

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 18
SERIES OF 2024**

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

WHEREAS, there was filed with the Rifle Planning Department an application for subdivision of property owned by Rifle Depot, LLC, which property is known as Rifle Depot Subdivision and legally described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter the “Property”); and

WHEREAS, on June 27, 2023, after a duly noticed public hearing, the City of Rifle Planning Commission approved a Preliminary Plan for the Property; and

WHEREAS, on September 4, 2024 and September 18, 2024, the Rifle City Council reviewed the Final Subdivision Plan and the Final Subdivision Plat application for the Property 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 Property Exchange and Park and Ride 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 the Property 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. 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.
5. 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.

INTRODUCED on September 4, 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 September 18, 2024, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this 18th day of September, 2024.

CITY OF RIFLE, COLORADO

By

Mayor

ATTEST:

City Clerk



City of Rifle, Colorado
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EXHIBIT A

Amended Lot 1
Union Pacific Minor Subdivision
According to the plat thereof recorded May 7, 2007 as Reception No. 722695
County of Garfield
00°35'35" East along said west boundary, a distance of 715.57 feet to the Point of Beginning.