

**CITY OF CORTEZ**  
**RESOLUTION NO. 6, SERIES 2024**

**A RESOLUTION APPROVING A SECOND 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 a 2nd amended plat to correct an error in the amended plat approved December 12, 2023 and recorded in Plat Book 23 at Page 23, Reception #654268 on January 10, 2024 (the “First Amended Plat”). The property is 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, the error in the First Amended Plat consists of Lots 4-9 depicted as 30’ wide instead of the correct 25’ wide and additional adjacent property being included, and the Second Amended Plat that is the subject of this Resolution corrects that error; and

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 April 9, 2024 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, this Resolution No. 6, Series 2024, contains the conditions of approval for the plat amendment of the Property; and

THAT, the Second Amended Plat of Lots 1-9, Block 2W, Western Addition to the Town of Cortez, Colorado, and the 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 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 9<sup>th</sup> DAY OF APRIL 2024

CORTEZ CITY COUNCIL

  
Rachel B. Medina, Mayor

ATTEST:

  
Linda L. Smith, City Clerk