

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 Elbert County Courthouse in Kiowa, Colorado on Wednesday, the 22nd day of July 2026, there were present:

Mike Buck	Chair
Byron McDaniel	Vice Chair
Dallas Schroeder	Commissioner
Rhonda Braun	Clerk to the Board

When the following proceedings, among others, were had and done, to wit:

RESOLUTION 26-_____
FREEDOM VALLEY RANCH FILING 3 FINAL PLAT (CASE NO. FP-2025-0005)
A REQUEST TO SUBDIVIDE APPROXIMATELY 200-ACRES INTO TWENTY LOTS
AT PARCEL NOS. 6425400004, 6425400003, 6425400001, 6425400001, 6425100020, FIVE
PARCELS GENERALLY LOCATED AT WINNERS CIRCLE NORTH OF COUNTY
ROAD 174.

WHEREAS, at a duly noticed public hearing on July 22, 2026, the Board of County Commissioners adopted Resolution 26-____; and

WHEREAS, the applicant on behalf of the property owners has applied (Case No. FP-2025-0005) requesting approval of a concurrent preliminary and final plat to subdivide 200-acres zoned Residential Agriculture (RA) into 20 lots with approximately 40-acres of open space easements; and

WHEREAS, at a duly noticed public hearing on July 7, 2026, the Planning Commission held a public hearing on the proposed Freedom Valley Ranch Filing 3 Final Plat. At the hearing there were presentations by Staff and the applicant, and public comment was solicited. On a vote of 7-0, Planning Commission forwarded a recommendation of approval with conditions to the Board of County Commissioners for consideration; and

WHEREAS, the Board of County Commissioners, having found that the original hearing was properly noticed, and having reviewed the recommendation 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 proposed Freedom Valley Ranch Filing 3 Final Plat meets all review criteria found in the Elbert County Subdivision Regulations Article I. C., thus the Board of County Commissioners of the County of Elbert, State of Colorado does hereby approve the **Freedom Valley Ranch Filing 3 Final Plat, Case No. FP-2025-0005** with the conditions of approval to include:

1. The applicant shall remove signs within two (2) weeks of the conclusion of all notified meetings, public hearings, or decisions. Signs not removed within two (2) weeks may be removed by Elbert County, subject to reasonable charges for removal; and
2. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
3. The Final Plat shall not become effective until all fees are paid, conditions of approval are met, and the Final Plat exhibit is recorded.

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

MIKE BUCK, CHAIR

BYRON MCDANIEL, VICE CHAIR

DALLAS SCHROEDER, COMMISSIONER

**ATTEST: RHONDA BRAUN
COUNTY CLERK**

**BY: RHONDA BRAUN
CLERK TO THE BOARD**