

RESOLUTION NO. 2014- 15  
BOARD OF COUNTY COMMISSIONERS  
OF RIO BLANCO COUNTY,  
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO, APPROVING THE CONDITIONAL USE  
PERMIT 14-01 FOR JOHN WIX,  
IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, John Wix is requesting approval of John Wix Conditional Use Permit 14-01 authorizing to allow a residential use in the Mixed Commercial zoning district on his property located at 1012 E. Market Street, in Section 24, T2N, R94W, 6<sup>th</sup> P.M., in Rio Blanco County; and

WHEREAS, the Rio Blanco County Planning Commission conducted a public hearing on the Application on May 8, 2014 upon notice duly given; and

WHEREAS, the Planning Commission agreed with the requirements and conditions of the Building Department as stated in the May 8, 2014 staff report; and

WHEREAS, the Planning Commission, at the May 8, 2014 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 14-01 subject to all mitigation measures described in the January 28, 2014 Application; and

WHEREAS, the Board has reviewed applicable Colorado Statutes, the Rio Blanco County Master Plan, the Rio Blanco County Land Use Resolution (LUR), the materials submitted by John Wix, the materials submitted by members of the public at the hearing, the Planning Commission recommendations, and upon notice duly given conducted its own hearing on the Application in Meeker, Colorado on May 19, 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 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 property is appropriately zoned;
- D. The record is complete;



E. The proposed Conditional Use Permit 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 THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY:

A. The John Wix Conditional Use Permit 14-01, is hereby approved, subject to all mitigation measures described in the January 28, 2014 Application.

B. 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.

C. Approval of this minor subdivision 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 19<sup>th</sup> DAY OF MAY 2014.

ATTEST:



Nancy R. Amick  
Nancy R. Amick  
Clerk to the Board

THE BOARD OF COUNTY  
COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO

By: Jon D. Hill  
Jon D. Hill, Chairman

Jeffrey D. Eskelson  
Jeffrey D. Eskelson, Commissioner

Shawn J. Bolton  
Shawn J. Bolton, Commissioner