

**ORDINANCE 2007-07**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA AND REZONING PROPERTY FROM COMMUNITY SERVICES AND RECREATION TO RURAL RESIDENTIAL IN THE CITY OF FRUITA  
1176 18 ½ Road**

**WHEREAS**, the property owner, the City of Fruita, has submitted a request to rezone the property described in the attached Exhibit A from a Community Services and Recreation District zoning designation to a Rural Residential District zoning designation, and

**WHEREAS**, the Fruita Planning Commission has recommended to the City Council approval of the property being zoned as Rural Residential, and

**WHEREAS**, the proposal is in conformity with the Community Plan 2020 of the City of Fruita, and

**WHEREAS**, based on the evidence, testimony, exhibits, study of the City of Fruita Community Plan for the City of Fruita, Colorado, comments of the City of Fruita Community Development Department, and Review Agencies, and Planning commission hearing minutes, the recommendation of the Planning Commission, and comments from all interested parties, the City Council finds as follows:

1. Proper publication and public notice was provided as required by law for the hearing before the Planning Commission and the City Council.
2. Pursuant to section 17.13.060 of the Fruita Land Use Code, the City Council finds the application to be in compliance with the Conditions for Amending the Zone District Map.

**THE CITY OF FRUITA HEREBY ORDAINS:**

**Section 1:** That 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 20 acres, more or less, is hereby designated as a Rural Residential Zone;

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL  
THIS 5th DAY OF JUNE, 2007**

ATTEST:

City of Fruita

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

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

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**EXHIBIT A  
LEGAL DESCRIPTION**

NW ¼ SW ¼ NE ¼ and NE ¼ SW ¼ NE ¼, Section 9, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado

