CITY OF CORTEZ
RESOLUTION NO. 13, SERIES 2024

A RESOLUTION APPROVING A MINOR SUBDIVISION PLAT FOR THE 1st AMENDED PLAT OF LOTS 1 AND 2, BLOCK 7 F.R. COFFIN'S ADDITION TO THE TOWN OF CORTEZ LOCATED IN SECTION 26, T.36 N., R.16 W., N.M.P.M., IN THE CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT IN CORTEZ, COLORADO

WHEREAS, John and Amador Garcia (the "Applicants"), on behalf of the owner, Amador Garcia and Son, Inc. (the "Owner"), have applied for approval of a minor subdivision plat to divide a .15 acre tract into 2 lots located at 450 E. Main, in the Central Business District (CBD) zone district in Cortez, Colorado (the "Property"); and

WHEREAS, Land Use Code Section 6.11, Minor Subdivision Plats, indicates that the owner or developer of a property may request a subdivision pursuant to all code requirements; and

WHEREAS, the City Council reviewed the application and proposed plat for a two-lot subdivision for the Property; and

WHEREAS, based on the evidence and testimony presented at the City Council's July 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 subdivision of the Property have been or can be met.

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

THAT, this Resolution No. 13, Series 2024, contains the conditions of approval for the subdivision of the Property; and

THAT, the plat and 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 a preliminary plat:

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. Prior to recordation, the plat shall be revised to include easements for existing utilities and shared parking areas.

AND THAT, the Applicant shall coordinate with City Staff to ensure that these conditions are fully met.

MOVED, SECONDED, AND ADOPTED THIS 9th DAY OF JULY, 2024.

Rachel B. Medina, Mayor

ATTEST:

Linda Smith, City Clerk