

CITY OF RIFLE, COLORADO
ORDINANCE NO. 1
SERIES OF 2022

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING
PIONEER MESA SUBDIVISION, FILING 2 FROM LOW DENSITY
RESIDENTIAL PLANNED UNIT DEVELOPMENT (LDR-PUD) TO ESTATE
ZONE DISTRICT PLANNED UNIT DEVELOPMENT (EZ-PUD).

WHEREAS, the owner of certain real property known as Pioneer Mesa Subdivision, Filing 2 described as Exhibit A attached hereto and incorporated herein by this reference (hereinafter the "Property") applied to the City to rezone the Property from Low Density Residential Planned Unit Development (LDR-PUD) to Estate Zone District Planned Unit Development (EZ-PUD); and

WHEREAS, on May 25, 2021, the City of Rifle Planning Commission considered the application for rezoning the Property and recommended that the City Council rezone the Property Estate Zone District Planned Unit Development (EZ-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 described on Exhibit A is hereby rezoned to Estate Zone District Planned Unit Development (EZ-PUD) with the building restrictions and requirements as set forth on the Final Plat for Pioneer Mesa Subdivision, Filing 2 recorded with the Garfield County Clerk and Recorder as Reception No. _____.

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 March 16, 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 April 6, 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

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