

**ORDINANCE 2009-08
AN ORDINANCE AMENDING THE ZONING MAP OF THE
CITY OF FRUITA BY ZONING NEWLY ANNEXED PROPERTY CONSISTING OF
5 ACRES OF LAND LOCATED AT 1146 17 ½ ROAD (ON NORTH MAPLE STREET,
JUST SOUTH OF THE VINTNER'S FARM SUBDIVISION)
TO COMMUNITY RESIDENTIAL ZONE
WILLARDSON ANNEXATION**

WHEREAS, the subject property is shown and described in attached Exhibit A and was recently annexed to the City of Fruita by Ordinance 2009-07, and

WHEREAS, newly annexed property must be zoned in accordance with applicable law, and

WHEREAS, the city received an application by Troy B. and Tonya A. Willardson, the owners of the subject property, for a Community Residential Zone in conjunction with the annexation of the subject property, and

WHEREAS, at their August 14, 2007 public hearing, the Fruita Planning Commission recommended approval of the requested Community Residential zone to the Fruita City Council, and

WHEREAS, a public hearing was held by the City Council on August 18 and September 15, 2009, and

WHEREAS, the requested zone is consistent with the city's goals and policies including the city's Master Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO:

THAT the Official Zoning Map adopted pursuant to Section 17.07.020 of the Fruita Land Use Code (2004, as amended) is hereby amended and that the subject property shown and described on the attached Exhibit A, containing approximately 5 acres, is hereby rezoned to Community Residential.

PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL

THIS 15th DAY OF SEPTEMBER, 2009

City of Fruita

H. Kenneth Henry, Mayor

ATTEST:

City Clerk

**ORDINANCE 2009-08
EXHIBIT A
LOCATION MAP AND LEGAL DESCRIPTION
WILLARDSON ANNEXATION**

BEG SW COR NE4 SEC 8 1N 2W N 89DEG58'14SEC E 682.62FT S 1DEG19'40SEC
W329.92FT S 89DEG57'50SEC W 674.97FT N 329.90FT to BEG

