

**ORDINANCE 2014-11**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA TO REZONE APPROXIMATELY 1.32 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF PINE STREET BETWEEN LEGACY WAY AND KIEFER AVENUE FROM A PLANNED UNIT DEVELOPMENT ZONE TO ANOTHER TYPE OF PLANNED UNIT DEVELOPMENT ZONE  
(Legacy II PUD Subdivision, Application # 2014-1)**

**WHEREAS**, the property to be rezoned is shown and described in attached Exhibit A, and

**WHEREAS**, the city received an application by the Proschold Family Trust, owners of the subject property, to rezone the property from one type of Planned Unit Development zone to another type of Planned Unit Development zone, and

**WHEREAS**, a PUD Guide, as required by Section 17.17.040 of the Fruita Land Use Code (2009, as amended), and entitled "Legacy II Townhomes PUD Guide" contains information regarding the uses, density and other development standards for this PUD zone, and

**WHEREAS**, at their December 10, 2013, public hearing, the Fruita Planning Commission recommended approval of the application to rezone the property from one type of PUD to another type of PUD, and

**WHEREAS**, a public hearing before the Fruita City Council was held on January 7, 2014, October 21, 2014, and

**WHEREAS**, the requested PUD Rezone meets all approval criteria that must be considered for PUD zones pursuant to the Fruita Land Use Code (2009, as amended) including general compliance with the City's Master Plan.

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

Section 1: 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 property shown and described on the attached Exhibit A, containing approximately 1.32 acres, is hereby rezoned to Planned Unit Development (PUD).

Section 2: That the PUD Guide entitled "Legacy II Townhomes PUD Guide", attached as Exhibit B, establishes the uses, densities and other zoning and development standards for this PUD zone.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS  
18<sup>th</sup> DAY OF NOVEMBER, 2014.**

ATTEST:

City of Fruita

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

\_\_\_\_\_  
Lori Buck, Mayor

**ORDINANCE 2014-11**  
**EXHIBIT A**  
**LEGAL DESCRIPTION AND LOCATION MAP**  
**Legacy II PUD Subdivision**

**Legal Description:** Outlot B of Legacy PUD Subdivision, City of Fruita, County of Mesa, State of Colorado, situate in the W ½ SW ¼ SW ¼ Section 16, Township 1 North, Range 2 West, Ute Meridian.

**Location Map:**

