

**CITY OF RIFLE, COLORADO**  
**ORDINANCE NO. 11**  
**SERIES OF 2018**

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING 1150  
ACCESS ROAD FROM TOURIST COMMERCIAL (TC) ZONE DISTRICT TO  
COMMERCIAL SERVICES (CS) ZONE DISTRICT.**

WHEREAS, the RE Development Corp. and Fitz SSM, LLC applied to rezone 1150 Access Road in the City of Rifle, Colorado, Garfield County Assessor Parcel No. 2177-171-00-050 (the "Property") from Tourist Commercial (TC) Zone District to Commercial Services (CS) Zone District; and

WHEREAS, on June 26, 2018, the City of Rifle Planning and Zoning Commission considered the rezoning application for the Property and, based upon changed circumstances and neighboring zoning, recommended that the Property be rezoned Commercial Services (CS) Zone District; and

WHEREAS, the City Council reviewed the rezoning application at its August 1, 2018 and August 15, 2018 meetings and agreed with the Planning and Zoning Commission's findings; and

WHEREAS, the City of Rifle Planning and Zoning Commission and the Rifle City Council have held duly noticed public hearings as required by the Rifle Municipal Code ("RMC") and now wish to rezone the Property to Commercial Services (CS) Zone District.

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

Section 1. The aforementioned recitals are hereby fully incorporated herein.

Section 2. The Property is hereby zoned Commercial Services (CS) Zone District.

Section 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 and 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 August 1, 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 August 15, 2018, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this 15 day of August, 2018.

CITY OF RIFLE, COLORADO

By [Signature]  
Mayor

ATTEST:

[Signature]  
City Clerk

