

**ORDINANCE 2018-02**

**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 9.3 ACRES OF PROPERTY LOCATED 1866 J ROAD TO RURAL ESTATE ZONE**

**WHEREAS**, the subject property is shown on attached Exhibit A and was recently annexed to the City of Fruita by Ordinance 2017-09, and

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

**WHEREAS**, the city received an application by John and Connie Hager, the owners of the subject property, for a Rural Estate zone in conjunction with the annexation of the subject property, and

**WHEREAS**, at their October 10, 2017 public meeting, the Fruita Planning Commission recommended approval of the requested Rural Estate zone to the Fruita City Council, and

**WHEREAS**, public hearings were held by the City Council on November 7, 2017 and December 5, 2017, 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 Exhibit A, containing approximately 9.3 acres, is hereby zoned Rural Estate.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

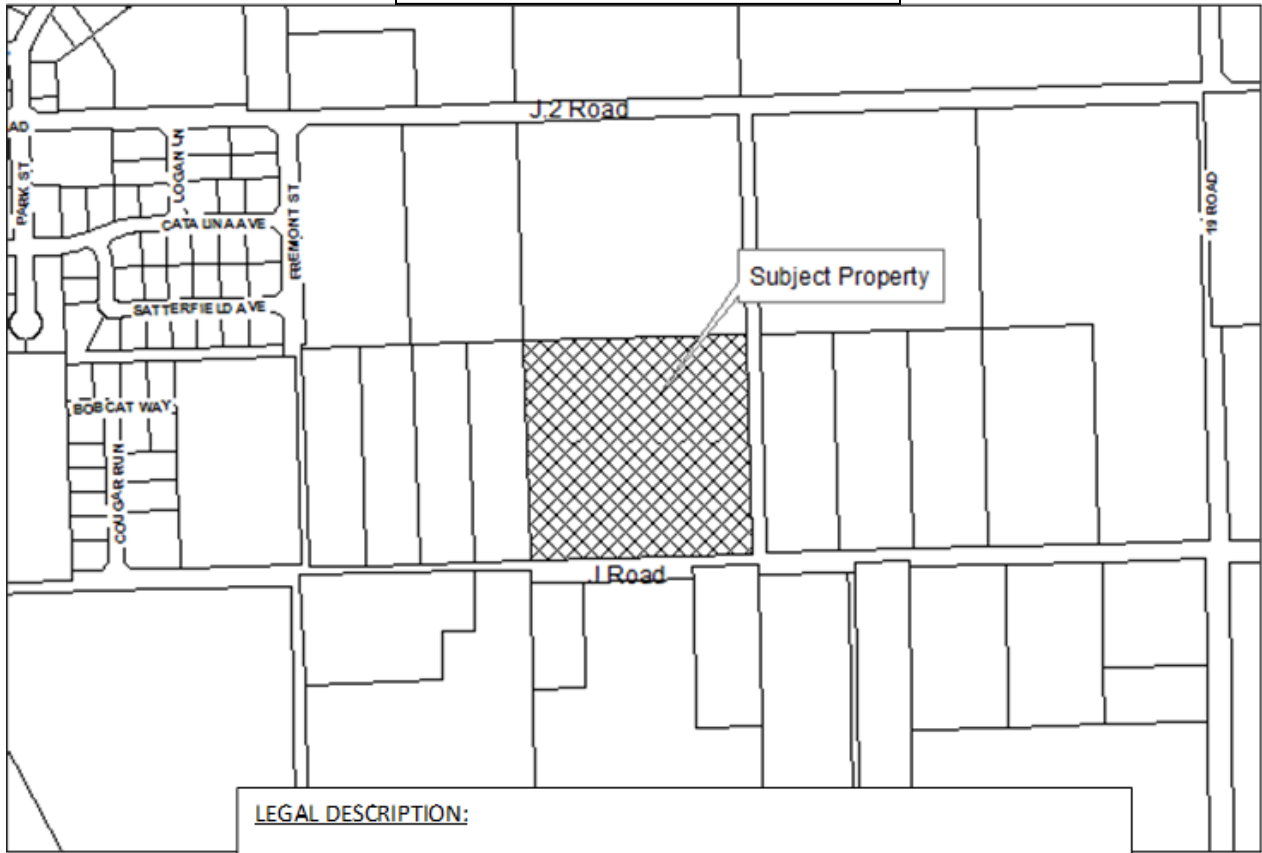
ATTEST:

City of Fruita

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

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

Exhibit A to Ordinance #2018-02



LEGAL DESCRIPTION:  
LOT 3 OF FRANK D. KEFER'S ORCHARD SUBDIVISION TO THE TOWN OF CLEVELAND, COUNTY OF