

ORDINANCE 2025-09

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY REZONING APPROXIMATELY 14 ACRES OF PROPERTY LOCATED AT 1130 & 1138 18 ½ ROAD FROM A PLANNED UNIT DEVELOPMEN ZONE TO A COMMUNITY RESIDENTIAL ZONE

WHEREAS, the subject property is shown and described in attached Exhibit A and is currently zoned Planned Unit Development, and

WHEREAS, a public hearing will be held by the City Council on May 6, 2025, for the rezoning request, and

WHEREAS, the requested rezone is consistent with the city's goals and policies including the city's Master Plan, and

WHEREAS, the requested zone meets the approval criteria of Section 17.09.070 of the Fruita Land Use Code that must be considered for an Amendment to the Official Zoning Map (rezone), and

WHEREAS, the Fruita Planning Commission heard this rezoning application at their March 11, 2025, public hearing and recommended approval to the Fruita City Council by a vote of 5-0.

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 17.03.030 of the Fruita Land Use Code is hereby amended and that the subject property shown and described on the attached Exhibit A, containing approximately 14 acres, is hereby zoned Community Residential (CR).

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
6th DAY OF MAY 2025.**

ATTEST:

City of Fruita:

Deb Woods, City Clerk

Matthew Breman, Mayor