CITY OF CORTEZ
RESOLUTION NO. 6, SERIES 2023

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR THE PINON PROJECT SUBDIVISION, A THREE-LOT SUBDIVISION THAT IS A RESUBDIVISION OF LOT 1 OF THE CHISM GROUP MINOR SUBDIVISION, LOCATED IN THE RESIDENTIAL MULTI-FAMILY (R-2) ZONING DISTRICT IN CORTEZ, COLORADO

WHEREAS, the owner/applicant, The Pinon Project/ShopWorks Architecture LLC (the "Owner/applicant") has applied for review of a preliminary plat to divide a 9.7acre tract into 3 lots located in Lot 1 of the Chism Group Minor Subdivision, SW ¼ SE1/4 Section 23, T36N R16W, N.M.P.M Colorado (the "Property"); and

WHEREAS, Land Use Code Section 6.04, Preliminary Plats, indicates that the owner or developer of a property may request a subdivision pursuant to all code requirements; 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 March 7, 2023; and

WHEREAS, the Planning and Zoning Commission reviewed the preliminary plat for a three-lot subdivision for the Property and recommended approval of the preliminary plat, as evidenced in the adoption of P&Z Resolution No.2, Series 2023; and

WHEREAS, based on the evidence and testimony presented at the Planning and Zoning Commission March 7, 2023 meeting, the Planning and Zoning Commission recommended certain conditions of approval to be considered by the City Council; and

WHEREAS, it appears that all applicable requirements of the City of Cortez Land Use Code for subdivision of the Property have been or can be met.

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

THAT, Resolution No. 6, Series 2023, contains the conditions of approval for the subdivision of the Property; and

THAT, the preliminary plat and full application for the Property are hereby approved, subject to the following condition to ensure compliance with the standards in the City of Cortez 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.

AND THAT, the Owner/applicant shall coordinate with City staff to ensure that this condition is fully met.

MOVED, SECONDED, AND ADOPTED THIS 14th DAY OF MARCH, 2023

Arlina Yazzie, Mayor Pro-tem

ATTEST:

Donna Murphy, Deputy City Clerk