

**CITY OF RIFLE, COLORADO**  
**ORDINANCE NO. 9**  
**SERIES OF 2022**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING LOTS 15 AND 16, GRAND RIVER PLAZA, FROM COMMUNITY SERVICE BUSINESS DISTRICT (CS) ZONE DISTRICT TO COMMUNITY SERVICE BUSINESS DISTRICT PLANNED UNIT DEVELOPMENT (CS-PUD).

WHEREAS, Brian’s Epic Adventures, Inc. applied to rezone Lots 15 and 16, Grand River Plaza, in the City of Rifle, Colorado as shown on the plat thereof recorded with the Garfield County Clerk and Recorder as Reception No. 641726 (the “Property”) from Community Service Business (CS) Zone District to Community Service Business District Planned Unit Development (CS -PUD); and

WHEREAS, on February 22, 2022, 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 Community Service Business District Planned Unit Development (CS -PUD); and

WHEREAS, the City Council reviewed the rezoning application at its May 18 and June 1, 2022 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 Community Service Business District Planned Unit Development (CS -PUD).

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 Community Service Business District Planned Unit Development (CS -PUD).

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.

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INTRODUCED on May 18, 2022, 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 June 1, 2022, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF RIFLE, COLORADO

By \_\_\_\_\_  
Mayor

ATTEST:

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