CITY OF CORTEZ
RESOLUTION NO. 1, SERIES 2026

A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A 4,000 sq. ft. OFFICE/SHOP BUILDING LOCATED AT 1880 INDUSTRIAL RD., CORTEZ, COLORADO, IN THE INDUSTRIAL (I) ZONING DISTRICT

WHEREAS, the owner/applicant 1880 Industrial LLC (the "Owner/applicant") has applied for review of a site development plan for an office/shop building located on property at 1880 Industrial Rd., Cortez, Colorado (the "Property") and more particularly described as:

Lot 3, First Amended Plat of the Cortez Industrial Park, a subdivision located in the W1/2NW1/4 of Section 23, Township 36 North, Range 16 West, N.M.P.M., according to the plat thereof filed for record March 12, 1997 in County of Montezuma, State of Colorado.

WHEREAS, the review of this site development plan began while the previous Cortez Land Use Code (the "Old LUC") was still in effect, and all reviews shall continue to be conducted using the Old LUC; and

WHEREAS, the Old LUC Section 6.14, Site Plans, indicates that the owner or developer of a property may request an application of these site plan requirements for development on property located in the Industrial (I) Zoning District; and

WHEREAS, the Planning and Zoning Commission reviewed the site plan for an office/shop building for the Property and is recommending approval of the site plan, as evidenced in the adoption of P&Z Resolution No. 6, Series 2025; and

WHEREAS, based on the evidence and testimony presented at its April 1, 2025 meeting, the Planning and Zoning Commission is recommending conditions of approval for the site plan as stated in this Resolution; and

WHEREAS, it appears that all requirements of Chapters 5.00 and 6.00 of the Old LUC for development of the Property have been or can be met or should be waived.

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

THAT, this Resolution No.1, Series 2026, contains recommended conditions of approval for the site plan on the Property; and

THAT, the site plan and full application for the Property are hereby approved, subject to the following conditions to ensure compliance with the standards in the Old LUC for a site development plan:

1. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted and applicable 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.
2. A waiver of the access road surfacing requirements and the acceptance of the Applicant's proposal for complying with the landscaping requirements is approved.
3. Prior to issuance of a final Certificate of Occupancy the applicant's engineer shall certify that all improvements were constructed in conformance with the approved plans.

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

MOVED, SECONDED, AND ADOPTED THIS 13TH DAY OF JANUARY, 2025

CORTEZ CITY COUNCIL

Rachel B. Medina, Mayor

ATTEST:

Danielle Wells, City Clerk