CITY OF CORTEZ
RESOLUTION NO. 16, SERIES 2023

A Resolution approving a Conditional Use Permit for a parcel of land located at 10206 Hwy 491, Cortez, Colorado, in the SW¼ of Section 23, Township 36 North, Range 16 West, N.M.P.M., County of Montezuma, State of Colorado

WHEREAS, the owners/applicants Anthony Moore and Mary Lancaster (the "Owners/applicants") have applied for review of a Conditional Use Permit for an equipment storage yard and wood products manufacturing on a parcel of land located at 10206 Hwy 491, Cortez, Colorado and more particularly described as (the "Property"):

A tract of land in the SW¼ of Section 23, Township 36 North, Range 16 West, N.M.P.M., County of Montezuma, State of Colorado

WHEREAS, the Owners/applicants presented a request and necessary submittal items for review of a Conditional Use Permit by the City Planning and Zoning Commission at its regular meeting held on June 6, 2023; and

WHEREAS, Land Use Code Section 6.10, Conditional Use Permits, indicates that the owner or developer of a property may request a conditional use permit for development of said property; and

WHEREAS, the Planning and Zoning Commission reviewed the request for a Conditional Use Permit and is recommending approval of the request on the Property, as evidenced by the adoption of this P&Z Resolution No. 11, Series 2023; 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 met.

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

THAT, this Resolution No. 16, Series 2023, establishes the conditions of approval for a Conditional Use Permit 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 Cortez Land Use Code for a conditional use permit:

a. 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 and all requirements of CDOT for required highway improvements.

b. The property address shall be clearly marked for emergency response.

c. The Owners shall comply with the submitted project narrative at all times.

d. The Owners shall comply with all requirements of the City Engineer prior to establishment of any uses on the Property.

e. Prior to approval of a final site plan for the development, the Owners shall submit a revised plan that complies with all landscape requirements for the LUC.

f. Prior to approval of a final site plan for the development, the Owners shall propose a fencing plan that adequately screens the storage uses from Hwy 491 or demonstrate that the storage will not be visible from the highway.

g. Pursuant to Section 4.01 of the Cortez Land Use Code, a subdivision plat approved by the City Council shall be required prior to the issuance of a building permit on the Property.

h. The Owners shall submit a plan for control of fugitive dust prior to start of operation.

i. Operations shall comply at all times with CRS 25-12-103, maximum permissible noise levels.

MOVED, SECONDED, AND ADOPTED THIS 25th DAY OF JULY, 2023

CORTEZ CITY COUNCIL

Rachel Medina

Rachel B. Medina, Mayor

ATTEST:

Linda Smith, City Clerk