

**CITY OF CORTEZ
RESOLUTION NO. 20, SERIES 2023**

**A RESOLUTION APPROVING A MINOR SUBDIVISION PLAT FOR MIKKELSON
SUBDIVISION, A THREE-LOT SUBDIVISION LOCATED IN THE SW1/4 OF
SECTION 34, T.36 N., R.16 W., N.M.P.M., IN THE COMMERCIAL HIGHWAY (C)
ZONING DISTRICT IN CORTEZ, COLORADO**

WHEREAS, Mike Mikkelson (the “Applicant”), on behalf of the owners, Mark & Lana Mikkelson, and Gary & Sherry Sisco (collectively the “Owners”), has applied for approval of a minor subdivision plat to divide a 3.78 acre tract into 3 lots located in the SW1/4 Section 34, T.36 N., R.16 W., N.M.P.M., 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 application and proposed plat for a three-lot subdivision for the Property; and

WHEREAS, based on the evidence and testimony presented at the City Council’s August 22, 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. 20, Series 2023, contains the conditions of approval for the subdivision of the Property; and

THAT, the plat and full application for the Property are hereby approved, subject to the following conditions 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 include a 60’ public easement/ROW running east/west between lots A and B.
3. Prior to recordation, the plat shall be revised to rename the parcels as Lots A, B and C of Mikkelson Subdivision.

AND THAT, the Applicant shall coordinate with City Staff to ensure that these conditions are fully met.

MOVED, SECONDED, AND ADOPTED THIS 22nd DAY OF AUGUST, 2023.



Rachael B. Medina, Mayor

ATTEST:



Linda L. Smith, City Clerk