

**ORDINANCE 2008-09**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA AND REZONING PROPERTY FROM RURAL AGRICULTURAL DISTRICT ZONE TO RURAL RESIDENTIAL DISTRICT ZONING IN THE CITY OF FRUITA  
1870 Wildcat Avenue (J Road)**

**WHEREAS**, the property owners, Missiouri and Sherrie McCoy, submitted a request to rezone the property described in the attached Exhibit A from a Rural Agricultural District zoning designation to a Rural Residential District zoning designation, and

**WHEREAS**, the Fruita Planning Commission has recommended to the City Council approval of the property being zoned as Rural Residential, and

**WHEREAS**, the proposal is in conformity with the Community Plan of the City of Fruita, and

**WHEREAS**, based on the evidence, testimony, exhibits, study of the City of Fruita Community Plan for the City of Fruita, Colorado, comments of the City of Fruita Community Development Department, and Review Agencies, and Planning commission hearing minutes, the recommendation of the Planning Commission, and comments from all interested parties, the City Council finds as follows:

1. Proper publication and public notice was provided as required by law for the hearing before the Planning Commission and the City Council.
2. Pursuant to section 17.13.060 of the Fruita Land Use Code, the City Council finds the application to be in compliance with the Conditions for Amending the Zone District Map.

**THE CITY OF FRUITA HEREBY ORDAINS:**

**Section 1:** That the Zoning Map for the City of Fruita, adopted pursuant to the Land Use Code, is hereby amended and the real property described and shown on the attached Exhibit A, containing approximately 3 acres, more or less, is hereby designated as a Rural Residential Zone;

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL  
THIS 15TH DAY OF JULY, 2008**

ATTEST:

City of Fruita

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

\_\_\_\_\_  
H. Kenneth Henry, Mayor

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EXHIBIT A  
LEGAL DESCRIPTION**

Lot 2 of Fruita Homefront Subdivision, Mesa County, Colorado

