

RESOLUTION NO. 2015- 44
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY, COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO
BLANCO COUNTY, COLORADO, APPROVING COMMNET INC., LITTLE BEAVER
SPECIAL USE PERMIT PSUP-0003-15 AT 6406 COUNTY ROAD 4
IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, Commnet Inc. ("Applicant"), is requesting a Special Use Permit for property located at 6406 County Road 4, owned by Wakara Ranches, LLC in Rio Blanco County, Colorado (Property); and

WHEREAS, the Property is located in Section 2, Township 1 South, Range 93 West, of the 6th Principle Meridian, specifically PIN# 162304400076; and

WHEREAS, the Planning Commission, at the November 12, 2015 hearing, voted 4 for and 1 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado ("Board") approval of Special Use Permit PSUP-0003-15; 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 Commnet Inc., (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 November 12, 2015 in Meeker, Colorado;

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 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 by the Board of County Commissioners of Rio Blanco County, Colorado:

- A. The Commnet Inc., Little Beaver Special Use Permit PSUP-0003-15, 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 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 2 FOR AND 0 AGAINST, THIS 14th DAY OF DECEMBER 2015.

THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:


Boots Campbell
Clerk to the Board

By: 
Jeffrey D. Eskelson, Chairman

Shawn J. Bolton, Commissioner


Jon D. Hill, Commissioner