CITY OF CORTEZ
CITY COUNCIL
RESOLUTION NO. 29, SERIES 2022

A Resolution Recommending Approval of a Conditional Use Permit for a Garage/Shop accessory to a Single Family Residence at 820 N. Dolores Rd., Located in the Residential Single Family (R1) Zoning District

WHEREAS, applicant Staton Jeter has applied for review of a conditional use permit for the construction of a 2,400 sq. ft. garage/shop on property at 820 N. Dolores Rd., Cortez, Colorado and more particularly described as:

Lot 1 and 2, Stearman Minor Subdivision

WHEREAS, the Owner/applicant has applied to the City for review of a conditional use permit for the construction of a new building on said property; and,

WHEREAS, the Owner/applicant presented an application and necessary submittal items for review by the Cortez City Council at a regular meeting held on October11, 2022; and,

WHEREAS, Land Use Code Section 3.05(b)4.2.f Accessory Use or Structure and 6.10 Conditional Use Permits, indicates that the owner or developer of the property may request an application of the proposed use/structure on property located in the Residential Single Family (R1) Zoning District; and,

WHEREAS, the Planning and Zoning Commission reviewed the conditional use permit for the same property and is recommending approval of the development on said property, as evidenced in the adoption of P&Z Resolution No. 11, Series 2022; and,

WHEREAS, the Owner/applicant has held legal ownership of the property subsequent to the adoption of said P&Z Resolution No. 11 , 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 3.00 and 6.00 of the City's Land Use Code for development of this site have been or can be met.

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

THAT, Cortez City Council Resolution No. 29, Series 2022, establishes the conditions of approval for the development on the afore-mentioned property; and,

THAT, the conditional use permit 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 site development plan and conditional use permit:

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. Specifically, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and Specifications.
2. The appropriate construction drawings and reports for the project, must be approved by the Building Official, and a building permit obtained prior to any construction on site.
3. Prior to issuance of a full building permit, the applicant shall vacate the existing lot line and consolidate the properties.
4. The garage/shop is limited to accessory uses to a single family dwelling such as personal storage and hobbies. No commercial use of the structure is permitted.

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

MOVED, SECONDED, AND ADOPTED THIS 25TH DAY OF OCTOBER, 2022

Arlina Yazzie, Mayor Pro-Tem

ATTEST:

Linda L. Smith, City Clerk