

ORDINANCE 2006-16

AN ORDINANCE ANNEXING TO THE CITY OF FRUITA CERTAIN  
REAL PROPERTY CONTIGUOUS THERETO  
TIMBER CREEK ANNEXATION

**WHEREAS**, the Fruita City Council finds that it is necessary to annex certain real property contiguous to the City of Fruita in order to:

1. Promote the public health, safety, and welfare of the community; and,
2. Insure efficient provision of municipal services and fair and equitable distribution of cost amongst those who use services provided by the community; and,
3. Provide for orderly growth of the community; and,

**WHEREAS**, the City Council has adopted a resolution finding that the real property described and shown on Exhibit A is eligible for annexation pursuant to C.R.S. 31-12-106(2), stating their intent to annex same and initiating the annexation procedures:

**THE CITY OF FRUITA HEREBY ORDAINS:**

**Section 1:** The Fruita City Council, having reviewed a properly constituted petition of all the owners of real property in the area proposed for annexation, hereby annexes the property as described and shown in Exhibit A attached hereto, and the Fruita City limits are hereby modified to reflect said annexation.

**Section 2:** Conditions of said annexation include:

- A. That said property will be subject to the terms and conditions of an Annexation Agreement attached hereto as Exhibit B.
- B. Zoning of said property which shall be established by future public hearing which will be held within ninety days (90) of the effective day of this ordinance.

PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL,  
THIS 4<sup>TH</sup> DAY OF APRIL, 2006

ATTEST:

City of Fruita

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
E. James Adams, Mayor

**ORDINANCE 2006-16**  
**EXHIBIT A**  
**LEGAL DESCRIPTION – TIMBER CREEK ANNEXATION**

Parcel 1, 1597 Cipolla Road

Lot 15 of the Pabco Industrial Park Filing No. 2 as recorded at the Mesa County Clerk and  
Recorders office at Book 13, Page 96 & 97 Corrected Book 1399 Reception #1307056

Parcel 2, 1093 Cipolla

Lot 20 of the Pabco Industrial Park Filing No. 2 as recorded at the Mesa County Clerk and  
Recorders office at Book 13, Page 96 & 97 Corrected Book 1399 Reception #1307056

Parcel 3

Lot 21 of the Pabco Industrial Park Filing No. 2 as recorded at the Mesa County Clerk and  
Recorders office at Book 13, Page 96 & 97 Corrected Book 1399 Reception #1307056

