

RESOLUTION NO. 2013- 36
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY, COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO
BLANCO COUNTY, COLORADO, APPROVING CONDITIONAL USE
PERMIT #13-2 TO ALLOW CONSTRUCTION OF A NEW OFFICE BUILDING
AND TO ALLOW THE EXISTING RESIDENCE ON SITE
AT 17030 HIGHWAY 64, RANGELY, COLORADO**

WHEREAS, W.C. Striegel, Inc. ("Applicant") has applied for a Conditional Use Permit on their 9 acre parcel in Rio Blanco County, Colorado; and

WHEREAS, the subject property is located at 17030 Highway 64, Rangely, Colorado in the SE¼ of Section 34, T2N, R102W, 6th Principal Meridian; specifically Parcel Number 138334400008; and

WHEREAS, the subject property is currently zoned Moderate Industrial and existing structures include a 42-ft x 70-ft office (to be removed), a garage, a shop, and a residence; and

WHEREAS, the Applicant is requesting approval to construct a new office building on the property and, upon completion, remove the existing office building; and

WHEREAS, the Applicant is requesting approval to allow the existing residence on site; and

WHEREAS, the Moderate Industrial zoning district allows dwellings through the Conditional Use Permit process; and

WHEREAS, the Rio Blanco County Planning Commission conducted a public hearing on the W.C. Striegel, Inc. Conditional Use Permit 13-2 application on July 11, 2013 upon notice duly given; and

WHEREAS, the Planning Commission, at the July 11, 2013 meeting, voted 6 for/0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado ("Board") approval of the Conditional Use Permit 13-2 with no conditions; and

WHEREAS, the Board has reviewed applicable Colorado Statutes, the Rio Blanco County Master Plan, the Rio Blanco County Land Use Resolution, the materials submitted by the Applicant, the materials submitted by members of the public at the various hearings, the Planning Commission recommendations, and upon notice duly given conducted its own hearing in Meeker for the Conditional Use Permit Application on July 22, 2013;

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 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. W.C. Striegel, Inc. has paid the appropriate application fee;

- D. The appropriate ad valorem taxes have been paid for the subject property, in accordance with Section 30-28-110 C.R.S.;
- E. The record is complete;
- F. The proposed Conditional Use Permit would not negatively affect 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:

1. The W.C. Striegel, Inc. Conditional Use Permit 13-2 is hereby approved.
2. 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.

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 2 FOR AND 0 AGAINST, THIS 22nd DAY OF JULY 2013.



BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:

Nancy R. Amick
Nancy R. Amick
Clerk and Recorder

By: _____
Shawn J. Bolton, Chairman

Jon D. Hill
Jon D. Hill, Commissioner

Jeffrey D. Eskelson
Jeffrey D. Eskelson, Commissioner