

**CITY OF RIFLE, COLORADO**  
**ORDINANCE NO. 5**  
**SERIES OF 2016**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING  
PROPERTY LOCATED AT 128 EAST 10<sup>TH</sup> STREET FROM REDEVELOPING  
MEDIUM DENSITY RESIDENTIAL DISTRICT (MDRX) TO COMMUNITY  
SERVICE BUSINESS DISTRICT (CS).

WHEREAS, the owner of certain real property located at 128 East 10<sup>th</sup> Street, Rifle, Colorado (hereinafter the "Property") applied to the City to rezone it from Redeveloping Medium Density Residential District (MDRX) to Community Service Business District (CS); and

WHEREAS, on January 26, 2016, the City of Rifle Planning Commission considered the application for rezoning the Property and recommended that the City Council rezone the Property from Redeveloping Medium Density Residential District (MDRX) to Community Service Business District (CS); 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, and now wish to rezone the Property.

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

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described below is hereby rezoned to Community Service Business District (CS):

128 East 10<sup>th</sup> Street, Rifle CO                      Garfield County Assessor Parcel No: 217709302013

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 Section 16-3-20, 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 Section 16-1-10 *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED on February 17, 2016, read by title, passed on first reading, and ordered published by title as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on March 2, 2016 passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this \_\_\_ day of \_\_\_\_\_, 2016.

CITY OF RIFLE, COLORADO

BY

\_\_\_\_\_  
Mayor

ATTEST:

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

## EXHIBIT A

A parcel of land lying in the SW1/4SW1/4 of Section 10, Township 6 South, Range 93 West of the 6th P.M., more particularly described as follows: Beginning at the southwest corner of said Section 10; thence North 0°41'27" West 1009.21 feet to a point on the southerly right of way line of County Road No. 294; thence along said right of way line the following three courses: North 66°53'40" East 28.84 feet; North 66°31'33" East 264.71 feet; North 65°37'50" East 53.00 feet; thence South 55°10'00" East 210.00 feet; thence South 72°50'00" East 125.00 feet; thence South 0°00'00" East 140.00 feet; thence North 90°00'00" East 130.00 feet; thence North 0°00'00" East 150.00 feet; thence North 68°42'00" East 75.50 feet; thence North 29°22'00" West 298.81 feet to a point on the southerly right of way line of County Road No. 294; thence along said right of way line along a non-radial curve to the right having a central angle of 16°01'20", a radius of 170.00 feet; an arc length of 47.54 feet and of which the chord bears North 81°43'44" East 47.38 feet; thence continuing along said right of way North 89°44'24" East 614.86 feet; thence South 0°39'11" East 1289.77 feet along the east line of the SW1/4SW1/4 of Section 10 to the southeast corner of said SW1/4SW1/4 of Section 10; thence South 89°37'31" West 1327.52 feet along the South line of the SW1/4SW1/4 of Section 10 to the POINT OF BEGINNING.