



# PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA

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February 24, 2026  
7:00 PM  
202 Railroad Avenue, Rifle, CO 81650

## Meeting Type / Acting Body

### 6:00 PM - Workshop Meeting

- a. Planning Commission Review Procedures and General Discussion

### Discussion and Review

### 7:00 PM - Regular Meeting

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Consent Agenda
  - 4.a. Discussion and possible action regarding Meeting Minutes from January 27th regular Planning and Zoning Commission meeting.
5. Action, if any, on Workshop Items
6. Presentation
7. Public Hearing
  - 7.a. Discussion and possible action regarding Lot Line Dissolution Sketch Plan and Rezone for Grand River Hospital District property
8. Regular Agenda
9. Administrative Reports
10. Comments from Mayor and Council
11. Adjournment

*The order and times of agenda items listed above are approximate and intended as a guideline for the Planning Commissioners*

**ACCESSIBILITY STATEMENT**

*The City of Rifle values full inclusion and access for all of our facilities, programs, activities and services. We are pleased to provide meaningful accommodations to comply with the Americans with Disabilities Act (ADA) and reasonably provide translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request special assistance, call Administrative Assistant Genesis Amaya at 970-665-6493 or email our ADA Team at ADATeam@rifleco.org. Please allow 48 hours for your requests to be met.*

*La Ciudad de Rifle valora la plena inclusión y acceso para todas nuestras instalaciones, programas, actividades y servicios. Nos complace proporcionar alojamientos significativos para cumplir con la Ley de Estados Unidos con Discapacidades (ADA) y proporcionar razonablemente traducciones, interpretaciones, modificaciones, adaptaciones, formatos alternativos, ayudas auxiliares y servicios. Para solicitar asistencia especial, llame a la Asistente Administrativa al 970-665-6493 o envíe un correo electrónico a el equipo ADA a ADATeam@rifleco.org. Por favor, permita 48 horas para que se atiendan sus solicitudes.*



**Agenda Item #a.**

**Agenda Item Name:**

Planning Commission Review Procedures and General Discussion

**Presenter:**

James S. Neu, City Attorney

Zach Higgins, Community Development Director

**Item Description:**

Workshop with City Attorney, Jim Neu to discuss Planning Commission review procedures and general discussion. Planning Commission able to ask general questions about process and requirements.

**Recommended Action:**

N/A

**Fiscal Impact:**

N/A

**Operational Impact:**

N/A

**Prior Board Motions:**

N/A

**Background Information:**

Staff has received questions in recent months about process and review requirements for projects. Staff will provide an overview of review criteria for each step as well as any additional procedural information as requested.

**Executive Summary:**

N/A

**Notification Requirements:**

N/A

**Prepared By:**

Zach Higgins, Community Development Director

**Attachments:**

None



**Agenda Item #4.a.**

**Agenda Item Name:**

Discussion and possible action regarding Meeting Minutes from January 27th regular Planning and Zoning Commission meeting.

**Presenter:**

Zach Higgins, Community Development Director

**Item Description:**

Meeting minutes from January 27th, 2026 regular Planning and Zoning Commission Meeting.

**Recommended Action:**

Move to approve the Meeting Minutes from January 27th regular Planning and Zoning Commission meeting as presented.

**Fiscal Impact:**

N/A

**Operational Impact:**

N/A

**Prior Board Motions:**

N/A

**Background Information:**

N/A

**Executive Summary:**

N/A

**Notification Requirements:**

N/A

**Prepared By:**

Zach Higgins, Community Development Director

**Attachments:**

1. JANUARY 2026 MEETING MINUTES



**REGULAR PLANNING COMMISSION MEETING  
& BOARD OF ADJUSTMENT**

**JANUARY 27<sup>TH</sup>, 2026**

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Chair Marantino led the Planning Commission and audience in the Pledge of Allegiance.

The meeting starts at 7:00 p.m.

**MEMBERS PRESENT AT ROLL CALL**

**Present:** Marantino, Carter, Rogers, Rodas, Karzhova, Steffen

**Absent:** Dow, Caldwell

**Motion to excuse Caldwell made with an “Aye” vote.**

**OTHERS PRESENT:** Community Development Director Zach Higgins, Senior Planner Geir Sverdrup, Permit Technician Genesis Amaya, Assistant City Attorney Wilton Anderson

**APPROVAL OF MINUTES**

**FIRST:** *Steffen*

**SECOND:** *Rodas*

December 9<sup>th</sup>, 2025 Regular P&Z Commission minutes approved through “Aye” vote.

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**7:04 PM**

**PUBLIC HEARING:**

**Discussion 1: Item A**

**North Ridge Subdivision Filing 2 Sketch Plan**

Senior Planner Geir Sverdrup presents the North Ridge Subdivision Filing 2 Sketch Plan approved in 2022. Applicants are filing for 16 lot sketch plan and a right of way for the extension of East Avenue. Proposal meets requirements for LDR zoning with no referral agencies' comments. Inspection will be required before preliminary plat process.

**7:09 PM**

**Applicants Ed Walkers and Luke Stephens sworn in.**

Lot was purchased in 2007 by the applicants and placed all water and sewers for all 27 lots. Filing 1 was paved, which included 11 lots. 2008 crash cost abrupt stall of the project. First 11 lots were sold, and 3 homes were built and a few more are under construction. The 2nd filing includes 16 lots.

**7:13 PM**

Rogers inquiries about when infrastructure was completed, with applicant's answer being in 2007.

**7:14 PM**

Rodas asks for clarification on previous approvals.

**7:15PM – Marantino opens the public hearing.**

**First Testimony: David Ebeler**

Shares concerns on storm water and states that he did not see storm sewer on the plans presented and would like to have clarification on plans for this. Upon completion, he inquires if there are plans for a barricade.

Senior planner states this will be addressed during preliminary plat phase.

**7:19 PM – Marantino closes the public hearing**

A discussion was held between staff and commissioners.

**7:23 PM**

*Commissioner Carter moved to APPROVE the North Ridge Subdivision Filing 2 Sketch Plan with conditions.*

*Commissioner Rogers seconded the motion. The motion APPROVED WITH CONDITIONS with the following vote:*

**ROLL CALL:**

**YES: Marantino, Carter, Rogers, Steffen, Rodas, Karzhova**

**NO:**

**7:24 PM**

**Discussion 2: Item B**

## **Recommendation for Amendment to the Rifle Municipal Code Regarding Turf Grass**

Senior Planner presents a recommendation for amendment to the Rifle Municipal code regarding turf grass. Staff are looking into codifying waterwise landscapes and a waterwise plant list that people can use to respond to state code and water conservation.

**7:34 PM - Marantino opens and closes the public hearing**

A discussion was held between staff and commissioners.

*Commissioner Steffen moved to APPROVE the North Ridge Subdivision Filing 2 Sketch Plan with conditions.*

*Commissioner Carter seconded the motion. The motion APPROVED with the following vote:*

**ROLL CALL:**

**YES: Marantino, Carter, Rogers, Steffen, Rodas, Karzhova**

NO:

7:36 PM

**Discussion 3: Item C**

**Recommendation to amend the Rifle Municipal Code for Building Height Calculation**

Community Development Director presents his recommendation to amend the Rifle Municipal code for building height.

7:40 PM - **Marantino opens and closes the public hearing**

A discussion was held between staff and commissioners.

*Commissioner Rodas moved to **APPROVE** the recommendation to amend the Rifle Municipal Code for Bulding Height Calculation*

*Commissioner Carter seconded the motion. The motion **APPROVED** with the following vote:*

**ROLL CALL:**

**YES: Marantino, Carter, Rogers, Steffen, Rodas, Karzhova**

NO:

7:42 PM

**Discussion 4: Item D**

**Recommendation to Approve Amendment to the Rifle Municipal Code for amending 16-3-330 Table to Include Single Family Detached.**

Comm Dev director presents his recommendation to approve amendment to the Rifle Municipal Code for amending 16-3-330 Table to include single family detached.

Commissioner Karzhova asks for clarification on how this amendment will affect multifamily dwellings.

Rogers inquires if this amendment will affect ADU's.

**7:47 PM - Marantino opens and closes the public hearing**

A discussion was held between staff and commissioners.

*Commissioner Carter moved to **APPROVE** the recommendation to approve amendment to the Rifle Municipal Code for amending 16-3-330 table to include single family detached.*

*Commissioner Karzhova seconded the motion. The motion **APPROVED** with the following vote:*

**ROLL CALL:**

**YES: Marantino, Carter, Rogers, Steffen, Rodas, Karzhova**

**NO:**

**COMMENTS AND ADJOURNMENT -7:49 PM**

Community Development Director Zach advises commissioners of joint planning commission and city council meeting on February 18th, 2026.



**Agenda Item #7.a.**

**Agenda Item Name:**

Discussion and possible action regarding Lot Line Dissolution Sketch Plan and Rezone for Grand River Hospital District property

**Presenter:**

Geir Sverdrup

**Item Description:**

GRHD is requesting Lot Line Dissolutions to create one larger parcel in order to accommodate a new Medical Office Building adjacent to the Hospital. This request also triggers the need to rezone the newly added portions of the parcel to LIPUD matching the current hospital zoning.

**Recommended Action:**

Move to approve Minor Subdivision Sketch Plan as presented and recommend approval of Rezone to LIPUD to Rifle City Council.

**Fiscal Impact:**

N/A

**Operational Impact:**

N/A

**Prior Board Motions:**

N/A

**Background Information:**

See Staff Report

**Executive Summary:**

See Staff Report

**Notification Requirements:**

Notice has been met.

**Prepared By:**

Zach Higgins, Community Development Director

**Attachments:**

1. GRHD -Sketch-Rezone - PZ - AGENDA\_MEMO 2-24-26

**COMMUNITY DEVELOPMENT DEPARTMENT**

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



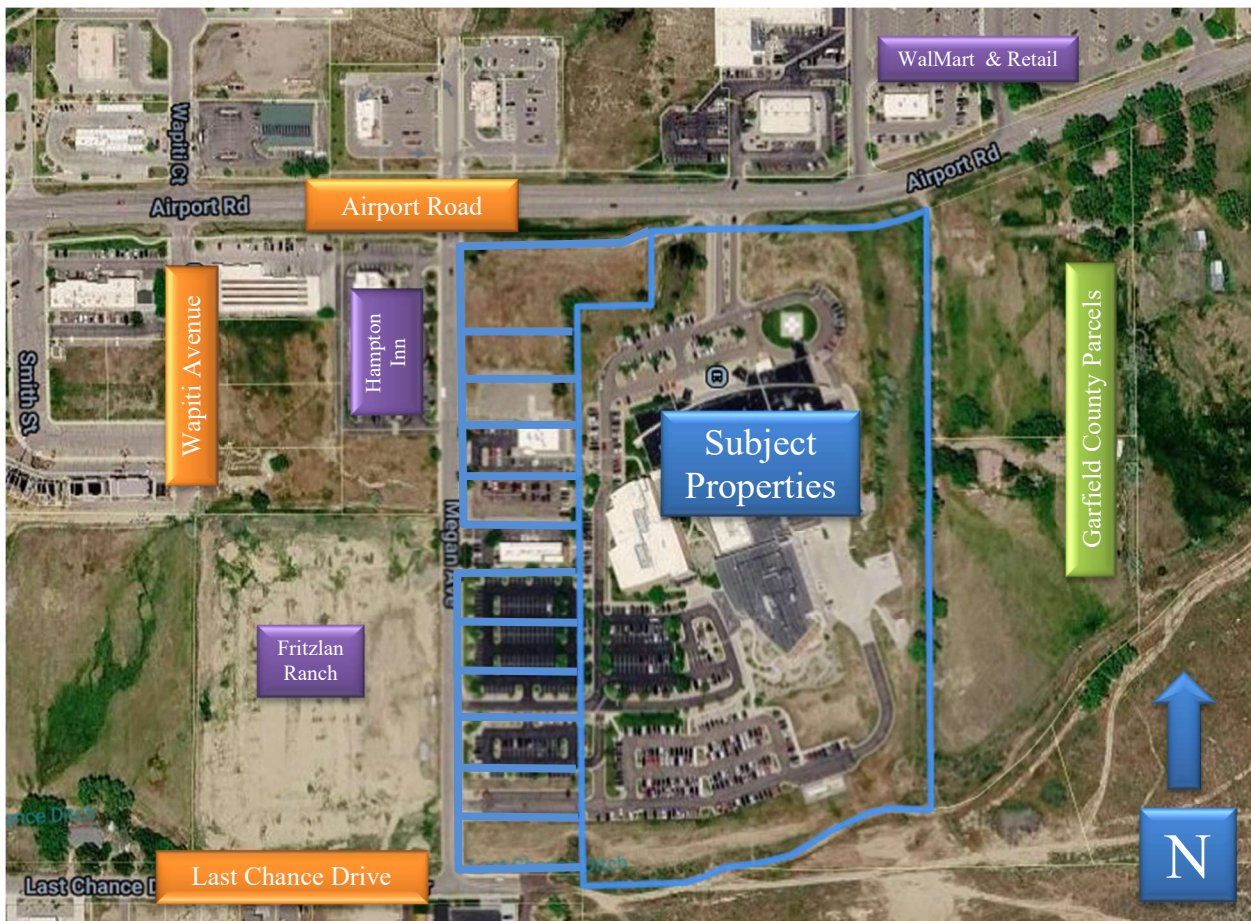
**MEMORANDUM**

**TO:** City of Rifle Planning Commission  
**FROM:** Geir H. Sverdrup, Senior Planner  
**DATE:** February 24, 2026  
**SUBJECT:** Rezone & Lot Line Dissolution/Sketch Plan (2026-005)  
**ADDRESS:** Southeast Corner of Megan Avenue and Airport Road  
**CASE #:** 2026-005  
**APPLICANT:** Justin DePietro for Grand River Health District

**REQUEST AND SUMMARY**

The applicant is requesting approval of a Lot Line Dissolution of lot lines between twelve (12) lots at the southeast corner of Megan Avenue and Airport Road. The request will combine the lots owned by Grand River into one singular lot. The applicant is also requesting that the existing LIPUD zoning on the main hospital parcel extend to the other eleven (11) lots currently zoned CS Community Service Commercial zone district.

**VICINITY MAP**



**COMMUNITY DEVELOPMENT DEPARTMENT**

202 Railroad Avenue, Rifle, CO 81650

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Of the twelve (12) lots along Megan Avenue that are zoned CS Community Service, only one is developed with an office building which is under separate ownership and not a part of this request. The eleven (11) remaining lots, owned by Grand River, only one (1) is developed with a building, the remainder are either developed as parking lots or are undeveloped.

**COMPREHENSIVE PLAN, ZONING, AND LAND USE,**

**Comprehensive Plan**

The 2019 Comprehensive Plan, Chapter 4.7 South Rifle Neighborhood does not specifically identify the hospital as an area of concern but does designate the six (6) lots closest to Last Chance Drive as follows:

**2. Undeveloped areas south of Airport Road.**

This area west of Grand River Health has several vacant developable parcels on both annexed and unannexed property. The best use for the area is difficult to predict. The area does not directly front on Airport Road, so commercial development may be unlikely due to a lack of visibility. Industrial or light industrial uses should not be permitted due to the proximity to Grand River Health and other commercial/residential areas. By process of elimination, acceptable uses may include residential, office, business, or other commercial uses that are compatible in a mixed-use setting. The Future Land Use Map designates the area as "High Density Residential" and "Neighborhood Commercial". The intent is to allow for apartment buildings and ensure that any commercial use would be compatible with nearby residential use. If significant new residential development were to be proposed, a public park should be designated as one does not exist currently in South Rifle. Another potential use for the area may be affordable housing in the form of manufactured housing or mobile homes parks that are constructed and managed to a high standard of quality.

**Comprehensive Plan Land Use Map**

The future Land Use Map designates this area for Community Commercial.

**Location Criteria:** Airport Road

**Zoning:** Community Service (CS)

**COMMUNITY DEVELOPMENT DEPARTMENT**

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



The Comprehensive Plan indicates that this property is planned for Community Commercial uses. The applicant is proposing the lot line dissolution to facilitate a new medical office building to be located at the southeast corner of Airport Road and Megan Avenue. The proposed building would cross several existing lot lines. The additional lot lines to the south are included with the dissolution to combine all lots under one ownership into a single lot and therefore avoiding the need to repeat this process when future development occurs for the hospital.

The subject parcel is located in the City of Rifle's Comprehensive Plan Tier 1 Development Area, meaning it is suited for immediate development based on location of the property, access to utilities, and existing road infrastructure.

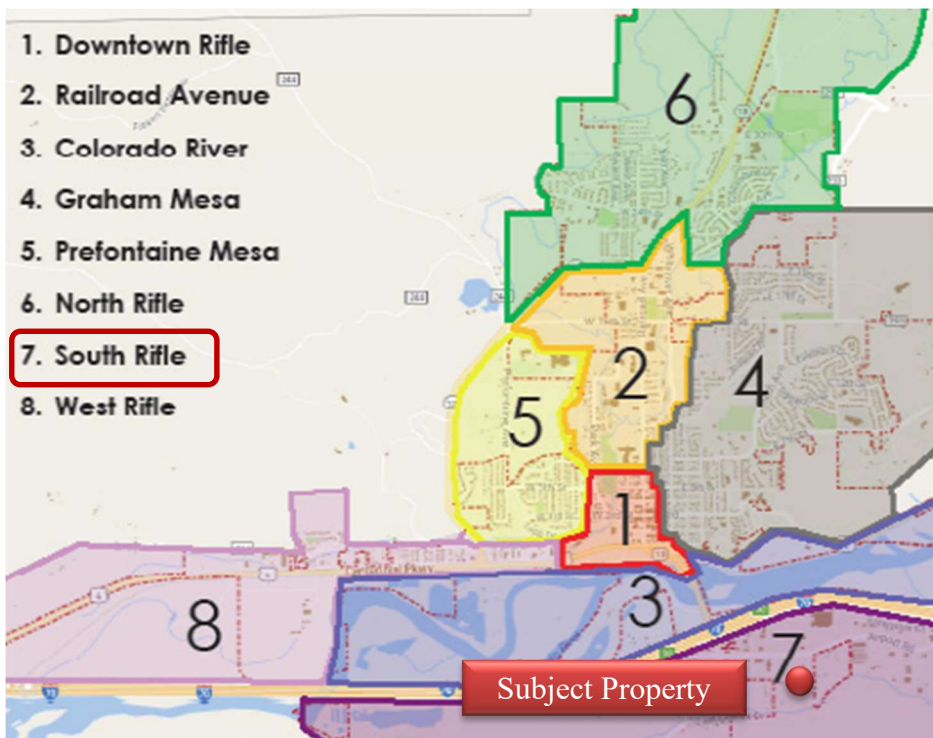
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Phone: 970-665-6490 Fax: 970-625-6268



Neighborhood Map



**COMMUNITY DEVELOPMENT DEPARTMENT**

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



The properties are currently zoned LIPUD and CS . The hospital has developed only one of these parcels with a building, the remaining parcels are either parking lots or vacant.



**Rezoning**

Rezoning the existing CS zoned parcels to the hospitals LIPUD will provide a template for cohesive development of the hospital campus in the future. The Grand River Hospital District PUD (LIPUD) maintains the Light Industrial zoning standards but only allows for the following specific uses: **Hospital; Medical Heliport; Nursing Home; Medical and Dental Practitioners Office Building; Medical Gas Storage; Child Daycare.**

**COMMUNITY DEVELOPMENT DEPARTMENT**

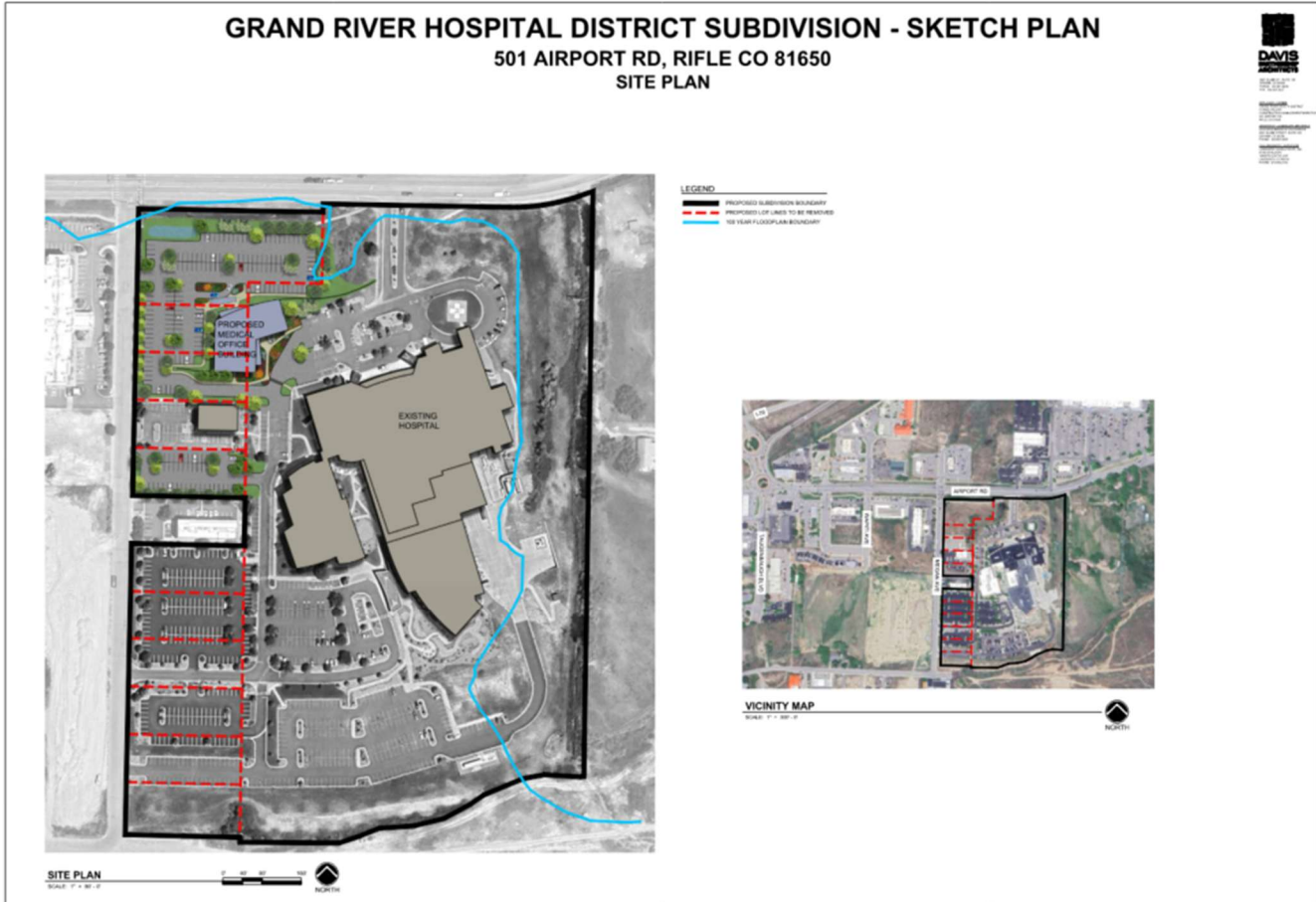
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**PROPOSED SKETCH PLAN**

The proposed sketch plan will combine the lots owned by Grand River Hospital District into one parcel. The dashed red lines on the proposed sketch plan indicate the lot lines to be dissolved.



(Full size attached)

**REFERRAL AND STAFF COMMENTS**

Grand River Hospital continues to grow as it serves the Rifle and surrounding community. The proposed sketch plan will allow the hospital to construct new buildings as needed without the requirement to dissolve additional lot lines.

***Referral Comments***

Staff received comments from the following referral agencies:

**City of Rifle GIS**

- Standard GIS submission requirements for parcels and utilities apply to this project. GIS will assign addresses at final plat approval. Requested GIS information shall be submitted as part of Final Plat.

**COMMUNITY DEVELOPMENT DEPARTMENT**

202 Railroad Avenue, Rifle, CO 81650

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City of Rifle Engineering

Streets:

1. No review of traffic impacts was made at sketch plan. A traffic impact study (TIS) will be warranted and reviewed at preliminary.
2. Any findings in the TIS will need to be addressed at Final Subdivision.

Storm Drainage:

1. No review of drainage made at sketch plan.
2. At preliminary plan there shall be a drainage report addressing all lots within the subdivision
  - a. This report shall correlate with both the Public Works Manual and the South Rifle Master Drainage Plan
3. No review of irrigation made at sketch plan.
  - a. Requirements for irrigation facilities and channels shall be provided at Preliminary Plan

Water and Sewer

1. No review of water and sewer made at sketch plan.
  - a. Water and sewer plans and reports will be required at preliminary plan.
  - b. Any future or existing public infrastructure shall be located in easements sized per the Public Works Manual.

City of Rifle Utilities

Will provide comments with preliminary plan submittal

Mountain Cross Engineering

- 1 The applicant provided a geotechnical report that addresses recommendations from previous construction. Although the soils beneath the property have not changed, the recommendations for construction might, depending on new building(s) being proposed. An updated report should be provided at Preliminary Plan or a letter confirming that the recommendations remain the same should be provided
- 2 The property lines that are proposed to be dissolved contain easements for utilities and drainage. The applicant should identify all the utilities in these easements. Designs for relocation and abandonment of existing utilities should be anticipated. Permission and approvals from impacted utility companies should also be provided. Relocated utilities may require dedication of new easements.

**Staff Comments**

The proposed lot line dissolution and rezone will accommodate future development of the Grand River Hospital campus, removing the obstacle of future lot line dissolutions. Placing the LIPUD that exists on the main hospital parcel will help to ensure that the hospital develops in a cohesive manner.



## **FINDINGS**

Pursuant to Section 16-5-280, the City shall consider the following criteria before approving a project (***staff comments shown in bold italics***):

1. Conformance of the proposal with the City of Rifle Municipal Code;

***The proposal is following the process as described in the code.***

2. The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;

***The existing character of the area is a mix of residential and commercial uses, future expansion of the hospital will not adversely impact the adjacent properties.***

3. The desirability for the proposed use in the specific area of the City;

***South Rifle has always been envisioned as Light Industrial and varying levels of Commercial, expansion of the hospital will increase the potential for future employment within city limits.***

4. The potential for adverse environmental effects that might result from the proposed use;

***There are no adverse environmental effects anticipated.***

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

***The proposed zoning is not consistent with the Comprehensive Plan's designation, however, the proposed zoning is an extension of the existing zoning for the hospital, a hospital campus is compatible with surrounding land uses.***

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area;

***The future expansion of the hospital will be a benefit to City and surrounding residents.***

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high-volume use requests pursuant to Section 13-4-120 of this Code, if applicable.

***Not applicable.***

## **STAFF RECOMMENDATION**

Staff recommends that Planning Commission APPROVE the proposed Lot Line Dissolution/Sketch Plan, and also recommend that the City Council approve the proposed rezone, with the following conditions:

**COMMUNITY DEVELOPMENT DEPARTMENT**

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



1. All representations made by the Applicant in the application and during the public hearing shall be conditions of approval unless specifically altered by the Planning Commission.
2. The applicant shall resolve all referral comments as part of the preliminary plan submittal to the satisfaction of the City of Rifle and outside reviewing agencies.
3. The applicant shall provide GIS information before the final plat is recorded.

**DEPARTMENT OF PLANNING & DEVELOPMENT**

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6491



**LAND USE APPLICATION FORM**

**Application Type** (check all that apply):

- Amended Plat
- Annexation
- Conditional Use
- Final Plat
- Floodplain Development
- Lot line dissolution
- Lot line Rearrangement
- Minor Subdivision Sketch Plan
- Outside City Water/Sewer
- Preliminary Subdivision Plan
- Sketch Subdivision Plan
- Sketch – Preliminary Subdivision Plan
- Site Plan
- Text Amendment
- Vacation – Easement / Right-of-Way
- Zoning Variance
- Zoning Map Amendment
- GIS System Integration
- Other

**Brief Description of Application(s)**

GRHD is planning on adding a medical office building at the northwestern portion of their campus. The proposed location of the medical office building straddles two different subdivisions as well as 2 different zoning districts. Consolidating all the property GRHD owns in this area into a single subdivision will allow the medical office building project to occur as well as allow for greater flexibility as the campus expands in the future.

**Property Information**

Address: 501 Airport Rd \_\_\_\_\_

Parcel ID number: 217715300062\_\_\_\_\_

Legal Description LOTS 1 THROUGH 5 AND LOTS 7 THROUGH 12, GRAND RIVER PLAZA; TOGETHER WITH TRACT 23A, MCLEARN ORCHARD LANDS; COUNTY OF GARFIELD, STATE OF COLORADO \_\_\_\_\_

Access to Property: Yes, Via Airport Road & Megan Ave \_\_\_\_\_

**Instructions for Submittal**

- **Original applications with original signatures must be provided.**
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications **will not be accepted** and will delay processing.
- Initially, one copy of each document may be submitted to the Planning Department for review. When the documents are deemed adequate, additional copies as required by the Planning Department shall be submitted.
- All documents, plans, plats, etc. shall be no larger than 8 1/2" x 14" in size or folded to that or a smaller size.
- The property owner **must** fill out the Owner Affidavit in presence of notary.

**STAFF USE ONLY**

Pre-app conference: \_\_\_\_\_ (date)      Application received: \_\_\_\_\_ (date)

Application complete: \_\_\_\_\_ (date)      Case Number: \_\_\_\_\_

Fees: \_\_\_\_\_      Case Name: \_\_\_\_\_

Deposits: \_\_\_\_\_

Paid: \_\_\_\_\_ (date)      Referrals sent \_\_\_\_\_ (date)

**Project Team Information** (fill in all that apply) (add additional sheets if needed):

Property Owner(s) Name: James Coombs, CEO Phone: 970.625.6406

Company: Grand River Hospital District Fax: \_\_\_\_\_

Address 501 Airport Rd Rifle, CO 81650 Email: jcoombs@grhd.org

Authorized Rep. Name: Constance Wilmot Phone: 970.625.6557

Company- Managing Member: Grand River Hospital District Fax: \_\_\_\_\_

Address: 501 Airport Rd. Rifle, CO 81650 Email: cwilmot@grhd.org

Engineer/Designer(s) Name: Charley Meyer Phone: 303.308.2623

Company: Davis Partnership Architects Fax: \_\_\_\_\_

Address: 2901 Blake Street, Suite 100 Denver, CO 80205 Email: charley.meyer@davispartnership.com

Billable party:  Owner  Representative  Engineer

**Billable Party**

The Billable Party, by signing below, hereby agrees to reimburse the City the actual costs to the City for engineering, surveying, and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the City for the cost of making any corrections or additions to the master copy of the official City map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the City and in the event the City is forced to pursue collection of any amounts due and unpaid, the City shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Grand River Hospital District  
Company (printed)

James Coombs  
Contact Name (printed)

501 Airport Rd, Rifle, CO 81650  
Address

jcoombs@grhd.org  
Email

970-625-6406  
Phone

\_\_\_\_\_  
Fax

X [Signature]  
Signature

ID  
Type of Identification

County of Garfield )

SS

State of Colorado )

Sworn to and subscribed before me this 18<sup>th</sup> day  
of September, 2025  
(fill in month) (fill in year)

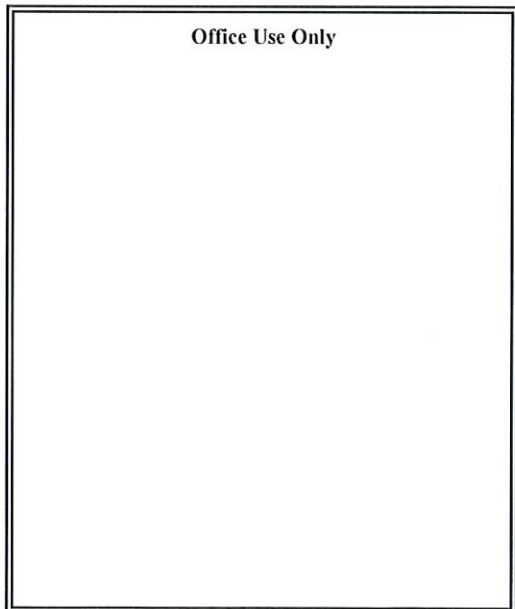
By James Coombs  
(Contact name printed)

Witness my hand and official seal.

[Signature]  
Notary Public



My Commission expires 5/13/29



**Disclosure of Property Ownership**

- If owner is an individual, indicate name exactly as it appears on the deed.
- If owner is a corporation, partnership, limited partnership, or other business entity, name principals on a separate page. Please include the articles of organization, partnership agreement, etc., as applicable.
- If owner is a land trust, name beneficiaries on a separate page.
- If applicant is a lessee, indicate the owner(s) on a separate page.
- If applicant is a contract purchaser, attach a copy of the contract, and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

**Property Owner Affidavit**

I/We, GRAND RIVER HOSPITAL DISTRICT, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize City staff to visit the site as necessary for proper review of this application. I (we) further acknowledge that until paid, ALL LAND USE APPLICATION FEES, INCLUDING FEES FOR PROFESSIONAL REVIEW SERVICES, SHALL BECOME AND REMAIN A FIRST AND PERPETUAL LIEN ON OR AGAINST THE SUBJECT PREMISES PURSUANT TO RMC § 16-1-60(e).

(If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.)

JAMES COOMBS  
Name (printed)

\_\_\_\_\_  
Name (printed)

501 AIRPORT RD RIFLE CO  
Address

\_\_\_\_\_  
Address

970 625 6405  
Phone

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Fax

*James Coombs*  
Signature  
ID

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type of Identification

County of Garfield)

SS

State of Colorado)

Sworn to and subscribed before me this 18<sup>th</sup> day of September, 2025.  
(fill in month) (fill in year)

By James Coombs  
(name printed)

Witness my hand and official seal.  
Jessica Sanger  
Notary Public



Authorized Representative

I/We permit Davis Partnership Architects – Charley Meyer & Trent Hinze (Authorized Representative name) to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

JAMES COOMBS  
Property Owners Name (printed)

501 AIRPORT ROAD

RIFLE CO 81650  
Address

970 625 6405  
Phone

Fax  
 [Signature]  
Signature

ID  
Type of Identification

County of Garfield)

State of Colorado)

SS

Sworn to and subscribed before me this 18<sup>th</sup> day of September, 2025  
(fill in month) (fill in year)

By James Coombs  
(name printed)

Witness my hand and official seal.  
[Signature]  
Notary Public

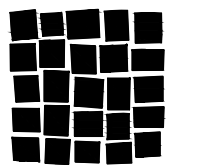


My Commission expires 5/13/29

# GRAND RIVER HOSPITAL DISTRICT SUBDIVISION - SKETCH PLAN

501 AIRPORT RD, RIFLE CO 81650

SITE PLAN



**DAVIS PARTNERSHIP ARCHITECTS**

261 BLAKE ST., SUITE 100  
DENVER, CO 80205  
PHONE: 303.861.8888  
FAX: 303.861.3027

**CLIENT / OWNER**  
GRAND RIVER HEALTH DISTRICT  
CONNIE WALSH  
CONSTRUCTION MANAGEMENT DIRECTOR  
501 AIRPORT RD  
RIFLE, CO 81650

**ARCHITECT / LANDSCAPE ARCHITECT**  
DAVIS PARTNERSHIP ARCHITECTS  
261 BLAKE STREET, SUITE 100  
DENVER, CO 80205  
PHONE: 303.861.8888

**CIVIL ENGINEER / SURVEYOR**  
LANDMARK CONSULTANTS, INC.  
RYAN GRUBB  
12400 W COLFAX AVE  
LAFAYETTE, CO 80015  
PHONE: 970.819.2742



**LEGEND**

- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINES TO BE REMOVED
- 100 YEAR FLOODPLAIN BOUNDARY



**VICINITY MAP**

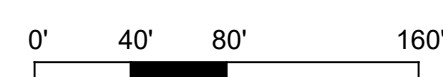
SCALE: 1" = 300' - 0"



NORTH

**SITE PLAN**

SCALE: 1" = 80' - 0"



NORTH





CITY OF RIFLE, COLORADO  
ORDINANCE NO. 19  
SERIES OF 2001

14/60/1

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, RE-ZONING TRACTS 22 AND 23, McLEARN ORCHARD LANDS FROM DEVELOPING RESOURCES TO LIGHT INDUSTRIAL PUD.

WHEREAS, the Grand River Hospital District (the "Applicant") filed with the City of Rifle Planning Department a request to re-zone from Developing Resources (DR) to Light Industrial Planned Unit Development (LI PUD) Tracts 22 and 23, McLearn Orchard Lands as shown on the plat on file with the Garfield County Clerk and Recorder as Reception No. 38435, except that part conveyed to Public Service Company of Colorado in the deed recorded July 25, 1946 in Book 188 at Page 413, and except any portion thereof contained in County Road No. 346 as described in the deed recorded July 12, 1937 in Book 181 at Page 78 and November 18, 1938 in Book 181 at Page 245 with the Garfield County Clerk and Recorder(the "Property"); and

WHEREAS, on June 26, 2001, the City of Rifle Planning Commission reviewed the Sketch Development Plan (PUD), attached hereto as Exhibit A and incorporated herein by this reference, and considered the re-zoning application for the Property; and

WHEREAS, the Planning Commission approved the Sketch Development Plan, and based upon changed circumstances with the development of the surrounding area as light industrial, it recommended Light Industrial PUD Zone District for the Property based upon the Sketch Plan; and

WHEREAS, the Property is subject to that certain Annexation Agreement dated March 10, 1987 and recorded with the Garfield County Clerk and Recorder's Office as Reception No. 380971 (hereinafter "Annexation Agreement"); and

WHEREAS, the Property was annexed into the City and initially zoned Developing Resources because the Property remained vacant with no development plans at the time of annexation; and

WHEREAS, the Annexation Agreement deferred all annexation policies and impact fees, including, but not limited to parkland dedication fees, water rights dedication fees and on-site road improvements to Airport Road and offsite street impact fees for the Property until it was re-zoned or the issuance of a building permit; and

WHEREAS, although the Property is being re-zoned by this Ordinance, the Applicant and the City desire to again defer compliance with the City's annexation ordinances and policies that would otherwise come due pursuant to the Annexation Agreement until such time as a Development Plan for the Property is approved by the City; and

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15/1

City of Rifle, Colorado  
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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 now wish to re-zone the Property to Light Industrial PUD.

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

1. The aforementioned recitals are hereby fully incorporated herein.

2. Tracts 22 and 23, McLearn Orchard Lands as shown on the plat on file with the Garfield County Clerk and Recorder as Reception No. 38435, except that part conveyed to Public Service Company of Colorado in the deed recorded July 25, 1946 in Book 188 at Page 413, and except any portion thereof contained in County Road No. 346 as described in the deed recorded July 12, 1937 in Book 181 at Page 78 and November 18, 1938 in Book 181 at Page 245 with the Garfield County Clerk and Recorder is hereby zoned Light Industrial Planned Unit Development (LI PUD) consistent with and pursuant to the Sketch Development Plan attached hereto as Exhibit A, with the following modifications to the LI Zone District:

Only Permitted Uses: Hospital; Medical Heliport; Nursing Home; Medical and Dental Practitioners Office Building; Medical Gas Storage; Child Daycare

All other uses not listed above, but permitted or conditional uses in the LI Zone District Schedule of Uses, shall be conditional uses.

All Schedule of Requirements of the LI Zone District shall apply to the Property.

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 §17.03.120, 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 §17-01-101 *et seq.*, to implement the provisions of this Ordinance.

4. The Grand River Hospital District and the owners of the Property, Raymond W. Curry and Anita K. Curry, hereby agree, as evidenced by their signatures below, that compliance with the City's annexation ordinances and policies that would otherwise come due for the Property pursuant to the Annexation Agreement is hereby deferred until such time as a



City of Rifle, Colorado  
Ordinance No. 19, Series of 2001  
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Final Planned Unit Development Plan for the Property is approved by the City.

INTRODUCED on August 15, 2001, 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 September 5, 2001, passed with amendment, approved, and ordered published in full as required by the Charter.

DATED this 5<sup>th</sup> day of September, 2001.

CITY OF RIFLE, COLORADO

By

*Kevin J. Lambert*  
Mayor

ATTEST:

*Diana S. Miller*  
City Clerk



APPLICANT  
GRAND RIVER HOSPITAL DISTRICT

By *[Signature]*

OWNERS

*[Signature]*  
Raymond W. Curry

*[Signature]*  
Anita K. Curry

