

**ORDINANCE 2017-10**

**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 0.64 ACRES OF PROPERTY LOCATED 430 S. PINE STREET.**

**WHEREAS**, the subject property is shown on attached Exhibit A and was recently annexed to the City of Fruita by Ordinance 2017-09, and

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

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

**WHEREAS**, at their June 13, 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 August 1, 2017, and September 5, 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 0.64 acres, is hereby zoned Community Residential.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS  
1<sup>st</sup> DAY OF AUGUST, 2017.**

ATTEST:

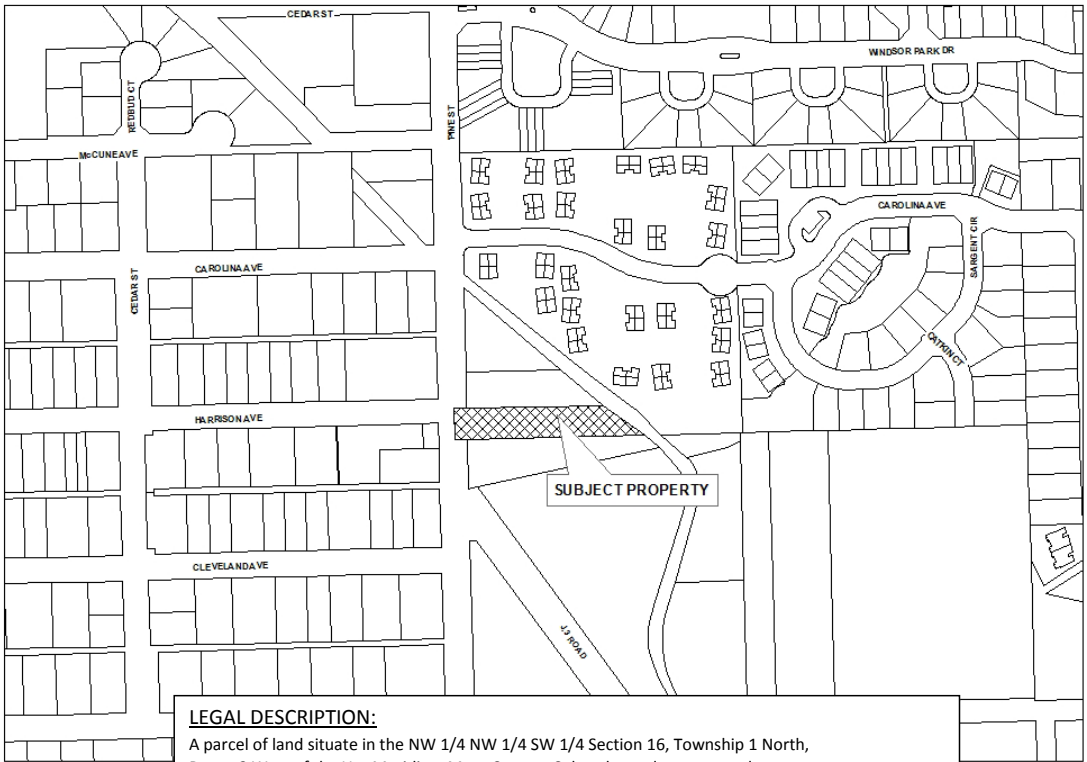
City of Fruita

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

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

**Commented [MS1]:** City Clerks Note: Public hearing dates were July 18, 2017 and August 1, 2017

Exhibit A to Ordinance #2017-10



**LEGAL DESCRIPTION:**  
 A parcel of land situate in the NW 1/4 NW 1/4 SW 1/4 Section 16, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, as demonstrated at Reception No. 2792630 of the records of said Mesa County being described as the south 72.00 feet of said NW 1/4 NW 1/4 SW 1/4 lying westerly of the Independent Ranchman's canal, being more particularly described in metes and bounds as follows;  
 Commencing at the S 1/16 corner of said Section 16, being a found 3.25" aluminum cap stamped L.S.20677, the basis of bearing being N00°03'16"E to the W 1/4 corner of said Section 16 being a found Mesa County survey marker;  
 thence N00°03'16"E a distance of 659.63 feet to the southwest corner of said NW 1/4 NW 1/4 SW 1/4 and the Point of beginning;  
 thence N00°03'16"E a distance of 72.00 feet along the west line of said NW 1/4 NW 1/4 SW 1/4;  
 thence S89°54'06"E a distance of 356.61 feet to the center line of the Independent Ranchman's canal;  
 thence S52°36'33"E a distance of 118.83 feet along said center line to the south line of said NW 1/4 NW 1/4 SW 1/4;  
 thence N89°54'06"W a distance of 451.09 feet to the Point of Beginning:  
 Said parcel contains 0.67 acres more or less.