

RESOLUTION NO. 2018- 38  
BOARD OF COUNTY COMMISSIONERS  
OF RIO BLANCO COUNTY,  
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO, APPROVING CHAPMAN SINGLE LOT CREATION  
PSUB-0005-18 IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, Roger Chapman and Nile Chapman (“Applicants”) are requesting a Single Lot Creation PSUB-0005-18 for property located at Rio Blanco County Road 130 owned by Roger Chapman and Nile Chapman in Rio Blanco County, Colorado; and

WHEREAS, subject property is located in Section 33, Township 2 North, Range 102 West, of the 6<sup>th</sup> Principal Meridian, specifically PIN # 1383-332-00-024; and

WHEREAS, the Applicant has proposed to create a 7.15+/- acre parcel from the parent parcel of 317.402+/- acres. The property is currently zoned Agricultural; and

WHEREAS, the Planning Commission, at their October 25, 2018 meeting, voted 5 for / 0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado (“Board”) approval of the Single Lot Creation PSUB-0005-18; 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 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 November 13, 2018;

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 Single Lot Creation 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 Chapman Single Lot PSUB-0005-18, 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.

D. Approval of this Single Lot Creation 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.

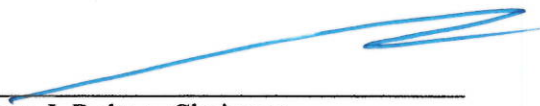
DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 13th DAY OF NOVEMBER, 2018.


THE BOARD OF COUNTY COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO


ATTEST:

  
Boots Campbell, Shawn M. Luce  
Clerk to the Board Chief Deputy Clerk



By:   
Shawn J. Bolton, Chairman

  
Jeff Rector, Commissioner

  
Si Woodruff, Commissioner

Reception # 317382 Record Date 11/14/2018 10:51 AM

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BOOTS M. CAMPBELL RIO BLANCO COUNTY COLORADO

