

CITY OF RIFLE, COLORADO
ORDINANCE NO. 12
SERIES OF 2020

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING LOT 5 AND LOT 6, BLOCK I, NORTH RIFLE ADDITION, FROM LIGHT INDUSTRIAL TO COMMUNITY SERVICE BUSINESS DISTRICT IN CONFORMANCE WITH THE CITY OF RIFLE COMPREHENSIVE PLAN.

WHEREAS, the owner of certain real property known as Lot 5 and Lot 6, Block I, North Rifle Addition (hereinafter the "Property") applied to the City to rezone it from Light Industrial (LI) to Community Service Business District (CS); and

WHEREAS, the Property lies within an area identified in the 2019 Rifle Comprehensive Plan as the "Railroad Avenue Area" neighborhood and recommended to be rezoned from LI to CS; and

WHEREAS, on October 27, 2020, the City of Rifle Planning Commission considered the application for rezoning the Property and recommended that the City Council rezone the Property from LI to CS; 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 following property is hereby rezoned to Community Service Business District:

LOT 5 AND LOT 6, BLOCK I, NORTH RIFLE ADDITION

2128 Railroad Avenue, Rifle, Colorado 81650

Garfield County Assessor Parcel No. 217704308004

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 November 18, 2020 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 December 2, 2020, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this 2 day of December, 2020.



CITY OF RIFLE, COLORADO

BY

A handwritten signature in black ink, appearing to read "Bob Coe", is written over a horizontal line.

Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "K. D. Bell", is written over a horizontal line.
City Clerk