

**CORTEZ CITY COUNCIL  
RESOLUTION NO. 9, SERIES 2022**

**A Resolution Approving the Amended Plat of Lots 171 and 172 of Southern Bluffs  
Subdivision, Second Amended**

WHEREAS, Rodney and Debbie Case, 17007 Hwy 491, Cortez, Colorado, as the owner on record (hereinafter the "Owner") have applied for an amended plat of the properties located on Bluffs Boulevard, Cortez, Colorado 81321 and more particularly described as:

*Lots 171 and 172, Southern Bluffs Subdivision, Second Amended, contained in the NE/4 of Section 35, T36N, R16W, NMPM, County of Montezuma, State of Colorado.*

WHEREAS, the Owner has applied to the City for review of an amended plat; and,

WHEREAS, the Owner/applicant presented the necessary submittal items for review by the Cortez City Council at a regular meeting held on March 22, 2022; and,

WHEREAS, Land Use Code Section 6.09, Replats and plat amendments, it is a requirement of the Land Use Code that this proposed amendment go through a review by Staff and Council prior to approval of the desired lot line vacation being recorded; and,

WHEREAS, the Council is authorized to approve an amended plat without notice or public hearing when the application meets one or more of the criteria of Section 6.09(a) of the Land Use Code; and,

WHEREAS, the Council reviewed the proposal and heard testimony concerning the application for an amended plat of Lots 171 and 172 of Southern Bluffs Subdivision, Second Amended, at their regular meeting held on March 22, 2022; and,

WHEREAS, based on the evidence and testimony presented at said meeting, Council approved, with conditions, the proposed amended plat as evidenced in the approved minutes of their meeting on March 22, 2022, and the adoption of Council Resolution No. 9, Series 2022; and,

WHEREAS, based on the evidence and testimony presented at said meeting, Council approved

WHEREAS, it appears that all requirements of Chapters 5.00 and 6.00 of the City's Land Use Code for development of this site have been or can be met.

NOW, THEREFORE, BE IT RESOLVED BY THE CORTEZ CITY COUNCIL:

THAT, the concept, site plan and application for the Amended Plat of Lots 171 and 172 of Southern Bluffs, Second Amended, are hereby approved, subject to the following conditions:

1. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents.
2. The plat shall be recorded at the Montezuma County Clerk and Records Office within six (6) months of Council approval, in accordance with Land Use Code Section 6.05 (d)(2)a.

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

03/22/2022

CITY OF CORTEZ  
COUNCIL RESOLUTION NO. 9, SERIES 2022  
Amended Plat of Lots 171 and 172 of Southern Bluffs Subdivision, Second Amended

MOVED, SECONDED, AND ADOPTED THIS 22<sup>nd</sup> DAY OF MARCH, 2022

  
Michael J. Lavey, Mayor

ATTEST:

  
Linda L. Smith, City Clerk

03/22/2022