

RESOLUTION NO. 2014-06
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY, COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO
BLANCO COUNTY, COLORADO, APPROVING THE ROLAN REZONING
FROM AGRICULTURE TO RURAL RESIDENTIAL
OF THE 35 ACRES AT 1822 MEATH DR. MEEKER, COLORADO**

WHEREAS, Robert Rolan ("Applicant"), is building a home on his 35 acre property in Rio Blanco County, Colorado (Property); and

WHEREAS, the Property is located at 1822 Meath Dr., Meeker Colorado in Section 6, Township 1 South, Range 92 West, of the 6th Principal Meridian, PIN# 162301100092; and

WHEREAS, the Property is currently zoned Agriculture; and

WHEREAS, the Applicant is proposing to rezone the Property from Agriculture to Rural Residential (RR) to be consistent with the surrounding zoning and be in compliance with the Rio Blanco County Master Plan, page 37 "Ensure a variety and mix of uses that complements the existing Rio Blanco County land use patterns."; and

WHEREAS, the Applicant has signed an agreement for issuance of a Building Permit before final approval of a rezoning; and

WHEREAS, the Rio Blanco County Planning Commission conducted a public hearing on the Rolan Rezoning on February 13, 2014 upon notice duly given; and

WHEREAS, the Planning Commission, at the February 13, 2014 hearing, voted 6 for/0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado ("Board") approval of the Rolan Rezoning subject to all conditions and mitigations described in the January 7, 2014 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 Robert Roland, 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 on the Rolan Rezoning on February 24, 2014.

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. Robert Roland has paid the appropriate application fee;
- D. The appropriate ad valorem taxes have been paid for the Property, in accordance with 30-28-110 C.R.S.;

E. The record is complete;

F. The Rolan Rezoning is in the best interests of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of Rio Blanco County.

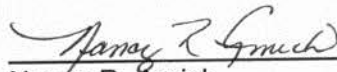
THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Rio Blanco County, Colorado:

1. The Rolan Rezoning #14-01 is hereby approved, as presented, subject to the following conditions.
 - a) Weed Management Plan approved by the County Weed Department.
 - b) Written acknowledgement that the Applicant has received and read Rural Living Agreement when building permit is issued.
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 3 FOR AND 0 AGAINST, THIS 24th DAY OF FEBRUARY 2014.

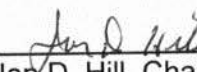
BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:

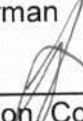


Nancy R. Amick
Clerk and Recorder



By: 

Jon D. Hill, Chairman



Jeffery D. Eskelson, Commissioner



Shawn J. Bolton, Commissioner