

**CITY OF CORTEZ  
RESOLUTION NO. 26, SERIES 2023**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN  
FOR A PARCEL LOCATED AT 459 W NORTH STREET, CORTEZ, COLORADO, IN  
THE COMMERCIAL HIGHWAY (C) ZONING DISTRICT**

WHEREAS, the owner/applicant, The S N Warehouse, LLC (the “Owner/applicant”), has applied for review and approval of a Conditional Use Permit and Site Plan for a storage facility to be located at 459 W North Street, Cortez, Colorado, and more particularly described as (the “Property”):

*Lots 4, 5, 6, 7, 8 and 9, Block 2W, Western Addition, according to the plat thereof filed for record November 20, 1947 in Book 1 at Page 56, also known as 459 W North, Cortez, Colorado*

WHEREAS, the Owner/applicant presented an application and necessary submittal items requesting review and a recommendation of approval of the application by the City Planning and Zoning Commission at a regular meeting held on October 3, 2023; and

WHEREAS, Section 6.10 of the Cortez Land Use Code, 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 adoption of P&Z Resolution No. 17, 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, THEREFORE, BE IT RESOLVED BY THE CORTEZ CITY COUNCIL:

THAT, this Resolution No. 26, Series 2023, establishes the conditions of approval for a Conditional Use Permit and Site Plan on the Property; and

THAT, the Conditional Use Permit and Site Plan 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 and site development plan:

- 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

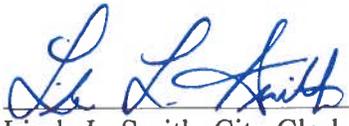
- requirements of CDOT for required highway improvements.
- b. The appropriate construction drawings and reports for the project, revised as required by the City Engineer shall be signed and stamped by a Colorado licensed architect or engineer, must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on the Property.
  - c. 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.
  - d. Prior to issuance of a building permit for the project, the lots will be consolidated.

MOVED, SECONDED, AND ADOPTED THIS 24<sup>th</sup> DAY OF OCTOBER 2023.

CORTEZ CITY COUNCIL

  
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Arlina Yazzie, Mayor Pro-Tem

ATTEST:

  
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Linda L. Smith, City Clerk