

RESOLUTION NO. 2014- 28
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY,
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO, APPROVING WATSON RANCHES, LTD &
THE WATSON FAMILY REVOCABLE TRUST MINOR SUBDIVISION 14-03,
IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, JSC, Inc., representing the Watson Ranches, LTD & The Watson Family Revocable Trust ("Applicant") is requesting approval of the Watson Minor Subdivision 14-3 authorizing the division of a 24.45 acre parcel into three (3) lots located at 840 CR. 4, in Section 26, T1N, R94W, 6th P.M., in Rio Blanco County; and

WHEREAS, the Rio Blanco County Planning Commission conducted a public hearing on the Application on August 28, 2014 upon notice duly given and

WHEREAS, the Planning Commission, at the August 28, 2014 meeting, voted 5 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 July 7, 2014 Application and with conditions; 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 the Watson Ranches, LTD & the Watson Family Revocable Trust, 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 September 8 and September 22, 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 Watson Ranches, LTD & the Watson Family Revocable Trust Minor Subdivision 14-3, is hereby approved, subject to all mitigation measures described in the July 7, 2014 Application, and the following conditions:

- 1. A minimum two (2) hour fire wall must be constructed dividing the garage at the property line. A building permit will be required to construct the wall and

the wall should be completed before the property is divided.

2. An access easement agreement must be created granting access to CR. 4 for each of the lots.
3. A Variance from the Board of Adjustment must be obtained to allow a 20 foot front setback for the residence on Lot 2, 0 foot front and side and setbacks for the garage on Lot 2, and a 0 foot side setback for the same garage on Lot 1.
4. A Variance from the Board of Health must be obtained to allow the septic field to occur on a separate parcel.

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 22nd DAY OF SEPTEMBER 2014.

THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:

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



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

Jeffrey D. Eskelson, Commissioner

Shawn J. Bolton, Commissioner