

ORDINANCE 2018-25

**AN ORDINANCE OF THE FRUITA CITY COUNCIL AMENDING SECTION 17.15.040,
CLASSIFICATION OF SUBDIVISIONS AND GENERAL PROVISIONS, OF THE FRUITA
LAND USE CODE.
(Application #2018-45)**

WHEREAS, the Fruita Planning Commission held a public hearing on October 9, 2018, regarding this issue and recommended approval of the proposed amendment, and

WHEREAS, a public hearing was held before the Fruita City Council on October 2, 2018, and November 6, 2018, regarding the proposed amendment.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA COLORADO AS FOLLOWS:

(Additions are shown in *bold and italics* and deletions are shown in ~~strikethrough~~)

17.15.040 CLASSIFICATION OF SUBDIVISIONS AND GENERAL PROCEDURES.

A. Minor Subdivisions. Minor Subdivisions are required to be completed in one phase and no density bonus is permitted through the Minor Subdivision review process.

1. The following subdivisions are classified as Minor subdivisions:

a. Subdivisions creating ~~five (5)~~ *ten (10)* or fewer additional building lots. ~~for which all required public improvements are already in existence and available to serve each lot.~~

1. For Minor Subdivisions requiring off-site improvements the subdivision will be required to follow Chapter 17.21 of the Fruita Land Use Code.

b. Conveyances of real property to the city for public dedication purposes.

c. Consolidation plats combining no more than three (3) lots.

d. Correction plats. (Section 17.15.120)

e. Lot line or boundary line adjustments which do not create additional lots.

f. Subdivisions dividing existing multi-family buildings into no more than ~~six (6)~~ *ten (10)* townhouse or condominium lots.

B. Major Subdivisions.

1. The following subdivisions are classified as Major Subdivisions:
 - a. Subdivisions creating *eleven (11)* ~~six (6)~~ or more additional building lots, and
 - b. Subdivisions not otherwise conforming to the criteria for Minor Subdivisions under subsection 17.15.040(A), above.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
6th DAY OF NOVEMBER, 2018**

ATTEST:

City of Fruita

Margaret Sell, City Clerk

Joel Kincaid, Mayor