

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 9
SERIES OF 2015**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO ZONING CERTAIN
REAL PROPERTY KNOWN AS THE GARFIELD COUNTY EMERGENCY
COMMUNICATIONS AUTHORITY ANNEXATION PUBLIC (PZ) ZONE
DISTRICT AND REDEVELOPING MEDIUM DENSITY RESIDENTIAL (MDR-
X) ZONE DISTRICT.

WHEREAS, in February 2015, the Garfield County Emergency Communications Authority (“Petitioner”) filed with the City Clerk of the City of Rifle, Colorado, a petition and request that the City Council commence proceedings to annex to the City a certain unincorporated tract of land located in the County of Garfield, State of Colorado described on Exhibit A, attached hereto and incorporated herein by reference (hereinafter the “Property”); and

WHEREAS, by Ordinance No. 8, Series of 2015 the City of Rifle annexed the Property to the City; and

WHEREAS, Petitioner has simultaneously applied for a Lot Line Adjustment Plat to be approved by staff and processed immediately following the annexation of the Property as shown on Exhibit B attached hereto and incorporated herein by this reference; and

WHEREAS, Petitioner has filed an application to zone the Property Public (PZ) Zone District for Parcel A shown on Exhibit B for future expansion of the Garfield County Communications Authority Facility and Redeveloping Medium Density Residential (MDR-X) Zone District for Parcel B as shown on Exhibit B for the existing residence, and

WHEREAS, on March 31, 2015, the City of Rifle Planning Commission considered the zoning application for the Property and recommended that the City Council zone the Property PZ Zone District and MDR-X Zone District as shown on Exhibit B; and

WHEREAS, as required by the Rifle Municipal Code, the public hearing on the zoning application for the Property was held on April 15, 2015 at a regularly scheduled meeting of the Rifle City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described on Exhibit A is hereby zoned Public (PZ) Zone District for Parcel A shown on Exhibit B and Redeveloping Medium Density Residential (MDR-X) Zone District for Parcel B as shown on Exhibit B.

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, 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 April 15, 2015, 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 May 6, 2015, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this ___ day of _____, 2015.

CITY OF RIFLE, COLORADO

BY _____
Mayor

ATTEST:

City Clerk

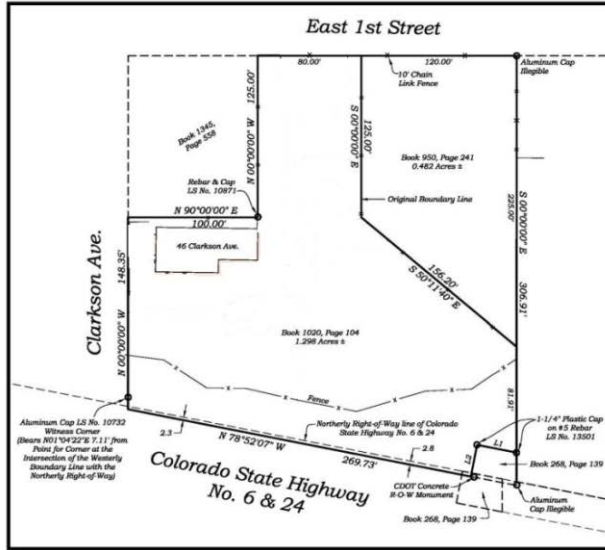
EXHIBIT A

A parcel of land situate in the NE1/4 Section 16, Township 6 South, Range 93 West of the 6th P.M., County of Garfield, State of Colorado, all bearings relative to a bearing of S48°38'14"W between the northeast corner of the parcel of land described in Book 950, Page 241, an aluminum cap in place and the southwesterly corner of the parcel of land described in Book 1020, Page 104, an aluminum cap LS NO. 10732 witness corner, said parcel of land being more particularly described as follows:

Beginning at the northeast corner of the parcel of land described in Book 950, Page 241, an aluminum cap in place; thence along the east line of said parcel S00°00'00"E 225.00 feet to a point on the east line of that parcel of land as described in Book 1020, Page 104; thence along the east line of Book 1020, Page 104 S00°00'00"E 107.38 feet to a point on the south line of Book 1020, Page 104; thence departing the east line of Book 1020, Page 104 and along the south line of Book 1020, Page 104 N78°52'07"W 305.75 feet to a point on the west line of Book 1020, Page 104; thence departing said south line and along the west line of Book 1020, Page 104 N00°00'00"E 148.35 feet to a point on the south line of that parcel of land described in Book 1345, Page 558; thence departing the west line of Book 1020, Page 104 and along the south line of Book 1345, Page 558 N90°00'00"E 100.00 feet to a point on the east line of Book 1345, Page 558; thence along the east line Book 1345, Page 558 N00°00'00"E 125.00 feet to a point on the southerly right-of-way of East First Street; thence departing the east line of Book 1345, Page 558 and along said southerly right of way N90°00'00"E 200.00 feet to the true point of beginning, said parcel of land containing 1.799 acres more or less.

EXHIBIT B

AS PLATTED



AS AMENDED

