



ELBERT COUNTY

OFFICE OF THE COUNTY ASSESSOR



Vail Aguirre Rezone & Minor Plat

Project No: RZ-2026-0002 & MP-2026-0002

Date: 4/13/2026

Project is within the Meadowbrook Ranches subdivision, so the name of the project needs to be "Meadowbrook Ranches Amendment 1" to reflect this.

There are no other concerns currently.

Thank you,

Assessor's Office

Lori Ellefson, GIS Specialist

Lori.Ellefson@elbertcounty-co.gov

Direct: 303-621-3102

Phone: (303) 621-3101

Email: assessor@elbertcounty-co.gov

Address: 221 Comanche Street, P.O. Box 26, Kiowa, CO 80117

Website: <https://www.elbertcounty-co.gov/264/Assessor>



ELBERT COUNTY

Community & Development Services

1st Referral Period

**Referral Date: April 2,
2026**

**Project Name: Vail Rezone
& Vail Minor Plat**

**Comments Due: April 23,
2026**

**Case Number: RZ-2026-
0002 & MP-2026-0002**

Case Manager: Danny Klibaner

Site Address: 43248 MEADOWBROOK CIR, PARKER, CO 80138

**Proposal Summary: Rezone of 35 acres from Agriculture (A) to (AR)
Agriculture Residential and a Minor Plat to subdivide the parcel into
3 lots.**

Dear Referral Department/Agency/Organization,

*Elbert County CDS staff appreciate your help in reviewing the above referenced project. A link to all the submitted application materials has been provided to you via email. Please review all necessary materials and provide comments on this proposal. If your department/agency/organization has no comments on this proposal, a simple email to the case manager stating “no comments” is much appreciated. **CDS staff are happy to set up a phone call or meeting to discuss any major concerns.** Written comments from your department/agency/organization will be provided to the applicants. Please be as specific and thorough as possible.*

Please note, per Colorado Revised Statutes 30-28-136(2), failure to respond will be considered as your department/agency/organization’s approval of the proposal.

Thank you for your continued support in reviewing and commenting on proposed development in Elbert County.

Sincerely,

Danny Klibaner, Land Use Planner



ELBERT COUNTY

Community & Development Services

****PLEASE NOTE: Future submittals will be sent to all agencies unless otherwise specified in the comment box below:***

REFERRAL AGENCY COMMENTS:

The Building Department has no objection or issue with the above referenced project.

Any structure over 200sqft must obtain a permit through the Building Department. (All information is available at the Elbert County Building Department.)

Each building with bathrooms will need Septic and Driveway permits prior to applying for their building permit

Each structure with electricity will require a permit through the State of Colorado's DORA division

All permits must be pulled for modifications or improvements to a property regardless of if the structure is a new building or an existing building. All buildings must comply with the currently adopted building codes and all amendments to adopted code. Any permit approved must also have a review completed by the local fire department.

Date: 4/2/2026

Agency/Organization/Department: Building Department

Reviewer Name: James Trout



ELBERT COUNTY

Community & Development Services

1st Referral Period

**Referral Date: April 2,
2026**

**Project Name: Vail Rezone
& Vail Minor Plat**

**Comments Due: April 23,
2026**

**Case Number: RZ-2026-
0002 & MP-2026-0002**

Case Manager: Danny Klibaner

Site Address: 43248 MEADOWBROOK CIR, PARKER, CO 80138

Proposal Summary: Rezone of 35 acres from Agriculture (A) to (AR) Agriculture Residential and a Minor Plat to subdivide the parcel into 3 lots.

Dear Referral Department/Agency/Organization,

*Elbert County CDS staff appreciate your help in reviewing the above referenced project. A link to all the submitted application materials has been provided to you via email. Please review all necessary materials and provide comments on this proposal. If your department/agency/organization has no comments on this proposal, a simple email to the case manager stating “no comments” is much appreciated. **CDS staff are happy to set up a phone call or meeting to discuss any major concerns.** Written comments from your department/agency/organization will be provided to the applicants. Please be as specific and thorough as possible.*

Please note, per Colorado Revised Statutes 30-28-136(2), failure to respond will be considered as your department/agency/organization’s approval of the proposal.

Thank you for your continued support in reviewing and commenting on proposed development in Elbert County.

Sincerely,

Danny Klibaner, Land Use Planner



ELBERT COUNTY

Community & Development Services

****PLEASE NOTE: Future submittals will be sent to all agencies unless otherwise specified in the comment box below:***

REFERRAL AGENCY COMMENTS:

The Colorado Geological Survey has no objection to approval of MP-2026-0002 and RZ-2026-0002, for a subdivision minor plat creating three lots of 15, 10, and 10 acres (location 39.496, -104.636), and rezoning from Agriculture (A) to (AR) Agriculture Residential.

Date: 4/20/2026

Agency/Organization/Department: Colorado Geological Survey

Reviewer Name: Jill Carlson



ELBERT COUNTY

Community & Development Services

April 22, 2026

Vail Minor Plat and Rezone

CORE Electric Cooperative has reviewed the contents of the above-referenced referral response packet. The project was evaluated for potential impacts to existing facilities, utility easements, electric loading, and service requirements. Based on this review, CORE offers the following comments and concerns:

- CORE has existing overhead electric facilities located on the subject property. CORE will retain and maintain the existing utility easements and facilities unless the applicant requests modifications in accordance with CORE's current extension policies.
- The applicant will be required to provide additional utility easements, as shown on the Minor Plat markup, to meet CORE's required easement standards.
- The CORE electric extension to new lots will be required to be underground per Elbert County subdivision regulations.

Based on the information provided, CORE Electric Cooperative approves the rezone of the larger parcel.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brooks Kaufman", written over a horizontal line.

Brooks Kaufman
Lands and Rights-of-Way Manager



COLORADO
Division of Water Resources
Department of Natural Resources

April 22, 2026

Danny Klibaner

Elbert County Planning Department

Transmission via email: danny.klibaner@elbertcounty-co.gov

RE: Vail Rezone and Minor Plat

Applicants: Jena Vail and Hubert Aguirre Jr.

Case Numbers: RZ-2026-0002 & MP-2026-0002

Part of the S ½ of Section 26, T6S, R65W, 6th P.M., Elbert County

Water Division 1, Water District 2

CDWR Assigned Referral No. 34641

Dear Danny Klibaner:

We have reviewed the referral concerning the above-mentioned proposal to rezone and subdivide an approximately 35 acre parcel known as Lot 8 of Meadowbrook Ranches Division of Land into 3 lots. Two of the lots will be 10 acres and one lot will be 15 acres in size.

Water Supply Demand

No water supply demand information was provided as part of this referral. The Water Supply Information Summary that was submitted as part of the referral documents references Division 1 Water Court Case no. 03CW0102. A copy of the decree and plan for augmentation approved in Division 1 Water Court case no. 03CW0102 was included in the application documents.



Source of Water Supply

The proposed water supply source are individual on-lot wells producing from the not nontributary Upper Dawson aquifer that will operate pursuant to the decree and plan for augmentation in Division 1 Water Court case no. 03CW0102. The augmentation plan allows for the withdrawal of up to 3 acre-feet/year for a period of 300 years from the Upper Dawson aquifer to serve three (3) residential lots through individual wells. Under the plan for augmentation, each well is limited to 1 acre-foot/year for in house use (0.5 acre-feet), irrigation of 7,000 square feet of lawn, garden, and trees (0.4 acre-feet) and stock watering of eight (8) large domestic animals (0.1 acre-feet). A special warranty deed recorded with Elbert County on March 29, 2025 indicates that along with the property known as Lot 8 of Meadowbrook Ranches Division of Land, Ms. Jena E. Vail was granted “All water rights, if any, both surface and sub surface that may be owned by seller” underlying the parcel from the Ms. Carol Sue Weland. Ms. Weland was the Applicant under Case no. 03CW0102 at the date of entry of the decree.

A review of our records indicates that well permit no. 209382 is located on Lot 1 of the proposed subdivision. Well permit no. 209382 was issued on May 5, 1998 pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of 35 acres described as Lot 8, Meadowbrook Ranches Division of Land for ordinary household purposes inside not more than three (3) single family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches, and the irrigation of not over one (1) acre of home gardens and lawns. Well permit no. 209382 appears to have been completed into the not nontributary Upper Dawson aquifer.

Upon subdivision approval, the land on which this well is located will no longer include at least 35 acres considered at the time this permit was issued, rendering the well out of compliance with its permit. Additionally, there is a requirement in Division 1 Water Court Case no. 03CW0102 requiring that well permit no. 209382 **“shall be re-permitted to operate pursuant to the augmentation plan”** which does

not appear to have been completed. Section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. Therefore, in order to prevent material injury, the Applicant must re-permit well no. 209382 pursuant to the augmentation plan outlined in Case no. 03CW0102, or plug and abandon the well prior to approval of the subdivision. An application to re-permit well no. 209382 can be made by submitting a well permit application form ([GWS-44](#)) to dwrpermitsonline@state.co.us. The filing fee for an application to re-permit an existing well is \$100.

The ability for the Applicant to re-permit well no. 209382, and obtain new well permits for Lots 2 and 3, along with the allowed uses, will be determined at the time that well permit applications are submitted to and reviewed by the State Engineer's Office.

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 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed in 03CW0102 are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. 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 would be reduced to one third of that amount. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

Applications for on lot well permits submitted by an entity other than the current water right holder must include evidence that the Applicant has acquired the right to the portion of water being requested on the application.

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, **so long as well permit no. 209382 is re-permitted pursuant to the augmentation plan in Case no. 03CW0102, or plugged and abandoned.**

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 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:

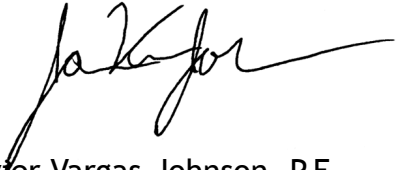
The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

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 100 years (or 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.

The applicant should also be aware that any proposed detention pond for the subdivision must meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, otherwise the structure may be subject to administration by this office. The applicant should review DWR’s [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

Should you or the applicant have any questions, please contact me (303) 866-3581 x8241 or michael.matz@state.co.us .

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Vargas-Johnson', with a long horizontal flourish extending to the right.

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

Ec: Well permit no. 209382

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

JUL 5 1999

1120

APPLICANT

WELL PERMIT NUMBER

209382

DIV. 1

CNTY. 20

WD 2

DES. BASIN

MD

Lot: 8 Block: Filing: Subdiv: MEADOWBROOK RANCHES

APPROVED WELL LOCATION

ELBERT COUNTY

SE 1/4

SW 1/4

Section 26

Twp 6 S

RANGE 65 W

6th P.M.

MONARCH HOMES

3144 CR 186

PARKER CO 80138-

(303)840-1794

DISTANCES FROM SECTION LINES

1100 Ft. from South Section Line

2100 Ft. from West Section Line

PERMIT TO CONSTRUCT A WELL

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 35 acres described as Lot 8, Meadowbrook Ranches Division of land, Elbert county.
- 4) The use of ground water from this well is limited to ordinary household purposes inside not more than three single family dwellings, fire protection, the watering of poultry, domestic animals, and livestock on farms and ranches, and the irrigation of not over one (1) acre of home gardens and lawns.
- 5) The total depth of the well shall not exceed 400 feet, which corresponds to the base of the Upper Dawson aquifer.
- 6) The maximum pumping rate shall not exceed 15 GPM.
- 7) The return flow from the use of the well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 8) This well shall be constructed not more than 200 feet from the location specified on this permit.

Note: To insure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

Note: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

PAV
5-4-96

PUMP INSTALLER'S
COPY

APPROVED
RAN

State Engineer

Receipt No. 0428089

DATE ISSUED

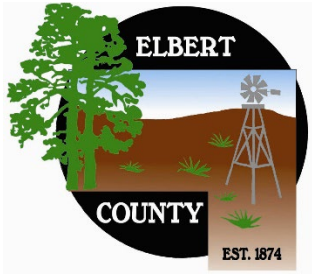
MAY 05 1998

By

RA Nielsen

EXPIRATION DATE

MAY 05 2000



**ELBERT COUNTY DEPARTMENT
OF PUBLIC HEALTH AND ENVIRONMENT**

75 Ute Ave / PO Box 201
Kiowa, CO 80117
P (303) 621-3144 / F (720) 487-9987

PUBLIC HEALTH COMMENTS/PROOF OF SEWER

Property Address: 43248 MEADOWBOOK CIRCLE PARKER, CO 80138
VAIL REZONE AND MINOR PLAT RZ 202-0002 AND MP 2026-002

Date: March 31, 2026

To Whom it May Concern:

The applicant has explained there are plans to subdivide a 35-acre parcel into ONE 15 acre lot, and TWO 10-acre lots.

There is an existing OWTS (septic system) on the 15-acre lot. Please review the OWTS setbacks (attached) and ensure all property line setbacks will be met

For the TWO new 10-acre lots, it will be the responsibility of the property owner to apply individually for the septic installation permit through the Health Department. Application, soils report, engineered design (possible) and fee must be submitted, prior to approval from the Health Department.

Please use this letter to ensure the property owner is aware they are responsible for the installation of the system on the purchased property. This letter of intent will serve as verification for the installation of a sewer system to service the individual properties.

Please reach out with any questions.

Thank you,

Marissa Ginger, Environmental Health Specialist
Elbert County Department of Public Health and Environment



Apr 14, 2026

Danny Klibaner
P.O. Box 7
215 Comanche Street
Kiowa, Colorado 80117

SUBJECT: Engineering Review Comment
Mountain View Electric Association Inc. (MVEA)

To Elbert County:

MVEA has these comments about the following:

Project Name: Vail Minor Plat & Rezone

Description: Proposed development at 43248 Meadowbrook Circle, Parker, CO 80138

This area is **not** within Mountain View Electric Association, Inc. certificated area. MVEA has no objection to the project listed above.

If additional information is required, please contact me at (719) 494-2699. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

Samantha Sherman

Samantha Sherman
Engineering Administrative Supervisor

This Association is an equal opportunity provider and employer.





ELBERT COUNTY GOVERNMENT

Public Works Department
Road & Bridge Division
Office 303-621-3157 Fax 303-621-3159
11330 State Hwy 86, Kiowa, CO 80117

Public Works & Engineering Comments

Attn: Community & Development Services (CDS)
215 Comanche St.
Kiowa, CO 80117

April 6, 2026

RE: Project Name: Vail Rezone & Minor Plat
Project Address: 43248 Meadowbrook Cr., Elizabeth, CO 80107
Stage of Review: 1st Referral

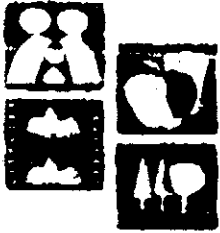
The following comments are in response to the engineered plans titled Vail Aguirre Minor Subdivision, dated 03/08/2026, Job No. 120-00496 provided by CWC Consulting Group.

- Plans show a 15' Utility Easement with a 15' access easement. We would like to emphasize that per our Elbert County Construction Standards and Specifications section 760.00, there needs to be a 16' all weather driving surface with consideration for shoulders, bar ditches, culverts etc. that may be needed. Plans should clarify the driveway access width by cross section or updated notes so that it is clear the road specification will be met.
- Plans need to be stamped by a Colorado Professional Engineer/Surveyor by time of final referral.
- Please Note: It is the responsibility of the developer/property owner that is adding the subdivision to the area to have maintenance agreements with the current residents, HOA, or Metro District. Private roads are not maintained by Elbert County.

Cordially,

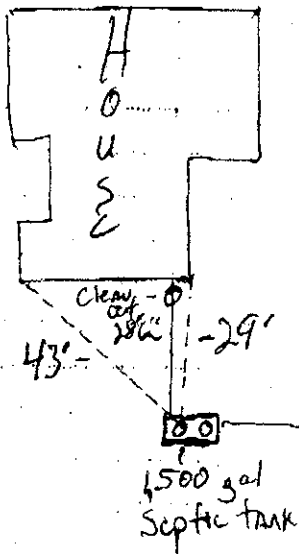
Dale Guillen

Dale Guillen, P.E.
County Engineer

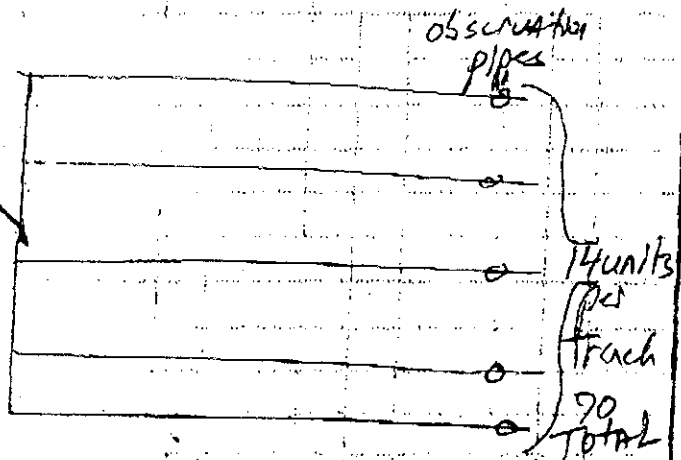


On-site System
As-Built
Drawing

43248
Property Address 43248 Meadowbrook CN
Permit # S9800249
Date System Completed July 16, 1998
Installer's Name Solomon Excavating
Installer's License # 06 (S30)
Installer's Address and Phone 2082 ETIZAS St
Dr. Parks Colo. 80134
PH: 841-3911 PY: 234-4156



Clean
out
Set At
100' From
Tank
(126' To
manifold)





ELBERT COUNTY

Community & Development Services

VAIL REZONE AND MINOR PLAT FIRST REFERRAL REPORT

Date: April 27, 2026

CDS Review Staff: Danny Klibaner

Project Name: Vail Rezone & Vail Minor Plat

Project Numbers: RZ-2026-0002 & MP-2026-0002

Applicant Name: Camille Courtney, Courtney and Associates

Property Owner: Jena Vail and Hubert Aguirre, Jr.

Parcel Number: 6526300137 (43248 Meadowbrook Circle, Parker, CO 80138)

Project Summary: Rezone 35 acres from Agriculture (A) to (AR) Agriculture Residential and subdivide the 35 acres into 3 lots (two 10-acre lots and one 15-acre lot).

Referral Summary: This application was sent on its first referral from April 2, 2026, to April 23, 2026. The following is an application summary of Elbert County Community and Development Services' (CDS), other Elbert County agencies', and Colorado State agencies' reviews and responses that have been received to date.

Referral Agencies

Elbert County CDS / Planning – Danny Klibaner, danny.klibaner@elbertcounty-co.gov, 303.621.3135

-- Planning Comments: review exhibit checklist and exhibit redlines

--Are there any restrictive covenants for this neighborhood that would impact rezoning or subdivision?

--Is there a road maintenance agreement for Meadowbrook Cir? This development would add traffic to this privately maintained road.

Mountain View Electric Association – Samantha Sherman, permitting@mvea.coop

--Mountain View Electric Association (MVEA) has no objections. This project is not in MVEA service territory.

Elbert County Assessor's Office – Lori Ellefson, lori.ellefson@elbertcounty-co.gov

--Project is within the Meadowbrook Ranches subdivision, so the name of the project needs to be "Meadowbrook Ranches Amendment 1" to reflect this.

Elbert County Public Works, Engineering – Dale Guillen, dale.guillen@elbertcounty-co.gov

--Plans show a 15' Utility Easement with a 15' access easement. We would like to emphasize that per our Elbert County Construction Standards and Specifications section 760.00, there needs to be a 16' all weather driving surface with consideration for shoulders, bar ditches, culverts etc. that may be needed.

Plans should clarify the driveway access width by cross section or updated notes so that it is clear the road specification will be met.

--Plans need to be stamped by a Colorado Professional Engineer/Surveyor by time of final referral.

--Please Note: It is the responsibility of the developer/property owner that is adding the subdivision to the area to have maintenance agreements with the current residents, HOA, or Metro District. Private roads are not maintained by Elbert County

CORE Electric Cooperative – Brooks Kaufman, BKaufman@core.coop

--CORE has existing overhead electric facilities located on the subject property. CORE will retain and maintain the existing utility easements and facilities unless the applicant requests modifications in accordance with CORE's current extension policies.

--The applicant will be required to provide additional utility easements, as shown on the Minor Plat markup, to meet CORE's required easement standards.

--The CORE electric extension to new lots will be required to be underground per Elbert County subdivision regulations.

--Based on the information provided, CORE Electric Cooperative approves the rezone of the larger parcel.

Elbert County Building Department – James Trout, building@elbertcounty-co.gov

--The Building Department has no objection or issue with the above referenced project.

--Any structure over 200sqft must obtain a permit through the Building Department. (All information is available at the Elbert County Building Department.)

--Each building with bathrooms will need Septic and Driveway permits prior to applying for their building permit

--Each structure with electricity will require a permit through the State of Colorado's DORA division

--All permits must be pulled for modifications or improvements to a property regardless of if the structure is a new building or an existing building. All buildings must comply with the currently adopted building codes and all amendments to adopted code. Any permit approved must also have a review completed by the local fire department.

Colorado Division of Water Resources, Javier Vargas-Johnson, Michael.matz@state.co.us

--"...the proposed water supply is adequate and can be provided without causing injury to decreed water rights, so long as well permit no. 209382 is re-permitted pursuant to the augmentation plan in Case no. 03CW0102, or plugged and abandoned."

Colorado Geological Survey – Jill Carlson

--The Colorado Geological Survey has no objection to approval of MP-2026-0002 and RZ-2026-0002, for a subdivision minor plat creating three lots of 15, 10, and 10 acres (location 39.496, -104.636), and rezoning from Agriculture (A) to (AR) Agriculture Residential.

Elbert County Sheriff's Office – Dave Fisher, dave.fisher@elbertcounty-co.gov

--No objections

Elbert County Treasurer – Sherry Hewlett, sherry.hewlett@elbertcounty-co.gov

--No objections

Rattlesnake Fire Protection District – Cass Kilduff

--No response

--Fire form was signed and no issues stated during community meeting at Rattlesnake Fire Department

Elbert Count Department of Public Health and Environment – Marissa Ginger,

Marissa.ginger@elbertcounty-co.gov

--Ensure OWTS setbacks are met.

--It is the responsibility of the property owner to apply individually for septic installation (the new lots)

--See attached setbacks are letter.

Next Steps

Review this summary and attached comments and complete all requested revisions. Please submit all documents to your case manager(s) at the same time. You may contact individual reviewers with any questions or concerns, as appropriate. An additional referral period of two (2) weeks is required by code for referral responses to be completed and collated for your review.

**COMMUNITY & DEVELOPMENT SERVICE (CDS)**

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136 FAX: 303-621-3165

**ELBERT COUNTY****Rezoning Exhibit review according to Article III.C.6.****Vail Rezone – 1st Referral (April 23, 2026)**

	Item to be checked according to the ECZR Article III.E.7	Planning Dept Review	Applicant Review
A	All sheets shall be 24" x 36" format	Y	
B	A margin, at least one inch on all sides, except left-hand two inches	Y	
C	The name of the Rezone Exhibit, centered on the upper position of each sheet	Y	
D	Sheet number in the lower right-hand corner of each sheet	Y	
E	Case# in the upper right corner of each sheet	Case No is RZ-2026-0002	
F	Signature blocks and Certifications for CDS Director, Planning Commission, Board of County Commissioners, Clerk & Recorder, Owner and Notary	Y	
G	Rezone Exhibit Notes and information shall be included on the first sheet of the Rezone Exhibit, with lettering being a minimum font size of 12 point.	Y	
H	Legal Description – A legal description of the property designated as a lot, block, or tract on a recorded plat or a metes and bounds description if not platted.	Y	
I	Vicinity Map – Locate the parcel in the County. Show the boundaries of the property, major roads within one mile of the subject property and the proposed access.	Relabel "Location Map" to "Vicinity Map"	
J	Names, addresses, and phone number of owner, representative, and individual / firm preparing the document.	Address missing for representative Phone number missing for owners	
K	Site Plan – Shall include information regarding the layout of proposed land use areas; buildable and non-buildable areas, hazard areas, open space, easements (indicate Reception Number and/or Book Number and Page Number, if applicable), etc.	Y	
L	Standard Flexibility Statement (on first page): see ECZR page 59.	Y	
M	Applicability Statement (on first page): see ECZR page 59.	Y	
N	North Arrow and Scale – North arrows shall be indicated on the Rezoning Exhibit site plan and the	Y	



COMMUNITY & DEVELOPMENT SERVICE (CDS)

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136 FAX: 303-621-3165



ELBERT COUNTY

	location map. In addition, the scale shall be indicated and a bar scale provided for the site plan.		
O	Existing zoning, land uses, and owner's name and addresses shall be indicated for adjacent properties.	For the adjacent properties, it is not the address of the property that needs to be shown. The owner's addresses should be shown	
P	Existing easements shall be shown on the site plan with reception number and/or book and page reference, their purpose, their benefiting party, and whether or not the easement will remain on the subject property.	Y	
Q	All existing structures on the property shall be shown with setbacks from the property line with a note indicating as to whether or not the structures will remain on the subject property. Note total building coverage percent and square footage.	Y	
R	Topography shown at two feet contour intervals unless other intervals are approved by CDS Director. Areas of 20% slope or greater shall be noted.	5' contours okay	
S	Access to the site from dedicated County right-of-way shall be shown graphically. Internal vehicular and pedestrian circulation shall be shown with right-of-way and trail widths indicated.	Y	
T	All natural and man-made water courses, detention areas, streams/creeks, and lakes shall be shown. Any 100-year(1%) flood plains affecting the property shall be indicated.	Drainage should be shown. I see a pond on the aerial photos	
U	Significant treed areas on the subject property shall be indicated.	Y	
Certifications and Acknowledgements. Page 215 ECZR			
1	Complete legal description, tied to proper monumentation, and section or quarter-section line references or lot and block of an existing recorded subdivision	Y	
2	Certification of ownership signed by property owner(s) and notarized	Y	
3	Elbert County Community & Development Services	Y	
4	Fire Protection District	Y	
5	Planning Commission	Y	
6	Approval of County Commissioners	Y	



ELBERT COUNTY



COMMUNITY & DEVELOPMENT SERVICE (CDS)

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136 FAX: 303-621-3165

7	Clerk and Recorder's Certificate	Y	
---	----------------------------------	---	--

43.7 Minimum Distances Between Components of an On-site Wastewater Treatment System and Physical Features

Table 7-1 Minimum Horizontal Distances in Feet Between Components of an On-Site Wastewater Treatment System Installed After November 15, 1973 and Water, Physical and Health Impact Features

	Spring, Well, ¹ Suction Line, Potable Water Supply Cistern ⁴	Potable Water Supply Line ²	Structure w/basement, crawl space or footing drains	Structure without basement, crawl space or footing drains	Property Lines, Piped or Lined Irrigation Ditch, upslope curtain drain	Subsurface Drain, Intermittent Irrigation Lateral, Drywell, Stormwater Structure	Lake, Water Course, Irrigation Ditch, Stream, Wetland	Dry Gulch, Cut Bank, Fill Area (from Crest)	Septic Tank, Higher level treatment Unit, Dosing Tank, Vault or Privy
Septic Tank, Higher Level Treatment Unit, Dosing Tank, Vault or Vault Privy	50 ²	10 ²	5	5	10	10	50	10	--
Building Sewer or Effluent Lines	50 ²	5 ⁶	0	0	10 ²	10 ²	50 ²	10 ²	--
STA Trench, STA Bed, Unlined Sand Filter, Sub-surface Dispersal System, Seepage Pit	100 ³	25 ²	20	10	10	25	50 ³	25	5
Lined Sand Filter	60	10 ²	15	10	10	10	25	10	5
Lined Evapo-transpiration Field or Outside of Berm of Lined Wastewater Pond	60	10 ²	15	15	10	10	25	10	5
Unlined Sand Filter in Soil With a	100	25 ²	15	15	10	25	25	15	10

43.7 Minimum Distances Between Components of an On-site Wastewater Treatment System and Physical Features

Percolation Rate Slower than 60 Minutes per Inch, Unlined or Partially Lined Evapotrans- piration System, Outside of Berm of Unlined Wastewater Pond, or System Not Relying on STA for Treatment Other than Aerosol									
Slit Trench Latrine, Pit Privy	100	50 ²	25	25	25	25	100	25	N/A
System Not Relying on STA for Dispersal	100 ³	10 ²	125	125 ⁵	10	0	25 ³	10	10

NOTE: The minimum distances shown above must be maintained between the OWTS components and the features described. Where soil, geological or other conditions warrant, greater distances may be required by the local board of health or by the Water Quality Control Commission pursuant to section 25-8-206, C.R.S. and applicable regulations. For repair or upgrading of existing OWTS where the size of lot precludes adherence to these distances, a repaired OWTS must not be closer to setback features than the existing OWTS, as reviewed and approved by the local public health agency. Components that are not watertight should not extend into areas of the root system of nearby trees.

1 Includes potable wells, irrigation wells and monitoring wells set within a potable aquifer and infiltration galleries permitted as wells by the Division of Water Resources.

2 Crossings or encroachments may be permitted at the points as noted above provided that the water or wastewater conveyance pipe is encased for the minimum setback distance on each side of the crossing. A length of pipe with a minimum Schedule 40 rating [ASTM Standard D 3034-16 (2016 version)] of sufficient diameter to easily slide over and completely encase the conveyance must be used. Rigid end caps of at least Schedule 40 rating [ASTM Standard D 3034-16 (2016 version)] must be glued or secured in a watertight fashion to the ends of the encasement pipe. A hole of sufficient size to accommodate the pipe must be drilled in the lowest section of the rigid cap so that the conveyance pipe rests on the bottom of the encasement pipe. The area in which the pipe passes through the end caps must be sealed with an approved underground sealant compatible with the piping used. Other methods of encasement that provide equal protection are allowed. These methods must be reviewed and approved by the local public health agency.

3 Add eight feet additional distance for each 100 gallons per day of design flows between 1,000 and 2,000 gallons per day, unless it can be demonstrated by a professional engineer or geologist by a hydrologic analysis or the use of a barrier, consisting of a minimum 30 mil PVC liner or equivalent, that contamination will be minimized. If effluent meets Treatment Level 3N and the local public health agency has a maintenance oversight program in accordance with section 14.D. of this regulation, the distance addition is not required. Flows greater than 2,000 gallons per day must be hydrologically analyzed for flow, velocity, hydraulic head, and other pertinent characteristics as means of estimating distances required to minimize contamination as part of the Division site application and permitting process.



ELBERT COUNTY
SHERIFF'S OFFICE
751 UTE. AVE, KIOWA, CO 80117 303-621-2027
SHERIFF TIMOTHY D. NORTON

Date: 04-03-2026

To: Danny Kilbaner

From: Dave Fisher, Undersheriff

Subject: Vail Minor rezone

The Sheriff's Office has reviewed the application and has no concerns.

Dave Fisher, Undersheriff
Elbert County Sheriff's Office
751 Ute Avenue
Kiowa, CO 80117
303-805-6107 direct
303-621-2027 main
www.elbertcountysheriff.com

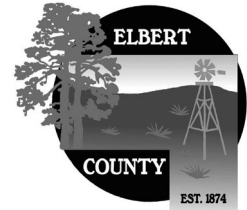




COUNTY OF ELBERT

Sheryl L. Hewlett

TREASURER/PUBLIC TRUSTEE
P.O. BOX 67
440 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3120
treasurer@elbertcounty-co.gov



April 4, 2026

RE:

**Project Name: Vail Rezone & Vail Minor
Plat**

**Case Number: RZ-2026-0002 & MP-2026-
0002**

43248 MEADOWBROOK CIR, PARKER, CO 80138

**Proposal Summary: Rezone of 35 acres from Agriculture (A) to (AR)
Agriculture Residential and a Minor Plat to subdivide the parcel into 3 lots.**

To whom it may concern:

The Elbert County Treasurer/Public Trustee offices have no concerns for the above referenced project.

Sincerely,

Sheryl L. Hewlett

Sheryl (Sherry) L. Hewlett
Treasurer/Public Trustee
(303) 621-3118
sherry.hewlett@elbertcounty-co.gov