

**CITY OF CORTEZ
RESOLUTION NO. 13, SERIES 2023**

A RESOLUTION APPROVING A MINOR SUBDIVISION PLAT FOR LBC INVESTMENTS, LLC SUBDIVISION, A TWO-LOT SUBDIVISION LOCATED IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 16 WEST, N.M.P.M., LOCATED IN THE COMMERCIAL HIGHWAY (C) ZONING DISTRICT IN CORTEZ, COLORADO

WHEREAS, the owner, Cortez Main LLC (the “Owner/applicant”) has applied for review of a minor subdivision plat to divide a 1.6 acre tract into 2 lots located in the southeast ¼ of the Northeast ¼, Section 26, Township 36 North, Range 16 West, N.M.P.M, located in the Commercial Highway (C) zone district in Cortez, Colorado (the “Property”); and

WHEREAS, Land Use Code Section 6.11, Minor Subdivision Plats, indicates that the owner or developer of a property may request a subdivision pursuant to all code requirements; and

WHEREAS, the City Council reviewed the preliminary plat for a two-lot subdivision for the Property; and

WHEREAS, based on the evidence and testimony presented at the City Council May 23, 2023 meeting, staff 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, THEREFORE, BE IT RESOLVED BY THE CITY OF CORTEZ CITY COUNCIL:

THAT, Resolution No. 13, 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.
2. Prior to recordation, the plat shall be revised to dedicate the parking to specific users and include additional access easements to ensure adequate access to the structure located at 610 E. Main and also to allow for adequate cross access from east and west.

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

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

CORTEZ CITY COUNCIL



Rachael B. Medina, Mayor

ATTEST:



Linda Smith, City Clerk