

ORDINANCE 2015-01

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA
BY REZONING APPROXIMATELY 0.72 ACRES OF PROPERTY LOCATED AT 361 & 375
NORTH COULSON STREET FROM COMMUNITY RESIDENTIAL TO PLANNED UNIT
DEVELOPMENT
(Family Health West, Application #2014-9 & 2014-14)**

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

WHEREAS, the city received an application from Family Health West, the owners of the subject property, to rezone the subject property from Community Residential to Planned Unit Development (PUD), and

WHEREAS, at their July 8, 2014, public hearing, the Fruita Planning Commission recommended approval of the application to rezone the subject property to Planned Unit Development, and

WHEREAS, public hearings were held by the City Council on August 5, 2014, December 16, 2014, and January 20, 2015, and

WHEREAS, the rezone request meets all approval criteria that must be considered for Planned Unit Developments pursuant to Sections 17.13.060 and 17.17.030 of the Fruita Land Use Code (2009, as amended) including general compliance with the City's Master Plan, and

WHEREAS, a PUD Guide, as required by Section 17.17.040 of the Fruita Land Use Code (2009, as amended), and entitled "PUD GUIDE" contains information regarding the uses, density and other development standards for the Family Health West North Coulson Street PUD zone.

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

Section 1: That the Official Zoning Map adopted pursuant to Section 17.02.020 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 0.72 acres, is hereby rezoned from Community Residential to Planned Unit Development.

Section 2: That the PUD Guide entitled “PUD GUIDE”, attached as Exhibit B, contains information regarding the uses, density and other development standards for the Family Health West North Coulson Street PUD zone.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
20th DAY OF January, 2015.**

City of Fruita

ATTEST:

Lori Buck, Mayor

City Clerk

EXHIBIT A
(Page 1 of 2 pages)
ORDINANCE 2015-01

LOCATION MAP AND LEGAL DESCRIPTION



361 N. Coulson Street:

A parcel of land situated in the NE1/4 of the NE1/4 of Section 18, Township 1 North, Range 2 West of the Ute Meridian being more particularly described as follows: The South 65 feet of the following described tract:

Beginning at the Northeast Corner of said Section 18 and considering the East line of the NE1/4 of the NE1/4 to bear South 00°00'00" East with all bearings contained herein relative thereto;
thence South 00°00'00" East along the East line of the NE1/4 of the NE1/4 of said Section 18 a distance of 255.52 feet;
thence South 89°59'00" West 211.80 feet;
thence North 23°50'00" East 102.53 feet;
thence North 15°40'00" East 168 feet to a point on the North line of said NE1/4 of the NE1/4;
thence North 89°59'00" East along the North line of the NE1/4 of the NE1/4 of said Section 18 a distance of 125.00 feet to the Point of Beginning.

EXHIBIT A
(Page 2 of 2 pages)
ORDINANCE 2015-01

375 N. Coulson Street:

That portion of Lot 19 of Orchard Subdivision to Fruita, lying within the following described land:
Beginning at the Northeast Corner of Section 18, Township 1 North, Range 2 West of the Ute Meridian;
thence South 255.52 feet
thence South 89°59'00" West 211.80 feet;
thence North 23°50'00" East 102.52 feet;
thence North 15°40'00" East 168.00 feet;
thence North 89°59'00" East 125.00 feet to the Point of Beginning;
Except the South 65 feet thereof and except the North 30 feet for road and except the East 30 feet for road,