

RESOLUTION NO. 2019-28
BOARD OF COUNTY COMMISSIONERS
OF RIO BLANCO COUNTY,
COLORADO

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO, APPROVING GROVE MINOR SUBDIVISION PSUB-0004-
19 IN RIO BLANCO COUNTY, COLORADO**

WHEREAS, L.D. Grove ("Applicant") is requesting a Minor Subdivision PSUB-0004-19 located at 10192 County Road 8, owned by L.D. Grove in Rio Blanco County, Colorado; and

WHEREAS, subject property is located in Section 25, Township 1 South, Range 93 West, of the 6th Principal Meridian, Rio Blanco County, CO, more specifically PIN # 162325100081; and

WHEREAS, the Applicant has proposed to subdivide a 27.54 acre parcel into two (2) lots. The property is currently zoned Rural Residential; and

WHEREAS, the Planning Commission, at their August 4, 2016 meeting, voted 6 for / 0 against to recommend to the Board of County Commissioners of Rio Blanco County, Colorado (Board) approval of the Minor Subdivision PSUB-0004-19 (formerly Known As: PSUB-0005-16); 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 on behalf of L.D. Grove 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 September 19, 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 Minor Subdivision 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 Grove Minor Subdivision, PSUB-0004-19, 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

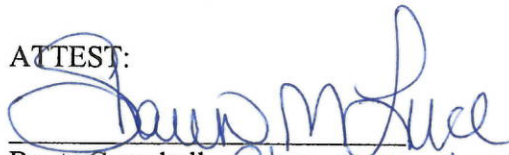
sections, subsections, sentences, clauses, phrases, or portions would be declared invalid or unconstitutional.

D. Approval of this Minor Subdivision 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.

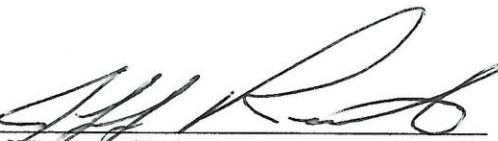
DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 26th DAY OF NOVEMBER, 2019.

THE BOARD OF COUNTY COMMISSIONERS OF
RIO BLANCO COUNTY, COLORADO

ATTEST:


~~Boots Campbell~~
Clerk to the Board


Shawn M. Luce
Chief Deputy Clerk

By: 
Jeff Rector, Chairman


Gary Moyer, Commissioner


Si Woodruff, Commissioner

