

ORDINANCE 2009-12
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE
CITY OF FRUITA AND ZONING NEWLY ANNEXED PROPERTY THEREIN
TO LIMITED INDUSTRIAL AND RESEARCH AND DEVELOPMENT FOR THE
WESTERN SLOPE INDUSTRIAL AND RAIL PROPERTY, EAST SIDE

WHEREAS, the property to be zoned has been recently annexed to the City of Fruita by Ordinance 2009-11, and

WHEREAS, newly annexed property must be zoned, and

WHEREAS, Fruita Development, LLC, owners of the subject property, submitted an application for annexation of property on December 23, 2008, with a request for a Limited Industrial and Research and Development zone, and

WHEREAS, the property is presently zoned Heavy Industrial (I-2) in Mesa County and the Fruita Master Plan supports Limited Industrial and Research and Development (LIRD) zoning for the property.

THE CITY OF FRUITA HEREBY ORDAINS:

Section 1: The Official 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 7.37 acres is hereby given Limited Industrial and Research and Development (LIRD) zoning designation.

PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL
THIS 15TH DAY OF SEPTEMBER, 2009

City of Fruita

H. Kenneth Henry, Mayor

ATTEST:

City Clerk

**ORDINANCE 2009-12
EXHIBIT A
LEGAL DESCRIPTION
WESTERN SLOPE INDUSTRIAL AND RAIL PROPERTY ANNEXATION
EAST SIDE**

A tract of land situate in Section 11, Township 1 North, Range 3 West of the Ute Meridian, more particularly described as:

Commencing at the Northeast corner of said Section 11, Township 1 North, Range 3 West of the Ute Meridian, whence the E ¼ corner of said Section 11 bears South 00°01'59" West, a distance of 2629.08 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence along the East line of said Section 11 South 00°01'59" West, a distance of 1923.12 feet; thence N89°58'05"W a distance of 26.00 feet to a point on the East Line of Lot Wesfrac Subdivision Plat Book 18 at Page 192 of the Mesa County Clerk and Recorder's Office and the POINT OF BEGINNING; thence S00°01'59"W a distance of 2727.79 feet; thence N47°03'08"W a distance of 542.24 feet; thence N44°10'57"E a distance of 564.40 feet; thence N00°01'59"E a distance of 611.44 feet; thence S89°59'13"W a distance of 363.23 feet; thence N00°01'59"E a distance of 375.17 feet; thence N71°08'19"E a distance of 383.97 feet; thence N00°01'56"E a distance of 842.93 feet; thence N89°52'25"E a distance of 3.97 feet to the POINT OF BEGINNING.

Said tract of land contains 7.37 acres as described.

Above legal description written by:
Patrick W. Click
Colorado registered Professional Surveyor No. 37904
3194 Mesa Avenue Unit B
Grand Junction, Colorado 81504

**ORDINANCE 2009-12
EXHIBIT B**

