

**CORTEZ CITY COUNCIL
RESOLUTION NO. 17, SERIES 2023**

A Resolution approving a Conditional Use Permit for a car wash located at 1511 E. Main St., Cortez, Colorado, located in the Commercial Highway (C) zoning district.

WHEREAS, the owner/applicant Quick N Clean CO-03 LLC (the “Owner/applicant”) has applied for review of a conditional use permit 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 of the real property records of the Montezuma County Clerk and Recorder’s Office.

WHEREAS, the Owner/applicant presented a request and necessary submittal items for review of the application by the City Planning and Zoning Commission at a regular meeting held on July 18, 2023; and

WHEREAS, the Cortez 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 in the adoption of P&Z Resolution No. 12, Series 2023; and

WHEREAS, it appears that all requirements of Chapters 5.00 and 6.00 of the City’s Land Use Code for issuance of a conditional use permit on the Property have been met.

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

THAT, this Resolution No. 17, 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 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. Operation of the business shall not exceed CRS 25-12-103, maximum permissible noise levels. Specifically, from 7:00am to 7:00pm noise levels shall not exceed 55 db(A) at the property line. From 7:00pm to 7:00am noise levels shall not exceed 50 db(A) at the property line.
- c. The Owner/applicant shall operate the business in conformance with all provision of the submitted narrative.

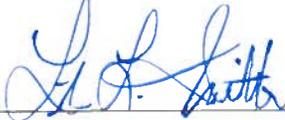
MOVED, SECONDED, AND ADOPTED THIS 25th DAY OF JULY, 2023

CORTEZ CITY COUNCIL



Rachel B. Medina, Mayor

ATTEST:



Linda L. Smith, City Clerk