

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 14
SERIES OF 2019**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING
SCALZO RANCH LOCATED NORTH OF EAST 10TH STREET AND
BETWEEN WHITERIVER AVENUE AND MUNRO AVENUE TO MEDIUM
DENSITY RESIDENTIAL DISTRICT (MDR).

WHEREAS, the owner of certain real property located north of East 10th Street and between Whiteriver Avenue and Munro Avenue in Rifle, Colorado described as Parcels A, B and C on the Amended Final Plat for Scalzo Ranch Subdivision recorded with the Garfield County Clerk and Recorder on October 3, 2016 as Reception No. 883308 (hereinafter the "Property") applied to the City to rezone it from Medium Density Residential District Planned Unit Development (MDR-PUD) and Low Density Residential (LDR) to Medium Density Residential (MDR); and

WHEREAS, on August 27, 2019, the City of Rifle Planning Commission considered the application for rezoning the Property and recommended that the City Council rezone the Property Medium Density Residential District (MDR); and

WHEREAS, the City of Rifle Planning Commission and the Rifle City Council have held duly-noticed public hearings as required by the Rifle Municipal Code, and the City Council now wishes to rezone the Property.

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

1. The aforementioned recitals are hereby fully incorporated herein as if set forth in full.
2. The Property described below is hereby rezoned to Medium Density Residential District (MDR):

Parcels A, B and C
Amended Final Plat
Scalzo Ranch Subdivision
As shown on the plat thereof recorded October 3, 2016 as Reception No. 883308.

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 Section 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 Section 16-1-10 *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED on September 4, 2019 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 September 25, 2019, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this 25 day of September, 2019.

CITY OF RIFLE, COLORADO

BY

Thomas Z. Holt
Mayor *Pro Tem*

ATTEST:

K. J. Dall
City Clerk

