

**CITY OF CORTEZ
RESOLUTION NO. 5, SERIES 2023**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE
CONSTRUCTION OF A CARPORT WITHIN 10' OF THE FRONT PROPERTY LINE
AT 921 N. SLIGO ST.,
LOCATED IN THE RESIDENTIAL SINGLE FAMILY (R-1) ZONING DISTRICT**

WHEREAS, the Owners/applicants Jim and Sharon Morgan have applied for review of a conditional use permit for the construction of a carport closer than the required 10' setback from the front property line on property at 921 N. Sligo St., Cortez, Colorado and more particularly described as (the "Property):

Lot 8 Block 2, Morningside Subdivision and Morningside Addition to the City of Cortez

WHEREAS, the Owners/applicants have applied to the City for review of a conditional use permit for the construction of a new carport on the Property; and

WHEREAS, the Owners/applicants presented a site plan and necessary submittal items for review by the City Planning and Zoning Commission at a regular meeting held on February 7, 2023; and

WHEREAS, Land Use Code Section 6.10 Conditional Use Permits, indicates that the owner or developer of a property may request approval of a conditional use on property located in the Single Family Residential (R-1) Zoning District; and

WHEREAS, the Planning and Zoning Commission reviewed the request for a conditional use permit for construction of a carport closer than the required 10' setback from the front property line for the Property and recommended approval of the conditional use permit, as evidenced in the adoption of P&Z Resolution No. 1, Series 2023; and

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

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

THAT, this Resolution No. 5, Series 2023, establishes the conditions of approval for the development on the Property; and

THAT, the conditional use permit for the Property is hereby approved, subject to the following conditions to ensure compliance with the standards in the City of Cortez Land Use Code for a 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.
2. The appropriate construction drawings must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on site.
3. The carport roof must be constructed in such a manner to appear as a part of the original construction of the principal structure.
4. The materials used in construction of the accessory use shall be compatible with the materials used in the principal use.

AND THAT, the Owners/applicants shall coordinate with City staff to ensure that these conditions are fully met.

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



Arlina Yazzie, Mayor Pro-tem

ATTEST:



Donna Murphy, Deputy City Clerk