

**CITY OF CORTEZ
RESOLUTION NO. 31, SERIES 2023**

**A RESOLUTION APPROVING AN AMENDED PLAT OF LOTS 1-9, BLOCK 2W,
WESTERN ADDITION TO THE TOWN OF CORTEZ, COLORADO, IN THE
COMMERCIAL HIGHWAY (C) ZONING DISTRICT**

WHEREAS, the owner/applicant, The S N Warehouse, LLC (the “Owner/applicant”), has applied for approval of an amended plat to consolidate the existing lots located at 459 W North Street, Cortez, Colorado, and more particularly described as (the “Property”):

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2W, Western Addition to the Town of Cortez, according to the plat thereof filed for record November 20, 1947 in Book 1 at Page 56, contained in Section 27, T36 N, R16W, NMPM, also known as 459 W North St, Cortez, Colorado

WHEREAS, Land Use Code Section 6.09, Replats and plat amendments, indicates that the owner or developer of a property may request a plat amendment pursuant to all code requirements; and

WHEREAS, the City Council reviewed the application and proposed plat for a plat amendment for the Property; and

WHEREAS, based on the evidence and testimony presented at the City Council’s December 12, 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 a plat amendment of the Property have been or can be met.

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

THAT, Resolution No. 31, Series 2023, contains the conditions of approval for the plat amendment of the Property; and

THAT, the plat amendment and full application for the Property are hereby approved, subject to the following condition to ensure compliance with the standards in the City of Cortez Land Use Code for an amended plat:

- 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.
- b. The plat shall be recorded at the Montezuma County Clerk and Records Office within six (6) months of City Council approval, in accordance with Land Use Code Section 6.05 (d)(2)a.

MOVED, SECONDED, AND ADOPTED THIS 12th DAY OF DECEMBER 2023

CORTEZ CITY COUNCIL

A handwritten signature in black ink, appearing to read "Rachael Medina", written over a horizontal line.

Rachael B. Medina, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Linda L. Smith", written over a horizontal line.

Linda L. Smith, City Clerk