

**CITY OF RIFLE, COLORADO**  
**ORDINANCE NO. 10**  
**SERIES OF 2014**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING THE A TRACT OF LAND LOCATED AT 2090 WHITERIVER AVENUE FROM LIGHT INDUSTRIAL (LI) ZONE DISTRICT TO MEDIUM DENSITY RESIDENTIAL (MDR) ZONE DISTRICT.

WHEREAS, Fellowship of the Rockies Church applied to rezone from Light Industrial (LI) Zone District to Medium Density Residential (MDR) Zone District a tract of land located at 2090 Whiteriver Avenue in the City of Rifle, Colorado (the "Property"); and

WHEREAS, on June 24, 2014, the City of Rifle Planning Commission considered the rezoning application for the Property and recommended that the Property be rezoned Medium Density Residential (MDR) Zone District; and

WHEREAS, the City Council reviewed the rezoning application at its July 16, 2014 and August 6, 2014 meetings and agreed with the Planning Commission's findings; and

WHEREAS, the City of Rifle Planning Commission and the Rifle City Council have held duly noticed public hearings as required by the Rifle Municipal Code ("RMC"), and now wish to rezone the Property to Medium Density Residential (MDR) Zone District.

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

Section 1. The aforementioned recitals are hereby fully incorporated herein.

Section 2. The Property is hereby zoned Medium Density Residential (MDR) Zone District.

Section 3. Within thirty (30) days after the effective date of this Ordinance, the City Clerk shall incorporate the terms of this Ordinance into the Geographical Information System described in RMC §16-3-20 and shall cause a printed copy of the amendment to the City Zone District Map to be made, which shall be dated and signed by the Mayor and attested to by the City Clerk and which shall bear the seal of the City. The amended Map shall include the number of this Ordinance. The signed original printed copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Garfield County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Rifle Land Use Regulations, RMC §16-1-10, *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED on July 16, 2014, 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 August 6, 2014, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2014.

CITY OF RIFLE, COLORADO

By \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk