

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 15
SERIES OF 2016**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, APPROVING THE FINAL PLAT OF LOT 10C RRV MINOR
SUBDIVISION IN THE CITY OF RIFLE

WHEREAS, Rifle Retail Ventures, LLC (“Developer”) is the owner of certain real property located in the City of Rifle, Colorado at known as Lot 10C RRV Subdivision as shown on the Third Amended Final Plat, Lots 9B and 10C RRV Subdivision, City of Rifle, recorded September 1, 2005 as Reception No. 681337 (hereinafter the "Property"); and

WHEREAS, Developer desires to subdivide the Property into two (2) lots; and

WHEREAS, on June 28, 2016 after a duly-noticed public hearing and pursuant to Rifle Municipal Code §16-5-280, the City of Rifle Planning Commission approved a Sketch Plan for the Property and delegated review of the Preliminary Plan to the City Council with a combined Final Plat application; and

WHEREAS, Developer filed with the Rifle Planning Department an application for Preliminary Plan and Final Subdivision Plat approval for the Property creating two (2) lots; and

WHEREAS, on August 17, 2016 the Rifle City Council reviewed the Preliminary Plan and Final Subdivision Plat application for the Property; and

WHEREAS, the City Council desires to approve the Preliminary Plan and Final Subdivision Plat of the Lot 10C RRV Minor Subdivision pursuant to Rifle Municipal Code §16-5-440(e), subject to all terms and conditions set forth herein.

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. The Preliminary Plan and that certain Final Subdivision Plat for the Lot 10C RRV Minor Subdivision 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 contained in the Subdivision Improvements Agreement for the Property (the “SIA”) and the Planning and Development

Department's staff report presented to the City Council on even date herewith.

4. The Mayor of the City is hereby authorized to indicate the City Council's approval of the SIA and Final Plat for the Property by signing two (2) reproducible copies of the Final Plat. A true and correct copy of the SIA and the Final Plat 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 the SIA, one (1) copy of the Final Plat for the Property and the original of this Resolution in the Office of the City Clerk.

6. The City Clerk is hereby further directed to record the SIA, this Resolution and the Final Plat for the Property 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.

THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at a regular meeting held the 17th day of August, 2016.

Dated this 17 day of August, 2016.

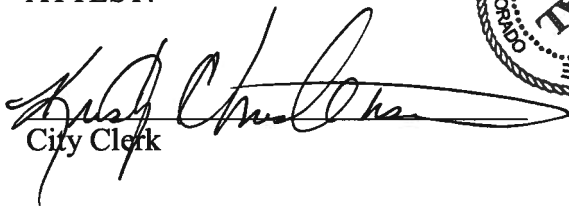
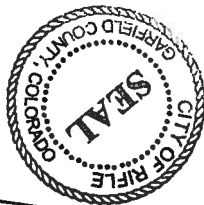
CITY OF RIFLE, COLORADO

BY

Mayor



ATTEST:



City Clerk