

CITY OF CORTEZ

RESOLUTION NO. 15, SERIES 2026

A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR AN OFFICE BUILDING LOCATED AT 127 N. MARKET STREET, CORTEZ, COLORADO IN THE CENTRAL BUSINESS DISTRICT ZONE

WHEREAS, the owner/applicant 127 North Market LLC (the “Owner/applicant”) has applied for review of a site development plan for establishment of a new office building to be located on property at 127 N. Market St., Cortez, Colorado (the “Property”) and more particularly described as:

All of Lots 19 and 20 and the North 15 feet of Lot 21, Block 20, TOWN OF CORTEZ AND CHAMBERLIN’S ADDITION TO THE TOWN OF CORTEZ, according to the plat thereof filed for record August 20, 1890 in Book 3 at Page 36.

WHEREAS, Land Use Code Section 6.03.12, 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 Central Business District (CBD) Zoning District; and

WHEREAS, the Planning and Zoning Commission reviewed the site plan for an office building for the Property and is recommending approval of the site plan, as evidenced in the adoption of P&Z Resolution No. 6, Series 2026; and

WHEREAS, based on the evidence and testimony presented at its August 4, 2026 meeting, the Planning and Zoning Commission is recommending conditions of approval for the site plan; and

WHEREAS, it appears that all requirements of Chapters 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, 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 Cortez Land Use Code for a site development plan:

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.
2. The appropriate construction drawings and reports for the project, revised as required by

the City Engineer shall be signed and stamped by a Colorado licensed architect or engineer, must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on the Property.

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

MOVED, SECONDED, AND ADOPTED THIS 25th DAY OF AUGUST, 2026

Dennis Spruell, Mayor

ATTEST:

Danielle Wells, City Clerk