

RESOLUTION NO. 2014- 29
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 REZONE 14-03, IN RIO BLANCO
COUNTY, COLORADO**

WHEREAS, JSC, Inc., representing Watson Ranches, LTD & The Watson Family Revocable Trust (“Applicant”) is requesting approval of the Watson Rezone 14-3 rezoning Lot 2 of the Watson Minor Subdivision 14-3 located at 840 CR 4, in Section 26, T1N, R94W, 6th P.M., in Rio Blanco County; and

WHEREAS, under this proposal, the entirety of Lots 1 and 3 would be zoned Rural Residential, and Lot 2 would be zoned Compact Residential; 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 Rezoning subject to all mitigation measures described in the July 7, 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 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 Rezoning of Lot 2 Minor Subdivision to Compact Residential 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 Rezone 14-3, is hereby approved, subject to all mitigation measures described in the July 7, 2014 Application.
- B. Lots 1 and 3 of the Watson Minor Subdivision is hereby rezoned to Rural Residential, and Lot 2 is hereby rezoned to Compact Residential and the Rio Blanco County zoning map is changed to reflect said zoning.
- C. 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 22nd DAY OF SEPTEMBER 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, Commissioner

Shawn J. Bolton, Commissioner