CITY OF CORTEZ
RESOLUTION NO. 04, SERIES 2024

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A PARCEL LOCATED AT 801 BLUFFS BOULEVARD, CORTEZ, COLORADO, ZONED MH, RESIDENTIAL MANUFACTURED HOME DISTRICT

WHEREAS, the owner/applicant, the Southern Bluffs Owner's Association (the "Owner/applicant"), has applied for review of a Conditional Use Permit for a business or professional office to be located in the existing clubhouse facility located at 801 Bluffs Boulevard, Cortez, Colorado, and more particularly described as (the "Property"):

Club House Tract, Southern Bluffs Subdivision, according to the amended plat file for record on December 21, 2004 in book 15 at page 130, also known as 801 Bluffs Blvd, Cortez, Colorado

WHEREAS, the Owner/applicant presented a request and necessary submittal items for review of the application by the City Planning and Zoning Commission at a regular meeting held on January 16, 2024; 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 in the adoption of this P&Z Resolution No. 1, Series 2024; 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, THERFORE, BE IT RESOLVED BY THE CORTEZ CITY COUNCIL

THAT, this Resolution No. 04, Series 2024, establishes the conditions of approval for a Conditional Use Permit on the Property; and

THAT, the Conditional Use Permit 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:

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 improvements shall comply with the minimum requirements of the building code.

2. Operation of any business shall be limited to businesses that meet the definition of a "business or professional office" as defined the in the Land Use Code in effect at the time.
3. Prior to initiation of any business, a site plan shall be submitted to the City indicating any proposed signage and required parking. Parking and signage must comply with the Land Use and Development Code in effect at the time.

MOVED, SECONDED, AND ADOPTED THIS 13th DAY OF FEBRUARY, 2024

Arlina Yazzie, Mayor Pro-tem

ATTEST:

Linda L. Smith, City Clerk