CITY OF CORTEZ
RESOLUTION NO. 5, SERIES 2024

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A PARCEL LOCATED AT 145 E MAIN STREET, CORTEZ, COLORADO, ZONED CBD, CENTRAL BUSINESS DISTRICT

WHEREAS, the applicant, Kasey Bell of Bell Beef, (the "Applicant"), has applied for review of a Conditional Use Permit for a mobile vendor business to be located at 145 E. Main Street, Cortez, Colorado, and more particularly described as (the "Property"):

Lots 1-5 Block 34, Town of Cortez, also known as 145 E. Main Street, Cortez, Colorado

WHEREAS, the Applicant, with written approval of the Owner, 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 March 5, 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 the Property; and

WHEREAS, the Planning and Zoning Commission reviewed the request for a Conditional Use Permit and the evidence and testimony presented at the March 5th meeting, and is recommending approval of the request on the Property, as evidenced in the adoption of this P&Z Resolution No. 2, 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, Resolution No. 5, 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.
2. The Applicant shall comply with all stipulations of the submittal documents.
3. The Conditional Use Permit is valid for a total of 3 years from the date of approval with a staff review after one year to ensure there have been no valid issues or concerns with

the use.

MOVED, SECONDED, AND ADOPTED THIS 26th DAY OF MARCH, 2024

Rachel B. Medina, Mayor

ATTEST:

Linda L. Smith, City Clerk