

**CITY OF RIFLE, COLORADO  
RESOLUTION NO. 8  
SERIES OF 2022**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,  
COLORADO, APPROVING THE MINOR SUBDIVISION TOWNHOME  
PLAT FOR LOT 8, BLOCK 8, PALOMINO PARK SUBDIVISION IN THE  
CITY OF RIFLE

WHEREAS, Milton Rodas ("Developer") is the owner of certain real property located in the City of Rifle, Colorado at known as Lot 8, Block 8, Palomino Park, Filing No. Two according to the Plat thereof recorded May 25, 1978 with the Garfield County Clerk and Recorder as Reception No. 285775 (hereinafter the "Property"); and

WHEREAS, Developer desires to subdivide the triplex located on the Property into three (3) townhome lots/units; and

WHEREAS, on July 26, 2022 after a duly-noticed public hearing and pursuant to Rifle Municipal Code §16-5-280, the City of Rifle Planning Commission approved a Sketch/Preliminary Plan for the Property; and

WHEREAS, Developer filed with the Rifle Planning Department an application for Minor Subdivision Final Townhome Plat approval for the Property creating three (3) lots/units; and

WHEREAS, on August 17, 2022 the Rifle City Council reviewed the Final Subdivision Plat application for the Property; and

WHEREAS, the City Council desires to approve the Minor Subdivision Townhome Plat for the Property pursuant to Rifle Municipal Code §16-5-440(e), subject to all terms and conditions set forth herein.

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

1. The City Council incorporates the foregoing recitals as findings by the City Council.
2. The Final Minor Subdivision for the Palomino Park West Avenue Lot 8, Block 8 Townhome Plat in the City of Rifle is hereby approved.
3. Developer shall comply with all of Developer's representations made in any applications and in statements during the public hearings before the Planning Commission and City Council and they shall be conditions of approval with which Developer shall comply unless specifically modified. Developer shall also comply in full with the requirements of the Rifle Municipal Code, including without limitation the requirements of the City of Rifle Public Works

Manual. Developer shall also comply in full with the Planning and Development Department's staff report presented to the City Council on even date herewith.

4. The Mayor of the City is hereby authorized to indicate the City Council's approval of the Final Plat for the Property by signing two (2) reproducible copies of the Final Plat. A true and correct copy of the Final Plat shall be deposited with the City Clerk and shall be available for public inspection at the Clerk's office after being fully executed by the parties.

5. The City Clerk is hereby directed to file one (1) copy of the Final Plat for the Property and the original of this Resolution in the Office of the City Clerk.

6. The City Clerk is hereby further directed to record this Resolution and the Final Plat for the Property in the Office of the Clerk and Recorder of Garfield County, and to file one (1) certified copy of the Final Plat and this Resolution with the Garfield County Assessor.

THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at a regular meeting held the 17<sup>th</sup> day of August 2022.

Dated this 17<sup>th</sup> day of August, 2022.

CITY OF RIFLE, COLORADO

BY

Mayor

ATTEST:

City Clerk

