

ORDINANCE 2019-12

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 9.26 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 18 ½ ROAD AND K 4/10 ROAD TO A COMMUNITY RESIDENTIAL ZONE

WHEREAS, the subject properties are shown and described in attached Exhibit A was recently annexed to the City of Fruita by Ordinance 2019-10 and Ordinance 2019-11, and

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

WHEREAS, at their February 12, 2019, public meeting, the Fruita Planning Commission recommended approval of a Community Residential zone to the Fruita City Council, and

WHEREAS, a public hearing will be held by the City Council on March 19, 2019, for the annexation and zoning request, and

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

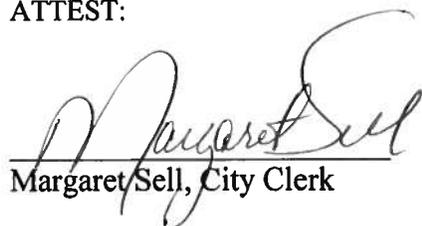
WHEREAS, the requested zone meets the approval criteria of Section 17.13.060 of the Fruita Land Use Code that must be considered for an Amendment to the Official Zoning Map (rezone).

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

THAT the Official Zoning Map adopted pursuant to Section 17.07.020 of the Fruita Land Use Code is hereby amended and that the subject property shown and described on the attached Exhibit A, containing approximately 9.26 acres, is hereby zoned Community Residential.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
19TH DAY OF MARCH, 2019.**

ATTEST:


Margaret Sell, City Clerk

City of Fruita:

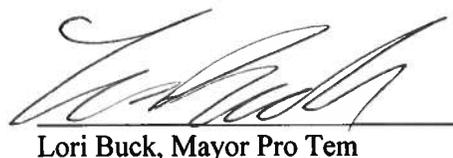
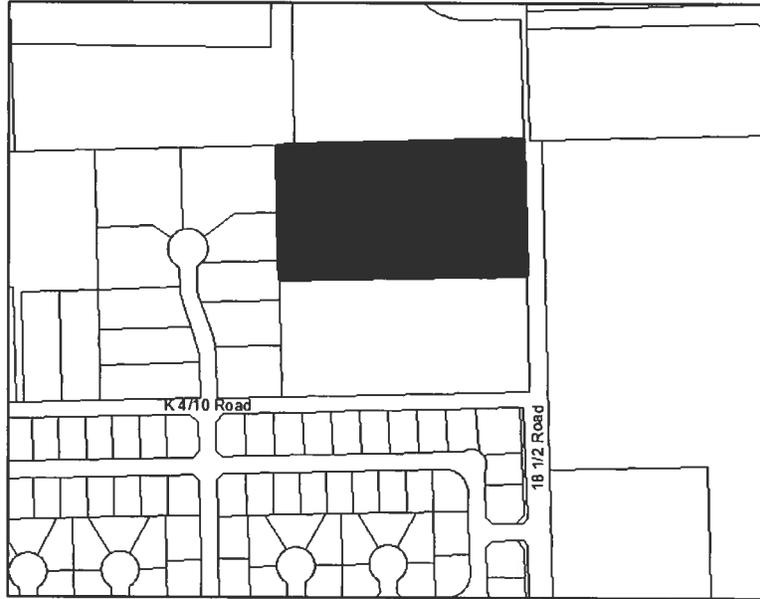

Lori Buck, Mayor Pro Tem

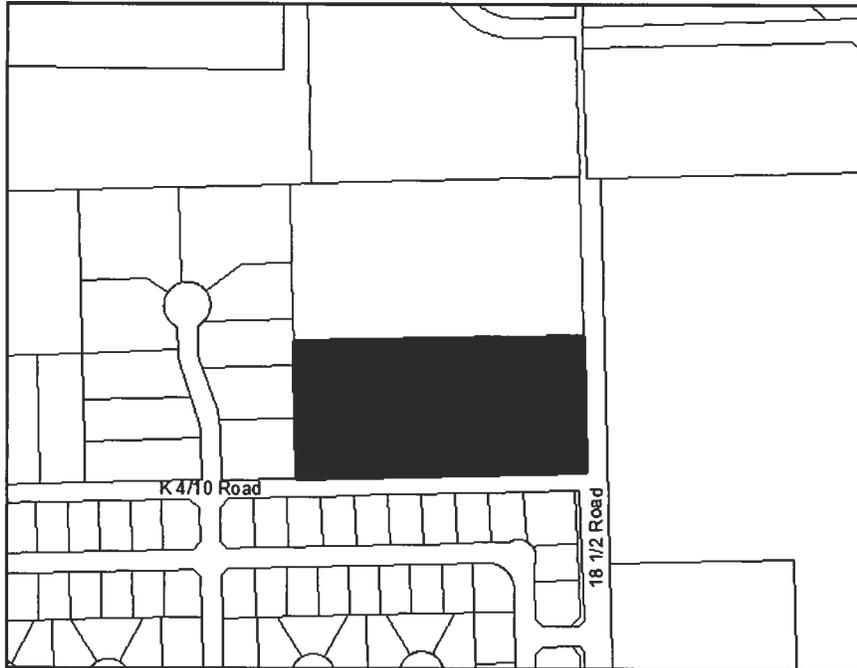
EXHIBIT A TO ORDINANCE 2019-12



The N1/2 of the NE1/4 of the NE1/4 of the SW1/4 of Section 9, Township 1 North, Range 2 West of the Ute Meridian; Including the East 25 feet for road right-of-way purposes, conveyed to Mesa county by instrument recorded May 24,1974, at Reception No. 1068892;

AND including a tract of land conveyed to Mesa County by instrument recorded March 20, 1974, at Reception No. 1064230, for road right-of-way purposes.

County of Mesa, State of Colorado



The South 1/2 NE1/4 NE1/4 SW1/4 of Section 9, Township 1 North, Range 2 West of the Ute Meridian;
Including the East 25 feet for road right-of-way purposes, conveyed to Mesa County by instrument recorded May 24, 1974 at Reception Number 1068892;
AND including the South 25 feet for public road right-of-way as conveyed to County of Mesa by instrument recorded October 6, 1969 in Book 939 at Page 745 for road.

County of Mesa, State of Colorado