

ORDINANCE 2016-18

AN ORDINANCE OF THE FRUITA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING NEWLY ANNEXED PROPERTY CONSISTING OF APPROXIMATELY 7.33 ACRES OF PROPERTY LOCATED ON SOUTH PINE STREET DIRECTLY WEST OF RIVER ROCK COURT TO SOUTH FRUITA RESIDENTIAL.

WHEREAS, the subject property is shown on attached Exhibit A and more particularly described on Exhibit B and was recently annexed to the City of Fruita by Ordinance 2016-17, and

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

WHEREAS, the city received an application by Adobe View Development Company LLC, the owners of the subject property, for a South Fruita Residential zone in conjunction with the annexation of the subject property, and

WHEREAS, at their July 12, 2016 public meeting, the Fruita Planning Commission recommended approval of the requested South Fruita Residential zone to the Fruita City Council, and

WHEREAS, public hearings were held by the City Council on July 5, 2016, August 2, 2016, and December 6, 2016, for the annexation and this 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 Exhibits A and B, containing approximately 7.33 acres, is hereby zoned South Fruita Residential.

PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
_____ DAY OF _____, 20____.

ATTEST:

City of Fruita

City Clerk

Lori Buck, Mayor

EXHIBIT A

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