

RESOLUTION NO. 2014- 22  
BOARD OF COUNTY COMMISSIONERS  
OF RIO BLANCO COUNTY,  
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO, APPROVING NILE & ROGER CHAPMAN  
MINOR SUBDIVISION 14-02,  
IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, JSC, Inc., representing Nile & Roger Chapman (“Applicant”) is requesting approval of the Chapman Minor Subdivision 14-2 authorizing the division of a 314.92 acre parcel into a 2.58 acre lot located at Hwy 64 & CR 130, in Section 33, T2N, R102W, 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 July 24, 2014 upon notice duly given and

WHEREAS, the Planning Commission, at the July 24, 2014 meeting, voted 4 for / 0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado (Board) approval of the Minor Subdivision subject to all mitigation measures described in the June 3, 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 JSC, Inc., representing Nile & Roger Chapman, 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 August 11, 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 record is complete;
- D. The proposed Minor Subdivision 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 Nile & Roger Chapman Minor Subdivision 14-2, is hereby approved, subject to all mitigation measures described in the June 3, 2014 Application.

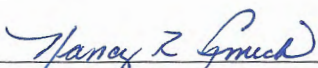
B. If any section, subsection, sentence, clause, phrase or portion of this Resolution is, for any reason, held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The 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.

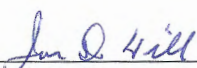
DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 11<sup>th</sup> DAY OF AUGUST 2014.


THE BOARD OF COUNTY  
COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO

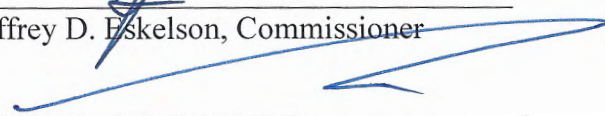
ATTEST:

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



By:   
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Jon D. Hill, Chairman

  
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Jeffrey D. Eskelson, Commissioner

  
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Shawn J. Bolton, Commissioner