

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 16
SERIES OF 2015**

AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, APPROVING THE FINAL PLAT OF VETTER HOMESTEAD
MINOR SUBDIVISION IN THE CITY OF RIFLE

WHEREAS, John W. Savage and Sally M. Brands (“Developer”) is the owner of certain real property located in the City of Rifle, Colorado known as Homestead PUD Phase B, to be platted and developed as Vetter Homestead, described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter the “Property”); and

WHEREAS, Developer desires to subdivide the Property into four (4) lots for single family residential development; and

WHEREAS, on April 28, 2015 after a duly-noticed public hearing and pursuant to Rifle Municipal Code §16-5-280, the City of Rifle Planning Commission approved a Combined Sketch Plan and Preliminary Plan for the Property; and

WHEREAS, Developer filed with the Rifle Planning Department an application for Final Subdivision Plat approval for the Property creating four (4) lots; and

WHEREAS, on June 15, 2015 the Rifle City Council reviewed the Final Subdivision Plat application for the Property, and found these documents to be consistent with the approved Combined Sketch/Preliminary Plan; and

WHEREAS, the City Council desires to approve the Final Subdivision Plat of the Blacktail Minor Subdivision pursuant to Rifle Municipal Code §16-5-440(e), subject to all terms and conditions set forth herein and in the Subdivision Improvements Agreement for the Property (“SIA”), which Final Plat and SIA are available for inspection at the City Clerk’s Office during business hours.

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

1. The City Council incorporates the foregoing recitals as findings by the City Council.
2. That certain Final Subdivision Plat for Vetter Homestead Minor Subdivision is hereby approved, subject to all terms and conditions contained herein and in the SIA, which SIA is hereby approved.
3. 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 and they shall be conditions of approval with which Developer shall comply unless

specifically modified. Developer shall also comply in full with the requirements of the Rifle Municipal Code, including without limitation the requirements of the City of Rifle Public Works Manual. Developer shall also comply in full with the conditions of the Planning and Development Department's staff report presented to the City Council on even date herewith, which conditions must be satisfied prior to the recording of the Final Plat.

4. The Mayor of the City is hereby authorized to indicate the City Council's approval of the Final Plat and SIA for the Property by signing two (2) reproducible copies of the Final Plat and SIA. A true and correct copy of the Final Plat and SIA 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.

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

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

7. The City Council's approval of the Final Subdivision Plat 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 Resolution. 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.

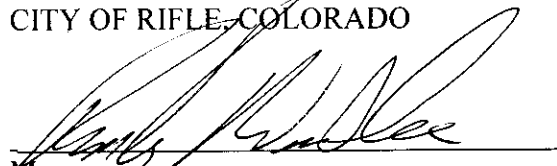
THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at a regular meeting held the 15th day of June, 2015.

Dated this 15th day of June, 2015



CITY OF RIFLE, COLORADO

BY


Mayor

ATTEST:



City Clerk

EXHIBIT A

A PARCEL OF LAND SITUATE IN THE N1/2SW1/4NW1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 93 WEST OF THE 6TH P.M., CITY OF RIFLE, COUNTY OF GARFIELD, STATE OF COLORADO. ALL BEARINGS BEING RELATIVE TO A BEARING OF N89°38'32"E BETWEEN THE WEST 1/4 CORNER OF SAID SECTION 10, AN ALUMINUM CAP, LS NO. 27925 IN PLACE AND THE CENTER 1/4 CORNER OF SAID SECTION 10, A BRASS CAP, LS NO. 12479 IN PLACE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID WEST 1/4 CORNER OF SECTION 10; THENCE N15°25'53"E 1329.73 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 16TH STREET, THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N89°32'17"E 622.34 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY S00°59'42"E 203.16 TO A POINT ON THE NORTH LINE OF THE HOMESTEAD AT RIFLE P.U.D. PHASE 3, RECORDED AS RECEPTION NO. 578632 IN THE OFFICE OF THE GARFIELD COUNTY CLERK AND RECORDER; THENCE ALONG SAID NORTH LINE S89°37'52"W 622.35 FEET TO A POINT ON THE EAST LINE OF THE HOMESTEAD AT RIFLE P.U.D. PHASE 1, RECORDED AS RECEPTION NO. 548551 IN THE OFFICE OF THE GARFIELD COUNTY CLERK AND RECORDER; THENCE ALONG SAID EAST LINE N00°59'42"W 202.16 FEET TO THE TRUE POINT OF BEGINNING.