

ORDINANCE 2021-18

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 16.21 ACRES OF PROPERTY LOCATED AT 1930 HIGHWAY 6 & 50 TO A COMMERCIAL-1 (C-1) 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, a public hearing will be held by the City Council on September 21, 2021, for the 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 17.07.012 of the Fruita Land Use Code is hereby amended and that the subject property shown and described on the attached Exhibit A, containing approximately 16.21 acres, is hereby zoned Commercial-1 (C-1).

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
21ST DAY OF SEPTEMBER 2021.**

ATTEST:

City of Fruita:

Margaret Sell, City Clerk

Joel Kincaid, Mayor

Exhibit A

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 6 & 50 WHICH BEARS SOUTH 89°48' WEST 413.65 FEET AND NORTH 56°24' WEST 537.73 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN;
THENCE NORTH ALONG SAID RIGHT OF WAY LINE 56°24' WEST 545.42 FEET TO A POINT ON THE WEST LINE OF THE SE¼ SW¼ OF SAID SECTION 22;
THENCE ALONG SAID WEST LINE N00°40.5' EAST 1,015.9 FEET TO A POINT ON THE SOUTH BANK OF INDEPENDENT RANCHMEN'S DITCH;
THENCE ALONG SAID DITCH SOUTH 85°17' EAST 52.4 FEET;
THENCE ALONG SAID DITCH SOUTH 60°09' EAST 572.09 FEET;
THENCE SOUTH 52°34' EAST 101.05 FEET;
THENCE SOUTH 26°42' EAST TO A POINT WHICH IS NORTH 32°13' EAST FROM THE POINT OF BEGINNING;
THENCE SOUTH 32°13' WEST TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

