

CITY OF RIFLE, COLORADO
ORDINANCE NO. 12
SERIES OF 2024

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING A
FINAL SUBDIVISION PLAN AND FINAL SUBDIVISION PLAT FOR ECO
DWELLING SUBDIVISION

WHEREAS, there was filed with the Rifle Planning Department an application for subdivision of property owned by Eco Dwelling, LLC (hereinafter “Developer”), which property is known as Eco Dwelling Subdivision and legally described as Lots 2 and 3, 14th Street Marketplace, in the City of Rifle, Colorado as shown on the plat thereof recorded with the Garfield County Clerk and Recorder as Reception No. 843890 (hereinafter the “Property”); and

WHEREAS, on October 25, 2022, after a duly-noticed public hearing, the City of Rifle Planning Commission approved a Preliminary Plan for the Property and on March 26, 2024 recommended approval of a Final Plan for the Property; and

WHEREAS, on April 17, 2024 and May 1, 2024, the Rifle City Council reviewed the Final Subdivision Plan and the Final Subdivision Plat application for the Property creating 12 single family residential lots pursuant to the Planned Unit Development standards approved by Ordinance No. 11, Series of 2024 and found these documents to be consistent with the approved Preliminary Plan, and that all conditions of Preliminary Plan approval have been met; and

WHEREAS, the City Council desires to approve the Final Subdivision Plan and Final Subdivision Plat for the Property, subject to all terms and conditions set forth in the Site-Specific Development Plan and Subdivision Improvements Agreement for the Property (“SIA”) which SIA is available for inspection at the City Clerk’s Office during business hours.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF RIFLE, COLORADO, ORDAINS THAT:

1. The City Council incorporates the foregoing recitals as findings by the City Council.
2. That certain Final Subdivision Plan and Final Subdivision Plat for Eco Dwelling Subdivision, proposing development of 12 single-family lots, is hereby approved subject to the conditions contained in the Rifle Planning Department staff report provided to the City Council and the SIA.
3. The Mayor of the City is hereby authorized to indicate the City Council’s approval of the Final Subdivision Plan and Final Subdivision Plat and SIA for the Property by signing the Final Plat and SIA. A true and correct copy of the Final Plat and SIA for the Property shall be deposited with the City Clerk and shall be available for public inspection at the Clerk’s office after being fully executed by the parties.

4. Developer shall comply with all of Developer's representations made in any applications and in statements during the Public Hearings before the Planning Commission and City Council which shall be conditions of approval with which the Developer shall comply. The Developer shall also comply in full with the Rifle Municipal Code and the Public Works Manual requirements.

5. The City Clerk is hereby directed to file one (1) copy of the Final Plat and the original of this Ordinance in the Office of the City Clerk.

6. The City Clerk is hereby further directed to record this Ordinance, the Final Plat, the SIA and any other associated documents in the Office of the Clerk and Recorder of Garfield County, and to file one (1) certified copy of the Final Plat and this Ordinance with the Garfield County Assessor.

7. The City Council's approval of this Final Subdivision Plan and the Final Subdivision Plat for Phase 1 of the Property creates a vested property right pursuant to the Rifle Municipal Code and Article 68 of Title 24, C.R.S., as amended, for a period of three (3) years from the effective date of this Ordinance. As a condition of the granting of such vested right, the Developer shall, at its expense, publish the vested rights notice required by C.R.S. §24-68-103(c) and the Rifle Municipal Code §16-11-10, *et. seq.*, and Developer shall comply with all other procedural requirements set forth therein.

INTRODUCED on April 17, 2024, read by title, passed on first reading, and ordered published as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on May 1, 2024, passed without amendment, approved, and ordered published in full as required by the Charter.

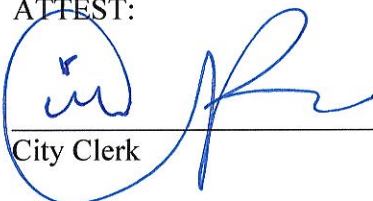
DATED this 1st day of May, 2024.

CITY OF RIFLE, COLORADO

By

Mayor

ATTEST:


City Clerk

