 2016. The Determination allocated 12,600 acre-feet of not nontributary 4% Denver aquifer groundwater underlying 319.6 acres in the E ½ of Sec. 25, Twp. 6S, Rng. 64W,

6th P.M., for domestic, including inhouse use, irrigation, commercial, industrial, fire protection, stockwatering, and replacement purposes to Dot X O Meg, LLC. The allowed average annual withdrawal amount under the Determination is 126 acre-feet per year, and the allowable place of use is the overlying 319.6 acres of land subject to the determination. According to Determination of Water Right No. 3280-BD, the 12,600 acre-feet of Denver aquifer groundwater allocated beneath the 319.6 acres of overlying land is available on a 39.4 acre-feet per acre basis. A total amount of 3,200 acre-feet of Denver aquifer groundwater was not allocated under the Determination, and remains an inchoate right attached to the overlying 319.6 acres on a 10.0 acre-feet per acre basis. The subdivision lies within the allowed place of use for Determination 3280-BD.

A review of our records shows well permit no. 334129 was issued on the subject property to Visionary Development LLC. On March 6, 2026, well permit no. 334129 was cancelled upon request from the Applicant prior to the well being constructed.

Small capacity wells will not be available in a new subdivision, therefore new large capacity well permits would be required to be obtained for the proposed lots pursuant to the Determination of Water Right No. 3280-BD.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this **allocation** approach, the annual amounts of water determined in 3280-BD are equal to one percent of the total amount, as determined by Rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

The *Elbert County Subdivision Regulations - Amendment #4*, effective July 27, 2020, Article XI.F.1 states:

> "In order to assure a long term water supply, and given the concern with dependence on bedrock groundwater, and the difficulty in supplying future sources outside the urbanized areas, the following additional criteria apply to all proposed subdivisions. The Applicant shall present a water supply plan that provided for a 300-year aquifer lifespan when aquifer groundwater is the proposed water source, ..."

The State Engineer's Office does not have evidence regarding the length of time for which this source will provide a water supply. However, treating Elbert County's requirement as an **allocation** approach based on three hundred years, the allowed average annual amount of withdrawal of 79.66 acre-feet/year would be reduced to one third of that amount, or 26.55 acre-feet/year, which is greater than the annual demand for this subdivision. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced water rights, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Additional Comments

The Applicant should be aware that unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in Designated Basin Rule 5.11, the structure may be subject to administration by this office. The Applicant should review Rule 5.11 to determine whether the structure meets the requirements of the Rule and ensure any notification requirement is met.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

Javier Vargas-Johnson, P.E.
Chief of Water Supply

Ec: Well permit no. 334129

FREEDOM VALLEY RANCH REZONE EXHIBIT

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF KIOWA, COUNTY OF ELBERT, AND STATE OF COLORADO

CASE NO. RZ-2025-0008

PARENT PARCEL A LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY;
THENCE NORTH 89°03'51" EAST COINCIDENT WITH THE NORTH LINE OF SAID EAST 1/2, A DISTANCE OF 1410.31 FEET;
THENCE SOUTH 4°53'03" WEST, A DISTANCE OF 1305.81 FEET;
THENCE SOUTH 89°32'59" WEST, A DISTANCE OF 1306.75 FEET TO THE WEST LINE OF THE SAID EAST 1/2;
THENCE NORTH 0°20'46" EAST, A DISTANCE OF 240.22 FEET TO THE SOUTHWEST CORNER OF THE EXCEPTION PARCEL RECORDED IN BOOK 694, PAGE 275, COUNTY OF ELBERT.
THENCE SOUTH 89°39'16" EAST, A DISTANCE OF 44.11 FEET TO THE SOUTHEAST CORNER OF SAID EXCEPTION PARCEL;
THENCE NORTH 00°20'44" EAST, A DISTANCE OF 297.29 FEET TO THE NORTHEAST CORNER OF SAID EXCEPTION PARCEL;
THENCE NORTH 86°50'08" WEST, A DISTANCE OF 44.16 FEET TO THE SOUTHWEST CORNER OF SAID EXCEPTION PARCEL ALSO BEING THE WEST LINE OF SAID EAST 1/2 OF SECTION 25;
THENCE NORTH 0°20'46" EAST COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 748.65 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.
SUBJECT TO A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED IN THE RECORDS OF THE ELBERT COUNTY COLORADO CLERK AND RECORDERS OFFICE AT RECEPTION NO. 624243.
PARCEL CONTAINS 1,744,575 SQ. FT. OR 40.049 ACRES +/-

PARENT PARCEL C LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY;
THENCE SOUTH 0°02'46" WEST COINCIDENT WITH THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 1288.33 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°32'59" EAST, A DISTANCE OF 1306.75 FEET;
THENCE SOUTH 0°09'24" EAST, A DISTANCE OF 1332.59 FEET;
THENCE SOUTH 89°33'21" WEST, A DISTANCE OF 1311.16 FEET TO SAID WEST LINE;
THENCE NORTH 0°02'46" EAST COINCIDENT WITH THE SAID WEST LINE A DISTANCE OF 1332.50 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.
SUBJECT TO A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED IN THE RECORDS OF THE ELBERT COUNTY COLORADO CLERK AND RECORDERS OFFICE AT RECEPTION NO. 624243.
PARCEL CONTAINS 1,744,105 SQ. FT. OR 40.039 ACRES +/-

PARENT PARCEL E LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY;
THENCE NORTH 00°20'46" EAST COINCIDENT WITH THE WEST LINE OF EAST 1/2 OF SAID SECTION 25 A DISTANCE OF 1355.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°20'46" EAST COINCIDENT WITH THE SAID WEST LINE A DISTANCE OF 1328.00 FEET;
THENCE NORTH 89°33'21" EAST, A DISTANCE OF 1311.16 FEET;
THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 1327.95 FEET;
THENCE SOUTH 89°33'21" WEST, A DISTANCE OF 1315.55 FEET TO SAID WEST LINE AND THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.
SUBJECT TO A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED IN THE RECORDS OF THE ELBERT COUNTY COLORADO CLERK AND RECORDERS OFFICE AT RECEPTION NO. 624243.
PARCEL CONTAINS 1,743,965 SQ. FT. OR 40.035 ACRES +/-

PARENT PARCEL G LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY;
THENCE NORTH 00°20'46" EAST COINCIDENT WITH THE WEST LINE OF EAST 1/2 OF SAID SECTION 25 A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 174 AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°20'46" EAST COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 1325.00 FEET;
THENCE NORTH 89°33'21" EAST, A DISTANCE OF 1315.55 FEET;
THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 1324.95 FEET TO THE SOUTH LINE OF SAID EAST 1/2 OF SECTION 25;
THENCE NORTH 89°39'00" WEST, COINCIDENT WITH THE SAID SOUTH LINE A DISTANCE OF 1319.93 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.
SUBJECT TO A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED IN THE RECORDS OF THE ELBERT COUNTY COLORADO CLERK AND RECORDERS OFFICE AT RECEPTION NO. 624243.
PARCEL CONTAINS 1,745,836 SQ. FT. OR 40.078 ACRES +/-

PARENT PARCEL H LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY;
THENCE NORTH 00°01'58" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 174 AND THE POINT OF BEGINNING;
THENCE SOUTH 89°33'21" WEST COINCIDENT WITH THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 1319.76 FEET;
THENCE NORTH 00°09'24" EAST, A DISTANCE OF 1324.95 FEET;
THENCE NORTH 89°33'07" EAST, A DISTANCE OF 1315.38 FEET TO THE EAST LINE OF SAID SECTION 25;
THENCE SOUTH 00°01'58" EAST, A DISTANCE OF 1325.00 FEET COINCIDENT WITH THE SAID EAST LINE TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.
SUBJECT TO A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED IN THE RECORDS OF THE ELBERT COUNTY COLORADO CLERK AND RECORDERS OFFICE AT RECEPTION NO. 624243.
PARCEL CONTAINS 1,745,670 SQ. FT. OR 40.075 ACRES +/-

ASSESSOR PARCEL NO. 6425400005 LEGAL DESCRIPTION (RIGHT-OF-WAY BY USE)

THE SOUTH 30' OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES ON THE _____ DAY OF _____, 20____, A.D.

_____
DIRECTOR, ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

PLANNING COMMISSION

THIS REZONE EXHIBIT WAS REVIEWED BY THE ELBERT COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____, A.D.

_____
CHAIR, PLANNING COMMISSION

BOARD OF COUNTY COMMISSIONERS

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY THE ELBERT COUNTY BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, A.D.

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

COUNTY OF ELBERT)
)SS
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS REZONE EXHIBIT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, A.D., AT _____ A.M./P.M., AND WAS RECORDED PER RECEPTION NUMBER _____ BOOK _____ PAGE _____.

_____
ELBERT COUNTY CLERK AND RECORDER

STANDARD FLEXIBILITY STATEMENT

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS REZONE EXHIBIT ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISIONS OF THIS REZONE. DURING THE PLATTING PROCESS THE COMMUNITY & DEVELOPMENT SERVICES DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:
1. FINAL ROAD ALIGNMENTS
2. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES
3. FINAL BUILDING ENVELOPES
4. FINAL ACCESS AND PARKING LOCATIONS
5. LANDSCAPE ADJUSTMENTS

APPLICABILITY STATEMENT

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE ON THIS REZONE EXHIBIT, DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE ELBERT COUNTY ZONING REGULATIONS IN EFFECT AT THE TIME OF FINAL PLAT RECORDATION.

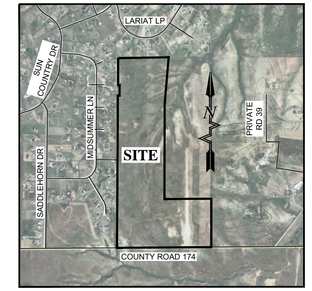
FIRE PROTECTION DISTRICT

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY _____ FIRE PROTECTION DISTRICT ON THE _____ DAY OF _____, 20____.

_____
FIRE MARSHAL, _____
FIRE PROTECTION DISTRICT

NOTES:

1. ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.
2. REZONE EXHIBIT DOES NOT REPRESENT AN “ALTA/NSPS LAND TITLE SURVEY”
3. AREA IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NOS. 08039C0260C AND 08039C0300C, BOTH OF WHICH BEAR AN EFFECTIVE DATE OF 03/17/2011.
4. FIELD SURVEYS WERE PERFORMED ON JANUARY 14, 2025.
5. THE WORD CERTIFY OR CERTIFICATION AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, AND DOES NOT CONSTITUTE A GUARANTEE, NOR A WARRANTY, EXPRESSED OR IMPLIED.
6. THE DISTANCES SHOWN HEREON DIFFER FROM PLATTED MEASUREMENTS IN SOME LOCATIONS TO ACCOUNT FOR PLATTED MEASUREMENTS NOT CLOSING.
7. THE PURPOSE OF THIS EXHIBIT IS TO REZONE THE SUBJECT PROPERTY FROM AGRICULTURE (A) TO RESIDENTIAL AGRICULTURE (RA).
8. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF.
9. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S STATEMENT

ASPEN VISIONARY DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AFFECTED BY THIS REZONING, ACCEPT AND APPROVE ALL CONDITIONS SET FORTH THEREIN.

_____, AS THE AGENT OF ASPEN VISIONARY DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____ _____
KATHARINE GOODMAN, AGENT DATE

NOTARY PUBLIC:

COUNTY OF _____)
) §
STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 2025,

BY: _____

_____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

OWNER

ASPEN VISIONARY DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY
C/O KATHARINE GOODMAN
614 SPRING VALLEY
BAILEY, COLORADO 80421
(720) 985-1701

PREPARER/REPRESENTATIVE

SOUDER, MILLER & ASSOCIATES
5610 WARD ROAD, SUITE 130
ARVADA, COLORADO 80002
(303) 239-9011

ADJOINER TABLE

SUN COUNTRY MEADOWS FILING NO. 4, LOT 36B N/F: MYERS SHAWN C MAILING: 43382 SOMERSET CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 46B N/F: HUGHETT BRETT DAVID MAILING: 8284 SUNRISE DRIVE ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 59B-1 N/F: ANDERSON PAUL M MAILING: 5364 SUMPTER CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 165 N/F: WISTHOFF NICHOLAS P MAILING: 8923 LARIAT LP ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)
SUN COUNTRY MEADOWS FILING NO. 4, LOT 37B N/F: DURAN ELOY RUDOLPH MAILING: 43384 SOMERSET CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 47B N/F: HERBERT JONATHAN TYLER MAILING: 8285 SUNRISE DR ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 60B-1 N/F: RAE PEGGY MAILING: 8367 SUMPTER CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 164 N/F: DYFFRYN JONATHAN LEE MAILING: 8921 LARIAT LP ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)
SUN COUNTRY MEADOWS FILING NO. 4, LOT 38B N/F: STEPPINS FAMILY TRUST MAILING: 43388 SOMERSET CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 51B N/F: SUNDEEN MICHAEL MAILING: 5688 MCREE LN YPSILANTI, MI 48197 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 63B N/F: ANDIANO DIANET MAILING: 8378 SHILOH CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 163 N/F: MCNALLY NATHAN MAILING: 8919 LARIAT LP ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)
SUN COUNTRY MEADOWS FILING NO. 4, LOT 39B N/F: CLUFF ISIDORE J MAILING: 43392 SOMERSET CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 52B N/F: MONROY SANTIAGO CESAR ALEJANDRO MAILING: 8304 LEESBURG CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 64B N/F: BERTELSON MATTHEW MAILING: 8380 SHILOH CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 160 N/F: KENNEDY ALICE T MAILING: 44174 RODEO CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)
SUN COUNTRY MEADOWS FILING NO. 4, LOT 40B N/F: LEONE RICHARD R JR MAILING: 43396 SOMERSET CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 55B N/F: MEHRER KORY MAILING: 8334 GETTYSBURG CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 167 N/F: KOPLITZ ROBERT G MAILING: 8957 LARIAT LP ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 159 N/F: JEDD JENNIFER M MAILING: 44086 RODEO CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)
SUN COUNTRY MEADOWS FILING NO. 4, LOT 41B N/F: ESPARZA JOSE LUIS CORDERO MAILING: 43400 SOMERSET CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 56B N/F: DERN CARL F MAILING: 8338 GETTYSBURG CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 166 N/F: ADAMS JUSTIN J MAILING: 8945 LARIAT LP ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 158 N/F: THURLOW BRANDON L MAILING: 44097 RODEO CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)

Rev #	Date	Description	By	Chk'd
1	12/23/25	ELBERT COUNTY COMMENTS	FGS	FGK
2	3/12/26	ELBERT COUNTY COMMENTS	FGS	FGK
3	3/20/26	ELBERT COUNTY COMMENTS	FGS	FGK

Souder, Miller & Associates
Engineering • Environmental • Surveying
5610 Ward Road, Suite 130
Arvada, CO 80002
Phone (303) 239-9011
www.soudermiller.com
Serving the Southwest & Rocky Mountains

ASPEN VISIONARY

FREEDOM VALLEY RANCH SUBDIVISION
9001 COUNTY ROAD 174
KIOWA, COLORADO 80117

Fieldwork	Drawn	Checked
HIA	FGS	FGK

Date: March 2026
Scale: Horiz: 1" = 200' Vert: N/A
Project No: N/A
Sheet: 1 OF 2

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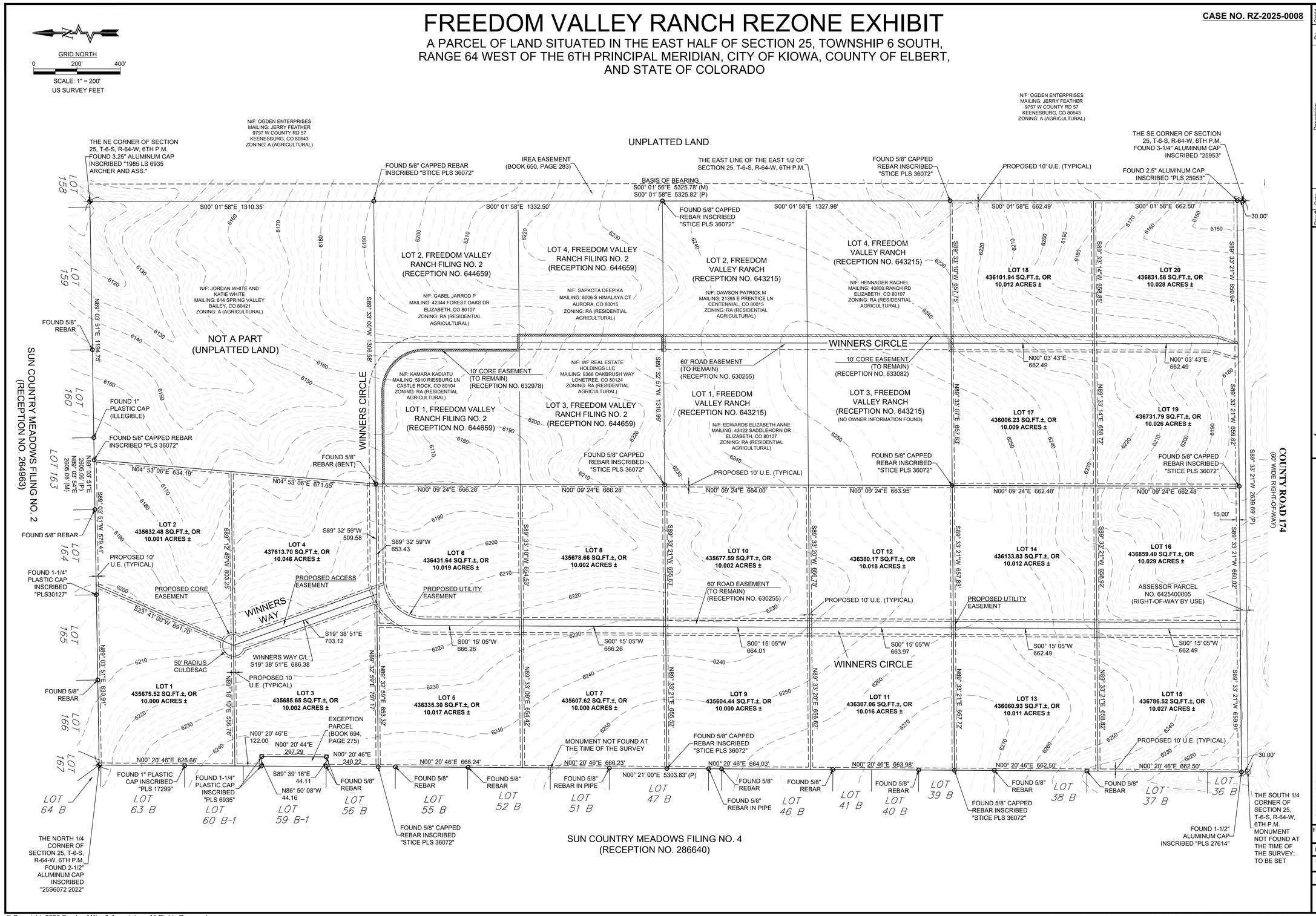
P:\2-Aspen Visionary Subdvn Kiowa (2D33983)\Survey\01-DWG\REZONE EXHIBIT 3-12-26.dwg, 3/20/2026 12:13:50 PM FGS

P:\2-Aspen Visionary Subdvn Kiowa (2D33983)\Survey\01-DWG\REZONE EXHIBIT 3-12-26.dwg, 3/20/2026 12:13:49 PM

FREEDOM VALLEY RANCH REZONE EXHIBIT

CASE NO. RZ-2025-0008

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF KIOWA, COUNTY OF ELBERT, AND STATE OF COLORADO



Rev #	Date	Description	By	Chk'd
1	12/23/25	ELBERT COUNTY COMMENTS	FGS	FGK
2	3/12/26	ELBERT COUNTY COMMENTS	FGS	FGK
3	3/20/26	ELBERT COUNTY COMMENTS	FGS	FGK

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ASPEN VISIONARY

FREEDOM VALLEY RANCH SUBDIVISION
9001 COUNTY ROAD 174
KIOWA, COLORADO 80117

Fieldwork	Drawn	Checked
HIA	FGS	FGK

Date: March 2026

Scale: Horiz: 1" = 200'
Vert: N/A

Project No: N/A

Sheet: 2 OF 2

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P:\2-Aspen Visionary Subdvn Kiowa (2D33983)\Survey\01-DWG\REZONE EXHIBIT 3-12-26.dwg, 3/20/2026 12:13:54 PM FGS

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FREEDOM VALLEY RANCH REZONE EXHIBIT

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF KIOWA, COUNTY OF ELBERT, AND STATE OF COLORADO

CASE NO. RZ-2025-0008

PARENT PARCEL A LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY;
THENCE NORTH 89°03'51" EAST COINCIDENT WITH THE NORTH LINE OF SAID EAST 1/2, A DISTANCE OF 1410.31 FEET;
THENCE SOUTH 4°53'03" WEST, A DISTANCE OF 1305.81 FEET;
THENCE SOUTH 89°32'59" WEST, A DISTANCE OF 1306.75 FEET TO THE WEST LINE OF THE SAID EAST 1/2;
THENCE NORTH 0°20'46" EAST, A DISTANCE OF 240.22 FEET TO THE SOUTHWEST CORNER OF THE EXCEPTION PARCEL RECORDED IN BOOK 694, PAGE 275, COUNTY OF ELBERT.
THENCE SOUTH 89°39'16" EAST, A DISTANCE OF 44.11 FEET TO THE SOUTHEAST CORNER OF SAID EXCEPTION PARCEL;
THENCE NORTH 00°20'44" EAST, A DISTANCE OF 297.29 FEET TO THE NORTHEAST CORNER OF SAID EXCEPTION PARCEL;
THENCE NORTH 86°50'08" WEST, A DISTANCE OF 44.16 FEET TO THE SOUTHWEST CORNER OF SAID EXCEPTION PARCEL ALSO BEING THE WEST LINE OF SAID EAST 1/2 OF SECTION 25;
THENCE NORTH 0°20'46" EAST COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 748.65 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.
SUBJECT TO A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED IN THE RECORDS OF THE ELBERT COUNTY COLORADO CLERK AND RECORDERS OFFICE AT RECEPTION NO. 624243.
PARCEL CONTAINS 1,744,575 SQ. FT. OR 40.049 ACRES +/-

PARENT PARCEL C LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY;
THENCE SOUTH 0°02'46" WEST COINCIDENT WITH THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 1288.33 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°32'59" EAST, A DISTANCE OF 1306.75 FEET;
THENCE SOUTH 0°09'24" EAST, A DISTANCE OF 1332.59 FEET;
THENCE SOUTH 89°33'21" WEST, A DISTANCE OF 1311.16 FEET TO SAID WEST LINE;
THENCE NORTH 0°02'46" EAST COINCIDENT WITH THE SAID WEST LINE A DISTANCE OF 1332.50 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.
SUBJECT TO A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED IN THE RECORDS OF THE ELBERT COUNTY COLORADO CLERK AND RECORDERS OFFICE AT RECEPTION NO. 624243.
PARCEL CONTAINS 1,744,105 SQ. FT. OR 40.039 ACRES +/-

PARENT PARCEL E LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY;
THENCE NORTH 00°20'46" EAST COINCIDENT WITH THE WEST LINE OF EAST 1/2 OF SAID SECTION 25 A DISTANCE OF 1355.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°20'46" EAST COINCIDENT WITH THE SAID WEST LINE A DISTANCE OF 1328.00 FEET;
THENCE NORTH 89°33'21" EAST, A DISTANCE OF 1311.16 FEET;
THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 1327.95 FEET;
THENCE SOUTH 89°33'21" WEST, A DISTANCE OF 1315.55 FEET TO SAID WEST LINE AND THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.
SUBJECT TO A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED IN THE RECORDS OF THE ELBERT COUNTY COLORADO CLERK AND RECORDERS OFFICE AT RECEPTION NO. 624243.
PARCEL CONTAINS 1,743,965 SQ. FT. OR 40.035 ACRES +/-

PARENT PARCEL G LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY;
THENCE NORTH 00°20'46" EAST COINCIDENT WITH THE WEST LINE OF EAST 1/2 OF SAID SECTION 25 A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 174 AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°20'46" EAST COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 1325.00 FEET;
THENCE NORTH 89°33'21" EAST, A DISTANCE OF 1315.55 FEET;
THENCE SOUTH 00°09'24" WEST, A DISTANCE OF 1324.95 FEET TO THE SOUTH LINE OF SAID EAST 1/2 OF SECTION 25;
THENCE NORTH 89°39'00" WEST, COINCIDENT WITH THE SAID SOUTH LINE A DISTANCE OF 1319.93 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.
SUBJECT TO A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED IN THE RECORDS OF THE ELBERT COUNTY COLORADO CLERK AND RECORDERS OFFICE AT RECEPTION NO. 624243.
PARCEL CONTAINS 1,745,836 SQ. FT. OR 40.078 ACRES +/-

PARENT PARCEL H LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY;
THENCE NORTH 00°01'58" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 174 AND THE POINT OF BEGINNING;
THENCE SOUTH 89°33'21" WEST COINCIDENT WITH THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 1319.76 FEET;
THENCE NORTH 00°09'24" EAST, A DISTANCE OF 1324.95 FEET;
THENCE NORTH 89°33'07" EAST, A DISTANCE OF 1315.38 FEET TO THE EAST LINE OF SAID SECTION 25;
THENCE SOUTH 00°01'58" EAST, A DISTANCE OF 1325.00 FEET COINCIDENT WITH THE SAID EAST LINE TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.
SUBJECT TO A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES RECORDED IN THE RECORDS OF THE ELBERT COUNTY COLORADO CLERK AND RECORDERS OFFICE AT RECEPTION NO. 624243.
PARCEL CONTAINS 1,745,670 SQ. FT. OR 40.075 ACRES +/-

ASSESSOR PARCEL NO. 6425400005 LEGAL DESCRIPTION (RIGHT-OF-WAY BY USE)

THE SOUTH 30' OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES ON THE _____ DAY OF _____, 20____, A.D.

_____
DIRECTOR, ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES

PLANNING COMMISSION

THIS REZONE EXHIBIT WAS REVIEWED BY THE ELBERT COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____, A.D.

_____
CHAIR, PLANNING COMMISSION

BOARD OF COUNTY COMMISSIONERS

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY THE ELBERT COUNTY BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, A.D.

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

COUNTY OF ELBERT)
)SS
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS REZONE EXHIBIT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, A.D., AT _____ A.M./P.M., AND WAS RECORDED PER RECEPTION NUMBER _____ BOOK _____ PAGE _____.

_____
ELBERT COUNTY CLERK AND RECORDER

STANDARD FLEXIBILITY STATEMENT

THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS REZONE EXHIBIT ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS OF THE TEXTUAL PROVISIONS OF THIS REZONE. DURING THE PLATTING PROCESS THE COMMUNITY & DEVELOPMENT SERVICES DIRECTOR MAY ALLOW MINOR VARIATIONS FOR THE PURPOSE OF ESTABLISHING:
1. FINAL ROAD ALIGNMENTS
2. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES
3. FINAL BUILDING ENVELOPES
4. FINAL ACCESS AND PARKING LOCATIONS
5. LANDSCAPE ADJUSTMENTS

APPLICABILITY STATEMENT

EXCEPT AS EXPRESSLY PROVIDED OTHERWISE ON THIS REZONE EXHIBIT, DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO THE ELBERT COUNTY ZONING REGULATIONS IN EFFECT AT THE TIME OF FINAL PLAT RECORDATION.

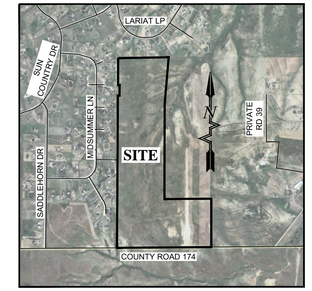
FIRE PROTECTION DISTRICT

THIS REZONE EXHIBIT WAS REVIEWED AND APPROVED BY _____ FIRE PROTECTION DISTRICT ON THE _____ DAY OF _____, 20____.

_____
FIRE MARSHAL, _____
FIRE PROTECTION DISTRICT

NOTES:

1. ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.
2. REZONE EXHIBIT DOES NOT REPRESENT AN "ALTA/NSPS LAND TITLE SURVEY"
3. AREA IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NOS. 08039C0260C AND 08039C0300C, BOTH OF WHICH BEAR AN EFFECTIVE DATE OF 03/17/2011.
4. FIELD SURVEYS WERE PERFORMED ON JANUARY 14, 2025.
5. THE WORD CERTIFY OR CERTIFICATION AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, AND DOES NOT CONSTITUTE A GUARANTEE, NOR A WARRANTY, EXPRESSED OR IMPLIED.
6. THE DISTANCES SHOWN HEREON DIFFER FROM PLATTED MEASUREMENTS IN SOME LOCATIONS TO ACCOUNT FOR PLATTED MEASUREMENTS NOT CLOSING.
7. THE PURPOSE OF THIS EXHIBIT IS TO REZONE THE SUBJECT PROPERTY FROM AGRICULTURE (A) TO RESIDENTIAL AGRICULTURE (RA).
8. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF.
9. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S STATEMENT

ASPEN VISIONARY DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND AFFECTED BY THIS REZONING, ACCEPT AND APPROVE ALL CONDITIONS SET FORTH THEREIN.

_____, AS THE AGENT OF ASPEN VISIONARY DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____ _____
KATHARINE GOODMAN, AGENT DATE

NOTARY PUBLIC:

COUNTY OF _____)
) §
STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 2025,

BY: _____

_____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

OWNER

ASPEN VISIONARY DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY
C/O KATHARINE GOODMAN
614 SPRING VALLEY
BAILEY, COLORADO 80421
(720) 985-1701

PREPARER/REPRESENTATIVE

SOUDER, MILLER & ASSOCIATES
5610 WARD ROAD, SUITE 130
ARVADA, COLORADO 80002
(303) 239-9011

ADJOINER TABLE

SUN COUNTRY MEADOWS FILING NO. 4, LOT 36B N/F: MYERS SHAWN C MAILING: 43382 SOMERSET CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 46B N/F: HUGHETT BRETT DAVID MAILING: 8284 SUNRISE DRIVE ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 59B-1 N/F: ANDERSON PAUL M MAILING: 5364 SUMPTER CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 165 N/F: WISTHOFF NICHOLAS P MAILING: 8923 LARIAT LP ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)
SUN COUNTRY MEADOWS FILING NO. 4, LOT 37B N/F: DURAN ELOY RUDOLPH MAILING: 43384 SOMERSET CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 47B N/F: HERBERT JONATHAN TYLER MAILING: 8285 SUNRISE DR ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 60B-1 N/F: RAE PEGGY MAILING: 8367 SUMPTER CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 164 N/F: DYFFRYN JONATHAN LEE MAILING: 8921 LARIAT LP ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)
SUN COUNTRY MEADOWS FILING NO. 4, LOT 38B N/F: STEPPINS FAMILY TRUST MAILING: 43388 SOMERSET CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 51B N/F: SUNDEEN MICHAEL MAILING: 5688 MCREE LN YPSILANTI, MI 48197 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 63B N/F: ANDIANO DIANET MAILING: 8378 SHILOH CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 163 N/F: MCNALLY NATHAN MAILING: 8919 LARIAT LP ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)
SUN COUNTRY MEADOWS FILING NO. 4, LOT 39B N/F: CLUFF ISIDORE J MAILING: 43392 SOMERSET CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 52B N/F: MONROY SANTIAGO CESAR ALEJANDRO MAILING: 8304 LEESBURG CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 64B N/F: BERTELSON MATTHEW MAILING: 8380 SHILOH CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 160 N/F: KENNEDY ALICE T MAILING: 44174 RODEO CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)
SUN COUNTRY MEADOWS FILING NO. 4, LOT 40B N/F: LEONE RICHARD R JR MAILING: 43396 SOMERSET CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 55B N/F: MEHRER KORY MAILING: 8334 GETTYSBURG CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 167 N/F: KOPLITZ ROBERT G MAILING: 8957 LARIAT LP ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 159 N/F: JEDD JENNIFER M MAILING: 44086 RODEO CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)
SUN COUNTRY MEADOWS FILING NO. 4, LOT 41B N/F: ESPARZA JOSE LUIS CORDERO MAILING: 43400 SOMERSET CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 4, LOT 56B N/F: DERN CARL F MAILING: 8338 GETTYSBURG CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 166 N/F: ADAMS JUSTIN J MAILING: 8945 LARIAT LP ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)	SUN COUNTRY MEADOWS FILING NO. 2, LOT 158 N/F: THURLOW BRANDON L MAILING: 44097 RODEO CT ELIZABETH, CO 80107 ZONING: PUD (RESIDENTIAL)

Rev #	Date	Description	By	Chk'd
1	12/23/25	ELBERT COUNTY COMMENTS	FGS	FGK
2	3/12/26	ELBERT COUNTY COMMENTS	FGS	FGK
3	3/20/26	ELBERT COUNTY COMMENTS	FGS	FGK
4	4/17/26	ELBERT COUNTY COMMENTS	FGS	FGK

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ASPEN VISIONARY

FREEDOM VALLEY RANCH SUBDIVISION
9001 COUNTY ROAD 174
KIOWA, COLORADO 80117

Fieldwork	Drawn	Checked
HIA	FGS	FGK

Date: April 2026
Scale: Horiz: 1" = 200' Vert: N/A
Project No: N/A
Sheet: 1 OF 2

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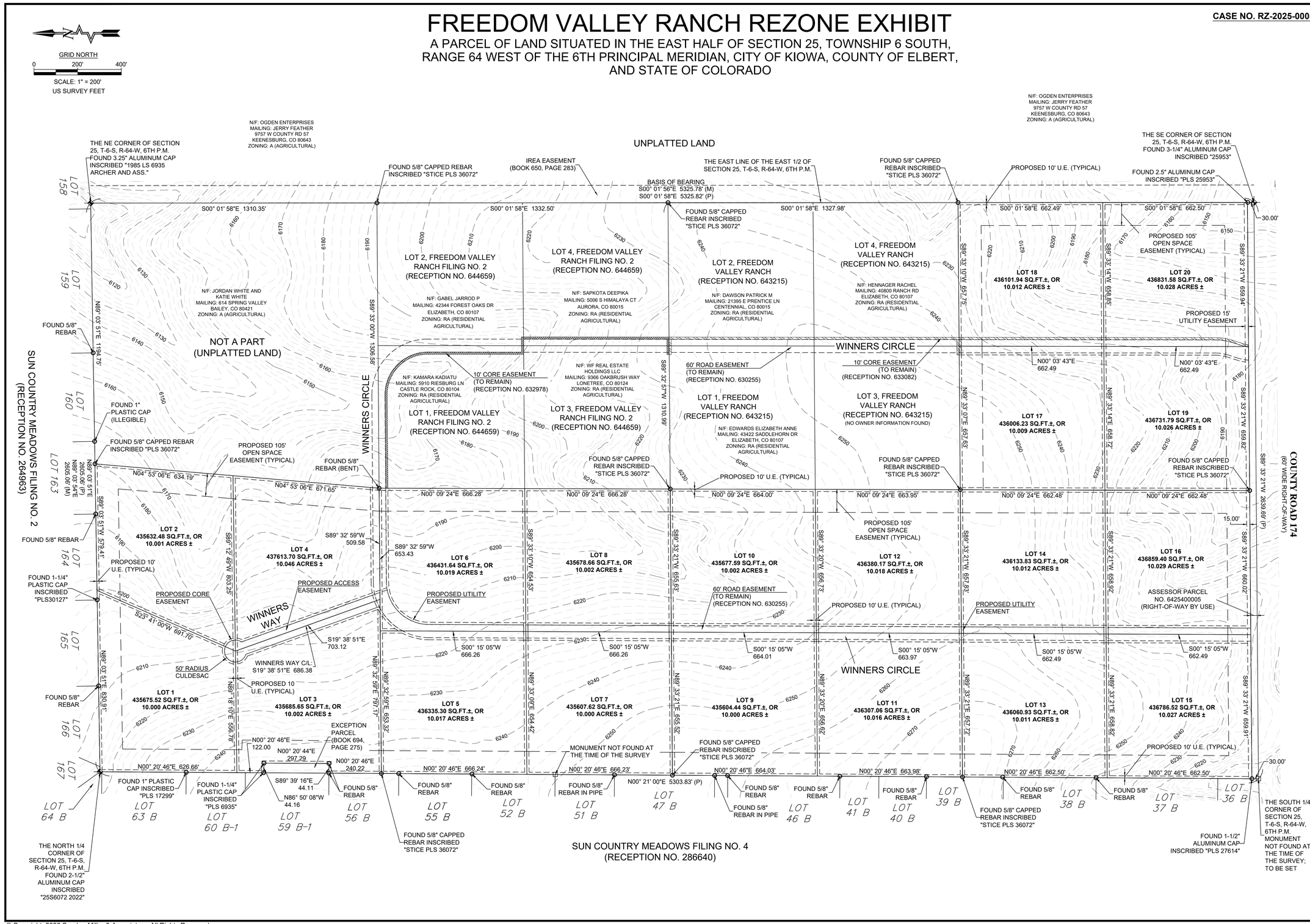
FREEDOM VALLEY RANCH REZONE EXHIBIT

CASE NO. RZ-2025-0008

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF KIOWA, COUNTY OF ELBERT, AND STATE OF COLORADO



Rev #	Date	Description	By	Chk'd
1	12/23/25	ELBERT COUNTY COMMENTS	FGS	FGK
2	3/12/26	ELBERT COUNTY COMMENTS	FGS	FGK
3	3/20/26	ELBERT COUNTY COMMENTS	FGS	FGK
4	4/17/26	ELBERT COUNTY COMMENTS	FGS	FGK

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FREEDOM VALLEY RANCH SUBDIVISION
9001 COUNTY ROAD 174
KIOWA, COLORADO 80117

Fieldwork	Drawn	Checked
HIA	FGS	FGK

Date: April 2026

Scale: Horiz: 1" = 200'
Vert: N/A

Project No: N/A

Sheet: 2 OF 2

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Project: Freedom Valley Rezone and Preliminary/Final Plat **"**Freedom Valley Ranch Filing 3"

Project Numbers: RZ-2025-0008 & FP-2025-0005

Applicant Name: Katherine Goodman, Visionary Development Company, LLC Property Owner: Aspen Visionary Development Company, LLC

Parcel Numbers: 6425100020, 6425100022, 6425400001, 6425400003, 6425400004 (County Rd 174 and Winner's Circle)

Response to "2nd Referral Response & Comments"

Elbert County Community and Development Services

DEPARTMENT/AGENCY	COMMENTS	RESPONSE
Elbert County Building Department	--The Building Department has no objection or issue with the Freedom Ranch Rezone and Final Plat. --The Building Department does not need to receive additional referrals.	*N/A*
Colorado Geological Survey	-- Applicant's response to 11/24/2025 CGS review comment: "Future DESC Plans for building sites will provide ideal building locations and future property owners will be subject to following DESC approvals/procedures dictated by the building department" --This satisfactorily addresses CGS's comment regarding setbacks from drainages.	*N/A*
Colorado Division of Water Resources	--Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions. -- Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.	*N/A*

Elbert County Dept of Public Health and Environment	--Elbert County Department of Public Health and Environment has issued a Proof of Sewer letter to serve as our approval. Applicant is aware it will be each individual homeowner's responsibility to obtain the OWTS (septic) permit. ECDPHE has no other comments/concerns at this time.	*N/A*
CORE	--CORE Electric Cooperative conditionally approves the plat. CORE will require one minor item to be addressed to call out the 15' UE on the plat along county road 174. --CORE Electric Cooperative approves the rezone RZ-2025-0008	*-- This revision has been completed and provided in the revised Final Plat*
Elbert County Planning Dept.	**Rezone Exhibit:** - Case No. RZ-2025-0008 needs to be added to the top right corner of each sheet. - Vicinity Map needs to be to scale on sheet 1 - Remove "Adjoiner Table" from sheet 1. Rather, show the adjoining property owner information on sheet 2 on the actual property they own. - The name of the Rezone Exhibit is incorrect. Revise to "Freedom Valley Ranch Rezone Exhibit" - Correct all signature blocks to say, "This Rezone Exhibit" rather than "This Preliminary Plat" - Remove Note 7 on sheet 1. These parcels are	*--Comment addressed on 12/23/2025 submission, no further action needed.* *--Scaled vicinity map.* *-- Per the Engineer's conversation with Danny Klibaner, the adjoiner table does fulfill adjoiner requirements since lots are uniquely identified on the survey and referenced in the adjoiner table; no further action required.* *-- Updated title to "Freedom Valley Ranch Rezone Exhibit".* *--- Comment addressed on 12/23/2025 submission, no further action needed.* *-- Note has been removed.*

	not zoned PUD. - Note 2 references the Plat, not the Rezone - Add Owner information; first/last name, company name, address, phone number - Add Representative information; first/last name, company name, address, phone number - The Notary block has the County pre-filled with "Douglas". Either remove the County or ensure that the Notary will be in Douglas County.	*-- Comment addressed on 12/23/2025 submission, no further action needed.* *-- Owner Information and details comment addressed on 12/23/2025 submission, no further action needed.* *- Representative information comment addressed on 12/23/2025 submission, no further action needed.* *--- Updated notary portion of the Owner's Statement block.*
	Final Plat: - Vicinity Map needs to be to scale on sheet 1 - Case No. FP-2025-0005 needs to be added to the to right corner of each sheet. - Highly recommend adding Open Space to the plan. This can be done by implementing easements around lots. This could satisfy Open Requirements, otherwise cash-in-lieu will have to be evaluated. - The Notary block has the County pre-filled with "Elbert". Either remove the County or ensure that the Notary will be in Elbert County.	*--- Scaled vicinity map.* *-- Added case number to sheets.* *--Plat now reflects a bridal path throughout the community to satisfy the open space requirements.* *--- Updated notary portion of the Dedication Statement block.*
Rattlesnake Fire Protection District	--The fire district has no objections to the proposed rezone. As of note for the owners to pass on to potential buyers, the district	*--Impact fee and driveway requirements are noted*

	residential impact fee will be $5475.00 per residential home at the time they apply for building permit. Any driveway over 150' will require a 100' OD turn around at residence for apparatus. The district builder guidelines can be provided to future lot owners upon request or on our website.	
Elbert County Sheriff's Office	--The Sheriff's Office has no issues with this submittal.	*N/A*
Elbert County Public Works	--Winner circle was designed and built as a type 1 local road under the original subdivision plan. A type 1 local gravel road is designed to carry 200 vehicle trips per day. With the additional sub-division of the original lots, it is public works opinion that trip count will exceed the roads' ability to be maintained as a type 1 local gravel road. This has been a concern since the original sub-division was approved. --Winner's circle is a private road that is to be maintained by the developer and at the developers cost through an HOA or metro district. That being the case and public works has no jurisdiction or responsibility for private roads, then public works has no further comments on this proposal.	*The applicant has already contacted their road installer and will comply with the upgraded and current Elbert County Construction Standards and Specifications as requested in their referral letter.* *Any future road improvements or maintenance will be handled via the established HOA for the community.*
Elbert County Public Works, Road and Bridge	--A new traffic evaluation will be required to address the traffic counts for the twenty (20) lots plus additional lots withing the five (5) parcels if they are or will be subdivided.	*An updated traffic letter dated April 8, 2026 has been provided to CDS. The final response from LSC Transportation Consultants, Inc., is that "The trip generation potential of the proposed Freedom Valley Ranch Subdivision Filing 3 is minimal. No further analysis should be necessary."*
	--Winners Circle and Winners way cul-de-sac should be upgraded to the current Elbert	*The applicant has already contacted their road installer and will comply with the upgraded and*

	County Construction Standards and Specifications found on County website. This may include but not limited to none-recycled concrete surfaces such as Class 6 gravel or paving. The recycled gravel surface was approved when the subdivision was going to be 8 parcels and prior to the updated County Construction Specifications.	*current Elbert County Construction Standards and Specifications as requested in their referral letter.*
Elbert County Treasurer	--Elbert County Treasurer/Public Trustee has no issue with the above referenced project at this time	*N/A*

From: Kathy Good
To: Danny Klibaner; Paige McLaughlin | Fox Hill
Subject: [External] Fwd: Receipt for payment to Elbert County Treasurer, CO
Date: Thursday, December 4, 2025 3:53:14 PM

Hi Danny,
I just paid the taxes for two of the parcels that were showing unpaid. I did send out a check, and I thought it covered all the taxes that were due, but somehow I must've missed these two parcels. Thank you for letting me know! I hope you're able to enjoy your leave:) You will be missed, especially by Paige and me.
Best Always,

Kathy Goodman
Visionary Development Company, LLC
KathyGoodman33@Gmail.com
(720) 985-1701

---------- Forwarded message ---------
From: **Elbert County Treasurer, CO** <no-reply@municipay.com>
Date: Thu, Dec 4, 2025 at 3:45 PM
Subject: Receipt for payment to Elbert County Treasurer, CO
To: <Kathygoodman33@gmail.com>

TRANSACTION SUMMARY

PAYMENT ITEM	AMOUNT
Real Estate Tax	$34.58
AUTOAGENT*SERVICE FEE	$2.00
	Total: $36.58

Confirmation Number	5UDGYRAZZ7
Date Processed	Dec 04, 2025 03:44 PM
Transaction Type	Credit / Debit
Card Type	Visa
Card Number	**********5577
Cardholder Name	Visionary Development
Email	Kathygoodman33@gmail.com
Phone	720-985-1701

Elbert County Treasurer, CO
440 Comanche Street
P.O. Box 67

Kiowa, CO 80117
Phone: 303-621-3120
Fax: 303-621-0122

Reference Number:		22207782
Payment Item	**Year**	
Real Estate Tax (R124770)	2024	$34.58
Total:		**$34.58**

AUTOAGENT*SERVICE FEE
433 Plaza Real, Suite 275
Boca Raton, FL 33432
Phone: 877-932-8478

Reference Number:	22207783
AUTOAGENT*SERVICE FEE	$2.00
Total	**$2.00**

Note: This confirmation e-mail merely indicates that your payment is being processed and may take up to 5 business days to post. Transactions can also be rejected by your bank for various reasons. Please retain a copy of this message for your records.