

**CITY OF CORTEZ
RESOLUTION NO. 25, SERIES 2023**

**A RESOLUTION APPROVING A MINOR SUBDIVISION PLAT FOR CORNETTS
SUBDIVISION AMENDED, A THREE-LOT SUBDIVISION LOCATED IN THE SW/4
SW/4 OF SECTION 24, T36N, R16W, NMPM, IN THE RESIDENTIAL MULTI-FAMILY
(R-2) ZONING DISTRICT IN CORTEZ, COLORADO**

WHEREAS, Matthew Reynolds, (the “Owner”), has applied for approval of a minor subdivision plat to divide a 21,000 sq. ft. parcel into 3 lots located in the SW1/4 of the SW1/4 Section 24, T.36 N., R.16 W., N.M.P.M., in the Residential Multi-Family (R-2) 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 minor subdivision for the Property; and

WHEREAS, based on the evidence and testimony presented at the City Council’s October 10, 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, this Resolution No. 25, Series 2023, contains the conditions of approval for the subdivision of the Property; and

THAT, the proposed minor subdivision 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.

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

MOVED, SECONDED, AND ADOPTED THIS 10th DAY OF OCTOBER, 2023.

{Signatures on following page}

