

**CORTEZ CITY COUNCIL
RESOLUTION NO. 1, SERIES 2025**

A Resolution Recommending Approval of a Conditional Use Permit for the addition of two apartments to a single family home resulting in a tri-plex located at 1090 S. Oak St., Cortez, CO

WHEREAS, owner/applicant Paul James, (the “Applicant”) has applied for review of a conditional use permit to add two dwelling units to the existing single family structure located at 1090 S. Oak St., Cortez, Colorado and more particularly described as (the “Property”):

Lot 1, Shelby Harless Minor Subdivision, located in the S1/2NW1/4SW1/4NW1/4 of Section 35, Township 36 North, Range 16 West, N.M.P.M. as per the plat thereof filed for record May 9, 1997 in the official records of Montezuma County, State of Colorado

WHEREAS, the Owner/applicant presented a request and necessary submittal items for review by the City Planning and Zoning Commission at a regular meeting held on December 3, 2024; and

WHEREAS, Land Use Code Section 6.10, Conditional Use Permits, indicates that a conditional use may be permitted subject to conditions imposed upon the approval of the use that are designed to reasonable mitigate any adverse impacts upon surrounding properties; and

WHEREAS, the Planning and Zoning Commission reviewed the request for a Conditional Use Permit and, based upon the evidence and testimony presented, is recommending approval of the request on the Property, as evidenced in the adoption of P&Z Resolution No. 7, Series 2024; and

NOW, THEREFORE, BE IT RESOLVED BY THE CORTEZ CITY COUNCIL;

THAT, Cortez City Council Resolution No. 1, Series 2025, establishes the findings for approval of the request on the afore-mentioned property; and,

THAT, the Conditional Use Permit request for the Property is hereby recommended to the Cortez City Council for approval with the following findings and conditions:

Findings:

1. The proposed triplex is compatible with adjacent existing uses which are all residential in nature.

2. The proposed triplex is providing large setback/buffering areas from nearby single

family residential areas.

3. Adequate services are available to serve the proposed development.

Conditions:

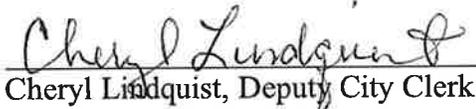
1. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents. Specifically, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and Specifications.

MOVED, SECONDED, AND ADOPTED THIS 14th DAY OF JANUARY, 2025



Rachel B. Medina, Mayor

ATTEST:



Cheryl Lindquist, Deputy City Clerk