

**ORDINANCE 2014-07**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING NEWLY ANNEXED PROPERTY CONSISTING OF APPROXIMATELY 0.91 ACRES OF LAND LOCATED AT 987 17 ROAD (STATE HIGHWAY 340) TO TOURIST COMMERCIAL (Vigil Annexation, Application #2014-2)**

**WHEREAS**, the subject property is shown and described in attached Exhibit A and was recently annexed to the City of Fruita by Ordinance 2014-06, and

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

**WHEREAS**, the City received an application by Steve J. & Glenna M. Vigil, the owners of the subject property, for a Tourist Commercial zone in conjunction with the annexation of the subject property, and

**WHEREAS**, at their April 8, 2014, public hearing, the Fruita Planning Commission recommended approval of the requested Tourist Commercial zone to the Fruita City Council, and

**WHEREAS**, public hearings was held by the City Council on April 15, 2014, and May 20, 2014, 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.

**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 0.91 acres, is hereby zoned Tourist Commercial.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS  
20<sup>th</sup> DAY OF MAY, 2014.**

ATTEST:

City of Fruita

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Margaret Sells, City Clerk

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Lori Buck, Mayor

**ORDINANCE 2014-07**  
**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**VIGIL ANNEXATION**

A parcel of land located in the Northeast Quarter of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>) Section 19, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

Commencing at the Southeast corner of said NE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of said Section 19, whence the Northeast corner of said NE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of said Section 19 bears North 00°31'08" East, a distance of 1320.11 feet for a basis of bearings, with all bearings contained herein relative thereto, thence North 00°31'08" East, a distance of 726.00 feet, along the East Line of the NE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> Section 19; thence North 89°28'52" West, a distance of 30.00 feet to the POINT OF BEGINNING; thence South 00°31'08" West, a distance of 132.00 feet; thence North 89°28'52" West, a distance of 300.00 feet; thence North 00°31'08" East, a distance of 132.00 feet; thence South 89°28'52" East, a distance of 300.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.91 Acres, as described.

