

ORDINANCE 2021-04

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 4.57 ACRES OF PROPERTY LOCATED AT 1848 J ROAD TO A COMMUNITY RESIDENTIAL ZONE

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

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

WHEREAS, the Fruita Planning Commission recommended approval of the Community Residential zone to the Fruita City Council at their November 10, 2020 public hearing, 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 4.57 acres, is hereby zoned Community Residential.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
5TH DAY OF JANUARY 2021.**

ATTEST:

City of Fruita:

Margaret Sell, City Clerk

Joel Kincaid, Mayor