

RESOLUTION NO. 2016-21  
BOARD OF COUNTY COMMISSIONERS  
OF RIO BLANCO COUNTY,  
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO, APPROVING ELK HAVEN CONDITIONAL  
USE PERMIT PCUP-0003-16 IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, JSC, Inc., representing Elk Haven LLC (“Applicant”) is requesting a Conditional Use Permit PCUP-0003-16 located on County Road 38, owned by Elk Haven LLC in Rio Blanco County, Colorado; and

WHEREAS, subject property is located in Section 12, Township 2 South, 94 West, of the 6<sup>th</sup> Principal Meridian, specifically PIN # 166712100088; and

WHEREAS, the Applicant has proposed converting an existing metal building to an additional seasonal residence; and

WHEREAS, the Planning Commission, at their July 21, 2016 meeting, voted 6 for / 0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado (Board) approval of the Conditional Use Permit PCUP-0003-16; and

WHEREAS, the Board has reviewed applicable Colorado Statutes, the Rio Blanco County Master Plan, the Rio Blanco County Land Use Regulation (LUR), the materials submitted by JSC, Inc., representing 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 August 8, 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 Conditional 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 Elk Haven LLC PCUP-0003-16, 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 Conditional 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 8th DAY OF AUGUST, 2016.

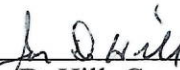
THE BOARD OF COUNTY  
COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO

ATTEST:

  
Boots Campbell  
Clerk to the Board

By:   
Shawn J. Bolton, Chairman



  
Jon D. Hill, Commissioner

  
Jeffrey D. Eskelson, Commissioner