

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 18
SERIES OF 2019**

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING A
FINAL SUBDIVISION PLAN AND FINAL SUBDIVISION PLAT FOR
WILLOW RANCH, FILING NO. 3.**

WHEREAS, the Rifle Planning Department received an application for Final Plat approval for the subdivision of property owned by Willow Ranch Construction, LLC (hereinafter “Developer”), which property is known as Willow Ranch, Filing No. 3, described as Parcels A2 and B2 of the Amended Final Plat of Willow Ranch Subdivision, Filing No. 2 (hereinafter the “Property”) to create 13 duplex lots; and

WHEREAS, Developer intends to construct 13 duplex buildings on the Property, for a total of 26 units, which duplexes shall be individually subdivided into separate units so that each unit may be conveyed separately by the filing of an amended plat showing the as-built construction of each unit and indicate general and limited common elements; and

WHEREAS, on September 24, 2019, after a duly-noticed public hearing, the City of Rifle Planning Commission approved a Sketch/Preliminary Plan for the Property; and

WHEREAS, on October 16, 2019 and November 6, 2019, 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 Preliminary Plan, and that all conditions of 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.

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 Willow Ranch, Filing No. 3 is hereby approved creating 13 duplex lots. Upon the completion of construction of each duplex building, the building may be subdivided into two (2) units with general and limited common elements, and upon the City staff’s review and approval, an Amended Plat may be recorded.
3. Developer shall 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. 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. Developer shall further 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.

4. The Mayor is hereby authorized to indicate the City Council's approval of the 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.

5. The City Clerk is hereby directed to file one (1) copy of the Final Plat 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, 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 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 October 16, 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 November 6, 2019, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this 6th of November, 2019.

CITY OF RIFLE, COLORADO

BY:



Mayor

ATTEST:



City Clerk

