

**CITY OF CORTEZ  
RESOLUTION NO. 24, SERIES 2023**

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR  
CONSTRUCTION OF AN OFFICE BUILDING  
LOCATED AT TBD N. SLIGO ST., CORTEZ, COLORADO, IN THE COMMERCIAL  
HIGHWAY (C) ZONING DISTRICT**

WHEREAS, the owner/applicant 2474 Patterson Road, LLC (the “Owner/applicant”) has applied for review of a site development plan for establishment of a new office building to be located on property at TBD N. Sligo St., Cortez, Colorado (the “Property”) and more particularly described as:

*Lot 17 and Lot 18, Block 5, Henry Subdivision, and Lot 19A of the Henry Subdivision, Lots 9-10, 19-10 Amended.*

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 Highway (C) Zoning District; and

WHEREAS, the Planning and Zoning Commission reviewed the site plan for an office building for the Property and is recommending approval of the site plan, as evidenced in the adoption of P&Z Resolution No. 15, Series 2023; and

WHEREAS, based on the evidence and testimony presented at its September 5, 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 the Property have been or can be met.

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

THAT, this Resolution No. 24, Series 2023, establishes conditions of approval for the site plan on the Property; and

THAT, the site plan and full application for the Property are hereby approved, subject to the following conditions to ensure compliance with the standards in the Cortez 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, revised as required by the City Engineer shall be 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. A drainage report meeting CDPHE requirements shall be submitted and approved by the City Engineer prior to issuance of a building permit for the Property.
  4. The landscaping plan shall be revised to meet minimum code standards. 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.
  5. The plat amendment consolidating the lots 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 24th DAY OF OCTOBER, 2023

CORTEZ CITY COUNCIL

  
Arlina Yazzie, Mayor Pro-Tem

ATTEST:

  
Linda L. Smith, City Clerk