

ORDINANCE 2018-08

AN ORDINANCE OF THE FRUITA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY REZONING APPROXIMATELY 3.36 ACRES OF PROPERTY LOCATED AT 965 HIGHWAY 6 & 50 FROM DOWNTOWN MIXED USE TO GENERAL COMMERCIAL

WHEREAS, the subject property is shown and described in attached Exhibit A, and

WHEREAS, the city received an application by the owner of the subject property, to rezone the subject property from Downtown Mixed use to General Commercial, and

WHEREAS, at their January 9, 2018, public meeting, the Fruita Planning Commission recommended approval of the application to rezone the subject property, and

WHEREAS, a public hearing was held by the City Council on March 6, 2018 for this rezoning request, and

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

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 17.02.020 of the Fruita Land Use Code is hereby amended and that the subject property shown and described on the attached Exhibit A, containing approximately 3.36 acres, is hereby rezoned from Downtown Mixed Use to General Commercial.

PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
_____ DAY OF _____, 2018.

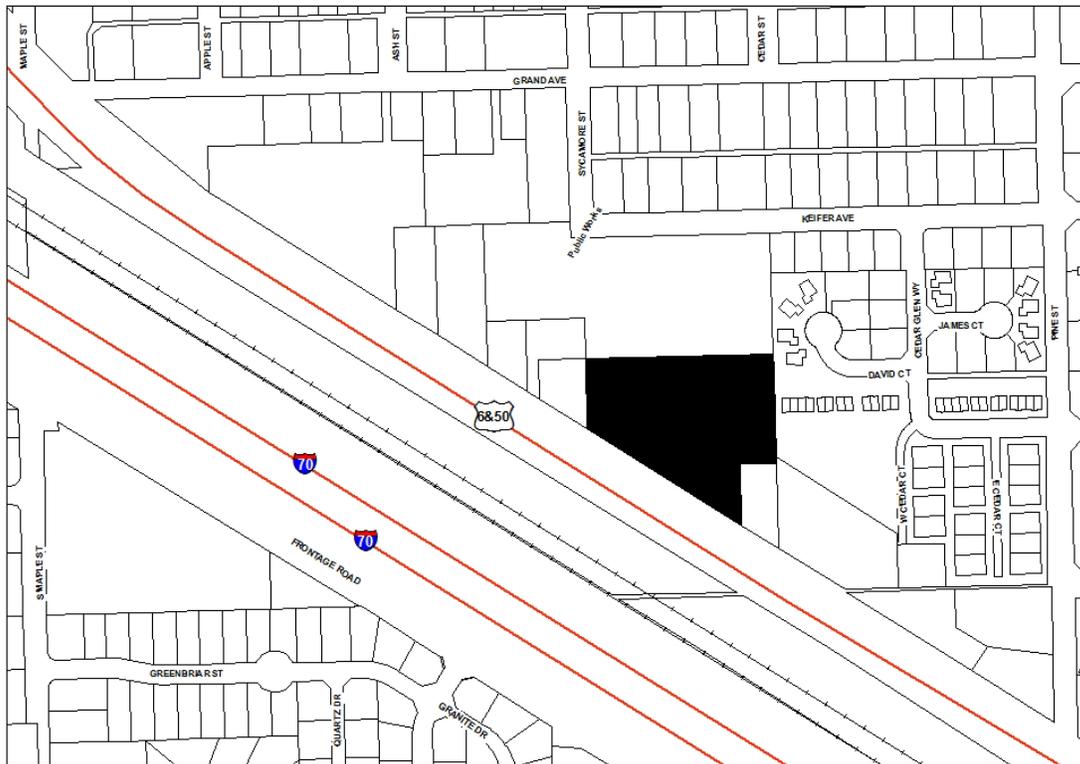
City of Fruita

ATTEST:

Lori Buck, Mayor

City Clerk

Exhibit A to Ordinance 2018-08



Legal Description:
All that part of Lot 8 in Labor Exchange Subdivision, lying north of the right of way line of Highway 6 & 50, EXCEPT Beginning at the point of intersection of the North right of way line of Highway 6 & 50 and the East boundary line of said Lot 8, thence North 134 feet, thence West 40 feet, thence North 79.2 feet, thence West 44.4 feet. Thence South 160 feet more or less to the North right of way line of Highway 6 & 50, 100 feet to the Point of Beginning, Together with that portion of South Cedar Street adjoining said property on the East as vacated per Ordinance #511.