

ORDINANCE 2021-20

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 25.96 ACRES OF PROPERTY LOCATED AT 954 19 ROAD TO A COMMUNITY RESIDENTIAL (CR) 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 25.96 acres, is hereby zoned Community Residential (CR).

**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

Legal Description

A parcel of land situate in the S1/2 SW1/4 NW1/4. The S1/2 SE1/4 NW1/4, and the NE1/4 SW1/4 of Section 22, Township 1 North, Range 2 West, of the Ute Meridian, Mesa County Colorado, being more particularly described as follows;

Commencing at the west ¼ Corner of said Section 22, whence the North 1/16 Corner of said Section 22 bears N00° 34'09"E distance of 1319.99 feet; thence along the southerly line of said S1/2 SW1/4 NW1/4, S89°51'32"E distance of 320.01 feet, to the Point of Beginning, thence the following courses and distances;

1. Leaving said southerly line, N00°34'09"E distance of 190.01 feet;
2. N89°51'32"W a distance of 290.01 feet to the easterly right-of-way of 19 road;
3. Along said right-of-way, N00°34'09"E distance of 469.97 feet;
4. Leaving said right-of-way, S89°50'06"E distance of 1290.80 feet;
5. S89°50'06"E distance of 474.51 feet;
6. S14°02'51"W distance of 650.96 feet;
7. S31°59'47"W distance of 32.18 feet;
8. S32°34'33"W distance of 575.41 feet;
9. N00°33'05"E distance of 485.65 feet, to the Center West 1/16 Corner of Said Section 22;
10. N89°51'32"W distance of 1001.66 feet, to the Point of Beginning.

Containing approximately 25.964 Acres.

