

CITY OF RIFLE, COLORADO
ORDINANCE NO. 6
SERIES OF 2023

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, GRANTING
ACCESS TO AIRPORT ROAD FOR LOTS 1 AND 2, BTE MINOR
SUBDIVISION.

WHEREAS, the City of Rifle (“Rifle” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Rifle Home Rule Charter; and

WHEREAS, by Ordinance No. 41, Series of 1997, the City approved the BTE Minor Subdivision formerly known as Lot 27, McLearn Orchard Lands on Airport Road; and

WHEREAS, when the BTE Minor Subdivision was approved, Airport Road had not been fully annexed into the City, its reconstruction had not occurred and the development plans of the area were unknown; and

WHEREAS, to limit the number of accesses on Airport Road with these unknown traffic patterns to a rural county road profile, the City Council restricted access from all four lots of the BTE Minor Subdivision to a single private access easement shown on the BTE Minor Subdivision Plat; and

WEREAS, the City received a request from the developer of Lots 1 and 2, BTE Minor Subdivision, to construct a direct access onto Airport Road to allow the development of a 22,000 square foot building and outdoor sales area to be used by Tractor Supply Company; and

WHEREAS, Airport Road has been reconstructed to appropriate City standards to meet the traffic needs of this area and the City Council is willing to grant this request.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF RIFLE, COLORADO, ORDAINS THAT:

1. Incorporation. The Rifle City Council adopts the foregoing recitals and conclusions as facts and determinations and incorporates them by reference as if set forth in full herein.

2. Access to Airport Road for Lots 1 and 2, BTE Minor Subdivision. Notwithstanding the restriction stated in Ordinance No. 41, Series of 1997 and in light of changed circumstances, the City Council hereby authorizes access to Airport Road from Lots 1 and 2, BTE Minor Subdivision (that will be merged into one lot through a lot line dissolution plat), as approved by the City Public Works Department through the site plan application for a Tractor Supply Company retail establishment.

INTRODUCED on March 15, 2023, read by title, passed on first reading with amendment, 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 5, 2023, passed without amendment, approved and ordered published in full as required by Charter.

Dated this _____ day of _____, 2023.

CITY OF RIFLE, COLORADO

By: _____
Mayor

ATTEST:

City Clerk