

RESOLUTION NO. 2019-12  
BOARD OF COUNTY COMMISSIONERS  
OF RIO BLANCO COUNTY,  
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO, APPROVING WESTFIELD PSUB-0001-19 IN RIO BLANCO  
COUNTY, COLORADO**

WHEREAS, Larry Darien and C. John McHattan Sheridan (“Applicants”) are requesting an Amended Final Plat of the Westfield Minor Subdivision, owned by the Applicants in Rio Blanco County, Colorado; and

WHEREAS, subject property is located in Section 18, Township 1 North, 93 West, of the 6<sup>th</sup> Principal Meridian, specifically PIN #'s:

Lot 1: 141118400172

Lot 2: 141118400173

Lot 3: 141118400174

Lot 4: 141118400175

Lot 5: 141118400176

Lot 6: 141118400177

Parcel A: 141118400182; and

WHEREAS, the Applicants are proposing a re-plat the existing Liberty Industrial Park to have one lot on the East side of the access road and lots ranging from 5.0 acres to 2.5 acres on the West side of the road; and

WHEREAS, the Planning Commission, at their June 27, 2019 meeting, voted unanimously against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado (Board) approval of the PSUB-0001-19; 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 Applicants, 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 July 9, 2019;

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

- A. The application is complete and is hereby approved subject to compliance with the plat note changes reflected in the Staff Report dated 7-1-19;
- 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 Amended Final Plat 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:

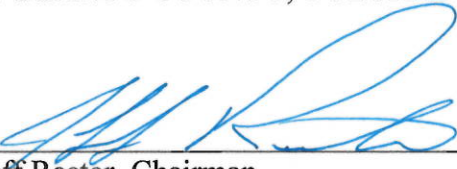
- A. Amended Final Plat of the Westfield Minor Subdivision PSUB-0001-19, is hereby approved.
- B. If any section, subsection, sentence, clause, phrase or portion of this Resolution is, for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, 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 Amended Final Plat 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 9<sup>th</sup> DAY OF July, 2019.

THE BOARD OF COUNTY COMMISSIONERS OF  
RIO BLANCO COUNTY, COLORADO

ATTEST:

  
Boots Campbell  
Clerk to the Board

By:   
Jeff Rector, Chairman

  
Gary Moyer, Commissioner



  
Si Woodruff, Commissioner