

ORDINANCE 2014-03

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE
CITY OF FRUITA AND ZONING NEWLY ANNEXED PROPERTY THEREIN
TO RURAL RESIDENTIAL
(WESTCOTT ANNEXATION, PROJECT #2013-19)**

WHEREAS, the subject property is shown and described in attached Exhibit A and was recently annexed to the City of Fruita by Ordinances 2014-01 and 2014-02, and

WHEREAS, newly annexed property must be zoned in accordance with applicable law, and

WHEREAS, the City received an application by Jon E. Westcott, the owner of the subject property, for a Rural Residential zone in conjunction with the annexation of the subject property, and

WHEREAS, at their December 10, 2013, public hearing, the Fruita Planning Commission recommended approval of the requested Rural Residential zone to the Fruita City Council, and

WHEREAS, public hearings was held by the City Council on December 17, 2013, and January 21, 2014, for the annexation and this zoning request, and

WHEREAS, the requested zone is consistent with the City's goals and policies including the City's Master Plan.

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

THAT the Official Zoning Map adopted pursuant to Section 17.07.020 of the Fruita Land Use Code (2009, as amended) is hereby amended and that the subject property shown and described on the attached Exhibit A, containing approximately .9 acres, is hereby rezoned to Rural Residential.

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 .9 acres is hereby given a Rural Residential zone.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL
THIS 21st DAY OF JANUARY, 2014**

ATTEST:

City of Fruita

City Clerk

Lori Buck, Mayor

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LEGAL DESCRIPTIONS

WESTCOTT 1 SERIAL ANNEXATION

A parcel of land located in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) Section 19, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

Commencing at the Southeast corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19, whence the Northeast corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19 bears North 00°31'08" East, a distance of 1320.11 feet for a basis of bearings, with all bearings contained herein relative thereto, thence North 00°31'08" East, a distance of 858.00 feet, along the East Line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 19; thence North 89°28'52" West, a distance of 30.00 feet to the POINT OF BEGINNING; thence South 00°31'08" West, a distance of 132.00 feet; thence North 89°28'52" West, a distance of 150.00 feet; thence North 00°31'08" East, a distance of 132.00 feet; thence South 89°28'52" East, a distance of 150.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.455 Acres, as described.

WESTCOTT 2 SERIAL ANNEXATION

A parcel of land located in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) Section 19, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

Commencing at the Southeast corner of NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19, whence the Northeast corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19 bears North 00°31'08" East, a distance of 1320.11 feet for a basis of bearings, with all bearings contained herein relative thereto, thence North 00°31'08" East, a distance of 858.00 feet, along the East Line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 19; thence North 89°28'52" West, a distance of 30.00 feet; thence North 89°28'52" West, a distance of 150.00 feet; to the POINT OF BEGINNING; thence South 00°31'08" West, a distance of 132.00 feet; thence North 89°28'52" West, a distance of 150.00 feet; thence North 00°31'08" East, a distance of 132.00 feet; thence South 89°28'52" East, a distance of 150.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.455 Acres, as described.

Prepared by: Stanley K. Werner PLS 27279
High Desert Surveying, LLC

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LOCATION MAP

