

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO, APPROVING
WATT LIMITED IMPACT REVIEW PLIR-0002-22
IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, James C. Watt and Alicia H. Watt (“Applicant”) are requesting a Limited Impact Review PLIR-0002-22 located on land owned by James C. Watt and Alicia H. Watt, in Rio Blanco County, Colorado (1006 CR 4, Meeker, CO 81641); and

WHEREAS, the subject property is located within Tract 79, Section 26, T1N, R94W, 6th P.M.; and

WHEREAS, the applicant is requesting to construct a second residence on a +/- 35 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 September 13, 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 Watt Limited Impact Review, PLIR-0002-22, 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 13th DAY OF SEPTEMBER, 2022.

THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:


Clerk to the Board




Ty Gates, Chairman


Jennifer O'Hearon, Commissioner


Ginny Love, Commissioner