

RESOLUTION NO. 2014- 17
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 14-03 FOR WANGNILD/MUSGRAVE,
IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, Shey Wangnild, and Jeff Musgrave (“Applicant”) is requesting approval of the Wangnild/Musgrave Conditional Use Permit 14-03 authorizing a second residence and a European mounts (taxidermy) and hydrographic camouflage dipping business on the property located at 75 County Rd. 43, in Section 4, T1S, R93W, 6th P.M., in Rio Blanco County; and

WHEREAS, the Rio Blanco County Planning Commission conducted a public hearing on the Application on June 12, 2014 upon notice duly given; and

WHEREAS, the Planning Commission had no requirements or conditions; and

WHEREAS, the Planning Commission, at the June 12, 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 14-03 subject to all mitigation measures described in the April 10, 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 Shey Wangnild, and Jeff Musgrave, 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 June 23, 2014; and

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, COLORADO:

A. The Wangnild/Mustgrave Conditional Use Permit 14-03, is hereby approved, subject to all mitigation measures described in the April 10, 2014 Application, and the Applicant's email correspondence of June 8, 2014.

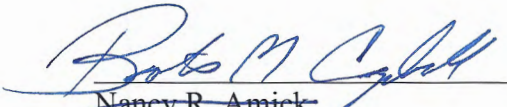
B. If any section, subsection, sentence, clause, phrase or portion of this Resolution is, for any reason, held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The 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 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 2 FOR AND 0 AGAINST, THIS 23rd DAY OF JUNE, 2014.

THE BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO

ATTEST:


Nancy R. Amick
Deputy Clerk to the Board
Boots M. Campbell



By: 
Jon D. Hill, Chairman


Jeffrey D. Eskelson, Commissioner

Shawn J. Bolton Commissioner