

RESOLUTION NO. 2015-25
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY,
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO, APPROVING RAPTOR MINOR
SUBDIVISION 15-03, FORMERLY ALLIANCE ENERGY
IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, JSC, Inc., representing Alliance Energy ("Applicant") is requesting approval of the Alliance Energy Minor Subdivision 15-03, in, authorizing the division of 15.39 acres parcel into one (1) lot located ½ mile southwest of the junction of County Road 130 and County Road 102 of a 16-acre parcel owned by Nile and Roger Chapman in Rio Blanco County, Colorado; and

WHEREAS, subject property is located in agriculture zoning and is in conformance with nearby industrial properties in the area. Applicant proposes no impact to agriculture is anticipated as the property is primarily used as vacant land and

WHEREAS, the Planning Commission, at the August 13, 2015 meeting, voted 7 for / 0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado (Board) approval of the Minor Subdivision 15-03.

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 Alliance Energy (applicant), 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 24, 2015;

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 and Special 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:

- A. The Alliance Energy Minor Subdivision 15-03, is hereby approved.
- 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 and special 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 3 FOR AND 0 AGAINST, THIS 24th DAY OF AUGUST 2015.

THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:

Boots M. Campbell
Boots Campbell
Clerk to the Board



By: [Signature]
Jeffrey D. Eskelson, Chairman

[Signature]
Shawn J. Bolton, Commissioner

[Signature]
Jon D. Hill, Commissioner