CITY OF CORTEZ
COUNCIL RESOLUTION NO. 11, SERIES 2021

A Resolution Approving the NuVue Minor Subdivision as Submitted by 4740 Dillon Dr. LLC through Council Resolution No. 11, Series 2021

WHEREAS Paul Julian, authorized representative for owner 4740 Dillon Dr. LLC, 4740 Dillon Dr., Pueblo, CO 81008 (hereinafter "owner"), has applied to the City for a Minor Subdivision of property located in Cortez, CO, being more particularly described as follows:

Section: 30, Township: 36, Range: 15, TR SE1/4NE1/4NW1/4NW1/4; and Section: 30, Township: 36, Range: 15, TR NW/4NW/4
City of Cortez, Montezuma County, Colorado

WHEREAS, the Cortez City Council (Council) reviewed the proposed minor subdivision at a regular meeting held on June 8, 2021; and

WHEREAS, Land Use Code Section 6.11 allows that a minor subdivision plat may be approved by the City Council without notice or hearing where *"no new streets, roads, extensions or access easements need to be widened, dedicated or developed,"* and,

WHEREAS, Council reviewed the application and heard testimony concerning the NuVue Minor Subdivision at a regular meeting held on June 8, 2021, and conditionally approved the NuVue Minor Subdivision through the adoption of Council Resolution No. 11, Series 2021; and,

WHEREAS, the Owner has held legal ownership to the property subsequent to the Council meeting of June 8, 2021, and is interested in further development of the property; and,

WHEREAS, having considered the testimony and having reviewed the technical aspects of the plat, Council does hereby find, determine, and declare that all applicable provisions of the Land Use Code have been or can be met.

NOW THEREFORE BE IT RESOLVED BY THE CORTEZ CITY COUNCIL:

THAT, the concept and full application for the NuVue Minor Subdivision of the above-described property are hereby approved by the Cortez City Council through the adoption of Council Resolution No. 11, Series 2021, with the following conditions:

1. All requirements of utility providers, City departments, and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents.

2. In accordance with Land Use Code Section 6.11(e)(2) a., the minor subdivision plat must be recorded within six (6) months of City Council approval, or the approving actions shall be deemed void.

3. The two lots will be relabeled as Lots 1 and 2.

4. The applicant shall either provide dedication language on the plat dedicating the 50' access and utility easement to the adjoining properties to the west, or provide an existing recorded easement verifying dedicated access to the adjacent landowners to the west and provide the reception number on the plat.

5. Prior to recordation the plat shall meet all formatting requirements of the City of Cortez Land Use Code.

FURTHER THAT, the Owner is to coordinate with City staff to ensure that these conditions are fully met.

MOVED, SECONDED, AND ADOPTED THIS 8TH DAY OF JUNE 2021.

Michael J. Lavey

Michael J. Lavey, Mayor

ATTEST:

Linda L. Smith

Linda L. Smith, City Clerk