

**ORDINANCE 2017-04**

**AN ORDINANCE OF THE FRUITA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING NEWLY ANNEXED PROPERTY CONSISTING OF APPROXIMATELY 1.59 ACRES OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF PINE STREET AND J 2/10 ROAD.**

**WHEREAS**, the subject property is shown on attached Exhibit A and was recently annexed to the City of Fruita by Ordinance 2017-03, and

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

**WHEREAS**, the city received an application by Kathleen Selover, the owner of the subject property, for a Community Residential zone in conjunction with the annexation of the subject property, and

**WHEREAS**, at their February 14, 2017 public meeting, the Fruita Planning Commission recommended approval of the requested Community Residential zone to the Fruita City Council, and

**WHEREAS**, public hearings were held by the City Council on January 17, 2017 and March 7, 2017, for the annexation and this zoning request, and

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

**WHEREAS**, the requested zone meets the approval criteria of Section 17.13.060 of the Fruita Land Use Code that must be considered for an Amendment to the Official Zoning Map (rezone).

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA COLORADO AS FOLLOWS:**

**THAT** the Official Zoning Map adopted pursuant to Section 17.07.020 of the Fruita Land Use Code is hereby amended and that the subject property shown and described on the attached Exhibit A, containing approximately 1.59 acres, is hereby zoned Community Residential.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS**

**\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.**

ATTEST:

City of Fruita

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

\_\_\_\_\_  
Lori Buck, Mayor