

**CITY OF CORTEZ
RESOLUTION NO. 9, SERIES 2023**

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR THE
CONSTRUCTION OF A CAR WASH AT 1511 E. MAIN ST., CORTEZ, COLORADO,
LOCATED IN THE COMMERCIAL HIGHWAY (C) ZONING DISTRICT**

WHEREAS, owner/applicant Quick N Clean CO-03 LLC (the “Owner/applicant”) has applied for review of a site development plan for establishment of a new car wash to be located on property at 1511 E. Main St., Cortez, Colorado (the “Property”) and more particularly described as:

Lots 1 through 28 inclusive, Block 2, Veach Subdivision, the plat of which is recorded in Book 8 at Page 6

WHEREAS, the Owner/applicant has applied to the City for review of a site development plan for a car wash on the Property; and

WHEREAS, the Owner/applicant presented a site plan and necessary submittal items for review by the City Planning and Zoning Commission at a regular meeting held on May 2, 2023; and

WHEREAS, Land Use Code Section 6.14, Site Plans, indicates that the owner or developer of a property may request an application of these site plan requirements for development on property located in the Commercial (C) Zoning District; and

WHEREAS, the Planning and Zoning Commission reviewed the site plan for a car wash for the Property and is recommending approval of the site plan, as evidenced in the adoption of P&Z Resolution No. 5, Series 2023; and

WHEREAS, based on the evidence and testimony presented at its May 2, 2023 meeting, the Planning and Zoning Commission is recommending conditions of approval for the site plan; and

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, this Resolution No.9, Series 2023, contains recommended conditions of approval for the site plan on the Property; and

THAT, the site plan and full application for the 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:

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, signed and stamped by a Colorado licensed architect or engineer, must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on the Property.
3. The landscaping improvements shall be installed prior to issuances of a Certificate of Occupancy. Irrigation and maintenance must be provided. In the event that construction of the building and all other requirements are met prior to the installation of the landscaping, and the Applicant desires a Certificate of Occupancy, the Applicant may choose to provide a financial surety and obtain a CO in advance of completing the landscaping improvements. In this event, the Applicant shall provide an assurance bond, letter of credit, or other financial security agreed to by both parties, providing a guarantee of installation of the landscaping within a time frame approved by the City of Cortez.
4. The ROW vacation and plat amendment shall be approved and recorded prior to issuance of a building permit for the Property.

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

MOVED, SECONDED, AND ADOPTED THIS 23rd DAY OF MAY, 2023

CORTEZ CITY COUNCIL



Rachel B Medina, Mayor

ATTEST:



Linda L. Smith, City Clerk