

RESOLUTION NO. 2022-25
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY,
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO, APPROVING BLACK ELK RANCH, LLC LIMITED
IMPACT REVIEW PLIR-0001-22 IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, Black Elk Ranch, LLC (“Applicant”) is requesting a Limited Impact Review PLIR-0001-22 located on land owned by Black Elk Ranch, LLC, in Rio Blanco County, Colorado (2604 CR 53, Meeker, CO 81641); and

WHEREAS, the subject property is located in SW ¼ Section 25, Township 3 North, Range 91 West of the 6th P.M.; and

WHEREAS, the applicant is requesting to construct a second residence on a +/- 1,500 acre parcel of land; and

WHEREAS, the Board of County Commissioners has reviewed applicable Colorado Statutes, the Rio Blanco County Master Plan, the Rio Blanco County Land Use Regulation (LUR), the materials submitted by the applicant, the materials submitted by members of the public at the hearing held pursuant to notice duly given in Meeker, Colorado on July 26, 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 Limited Impact Review 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:

The Black Elk Ranch, LLC PLIR-0001-22, is hereby approved with the following condition:

1. Applicant will apply for all County permits and/or Building Division permits required for this project.
1. 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.

2. Approval of this Limited Impact Review 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 26th DAY OF JULY, 2022.

THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:



Boots Campbell
Clerk to the Board



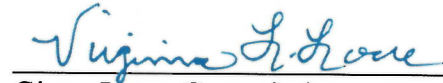
By:



Ty Gates, Chairman



Jennifer O'Hearon, Commissioner



Ginny Love, Commissioner