

ORDINANCE 2014-06

AN ORDINANCE ANNEXING TO THE CITY OF FRUITA APPROXIMATELY .91 ACRES OF PROPERTY LOCATED AT 987 17 ROAD (STATE HIGHWAY 340) (Vigil Annexation, Application #2014-2)

WHEREAS, the Fruita City Council finds that it is necessary to annex certain real property contiguous to the City of Fruita in order to:

1. Promote the public health, safety, and welfare of the community; and,
2. Insure efficient provision of municipal services and fair and equitable distribution of cost amongst those who use services provided by the community; and,
3. Provide for orderly growth of the community; and,

WHEREAS, the City Council adopted Resolution 2014-09 finding that the real property described and shown on Exhibit A is eligible for annexation pursuant to C.R.S. 31-12-104 & 105, stating their intent to annex same, and initiating the annexation procedures.

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

Section 1: The Fruita City Council, having reviewed a properly constituted petition of all the owners of real property in the area proposed for annexation, hereby annexes the property as described and shown in Exhibit A attached hereto, and the Fruita City limits are hereby modified to reflect said annexation.

Section 2: Conditions of this annexation include the following:

- a 14-foot multi-purpose easement adjacent to Highway 340 must be dedicated to the City,
- a 6-foot tall privacy fence (or similar site obscuring structure) must be constructed along the west property line within 6 months of annexation of the property, and
- outside storage cannot exceed the height of this fence.

Section 3: The property currently does not comply with the site design requirements of the Fruita Land Use Code (such as paved parking areas, specific architectural requirements, etc.) and are recognized as legal non-conforming and are subject to the legal non-conforming requirements of the Fruita Land Use Code.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL
THIS 20TH DAY OF MAY, 2014**

ATTEST:

City of Fruita:

Margaret Sells, City Clerk

Lori Buck, Mayor