

RESOLUTION NO. 2016- 09
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY,
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO, APPROVING JAY F. MAXWELL MINOR
SUBDIVISION PSUB-0002-16 LOCATED AT 420 COUNTY ROAD 28, RANGELY,
RIO BLANCO COUNTY, COLORADO**

WHEREAS, Jay F. Maxwell ("Applicant") is requesting a Minor Subdivision located on County Road 28, owned by Jay F. Maxwell in Rio Blanco County, Colorado; and

WHEREAS, subject property is located in Section 17, Township 3 South, Range 100 West, of the 6th Principal Meridian, specifically PIN # 188917100008; and

WHEREAS, the applicant has proposed to subdivide a five acre parcel from an 80 acre parcel tract; and

WHEREAS, the property is currently zoned Agricultural; and

WHEREAS, the Planning Commission, at the March 24, 2016 meeting, voted 6 for / 0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado (Board) approval of the Minor Subdivision PSUB-0002-16; 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 the 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 April 11, 2016;

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 Jay F. Maxwell Minor Subdivision PSUB-0002-16, 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 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 11th DAY OF April, 2016.

THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO


ATTEST:


Boots Campbell
Clerk to the Board



By: 
Shawn J. Bolton, Chairman


Jon D. Hill, Commissioner


Jeffrey D. Eskelson, Commissioner