

RESOLUTION NO. 2019-13
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY,
COLORADO

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

WHEREAS, Larry Darien and C. John McHattan Sheridan (“Applicants”) are requesting a Rezone PRZ-0001-19 on lots, owned by Applicants in Rio Blanco County, Colorado; and

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

Lot 1: 141118400172

Lot 2: 141118400173

Lot 3: 141118400174

Parcel A: 141118400182; and

WHEREAS, the Applicant is proposing to rezone the aforementioned lots from Light Industrial to Rural Residential in order to be in compliance with the Rio Blanco County Land Use Regulations; 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 Rezone PRZ-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;
- 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 Rezone 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 Westfield Rezone PRZ-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 Rezone 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 9th 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