

ORDINANCE 2012-08

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY REZONING APPROXIMATELY 0.45 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ASPEN AVENUE AND ELM STREET FROM COMMUNITY RESIDENTIAL TO DOWNTOWN MIXED USE
(Stegelmeier & Quarnberg Rezone, Project #2012-2)**

WHEREAS, the subject property is shown and described in attached Exhibit A, and

WHEREAS, the City received an application from Krehl Stegelmeier, the owner of the subject property, to rezone the subject property from Community Residential to Downtown Mixed Use, and

WHEREAS, at their March 13, 2012, public hearing, the Fruita Planning Commission recommended approval of the application to rezone the subject property to Downtown Mixed Use, and

WHEREAS, a public hearing was held by the City Council on April 3, 2012, and

WHEREAS, the rezone request meets the approval criteria that must be considered pursuant to Section 17.13.060 of the Fruita Land Use Code (2009, as amended).

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

THAT the Official Zoning Map adopted pursuant to Section 17.07.020 of the Fruita Land Use Code (2009, as amended) is hereby amended and that the subject property shown and described on the attached Exhibit A, containing approximately 0.45 acres, is hereby rezoned from Community Residential to Downtown Mixed Use.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
1st DAY OF MAY, 2012.**

City of Fruita

ATTEST:

Lori Buck, Mayor

City Clerk

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EXHIBIT A
LOCATION MAP AND LEGAL DESCRIPTION
(Stegelmeier & Quarnberg Rezone, Project #2012-2)

The legal description for 332 E. Aspen Street is:
Lots 1, 2, and 3, in
Block 15 of the
Town of Fruita
Except beginning at the Northwest corner of said Lot 3;
Thence East 73.5 feet;
Thence South 57.3 feet;
Thence West 73.5 feet;
Thence North to the beginning;
County of Mesa,
State of Colorado.

The legal description for 318 E. Aspen Street is:
Beginning and the Northwest corner of Lot 3 in Block 15 of the
Town of Fruita;
Thence East 73.5 feet;
Thence South 57.3 feet;
Thence West 73.5 feet;
Thence North to the beginning;
County of Mesa,
State of Colorado.

