

ORDINANCE 2008-14  
AN ORDINANCE AMENDING THE ZONING MAP FOR THE  
CITY OF FRUITA AND ZONING NEWLY ANNEXED PROPERTY THEREIN  
TO SOUTH FRUITA RESIDENTIAL ZONE FOR THE  
RIVER RIM LAKE ESTATES PROPERTY  
(Formerly known as Legacy Estates Annexation)

**WHEREAS**, the property to be zoned has been recently annexed to the City of Fruita by Ordinance 2008-13, and

**WHEREAS**, newly annexed property must be zoned, and

**WHEREAS**, Ken Lake, LLC submitted an application for annexation of property on January 5, 2006, the City of Fruita has the contiguity to annex this property. The property is presently AFT in Mesa County and the Fruita Community Plan 2008 Plan shows this property projected zoning to be **South Fruita Residential** zone.

**THE CITY OF FRUITA HEREBY ORDAINS:**

**Section 1:** 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 153.79 acres is hereby given **South Fruita Residential** zone designation.

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

**THIS 7<sup>TH</sup> DAY OF OCTOBER, 2008**

City of Fruita

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

ATTEST:

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

**ORDINANCE 2008-14**  
**EXHIBIT A**  
**LOCATION MAP AND LEGAL DESCRIPTION**  
**RIVER RIM LAKE ESTATES ANNEXATION**

RIVER RIM LAKE ESTATES (Formerly Known As LEGACY ESTATES) Annexation

**Parcel 1:** Beginning at the Northeast Corner of Section 29, Township 1 North, Range 2 West of the Ute Meridian, thence continuing along said North line South 89°56' West 1337.80 feet, thence South 0°52' West along a fence 518 feet, Thence South 48°03' West along a fence 173.70 feet, Thence South 56°03' West 285 feet to the thread of the Colorado River. Thence South 56°41' East along said thread 2047.80 feet to point on the East line of said Section 29, thence North along said East line to the Point of Beginning.

**Parcel 2:** Beginning at the Northwest Corner of Section 28, Township 1 North, Range 2 West of the Ute Meridian, Thence North 89° East along the North line of said Section 28 1308.75 feet to a fence line, Thence South 0°12' West along said fence line 1316.28 feet to a point on the South line of NW1/4NW1/4 of said section 28, Thence South 89°49' West along said line 1303.83 feet to the Southwest Corner of said NW1/4NW1/4. Thence North along the West line of said NW1/4NW1/4 1320.00 feet to the Point of Beginning, Except the East 32 feet thereof.

**Parcel 3:** Beginning at the Northeast Corner of the SW1/4NW1/4 of Section 28, Township 1 North, Range 2 West of the Ute Meridian, thence South along the East line of said SW1/4NW1/4 1316.08 feet to Southeast Corner of said SW1/4NW1/4, Thence South 89°39' West along the South line of said SW1/4NW1/4 435.95 feet to the thread of the Colorado River, Thence North 50°49' West along said thread 1131.21 feet to the West line of Section 28, Thence North along said line 600.00 feet to the Northwest Corner of said SW1/4NW1/4, thence North 89°49' East along the North line of said SW1/4NW1/4 1312.83 feet to the Southwest Corner to the point of Beginning, Except beginning at the Northeast Corner of said SW1/4NW1/4, Thence South 89°49' West 41.0 feet, Thence 0°12' West 36.3 feet, Thence South 54°14' East 50.64 feet, thence North 0°12' East 66.3 feet to the point of Beginning.

**Parcel 4:** The SE1/4SE1/4 of Section 20, Township 1 North, Range 2 West of the Ute Meridian, Except beginning at the Southeast Corner of said Section 20, Thence South 89°55'49" West 171.60 feet, Thence North 26°27'12" West 227.11 feet, Thence North 41°37'12" East 415.00 feet, Thence North 00°19'12" East 69.17 feet, Thence North 90°00' West 562.74 feet to a fence, Thence North 48°06'30" West 111.35 feet along a fence line, Thence South 89°49'48" West 195.79 feet along a fence line, Thence North 03°40'10" West 171.95 feet along a fence line, Thence South 89°35'23" West 461.91 feet along a fence line to the West line of the SE1/4SE1/4 of said Section 20, Thence North 00°23'03" East 491.90 feet along the West line of the SE1/4SE1/4 of said Section 20, Thence North 89°52'36" East 1315.14 feet along the North line of the SE1/4SE1/4 of said Section 20, Thence South to the Point of Beginning.

**Parcel 5:** Commencing at the Northeast Corner of Section 29, Township 1 North, Range 2 West of the Ute Meridian, Thence South 89°56' West along the North line of said Section 29 1337.80 feet to the True Point of Beginning, Thence continuing along said North line South 89°56' West 1494.88 feet to the thread of the Colorado River, thence south 54°20' East along said thread 1358.26 feet, Thence North 56°02 East 285 feet, Thence North 48°03' East along a fence 173.70 feet, Thence North 0°52' East along a fence 518.50 feet to the Point of Beginning.

All in Mesa County, Colorado.

**EXHIBIT A**  
**(1 of 2 Pages)**

