

ORDINANCE 2023-05

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 6.6 ACRES OF PROPERTY LOCATED AT 1824 J 2/10 ROAD TO A COMMUNITY RESIDENTIAL ZONE

WHEREAS, the subject property is shown and described in attached Exhibit A which was recently annexed to the City of Fruita by Ordinance, and

WHEREAS, the Planning Commission recommended approval of this zoning request to the City Council at their May 9, 2023, public hearing, 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 17.09.070 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 17.03.030 of the Fruita Land Use Code is hereby amended and that the subject property shown and described on the attached Exhibit A, containing approximately 6.6 acres, is hereby zoned Community Residential (CR).

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
6th DAY OF JUNE 2023.**

ATTEST:

City of Fruita:

Margaret Sell, City Clerk

Joel Kincaid, Mayor

Legal Description

The East 7 acres of the South half of the Northwest quarter of the Southwest quarter of Section 16, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, EXCEPT a strip of land 30 feet wide for roadway, utilities and all other public purposes the Southern line of which is the North line of the Southwest quarter of the Southwest quarter of Section 16, Township 1 North, Range 2 West of the Ute Meridian, being part of the land described in book 3066 and at page 658 in the office of the County clerk and recorder of the County of Mesa, State of Colorado.