

RESOLUTION NO. 2014-24
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY, COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO, APPROVING THE MARTINSEN REZONING
OF THE 2 ACRES AT 14407 STATE HIGHWAY 64, RANGELY, COLORADO
FROM AGRICULTURE TO INDUSTRIAL**

WHEREAS, Rick and Paula Martinsen ("Applicant"), would like to construct a shop and truck parking space on their 2 acre property in Rio Blanco County, Colorado (Property); and

WHEREAS, the Property is located at 14407 State Hwy 64, Rangely Colorado in Section 29 and 32, Township 2 North, Range 102 West, of the 6th Principal Meridian, PIN# 138332200004; and

WHEREAS, the Property is currently zoned Agriculture; and

WHEREAS, the Applicant is proposing to rezone the Property from Agriculture to Industrial (I) to be consistent with the surrounding zoning and be in compliance with the Rio Blanco County Master Plan, Article IX, Section "Promote orderly arrangement of industries and industrial uses so they may have access, infrastructure support, and do not impact or deter values in agriculture and /or the living of people"; and

WHEREAS, the Rio Blanco County Planning Commission conducted a public hearing on the Martinsen Rezoning on December 11, 2014 upon notice duly given; and

WHEREAS, the Planning Commission, at the December 11, 2014 hearing, voted 4 for/0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado ("Board") approval of the Martinsen Rezoning subject to all conditions and mitigations described in the August 4, 2014 Application and supporting materials, and any conditions of approval listed below; and

WHEREAS, the Board has reviewed applicable Colorado Statutes, the Rio Blanco County Master Plan, the Rio Blanco County Land Use Resolution, the materials submitted by Robert Roland, the materials submitted by members of the public at the various hearings, the Planning Commission recommendations, and upon notice duly given conducted its own hearing in Meeker on the Martinsen Rezoning on December 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 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. Rick and Paula Martinsen have paid the appropriate application fee.
- D. The appropriate ad valorem taxes have been paid for the Property, in accordance with 30-28-110 C.R.S.;
- E. The record is complete;
- F. The Martinsen Rezoning is in the best interests of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of Rio Blanco County.

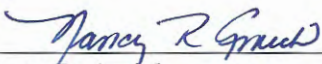
THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Rio Blanco County, Colorado:

1. The Martinsen Rezoning 14-05 is hereby approved, as presented, subject to mitigation measures described in the Application submitted August 4, 2014, and the following conditions:
 - a) Obtain a Notice to Proceed (NTP) from CDOT.
 - b) Comply with the weed management plan submitted by Matt Scott, RBC Weed Control Supervisor.
2. 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.

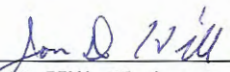
DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 22nd DAY OF DECEMBER 2014.

BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:



Nancy R. Amick
Clerk and Recorder

By: 

Jon D. Hill, Chairman





Jeffery D. Eskelson, Commissioner



Shawn J. Bolton, Commissioner