

**RESOLUTION 2020-25**

**A RESOLUTION APPROVING A SITE DESIGN REVIEW WITH  
ADJUSTMENS LAND DEVELOPMENT APPLICATION AND VESTED RIGHTS FOR  
158 SOUTH PARK SQUARE.**

**WHEREAS**, the property owner at 158 South Park Square has submitted a Site Design Review with Adjustments land development application and requested vested rights, and

**WHEREAS**, the property owner has requested adjustments from the Level 1 Design Standards contained in Section 17.11.030 of the Land Use Code, and

**WHEREAS**, Section 17.13.030 (B) (2) of the Land Use Code requires approval from City Council for Site Design Review applications requesting adjustments to one or more regulations contained in the Land Use Code, and

**WHEREAS**, the Fruita Planning Commission held a public hearing on May 12, 2020 and recommended approval to the Fruita City Council of the Site Design Review with Adjustments application.

**NOW, THEREFORE, BE IT RESOLVED BY THE FRUITA CITY COUNCIL:**

- A. The Site Design Review with Adjustments land development application for 158 South Park Square is hereby approved.
- B. Vested Rights established by the Fruita City Council for a period of three years, is hereby approved in accordance with Section 17.47 of the Fruita Land Use Code.
  - a. The City Clerk shall publish the required legal notice for vested rights which is no later than fourteen days after the adoption of this Resolution.
- C. The City Clerk shall record this Resolution with the Mesa County Clerk & Recorder's Office.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL**

**THIS 2<sup>ND</sup> DAY OF JUNE, 2020.**

ATTEST:

City of Fruita

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Margaret Sell, City Clerk

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Joel Kincaid, Mayor