

RESOLUTION NO. 2021-17
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY,
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO, APPROVING RIOS SINGLE LOT CREATION
PSUB-0001-21 IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, Cindy G. Rios ("Applicant") is requesting a Single Lot Creation PSUB-0001-21 located at 38527 Highway 13, owned by Cindy G. Rios in Rio Blanco County, Colorado; and

WHEREAS, subject property is located in NW ¼ Section 32, T2S, R94W, 6th P.M., specifically PIN #166732200084; and

WHEREAS, The applicant is requesting to subdivide a single lot (+/- 10.8 acres) from a 65 acre parcel. The property is currently zoned Agricultural; and

WHEREAS, the Planning Commission, at their July 22, 2021 meeting, voted 4 for / 0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado (Board) approval of the RIOS SINGLE LOT CREATION PSUB-0001-21; 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 Cindy G. Rios 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 July 27, 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 Single Lot Creation 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 RIOS SINGLE LOT CREATION PSUB-0001-21, 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 Single Lot Creation 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 27th DAY OF JULY, 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