

**CITY OF RIFLE, COLORADO  
ORDINANCE NO. 17  
SERIES OF 2019**

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING  
WILLOW RANCH, FILING NO. 3, FROM TOURIST COMMERCIAL (TC) TO  
PLANNED UNIT DEVELOPMENT (PUD).**

WHEREAS, the owner of certain real property 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") applied to the City to rezone it from Tourist Commercial (TC) to Planned Unit Development (PUD); and

WHEREAS, on September 24, 2019, the City of Rifle Planning Commission considered the application for rezoning the Property and recommended that the City Council rezone the Property to Planned Unit Development (PUD); 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 is hereby rezoned to Planned Unit Development (PUD) with the following variations from the underlying Tourist Commercial (TC) zone district, which regulations otherwise apply:
  - Front Yard Setback = 15 feet unless otherwise noted (see below).
  - Side Yard Setback = Reduced from 10 feet to 5 feet from outer property line, with a zero-foot (0') setback along the common wall of each duplex (in the event of further subdivision).
  - Rear Yard Setback = 15 feet unless otherwise noted (see below)
  - Minimum Lot Area = Reduced from 6000 square feet per unit to 3000 square feet per unit (allowing for the subdivision of each duplex unit).
  - Maximum Height = 35 feet

Lots 14, 28, and 30 shall have the following modified setbacks:

- Lot 14 shall have a rear-yard setback of approximately 11 feet along the irregular boundary, while keeping the building pad outside of the floodplain.
- Lot 28 shall have a front yard setback of approximately 11 feet in order to maintain a larger rear yard space, consistent with the other units.
- Lot 30 duplex may encroach up to three six of the corners along the front yard,

owing to the curvature of the street.

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 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 6<sup>th</sup> day of November, 2019.

CITY OF RIFLE, COLORADO

BY



Mayor

ATTEST:

  
City Clerk