

RESOLUTION NO. 2016-31  
BOARD OF ADJUSTMENT  
OF RIO BLANCO COUNTY,  
COLORADO

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF RIO BLANCO COUNTY,  
COLORADO, APPROVING THE WILLIAM GEODERT VARIANCE VAR-0001-16  
ON PROPERTY LOCATED AT 5028 COUNTY ROAD 15  
IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, William Geodert ("Applicant") is requesting a Variance, VAR-0001-16, on property located at 5028 County Road 15, owned by William Geodert in Rio Blanco County, Colorado; and

WHEREAS, the subject property is located in Section 11, Township 1 North, Range 93 West, of the 6<sup>th</sup> Principal Meridian, specifically PIN # 141111100064; and

WHEREAS, the Applicant has proposed to build a 175' X 84' indoor riding arena located five feet from the property boundary instead of the required ten foot setback; and,

WHEREAS, upon notice duly given the Board of Adjustment conducted its hearing on the Application in Meeker, Colorado on December 12, 2016; and

WHEREAS, the Board of Adjustment has reviewed applicable Colorado Statutes, the Rio Blanco County Master Plan, the Rio Blanco County Land Use Regulation (LUR), the materials submitted by William Geodert, the materials submitted by members of the public at the hearing;

NOW, THEREFORE, THE BOARD OF ADJUSTMENT OF RIO BLANCO COUNTY, COLORADO FINDS AS FOLLOWS:

- A. The application is complete;
- B. The public hearing before the Board of Adjustment 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 Variance 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 ADJUSTMENT OF RIO BLANCO COUNTY, COLORADO:

- A. The William Geodert Variance VAR-0001-16, 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 Adjustment 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 Variance 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 12 DAY OF DECEMBER, 2016.

THE BOARD OF ADJUSTMENT 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