

ORDINANCE 2018-14

AN ORDINANCE OF THE FRUITA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY REZONING APPROXIMATELY 57.72 ACRES OF PROPERTY LOCATED BETWEEN 18 ½ AND 19 ROADS SOUTH OF THE I ¾ ROAD ALIGNMENT FROM GENERAL COMMERCIAL, RURAL RESIDENTIAL, AND PLANNED UNIT DEVELOPMENT TO COMMUNITY MIXED USE

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

WHEREAS, the city received an application by Bookcliff Orchard LLC, the owners of the subject property, to rezone the subject property from General Commercial, Rural Residential, and Planned Unit Development to the Community Mixed Use zone, and

WHEREAS, at their May 8, 2018, public meeting, the Fruita Planning Commission recommended approval of the application to rezone the subject property to Community Mixed Use, and

WHEREAS, a public hearing was held by the City Council on June 5, 2018, for this zoning 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 57.72 acres, is hereby rezoned from General Commercial, Rural Residential, and Planned Unit Development to the Community Mixed Use zone.

PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
_____ DAY OF _____, 20_____.

City of Fruita

ATTEST:

Joel Kincaid, Mayor

City Clerk