

**CITY OF RIFLE, COLORADO  
RESOLUTION NO. 8  
SERIES OF 2023**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,  
COLORADO, EXTENDING THE FINAL PLAT APPROVAL FOR PIONEER  
MESA SUBDIVISION, FILING 2.

WHEREAS, by Ordinance No. 2, Series of 2022, the City Council of the City of Rifle approved the final plat application for Pioneer Mesa Subdivision, Filing 2 described on Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, pursuant to Rifle Municipal Code Section 16-5-440(f), final plat approval for a subdivision expires if the final plat is not recorded within one year of approval unless extended by the City; and

WHEREAS, the owners of Pioneer Mesa Subdivision, Filing 2 have requested an extension of the final plat approval which the City Council is willing to grant subject to the terms and conditions of the initial final plat approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

1. The above recitals are hereby incorporated as findings by the City of Rifle.
2. The City Council of the City of Rifle hereby extends the final plat approval for Pioneer Mesa Subdivision, Filing 2 until April 6, 2024 subject to the terms and conditions set forth in Ordinance No. 2, Series of 2022 and the Subdivision Improvements Agreement recorded with the Garfield County Clerk and Recorder as Reception No. 976339.

THIS RESOLUTION, was read, passed and adopted by the Rifle City Council at a regular meeting held this 15<sup>th</sup> day of February, 2023.

CITY OF RIFLE, COLORADO

By:

  
\_\_\_\_\_  
Mayor

ATTEST:

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



**EXHIBIT A**

A PARCEL OF LAND SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 93 WEST, OF THE 6TH P.M., CITY OF RIFLE, COUNTY OF GARFIELD, COLORADO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 93 WEST OF THE 6TH PRINCIPAL MERIDIAN AND CONSIDERING THE NORTH LINE OF THE NE 1/4 TO BEAR NORTH 88°56'50" WEST OF ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO:

THENCE SOUTH 00°34'17" WEST 1331.16 FEET ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 93 WEST OF THE 6TH P.M. TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE FOR SECOND STREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE FOR SECOND STREET THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 79.29 FEET, WITH A RADIUS OF 470.00 FEET, AND WHOSE CHORD BEARS SOUTH 88°19'47" WEST 79.20 FEET;
  2. THENCE NORTH 86°50'14" WEST 358.40 FEET;
  3. THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 191.20 FEET, WITH A RADIUS OF 385.04 FEET, AND WHOSE CHORD BEARS SOUTH 78°56'14" WEST 189.24 FEET;
  4. THENCE SOUTH 64°42'49" WEST 175.19 FEET;
  5. THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 159.18 FEET, WITH A RADIUS OF 608.04 FEET, AND WHOSE CHORD BEARS SOUTH 72°12'49" WEST 158.73 FEET;
  6. THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 98.52 FEET, WITH A RADIUS OF 261.79 FEET, AND WHOSE CHORD BEARS NORTH 89°30'15" WEST 97.94 FEET;
- THENCE NORTH 00°38'48" EAST 171.57 FEET;  
THENCE NORTH 32°07'12" WEST 514.98 FEET;  
THENCE NORTH 00°38'48" EAST 888.74 FEET;  
THENCE SOUTH 88°56'50" EAST 1305.56 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN PIONEER MESA PLANNED UNIT DEVELOPMENT FILING NO. ONE RECORDED SEPTEMBER 22, 2004 AS RECEPTION NO. 660210.

IN THE CITY OF RIFLE  
COUNTY OF GARFIELD  
STATE OF COLORADO