

RESOLUTION NO. 2013-51  
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 #13-6 TO ALLOW A SECOND HOME ON THE PROPERTY AT 1858 C.R. 32, MEEKER,  
COLORADO**

WHEREAS, Wesley Sturgeon (“Applicant”) has applied for a Conditional Use Permit on his 39 acre parcel in Rio Blanco County, Colorado; and

WHEREAS, the subject property is located at 1858 County Road 32, Meeker, Colorado in the of Section 24, Township 1 North, Range 95 West, of the 6<sup>th</sup> Principal Meridian; specifically PIN# 140724400026; and

WHEREAS, the subject property is currently zoned Agriculture and has two existing dwellings, and the Applicant is requesting approval of replacing one residence near the northeast corner of the property; and

WHEREAS, the new structure would be on the same footprint as the structure being replaced.

WHEREAS, the Rio Blanco County Planning Commission conducted a public hearing on the Wesley Sturgeon Conditional Use Permit #13-6 application on October 10, 2013 upon notice duly given; and

WHEREAS, the Planning Commission, at the October 10, 2013 meeting, voted 5 for/0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado (“Board”) approval of the Conditional Use Permit #13-6 subject to all conditions and mitigations described in the August 12, 2013 Application and supporting materials, and any conditions of approval listed below; 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 October 10, 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. The property is appropriately zoned;
- D. The record is complete;
- E. 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 Wesley Sturgeon Conditional Use Permit #13-6 is hereby approved, as presented, subject to the following condition:
  - a. The current trailer home is to be removed from the property within 12 months.
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

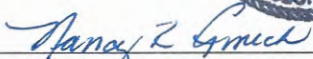
Commissioners of Rio Blanco County, Colorado declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion herein, despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions would be declared invalid or unconstitutional.

3. Approval of this conditional use permit constitutes approval of a site specific development plan which establishes a vested property right, as provided by CRS 24-68-101 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 21 DAY OF OCTOBER 2013.



ATTEST:

  
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Nancy R. Amick  
Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO

By:   
\_\_\_\_\_  
Shawn J. Bolton, Chairman

  
\_\_\_\_\_  
Jon D. Hill, Commissioner

  
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Jeffrey D. Eskelson, Commissioner