CITY OF CORTEZ
Cortez City Council
RESOLUTION NO. 24, SERIES 2022

A Resolution Recommending Approval of a Preliminary Plat for CBERT Cortez LLC Subdivision, a 3 lot Subdivision located in the E ½, SW ¼ NE ¼, S25, T36N, R16W, N.M.P.M, Located in the Commercial Highway (C) Zoning District

WHEREAS, owner/applicant CBERT Cortez LLC has applied for review of a preliminary plat for to divide a 16.54 acre tract into 2 lots and 1 tract located in the E ½, SW ¼ NE ¼, S25, T36N, R16W, N.M.P.M Colorado; and,

WHEREAS, the Owner/applicant has applied to the City for review of a preliminary plat on said property; and,

WHEREAS, the Owner/applicant presented a preliminary plat and other submittal items for review by the City Planning and Zoning Commission at a regular meeting held on September 6, 2022; and,

WHEREAS, Land Use Code Section 6.04, Preliminary Plata, indicates that the owner or developer of the property may request a subdivision pursuant to all code requirements; and,

WHEREAS, the Planning and Zoning Commission reviewed the preliminary plat for a 2 lot and 1 tract subdivision for the same property and is recommending approval of the preliminary plat on said property, as evidenced in the adoption of P&Z Resolution No. 9, Series 2022; and,

WHEREAS, the Owner/applicant has held legal ownership of the property subsequent to the adoption of said P&Z Resolution No. 9, Series 2022, and is interested in further development of this property; and,

WHEREAS, based on the evidence and testimony presented at said meeting, the Planning and Zoning Commission and the Owner have agreed to certain conditions of approval for the development; and,

WHEREAS, it appears that all requirements of Chapters 4.00 and 6.00 of the City's Land Use Code for subdivision of this site have been or can be met.

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

THAT, Resolution No.24, Series 2022, establishes the conditions of approval for the subdivision on the afore-mentioned property; and,

THAT, the preliminary plat and full application for said property are hereby recommended to Council for approval, subject to the following conditions to ensure compliance with the standards in the land use code for a preliminary plat:

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. Prior to recordation of the final plat, the plat shall be revised to dedicate all property directly west of the two outlots and east of North Texas Street to the City of Cortez for right of way purposes and to ensure adequate public access to the lots.
3. Prior to recordation of the final plat, the plat shall be revised to be compliant with the Master Street Plan by dedicating right of way for the future locations of Montezuma Ave and North Kansas Street.

AND THAT, the Owner/applicant are to coordinate with City staff to ensure that these conditions are fully met.

MOVED, SECONDED, AND ADOPTED THIS 13th DAY OF SEPTEMBER, 2022

Rachel B. Medina, Mayor

ATTEST:

Linda L. Smith, City Clerk