

RESOLUTION NO. 2021- 4  
BOARD OF COUNTY COMMISSIONERS  
OF RIO BLANCO COUNTY,  
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO, APPROVING SHEEP CREEK MINOR SUBDIVISION and  
REZONING PSUB-0006-20 IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, Bret L. Barton and Makala A. Barton ("Applicant") is requesting a Minor Subdivision PSUB-0006-20 located at 38527 Highway 13, owned by Bret L. Barton and Makala A. Barton in Rio Blanco County, Colorado; and

WHEREAS, subject property is located in Sections 29 & 32, Township 1 North, Range 94 West of the 6<sup>th</sup> Principal Meridian, specifically PIN #140932200294; and

WHEREAS, the Applicant has proposed to subdivide two (2) lots out of a 39.6-acre parcel. The property is currently zoned Agricultural; and

WHEREAS, the Applicant has proposed to Rezone two (2) lots from Agricultural to Rural Residential; and

WHEREAS, the Planning Commission, at their January 7th, 2021 meeting, voted 6 for / 0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado (Board) approval of the Minor Subdivision PSUB-0003-20; and

WHEREAS, the Board has reviewed applicable Colorado Statutes, the Rio Blanco County Master Plan, the Rio Blanco County Land Use Regulation (LUR), the materials submitted on behalf of Bret L. Barton and Makala A. Barton Applicants, the materials submitted by members of the public at the hearing, the Planning Commission recommendations, and upon notice duly given conducted its own hearing on the Application in Meeker, Colorado on January 26, 2021;

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO FINDS AS FOLLOWS:

- A. The application is complete;
- B. The public hearing before the Board of County Commissioners was extensive and complete, pertinent facts, matters, and issues were submitted, and any interested parties were given an opportunity to be heard at the hearing;
- C. The record is complete;
- D. The proposed Minor Subdivision is in the best interests of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of Rio Blanco County.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO:

- A. The Sheep Creek Minor Subdivision and Rezoning PSUB-0006-20, is hereby approved.

- B. If any section, subsection, sentence, clause, phrase or portion of this Resolution is, for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Board of County Commissioners of Rio Blanco County, Colorado declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion herein, despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions would be declared invalid or unconstitutional.
- D. Approval of this Minor Subdivision constitutes approval of a site specific development plan which establishes a vested property right, as provided by §24-68-101 C.R.S., et.seq. This vested right is valid for a period of 3 years from the date of publication of this approval. The Planning Department of Rio Blanco County, Colorado, will publish notice of this approval and vested right in the Meeker Herald as soon as possible.

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 26<sup>th</sup> DAY OF JANUARY, 2021.

THE BOARD OF COUNTY COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO

ATTEST:

  
Boots Campbell  
Clerk to the Board



By:   
Gary Moyer, Chairman

  
Jeff Rector, Commissioner

  
Ty Gates, Commissioner