

RESOLUTION NO. 2016- 26
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY,
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO, APPROVING 4M RANCH YELLOW CREEK
LIMITED IMPACT REVIEW PLIR-0003-16 IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, Kelcee Vroman, representing 4M Ranch Yellow Creek ("Applicant") is requesting a Limited Impact Review PLIR-0003-16 located at 44124 Highway 64, owned by 4M Ranch Yellow Creek in Rio Blanco County, Colorado; and

WHEREAS, subject property is located in Section 4, Township 2 North, 98 West, of the 6th Principal Meridian, specifically PIN # 137505100001; and

WHEREAS, the Applicant has proposed to replace a house with a modular; and

WHEREAS, The parcel has three houses on it; and

WHEREAS, the Board of County Commissioners of Rio Blanco County, Colorado has reviewed applicable Colorado Statutes, the Rio Blanco County Master Plan, the Rio Blanco County Land Use Regulation (LUR), the materials submitted by Kelcee Broman, representing the Applicant, the materials submitted by members of the public at the hearing;

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 Limited Impact Review 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. 4M Ranch Yellow Creek PLIR-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 Limited Impact Review constitutes approval of a site specific development plan which establishes a vested property right, as provided by §24-68-101 C.R.S., 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 14th DAY OF NOVEMBER 2016.

THE BOARD OF COUNTY
COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:

Boots Campbell
Boots Campbell
Clerk to the Board



By: [Signature]
Shawn J. Bolton, Chairman

[Signature]
Jon D. Hill, Commissioner

[Signature]
Jeffrey D. Eskelson, Commissioner