

RESOLUTION NO. 2022-14
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY,
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO, APPROVING THE AMENDED FINAL PLAT OF SLEEPY
CAT MINOR SUBDIVISION PSUB-0003-22 IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, Robert M. Regulski (“Applicant”) is requesting an Amended Final Plat PSUB-0003-22 located at 80 County Road 54, owned by Robert M. Regulski in Rio Blanco County, Colorado; and

WHEREAS, subject property includes building envelopes on Lot 2, Sleepy Cat Minor Subdivision, specifically PIN #162123400019; and

WHEREAS, the Applicant is requesting to adjust the building envelopes within 1 existing platted lot; 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 Robert M. Regulski Applicant, the materials submitted by members of the public at the hearing, and upon notice duly given conducted its own hearing on the Application in Meeker, Colorado on March 22, 2022;

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 Amended Final Plat 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 AMENDED FINAL PLAT OF SLEEPY CAT MINOR SUBDIVISION PSUB-0003-22, 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 Amended Final Plat 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

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 Amended Final Plat 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 2 FOR AND 0 AGAINST, THIS 22nd DAY OF MARCH, 2022.

THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:


Boots Campbell
Clerk to the Board

By: 
Ty Gates, Chairman



Jeff Rector, Commissioner



Gary Moyer, Commissioner