

**CITY OF RIFLE, COLORADO  
ORDINANCE NO. 8  
SERIES OF 2018**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING A  
FINAL SUBDIVISION PLAN AND FINAL SUBDIVISION PLAT FOR NORTH  
RIDGE SUBDIVISION.

WHEREAS, in May 2018, there was filed with the Rifle Planning Department an application for Sketch/Preliminary Plan approval for subdivision of property owned by 1175 Development, LLC, (hereinafter “Developer”), which property was formally known as Shetland Acres Subdivision, Filing No. III and is now known as North Ridge Subdivision (hereinafter the “Property”); and

WHEREAS, on July 2, 2018, after a duly-noticed public hearing, the City of Rifle Planning Commission approved a combined Sketch/Preliminary Plan for the Property; and

WHEREAS, on July 2, 2018 and July 18, 2018, the Rifle City Council reviewed the Final Subdivision Plan and the Final Subdivision Plat application for the Property and found these documents to be consistent with the approved Sketch/Preliminary Plan, and that all conditions of Sketch/Preliminary Plan approval have been met; and

WHEREAS, the City Council desires to approve the Final Subdivision Plan and Final Subdivision Plat for the Property, which Final Plan and Final Subdivision Plat are available for inspection at the City Clerk’s Office during business hours.

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

1. The City Council incorporates the foregoing recitals as findings by the City Council.
2. That certain Final Subdivision Plan and Final Subdivision Plat for North Ridge Subdivision, proposing development of 11 single family homes, is hereby approved subject to the conditions contained in the Rifle Planning Department staff report provided to the City Council. The Mayor’s execution and the City’s recording of this Ordinance with the Garfield County Clerk and Recorder shall be deemed satisfaction of the conditions in the staff report.
3. The Mayor of the City is hereby authorized to indicate the City Council’s approval of the Final Subdivision Plan and Final Subdivision Plat for the Property by signing the Final Plat. A true and correct copy of the Final Plat for the Property 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.
4. 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 which shall be conditions of approval with which the Developer shall comply. The Developer shall also comply in full with the Rifle Municipal Code and the Public Works Manual requirements.

5. The City Clerk is hereby directed to file one (1) copy of the Final Plat of North Ridge Subdivision and the original of this Ordinance in the Office of the City Clerk.

6. The City Clerk is hereby further directed to record this Ordinance, the Final Plat of North Ridge Subdivision and any other associated documents in the Office of the Clerk and Recorder of Garfield County, and to file one (1) certified copy of the Final Plat and this Ordinance with the Garfield County Assessor.

7. The City Council's approval of this Final Subdivision Plan and the Final Subdivision Plat for Phase 1 of the Property 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 Ordinance. 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.

INTRODUCED on July 2, 2018, 2018, 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 July 18, 2018, 2018, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this \_\_\_\_\_ of \_\_\_\_\_, 2018.

CITY OF RIFLE, COLORADO

BY: \_\_\_\_\_  
Mayor

ATTEST:

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