

ORDINANCE 2005-07

AN ORDINANCE AMENDING THE ZONING MAP FOR THE
CITY OF FRUITA AND ZONING NEWLY ANNEXED PROPERTY THEREIN
TUXEDO PARK ZONING

WHEREAS, the property to be zoned has been recently annexed to the City of Fruita by Ordinances 2005-07 and

WHEREAS, newly annexed property must be zoned, and

WHEREAS, Tuxedo Park signed a petition for annexation on September 3, 2004, The City of Fruita has the contiguity to annex this property. The property is presently AFT in Mesa County and the 2020 plan shows this properties projected zoning to be **Rural Residential**.

WHEREAS, the petitioner is requesting a **Rural Residential** zone which has a density of one dwelling per 2 acres. Each house must be connected to sewer under this classification and the petitioner is proposing such a connection to the sewer in South Mesa Street. Requesting a lower density than the Community Plan recommends is acceptable in this situation since the parcel is located close to farmland, the Colorado River flood plain and other large parcel lots.

THE CITY OF FRUITA HEREBY ORDAINS:

Section 1: The Zoning Map for the City of Fruita, adopted pursuant to the Land Use Code, is hereby amended and the real property described and shown on the attached Exhibit A, containing approximately 8 acres, more or less, is hereby given **Rural Residential** zone designation.

PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL

THIS 1st DAY OF FEBRUARY, 2005

City of Fruita

/s/ E. James Adams

E. James Adams, Mayor

ATTEST:

/s/ Margaret Steelman

City Clerk

**ORDINANCE 2005-07
EXHIBIT A
LEGAL DESCRIPTION**

LOT 2 OF THE ORDAHL SUBDIVISION Section 20, Township 1 North, Range 2 West, County of Mesa, State of Colorado.

