

RESOLUTION NO. 2019-16
BOARD OF ADJUSTMENT OF RIO BLANCO COUNTY, COLORADO

**A RESOLUTION BY THE BOARD OF ADJUSTMENT OF
RIO BLANCO COUNTY, COLORADO, APPROVING KORTNEY DUNKLE
VARIANCE REQUEST VAR-0001-19 IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, Stuart Kortney Dunkle. (“Applicant”) is requesting a Variance located at 1983 County Road 12, owned by Applicant and Candice Malcom Dunkle in Rio Blanco County, Colorado; and

WHEREAS, subject property is located in Subd: Mountain View Subdivision Block: 1 Lot: 4 Tract: 45 Quarter: NW S: 21 T: 1N R: 90W, of the 6th Principal Meridian, specifically PIN # 141721200109; and

WHEREAS, the applicant has proposed a variance from the Leisure Recreational zoning setback standards outlined in the Rio Blanco County Land Use Regulations, requesting to reduce the current front yard setback from 30 ft. to 19.1 ft. in order to better accommodate a cabin the applicant would like to build. The property is currently zoned Leisure Recreation; and

WHEREAS, the Board of Adjustment has reviewed applicable Colorado State Statutes, the Rio Blanco County Master Plan, the Rio Blanco County Land Use Regulations, the materials submitted by the Applicant, and upon notice duly given conducted its own hearing on the application in Meeker, Colorado;

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; and
- 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 THE BOARD OF ADJUSTMENT OF RIO BLANCO COUNTY, COLORADO:

- A. The Kortney Dunkle Variance VAR-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 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.

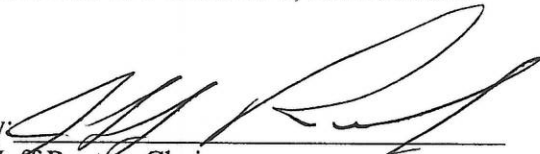
DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 23rd DAY OF JULY 2019.

THE BOARD OF ADJUSTMENTS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:


Boots Campbell
Clerk to the Board



By: 
Jeff Rector, Chairman


Gary Moyer, Commissioner


Si Woodruff, Commissioner