

**CITY OF CORTEZ
RESOLUTION NO. 4, SERIES 2025**

**A RESOLUTION APPROVING A CONDOMINIUM PLAT FOR AN EXISTING
COMMERCIAL DEVELOPMENT LOCATED AT 111 S. SLIGO RD., CORTEZ,
COLORADO IN THE COMMERCIAL HIGHWAY (C) ZONING DISTRICT**

WHEREAS, the owner/applicant Sligo Land Group LLC (the "Owner/applicant") has applied for review of a condominium plat for an existing development located on property at 111 S. Sligo St., Cortez, Colorado (the "Property") and more particularly described as:

Lot 1, Block 2, Schwartz Minor Subdivision, a subdivision of Lot 2 of Schwartz Subdivision recorded in Book 16 at Page 16 as Reception No. 534621

WHEREAS, Land Use Code Section 6.12, Condominium Subdivisions, indicates that the owner or developer of a property may request an application of these requirements for development on property located in the Highway Commercial (C) Zoning District; and

WHEREAS, the Planning and Zoning Commission received evidence and testimony, reviewed the condominium plat for subdivision of the existing development on the Property at its April 1, 2025 meeting, and is recommending approval of the condominium plat with conditions, as evidenced in the adoption of P&Z Resolution No. 4, Series 2025; and

WHEREAS, it appears that all requirements of Chapters 4.00, 5.00 and 6.00 of the City's Land Use Code for development of the Property have been or can be met.

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

THAT, this Resolution No. 4, Series 2025, establishes the findings and conditions of approval for the condominium plat on the Property; and

THAT, the condominium plat and full application for the Property are hereby approved, subject to the following conditions to ensure compliance with the standards in the Cortez Land Use Code for a condominium 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. Owners of properties proposed for condominium conversion shall notify all residential tenants in writing of the conversion at least ninety (90) days prior to termination of any residential tenancy in accordance with C.R.S. 38-33-112, as amended. Copies of such notification shall be filed with the city clerk as proof of notification.
3. If for any reason the minor subdivision plat has not been recorded within six (6) months of

city council approval, the approving actions shall be deemed void.

AND THAT, the Owner/applicant is to coordinate with City staff to ensure that these conditions are fully met.

MOVED, SECONDED, AND ADOPTED THIS 8th DAY OF APRIL, 2025



Rachel B. Medina, Mayor

ATTEST:



Linda L. Smith, City Clerk