



**PLANNING AND ZONING
COMMISSION MEETING
FEBRUARY 7, 2023
6:30 P.M.**

1. CALL TO ORDER - PLEDGE OF ALLEGIANCE
2. Approval of the Regular Meeting Minutes of December 6, 2022
 - a. **Planning and Zoning Commission meeting minutes from December 6, 2022.**
There was not a meeting in January.
3. PUBLIC PARTICIPATION: There is no limit to the number of speakers, although public comments will be held to an overall time limit of 30 minutes. (Speakers have a time limit of three (3) minutes per person, may only speak once, and may not cede time to another commenter.)
4. PUBLIC HEARINGS
 - a. The Planning and Zoning Commission will hear an application from James and Sharon Morgan, 921 N. Sligo St., for a Conditional Use Permit to allow a carport to be built attached to the front of their residence.
If the Planning and Zoning Commission so chooses to follow the recommendation of Staff, the Commission can make the motion to recommend that Council approve the conditional use permit for a carport closer than ten (10) feet to the front property line on property located at 921 N. Sligo St., in the R1 zone, as submitted by Jim and Sharon Morgan, and approve P&Z Resolution No. 1, Series 2023, with the four conditions as stated in the staff report.

Presenter: Nancy Dosdall, Contract City Planner
5. UNFINISHED BUSINESS
6. NEW BUSINESS
 - a. **Planning and Zoning Commissioners will review a proposed Montezuma County Development request for rezone from AR 35 to Heavy Industrial and Subdivision.**
Applicants propose to amend the Hoch 2 Lot Minor Subdivision, to create a 4 Lot Moderate Subdivision, adding 2 lots. The applicants also propose to rezone the property to Heavy Industrial in order to sell the new lots for a potential shopping center and storage yard.

Presenter: Nancy Dosdall, Contract City Planner
7. OTHER ITEMS OF BUSINESS
 - a. **Planning and Zoning Commission will review the Permits issued December 2022 and January 2023.**
Planning and Zoning Commissioners will review the permits issued.

Presenter: Cheryl Lindquist

8. ADJOURNMENT



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

February 7, 2023

Agenda Item: 2. a.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: **Planning and Zoning Commission meeting minutes from December 6, 2022.**
There was not a meeting in January.

Attachments

P&Z Commission meeting December 6, 2022 minutes

PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 6, 2022

1. The regular meeting was called to order at 6:30 p.m., and was opened with the Pledge of Allegiance. Commission members present were Chairperson Robert Rime, Rebecca Levy, Jim Skvorc, and Katrina Weiss. Commission member Lance McDaniel was absent. City staff present included Contract City Planner Nancy Dosdall, Director of Community and Economic Development Rachael Marchbanks, City Clerk Linda Smith, City Manager Drew Sanders, and City Attorney Patrick Coleman. There were 17 people present in the audience.
2. Commissioner Weiss moved that the minutes of October 4, 2022, be approved. Commissioner Skvorc seconded the motion, and the vote was as follows:

Levy	McDaniel	Rime	Skvorc	Weiss
Yes	absent	Yes	Yes	Yes

3. PUBLIC PARTICIPATION – None.
4. PUBLIC HEARING

- a. Application from James and Jean Wootton, DBA Yellow Car Country Wine, Located at 1345 South Broadway, for a Zoning Map Amendment for the Rezoning of Section: 34 Township: 36 Range: 16 tr. In. SE1/4NW1/4; 0.52 ac. Contract City Planner Dosdall stated that James and Jean Wootton, owners of Yellow Car Country Wine, have requested a rezoning of their property located at 1345 South Broadway. The property is currently zoned R-1 (Single Family Residential) and the request is to rezone to C (Commercial Highway). She stated that the parcel is .52-acres in size and has operated as both a residence for the Woottons and the Yellow Car Winery since 2018. It was noted that the winery was originally established under the existing zoning as a home business, although it has outgrown that designation and the strict requirements that a home business allows. Contract City Planner Dosdall stated that the applicants were served with a zoning violation this fall and staff believes that the winery is now complying with the restrictions of a home business; however, the applicants wish to rezone the parcel to a Commercial zone. The site is bounded on the north by single family homes (zoned R-1), on the west by unincorporated land in Montezuma County, and on the east and south by commercially zone land. Access to the property is through the commercially zoned property which is also owned by the Woottns. Contract City Planner Dosdall reviewed the criteria for a zoning amendment from Land Use Code Section 6.02 (a-h). She noted that the property at 1835 South Broadway was originally used for a church and served as the home for Hospice of Montezuma County from 1997 until 2018. The staff comments were reviewed regarding the criteria for considering the zoning request and it was noted that the area is a mix of land uses, including single family homes, rural properties, and existing commercial uses. The proposal meets numerous goals in the Cortez Comprehensive Plan and portions of the

neighborhood have been developed commercially over the years. Contract City Planner Dosdall stated that if the rezone was approved, she would recommend that the applicants complete a site development plan for the property so that any issues that the public may have could be worked out through the review process. She commented that the site development plan would be reviewed by both the Planning and Zoning Commission and City Council. Discussion was held on the frontage road (owned by the Colorado Department of Transportation) that is used off South Broadway to access the property and it was noted that much improvement is needed for the road to be used. Contract City Planner Dosdall stated that staff is recommending approval of the rezone; however, it is a tough case due to the location of the residential homes next to the property. Chairman Rime opened the public hearing.

James Wootten, applicant and owner of property located at 1345 South Broadway, 1349 South Broadway, and eight acres (through J4G Holdings LLC) that is adjacent to 1345 South Broadway stated that the winery was established in October 2019 and has operated under the State Liquor Enforcement rules. He noted that a patio expansion was completed in February 2022. Discussion was held on the access road used for the winery and also for the residential homes. It was noted that the access road is owned by J4G Holdings LLC; however, the residential homes have an easement to use the road for access to their homes. Mr. Wootten stated the reason they are requesting to rezone the property to Commercial is to allow the winery to expand in operation and in occupancy which the home based code does not allow. He noted that the winery liquor license is issued through the State of Colorado; however, the winery is required to have a City of Cortez sales tax license. Discussion was held on the property that is located between the winery and the frontage road and Mr. Wootten noted that J4G Holdings LLC owns the property which is zoned Commercial. He stated that he is hopeful that the winery will expand eventually onto that property. He spoke about the vision for the expansion that would include RV parking, condos, and the winery. Commissioner Levy asked about the use of a home on property that is zoned commercial, as her understanding is that a home would require an approved Conditional Use Permit. Contract City Planner Dosdall noted that the home is already on the property and would be considered a non-conforming use if the commercial zoning were to be approved. She stated that a Conditional Use Permit could be obtained for the home during the site development review process should the applicants wish to make the home a conforming use. Discussion was held on the frontage road which is owned by the Colorado Department of Transportation (CDOT) and the need for upgrading the road. Mr. Wootten stated that he and others have been talking with CDOT on many of the frontage road issues.

Tammy Lindsay, 1205 South Broadway, stated her objection to the proposal and noted the issues that they have had with the winery as they are direct neighbors to the property. She spoke about the history of the property which was zoned residential for more than 100 years. She stated that the patio has been expanded to accommodate several dozen people and spoke of the issue with parking along with the noise that comes with the use of the property as it is currently being used. She stated that there is no room for people to turn around on the property and that the frontage road and driveway cannot accommodate the vehicles that are accessing the winery. She shared photos of the

property noting that the driveway is unsafe and does not allow for access for emergency vehicles. She stated that they have legal use of the driveway to access their homes and many times the road has vehicles parked on the road which makes it very difficult to drive on it. She stated that a porta potty was used all summer and was placed directly in view of their home. She also spoke of the dangerous issue of turning onto the highway at the end of the driveway due to the speed and slope of the highway. Kent Lindsay, 1201 South Broadway, stated that he has concerns with safety issues, such as fires in the canyon, as well as access. He stated that the frontage road is a single lane road and needs improvement and maintenance and a turning lane is needed from the highway to allow for any development in the area.

Jedekiah Coy, 703 Hartman Road, located on the north side of the property, stated that he knows all the neighbors. He stated that he hopes the neighbors can work things out so both can enjoy their property. He questioned why the property was not zoned commercial when it was first developed as a church. Brian Bartlett, Mesa Verde Country, stated that Yellow Car Winery has been a great partner in bringing in tourists to the community and that they offer a place for people to gather and enjoy the area. He stated that Yellow Car Winery is always willing to help with events and are great ambassadors for the community. Connie Coy, 703 Hartman Road, stated that she had previously owned the White Eagle Inn and commented that the traffic on Highway 491 is very scary. She stated that turning onto the frontage road can be very difficult as well. She suggested that the speed limit in that area be reduced to help with the already congested issues for the two lane highway.

Wanda Martin, 7399 Highway 160, stated that she is friends with the Lindsay family and has visited their home many times. She also has visited the winery and they had a very loud band playing with the noise going into the back yard of Tammy and Grant Lindsay's home. She asked that the Commission take into account the issues that the winery is causing for the neighbors as well as the concern for the dangerous highway access. Marla Wootten, 1345 South Broadway, stated that she and her husband just moved to Cortez and is helping their family with the winery. She spoke about the many people that they have met from all over the globe and the stories they have shared. She stated that the winery is a place to be happy and commented that there are ways to work around the issues noting that the winery is closed at the latest by 8:00 p.m. She spoke about her concern for the neighbors driving too fast on the access road. Grant Lindsay, 1205 South Broadway, spoke about his concern of motor homes coming onto the road and blocking access to his driveway. He stated that the loud music is also a concern as well as the foul language that comes with some of the parties. He stated that this is his home and he would just like some peace and quiet. He asked why the expansion can not be moved to the other side of the property so that it doesn't impact the neighbors like it has. He stated that when the winery began it was supposed to allow for two to four people on the patio and to sell retail wine; however, the winery has expanded further and now allows campers and RV's with a porta potty on the corner of the lot.

Commissioner Skvorc asked Mr. Wootten why he expanded the patio in the direction towards the neighbors rather than to the south of the building which is totally open. Mr. Wootten stated that the

direction of the patio was placed where it is due to State Liquor Enforcement laws on crossing property lines for alcohol operations. He also stated that more infrastructure upgrades would have been required. Discussion was held on the parking area located next to the neighbors homes. Mr. Wootten stated that the front of the house is kept open so emergency vehicles can come in and out of the area. Mr. Wootten stated that he would eventually like to move the winery to the property located in front of his property towards the frontage road area; however, there are issues with Colorado Department of Transportation using that property at this time. He stated that CDOT is allowing the winery to stay where it is as they are grandfathered in and that discussion continues with CDOT on what could be done to allow the winery to move to the vacant land. Mr. Wootten commented that the proposed location for moving the winery would allow distance from the neighbors. Commissioner Skvorc stated that he noticed the patio is delineated on the property; however, the parking area is not roped off and Mr. Wootten stated that they try hard to keep the road open and as soon as the RV's come in, they are parked so that there is no issues with road access. No one else spoke and Chairman Rime closed the public hearing.

Commissioner Weiss noted that the proposal currently before Planning and Zoning for review is the rezone request and, if the rezone is approved, a site development plan would need to be reviewed by both the Planning and Zoning Commission and City Council. Contract City Planner Dosdall commented that the criteria for the rezoning should be discussed by the Commission prior to a vote. She stated that the main concern for the rezone is if the proposed use is compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be mitigated. She stated that if the rezone is approved, the site development plan review would be the next process and would be the time when discussion would be held on how to mitigate the impacts on the neighbors, such as requirements for buffering, noise mitigation, and traffic issues. It was noted that the photographs presented by Ms. Lindsay would become part of the official record and if Ms. Lindsay wanted the originals back, copies could be made. Commissioner Weiss commented that she is sorry for what the neighbors are going through but noted that the property has been used for a commercial use before and has commercial property around it and meets several objectives of the Comprehensive Plan.

Commissioner Weiss moved that Planning and Zoning recommend to Council that the request to rezone from R-1 (Residential Single Family) to C (Commercial) for property located at 1345 South Broadway, Cortez, be approved. Commissioner Levy seconded the motion. Commissioner Skvorc stated that he doesn't feel the rezoning meets criteria (d) (the proposed use is compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be mitigated). He stated that he feels there are already impacts as the owners have exceeded the home business requirements and if the rezone is approved the adverse impacts will be even greater given the size of the road, traffic on the highway, and the issues with the neighbors which has been instituted recently. He stated for that reason he will vote no as he feels the proposed use is not compatible with the area and there will be adverse effects.

The vote was as follows:

Levy
Yes

McDaniel
absent

Rime
Yes

Skvorc
No

Weiss
Yes

Chairman Rime noted that the motion carries.

b. Application from Donetta Hegwood, Represented by Casey Spitzer, Requesting a Zoning Map Amendment for TBD N. Chestnut Street. Contract City Planner Dosdall stated that Donetta Hegwood is asking to rezone a .59-acre vacant parcel located on the southwest corner of the intersection of North Chestnut Street and West Empire Street. Currently the property is zoned R-1 (Residential Single-Family) and the request is to rezone to R-2 (Residential Multi-Family). The site is bounded on the north and south by single family homes zoned R-1, on the west by the Rust Mobile Home Park which is a non-conforming property zoned R-1, and commercially zoned property is located to the northwest. Contract City Planner Dosdall noted the criteria for approving a rezoning request from Land Use Code Section 6.02 a-h and commented that the request to rezone the property from R-1 to R-2 would allow for single-family (4 lots), duplex (6 units), or multi-family development (8 townhome style units). The property would allow for 12 units should affordable housing be proposed. It was noted that manufactured homes and parks are not allowed in the R-2 District. Contract City Planner Dosdall stated that the neighborhood does not appear to have experienced many changes in recent years, except perhaps for deterioration of the property to the west, which given its nonconforming status is likely to continue. She stated that there does seem to be a need in the neighborhood for more of a transition from the highway corridor and existing mobile home park to the developed single-family neighborhoods to the east. It was noted that the property has been for sale for some time and there has not been an interest to develop the property with a single family home, but more interest for multi-family development. Several goals and policies were reviewed from the Comprehensive Plan that would support the rezoning request. Contract City Planner Dosdall stated that the property is surrounded by R-1 zoning with the exception of a small corner to the northwest; however, due to the nonconforming status of the property immediately to the west creates a more complicated picture for the property. She stated that staff recommends approval of the rezoning request as there is a demonstrated need for additional housing in Cortez and the proposed use of multi-family housing is compatible with existing development in the surrounding area.

In answer to a question from Commissioner Skvorc, Contract City Planner Dosdall stated that the height for R-1 and R-2 developments is 35 feet. Commissioner Levy asked if the use is residential and the density is just being increased but remains residential, would the rezone be considered spot zoning. Contract City Planner Dosdall stated that state of the art would encourage that there is a mix of housing throughout a community and a lot of communities feel that the single lot zoning should be eliminated. City Attorney Coleman spoke about spot zoning and noted that a zoning should not be changed to benefit a property owner, but should be consider on the merits of the rezone and how it would benefit the community as a whole and fits within the surrounding property (such as keeping with residential in a residential area). Chairman Rime opened the public hearing.

Marti Spitzer, representing Donetta Hegwood, stated that the lot is large and has been hard to sell as one single-family lot. She stated that anything (duplex/affordable housing) that was built on the property would enhance the neighborhood especially with the property (trailer park) located to the west. Brian Bartlett stated that he supports any kind of housing that is developed in the community as there is such a need for employee housing. No one else spoke and the public hearing was closed.

City Attorney Coleman stated that if the preference of the Commission is to approve the rezoning, he would like to remind the Commission that there is a draft resolution included in the packet; however, if the action by the Planning and Zoning Commission is to not approve the rezoning, a resolution would need to be written stating denial with a recommendation made to Council noting the reasons for the denial.

Commissioner Levy moved that Planning and Zoning approve Resolution No. 12, Series 2022, recommending approval to City Council of the rezone of a .59-acre parcel located on the southwest corner of North Chestnut Street and West Empire Street, also known as CRSP Addition, Lots 2-8, Block 1 B612 P165-66, from R-1 (Residential Single Family) to R-2 (Residential Multi-Family). Commissioner Skvorc seconded the motion, and the vote was as follows:

Levy	McDaniel	Rime	Skvorc	Weiss
Yes	absent	Yes	Yes	Yes

5. NEW BUSINESS

a. Application for a Site Plan Review and a Special Exception from Monique Weese, Craig Weese, and Oliver Hart, Representing Zuma Apartments, formerly Mesa Verde Inn. Contract City Planner Dosdall stated that Zuma Apartments, LLC, has purchased the former Mesa Verde Inn located at 550 and 640 South Broadway. The applicant applied for and was granted variances by the Board of Adjustment to the percentage of commercial uses required on the ground floor and unit size to allow for conversion of the existing motel rooms to apartment living. Generally, site development plans are only required for new development or changes in use that would intensify the impacts on the property. In this case, it could be argued that permanent residents would create less impact than the transient or overnight residents that a motel generates. Contract City Planner Dosdall stated that if a change of use results in changes in traffic or the proposal involves deviations or variances from the applicable development standards, the site plan review is required. She stated that the applicant is proposing to add parking; however, the applicant would still not meet the full parking requirements of the City of Cortez Land Use Code and is requesting an exception. It was noted that motels have a much lower parking requirement than full time residential living requirements which results in the need for additional parking. Parking has been added where reasonable, but the application still does not meet the minimum parking requirements of Section 5.02. The proposal is to provide 90 parking spaces for residential and there are 20 existing spaces reserved for the commercial use. She commented that there are approximately 33 spaces that the development would be short. Discussion was held on various parts of the property that could be used for parking that is owned by the

applicants; however, other uses are being proposed for the property, such as green space/playground area for children/pet area/maintenance sheds. She stated that staff is recommending approval of the site development plan and the special exception to the parking requirements for Zuma Apartments with three conditions, which one of the conditions would say: should parking become a problem in the future, the applicants will propose additional spaces in either the adjacent properties or existing green spaces on the property. A revised site plan will be required to be submitted to the City and reviewed by the Planning Commission/City Council should revisions/additional parking be deemed necessary. Discussion was held on the parking spaces required per code and the parking that the applicants are proposing for the site. Chairman Rime opened the public hearing.

Oliver Hart and Craig and Monique Weese, owners of Zuma Apartments, LLC, spoke to the Commission about the parking issues and noted that they are proposing 20 studios which will have one parking space each; 10 one-bedrooms would have 1.5 parking spaces each; 26 two-bedrooms would have two parking spaces each; and 1 three-bedroom would have 3 parking spaces for a total of 90 spaces, equaling out to 1.58 spaces per unit for the entire complex. It was noted there will be an office/maintenance area as well as a laundromat for the residents. Mr. Weese stated that they are not moving right away (a couple years) with the storage units and if needed parking could be placed in that area. It was noted that many of the residents in the units will have only one car, if they have one at all and there is a parking space for every unit. Brian Bartlett spoke about the importance of the housing that will be offered through the Zuma Apartments, LLC, and that he supports the proposal as it is presented. He stated that keeping the open green space for the families to gather is so important for the project and will be a hub gathering place for the families. Commissioner Weiss stated that the parking issue was approved by the Board of Adjustment and Appeals and that the affordable housing is so needed and out weighs the need for the parking spaces. She stated that she owns a business downtown and there are no parking spaces and feels this proposal will work as presented. Contract City Planner Dossdall stated that after reading the math on the parking spaces, the amount of spaces that would be included in the exemption is 28 spaces (not 33 spaces).

Commissioner Levy moved that Planning and Zoning recommend to City Council approval of the site development plan for Zuma Apartments on property located at 550 and 640 South Broadway, in the Commercial Highway (C) zone, as submitted by Zuma Apartments, LLC, through Planning and Zoning Resolution No. 14, Series 2022, with three conditions as stated in the resolution. Commissioner Weiss seconded the motion, and the vote was as follows:

Levy	McDaniel	Rime	Skvorc	Weiss
Yes	absent	Yes	Yes	Yes

b. Application from Montezuma County, Applicant Basin Co-Op Proposes to Amend the Existing High Impact Permit to include an 80 ft. X 150 ft. Warehouse Facility. Contract City Planner Dossdall stated that the applicant proposes to amend the existing High Impact Permit to include an 80 foot x 150 foot warehouse facility. There would be no retail sales at this location and it would be primarily used for storage of agricultural products. It was noted that the Montezuma County Planning and

Zoning Commission will hold a public hearing for the permit on December 8, 2022. The portion of the property, which has direct access to Highway 491, is located within the one mile area of influence, and therefore City review is required. The Commission reviewed the proposal and had no comments. No vote was taken on the proposal.

6. UNFINISHED BUSINESS – None.

7. OTHER ITEMS OF BUSINESS

a. Permits issued in October and November 2022.

8. PREVIOUS BUSINESS – None.

Commissioner Skvorc moved that the meeting be adjourned at 8:40 p.m. Commissioner Levy seconded the motion, and the vote was as follows:

Levy	McDaniel	Rime	Skvorc	Weiss
Yes	absent	Yes	Yes	Yes

Robert Rime, Chairperson

ATTEST:

Linda L. Smith, City Clerk



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

February 7, 2023

Agenda Item: 4. a.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: The Planning and Zoning Commission will hear an application from James and Sharon Morgan, 921 N. Sligo St., for a Conditional Use Permit to allow a carport to be built attached to the front of their residence.

BACKGROUND

See attached.

ISSUES

The proposed carport is to be located approximately six (6) feet from the front property line, which is closer than the ten (10) foot required setback, necessitating the Conditional Use.

RECOMMENDATION

Staff recommends approval of the conditional use permit and site development plan through P&Z Resolution No. 1, Series 2023, with 4 conditions.

Attachments

Staff report

Resolution No. 1, Series 2023

Application



*City of Cortez
Community and
Economic Development
123 Roger Smith Avenue
Cortez, CO 81321*

Meeting Date: February 7, 2023
Project No. LU22-000025

STAFF REPORT

TO: Members of the Cortez Planning and Zoning Commission

FROM: Nancy Dosdall, Contract City Planner

SUBJECT: Public Hearing on an Application for a Conditional Use to construct a carport on a single-family home that will be closer than the required 10' front property line setback. The property is located at 921 N. Sligo St, Cortez, Lot 8 Block 2, Morningside Subdivision and Morningside Addition to the City of Cortez.

APPLICANT: Jim and Sharon Morgan

OWNER: Jim and Sharon Morgan

ATTACHMENTS: P&Z Resolution No. 1, Series 2023
Application Packet
Title Report

BACKGROUND

Jim and Sharon Morgan are requesting a conditional use permit to construct a new carport onto their existing home located at 921 N. Sligo St. The property is zoned R1 Single Family Residential. Carports that are proposed to extend closer than 10' to the front property line are required to obtain a Conditional Use Permit.

The site is bounded on all sides with single family homes in the R1 zone.

site plan review is to ensure compliance with all regulations and to protect the public health, safety and welfare, to promote balanced growth, to ensure adequate provision of public services and facilities and to guide the character of the city. Section 6-14.12 (f) states:

The Planning Commission in its consideration shall use the standards set forth in Chapter 5 of this code and shall include paving and layout of streets, alleys and sidewalks, means of ingress and egress, provisions for drainage, parking spaces, areas designated for landscaping, and other aspects deemed by the planning commission necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare.

A conditional use is a use that may be permitted subject to conditions imposed upon the approval of the use that are designed to reasonably mitigate any adverse impacts upon surrounding properties. Both the planning commission and the city council shall use the following criteria in reviewing conditional use permit requests. It is specifically understood that certain criteria listed below may not apply to a particular application. The applicant shall adequately demonstrate that the applicable criteria have been met:

- (1) The proposed conditional use is compatible with adjacent existing uses and other allowed uses in the zoning district. Such compatibility shall be expressed in terms of appearance, architectural scale and features, site design and scope, landscaping, as well as the control of adverse impacts including noise, vibration, smoke, fumes, gas dust, odor, lighting, glare, traffic circulation, parking, or other undesirable or hazardous conditions.
- (2) The proposed conditional use has incorporated design features sufficient to protect adjacent uses including but not limited to: service areas, pedestrian and vehicular circulation, safety provisions, access ways to and from the site, buffering, fencing and site building placement.
- (3) All proposed accessory uses must demonstrate that they are necessary and desirable. All proposed accessory uses shall comply with the requirements of subsections(f)(1) and (2) of this section. Undesirable impacts created by these uses shall be controlled or eliminated.
- (4) Adequate public services (such as: streets, off-street parking, pedestrian facilities, water, sewer, gas, electricity, police and fire protection) must be available without the reduction of services to other existing uses.
- (5) Provisions for proper maintenance of the building, parking and loading areas, drives, lighting, signs, landscaping, etc. shall be provided.
- (6) The proposed conditional use shall conform to adopted plans, hours of operation, policies and requirements for parking and loading, signs, highway access, and all other applicable regulations of this code and other applicable regulations.

DISCUSSION

The proposal is for a Conditional Use to allow the construction of a carport closer than the required ten (10) foot setback from the front property line. Carports are a common use in the neighborhood and with single family homes in general. With the exception of being four (4) feet closer to the front property line than allowed without a permit, the project meets the requirements of the Land Use Code. Some of the design requirements including materials and appearance will be reviewed at the building permit stage.

AGENCY REVIEW

GIS Coordinator (Doug Roth)

Applicant or Contractor needs to locate property pins to determine edge of ROW/property line. The GIS map is only approximate. ROW for this section of Sligo Street is 50ft.

Cortez City Engineer (Kevin Kissler)

Hello,

Please see the attached image with my comments. In the future please ask applicants to include both a plan and profile view of proposed structures with the application.



Cortez Sanitation District (Jim Webb)

The Sanitation District has no issues with a carport placed on the driveway at 921 N Sligo Street.

Empire Electric (Greg South)

There should be no conflict with Empire. According to our map the overhead powerline and Service are in the back.

Please feel free to contact me if you have any questions.

ALTERNATIVES

1. The Commission can recommend that the Council approve the conditional use permit for a carport on property located at 921 N. Sligo St, in the R1 zone as submitted by Jim and Sharon Morgan;
2. The Commission can recommend denial of the application for the conditional use permit and state its reasons;
3. The Commission can ask for more information and continue the application to a date certain, or table the application; or
4. The Commission can recommend that Council approve the conditional use permit and state any conditions it feels would be necessary to ensure compliance with the Land Use Code.

RECOMMENDATION

Staff recommends Alternative “4” above, approval of the conditional use permit and site development plan through P&Z Resolution No. 1, Series 2023, with 4 conditions.

If the Planning and Zoning Commission so chooses to follow the recommendation of Staff, the Commission can **make the motion to recommend that Council approve the conditional use permit for a carport closer than ten (10) feet to the front property line on property located at 921 N. Sligo St., in the R1 zone, as submitted by Jim and Sharon Morgan, and approve P&Z Resolution No. 1, Series 2023, with the following 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.
2. The appropriate construction drawings must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on site.
3. The carport roof must be constructed in such a manner to appear as a part of the original construction of the principal structure.
4. The materials used in construction of the accessory use shall be compatible with the materials used in the principal use.

**CITY OF CORTEZ
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 1, SERIES 2023**

A Resolution Recommending Approval of a Conditional Use Permit for the Construction of a carport within ten (10) feet of the front property line at 921 N. Sligo St., located in the Residential Single Family (R1) Zoning District

WHEREAS, Owners/Applicants Jim and Sharon Morgan have applied for review of a conditional use permit for the construction of a carport closer than the required ten (10) feet required setback from the front property line on property at 921 N. Sligo St., Cortez, Colorado and more particularly described as (the “Property”):

Lot 8 Block 2, Morningside Subdivision and Morningside Addition to the City of Cortez

WHEREAS, the Owners/Applicants presented a site plan and necessary submittal items for review by the City Planning and Zoning Commission at a regular meeting held on February 7, 2023; and

WHEREAS, Land Use Code Section 6.10 Conditional Use Permits, indicates that the owner or developer of a property may request an approval of a condition use on property located in the Single Family Residential (R1) Zoning District; and

WHEREAS, the Planning and Zoning Commission reviewed the request for a conditional use permit for construction of a carport closer than the required ten (10) feet setback from the front property line for the Property and is recommending approval of the conditional use permit, as evidenced in the adoption of P&Z Resolution No. 1, Series 2023; and

WHEREAS, the Owners/Applicants have held legal ownership of the property subsequent to the adoption of said P&Z Resolution No. 1, Series 2023, and are interested in further development of the Property; and

WHEREAS, based on the evidence and testimony presented at the February 7, 2023 meeting, the Planning and Zoning Commission recommended that City Council approve the conditional use permit with certain conditions of approval as stated in the Resolution; and

WHEREAS, it appears that all applicable requirements of the City of Cortez Land Use Code for the issuance of a conditional use permit for the Property have been or can be met.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CORTEZ PLANNING AND ZONING COMMISSION:

THAT, P&Z Resolution No. 1, Series 2023, establishes the conditions of approval for the development on the Property; and

THAT, the conditional use permit for the Property is hereby recommended to Council for approval, subject to the following conditions to ensure compliance with the standards in the City of Cortez Land Use Code for a conditional use permit:

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. The appropriate construction drawings must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on site.
3. The carport roof must be constructed in such a manner to appear as a part of the original construction of the principal structure.
4. The materials used in construction of the accessory use shall be compatible with the materials used in the principal use.

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

MOVED, SECONDED, AND ADOPTED THIS 7TH DAY OF FEBRUARY, 2023

CITY OF CORTEZ PLANNING
AND ZONING COMMISSION

Robert Rime, Chairman

ATTEST:

Cheryl Lindquist, Deputy City Clerk

PROPOSED "CONDITIONAL USE" CARPORT
FOR JIM AND SHARON MORGAN, 921 N. SUGO
CORTEL CO. 970-560-6220.

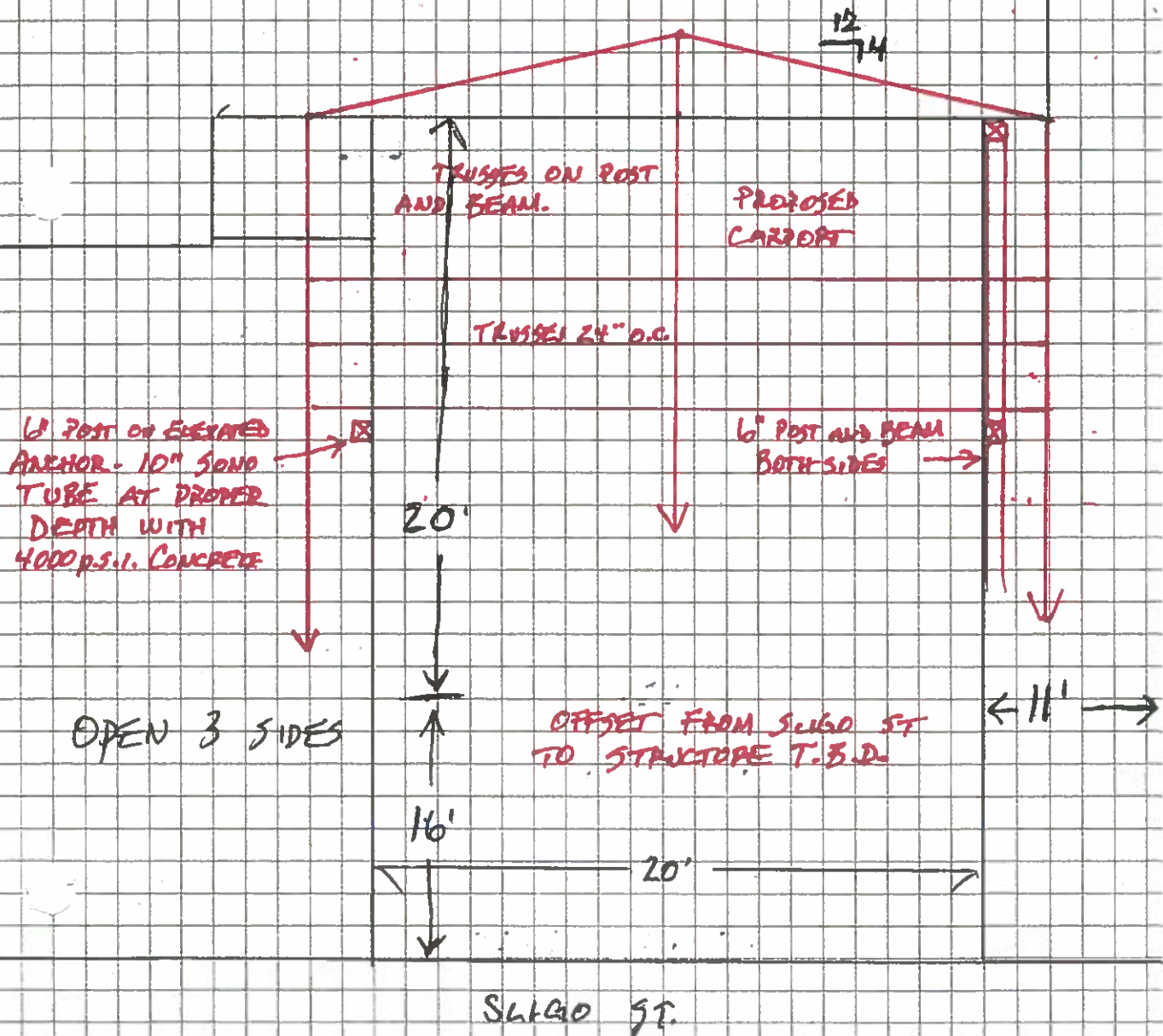
On The Level Builders

970-560-6128

8295 Road 29.4 Loop

bradmoore3080@yahoo.com

EXISTING
RESIDENCE





Zone R1

Zone R1

Zone R1

917
N Sligo St

Zone R1

921
N Sligo St

Zone R1

925
N Sligo St

Zone R1

N Sligo St

Zone R1

Zone R1

Source: Esri, Maxar, Earthstar Geographic, and the City of Las Vegas Community

City of Cortez,

December 19, 2022

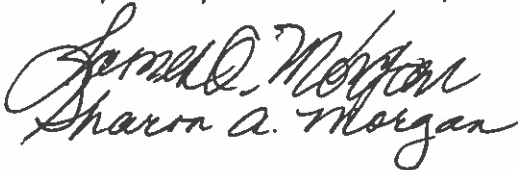
We would like to apply for a Conditional Use Permit to build a carport on our property at 921 N. Sligo Street, Cortez, CO.

We have a sloping driveway that gets very slick in the winter. We both have slipped on it a few times as well as some of our family and visiting guests. James is turning 80 on the 30th of December and I'm in my 70's with pre-osteoporosis.

We feel that it would make our home much safer for us in the coming years if we could cover most of the driveway.

We are getting ready to make needed upgrades to our home and would like to include this in the plan.

Thank you for your consideration,

Handwritten signatures of James O. Morgan and Sharon A. Morgan. The signatures are written in black ink and are cursive. The first signature is for James O. Morgan and the second is for Sharon A. Morgan.

James O. and Sharon A. Morgan

PROPERTY REPORT

NOTE: THIS REPORT CANNOT BE RELIED UPON AS ESTABLISHING OWNERSHIP. THIS REPORT IS ONLY INTENDED TO SHOW THE NAME(S) OF THE PERSON(S) PRESENTLY APPEARING TO CLAIM OWNERSHIP AND ANY ENCUMBRANCES OF RECORD. THIS REPORT SHOULD NOT BE CONSTRUED AS A TITLE OPINION, LIABILITY OF THE COMPANY UNDER THIS REPORT IS LIMITED TO THE AMOUNT PAID FOR SAME.

To: THE CITY OF CORTEZ

Report No.: 043

Property Address: 921 N. Sligo St., Cortez, CO 81321

Tax ID No.: 5611-244-09-007/R008407

Effective Date: DECEMBER 18, 2022 @ 4:00 P.M.

1. The purported owner to the estate in said land is at the date hereof vested in:

JAMES O. MORGAN AND SHARON A. MORGAN

2. The encumbrance(s) (voluntary) if any, to which said land is subject:

N/A

3. The judgment(s)/lien(s) (involuntary) if any, to which said land is subject:

N/A

4. Legal Description: Montezuma County

**Lot 8, Block 2, MORNINGSIDE SUBDIVISION AND MORNINGSIDE ADDITION to the City of Cortez,
as per the plat of record in the office of the Clerk and Recorder.**

5. Tax Status: (NOTE: This tax status is based on verbal information and no guarantee is being made as to the accuracy)

Taxes for the year 2021 have been paid and taxes for 2022 are not yet due or payable.

Thank you for your business,

COLORADO TITLE & CLOSING SERVICES, LLC


Marie Rogers Patrick

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) ditches and ditch rights; water rights, claims or title to water; (d) all interest in oil, gas, coal and other mineral rights severed by predecessors in Title and any and all assignments thereof or interests therein; whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.
8. Any Restrictions, Covenants, Declarations, Conditions, Leases, Agreements, and Mineral Reservations or Conveyances of record, and all modifications thereof, if any.
9. Any and all recorded rights of way and easements including, but not limited to roads, highways, ditches, creeks, laterals, canals, reservoirs, drainage ways, flumes, utilities, guy line/anchors, railroads, and aircraft overflight.
10. All plat notes, notices, and general dedications contained on any recorded plat pertaining to the subject property and appurtenances thereto.

City of Cortez,

December 19, 2022

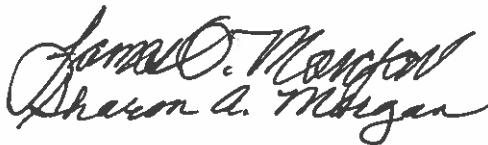
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We feel that it would make our home much safer for us in the coming years if we could cover most of the driveway.

We are getting ready to make needed upgrades to our home and would like to include this in the plan.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "James O. Morgan" and "Sharon A. Morgan" on two lines.

James O. and Sharon A. Morgan



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

February 7, 2023

Agenda Item: 6. a.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: **Planning and Zoning Commissioners will review a proposed Montezuma County Development request for rezone from AR 35 to Heavy Industrial and Subdivision.**

BACKGROUND

See attached.

RECOMMENDATION

Staff recommends that the Commission state any concerns and requests comments be forwarded to the County if so desired.

Attachments

County Development project
Hoch application
CDOT



*City of Cortez
Community and
Economic Development
123 Roger Smith Avenue
Cortez, CO 81321*

Meeting Date: February 7, 2023

MEMO

TO: Members of the Cortez Planning and Zoning Commission

FROM: Nancy Dosdall, Contract City Planner

SUBJECT: County Development- Review of a proposed rezone from AR 35 to Heavy Industrial and Subdivision

ATTACHMENTS: County Application Packet: Applicants propose to amend the Hoch 2 Lot Minor Subdivision, to create a 4 Lot Moderate Subdivision, adding 2 lots. The applicants also propose to rezone the property to Heavy Industrial in order to sell the new lots for a potential shopping center and storage yard.

BACKGROUND

The parcel under consideration for rezoning and subdivision is adjacent to City limits on two sides, eligible for annexation and within the 1mile area of influence. County Road L is designated as an Arterial in the Road Master Plan.

The application is somewhat unclear, but the application includes reference to a shopping center, industrial storage yard and manufactured Home Plant on a septic system. All uses are adjacent to approved single family and multi-family residential development in the City. CDOT has expressed concern and requested a traffic study to consider the impact on the intersection of Alamosa St. (County Road L) and State Highway 145. It seems appropriate that the required traffic study should also consider the impact on Alamosa St/County Road L to determine if widening is appropriate.

CDOT Comments:

Thank you for the opportunity to review the Hoch 2 Subdivision. It is my understanding that this subdivision is proposing to create a 4 Lot Moderate Subdivision, adding 2 lots. The applicants also propose to rezone the property to Heavy Industrial in order to sell the new lots for a potential shopping center and storage yard. This property doesn't have any direct access to the highway, however, this does have an impact on the Intersection of Alamosa (Road L) and SH 145. It is my understanding that the intersection of Alamosa (Road L) and SH 145 has the potential of signalization.

It is CDOT opinion that the County/developer does a traffic study to see if the highway intersection meets current standards and see if the intersection meets traffic signal warrants. CDOT suggests that the County work with the City to do a "fair share" for the cost of the signal. This will need to be coordinated with the City.

Please forward the traffic study to CDOT for our review and we will provide feedback. If you have any questions, please let me know.

Other Concerns:

The proposed urban development would be more appropriately developed in the City with City standards and central sewer. Current agreements with the County (or lack thereof) do not allow us to require annexation however. If the project proceeds in the County consideration should be given to the adjacent residential areas with appropriate buffers, mitigation of noise and visual impacts and connectivity where appropriate.



The Montezuma County Planning and Zoning Commission will hold a public hearing for this permit on February 9, 2023.

RECOMMENDATION

Staff recommends that the Commission state any concerns and request comments be forwarded to the County if so desired.



Application Date: 12/19/2022

Date of Planning Commission Meeting: 1/12/2023

(All dates are subject to proper completion of submittals in preparation for the public hearing process.)

MONTEZUMA COUNTY SUBDIVISION AND RE-ZONING APPLICATION

This application is intended to give pertinent information to the Planning Department of Montezuma County for the purpose of determining the review procedure for a proposed zoning request. Nothing in this application is intended to abrogate any policy, design guideline, or standard as set forth in the Montezuma County Land Use Code, Amended March 2, 2015, Resolution No. 3-2015.

An applicant may pick up a hard copy of the Montezuma County Land Use Code for \$10.00 in office or go online for a free copy. We encourage all applicants to get a copy of the Land Use Code.

1) Applicant Name(s): Daniel & Debbie Hoch
Mailing Address: P O Box 631, Cortez, CO 81321
Telephone Number: 970-882-7275 Alternate Number: 970-749-3002
Email Address: danielsconcrete@yahoo.com

2) Agent(s): _____ Phone _____ No: _____
Email _____

(If the applicant is not the owner then evidence that the owner is aware of and consents to the filing of this application must be provided in writing before the application will be accepted.)

3) Proposed Development: Current Zoning: AR35+ Requested Zoning: INDHZ
Number of Lots Proposed: 2 (two) Total Acres: 6+/-

A brief description of proposed land use: Applicants propose to amend the Hoch 2 Lot Minor Subdivision, to create a 4 Lot Moderate Subdivision, adding 2 lots. The applicants also propose to rezone the property to Heavy Industrial in order to sell the new lots for a potential shopping center and storage yard.

Parcel I.D. Number: 56112422202

Physical Address of Property: TBD Road L, Cortez, CO

Legal Description of Property: Section 24 Township 36N Range 16W

4) Brief description of the adjacent land uses: The surrounding properties consist of residential, agricultural, heavy and light industrial.
Number of Lots: 2 Average Acreage per Lot: 3+/- Total Acres: 6+/-

- 5) Applicant shall submit sufficient copies of a pre-sketch plan which shows the general location of the development in sufficient detail to evaluate the relationship between the development and the physical features of the land and abutting lands. See Chapter 5:

Section 3: 5302.

Pre-Sketch Plan Checklist:

- ☒ Location of proposed development areas upon the site
- ☒ Total acreage
- ☒ Abutting land uses, zoning designations, abutting land owners names and addresses
- ☒ Existing roads, streets and highways
- ☒ Major physical features including structures, buildings, boundary fencing irrigation ditches and pipelines, utilities, topography, drainage, wetlands, noxious weed infestations and location of natural hazards.

- 6) Septic: Existing Infrastructure ☐ yes ☒ No Septic Permit Information Attached: ☐ yes ☐ Permit

☒ No ☐ In Process

☒ Other: This property is currently vacant. Any new septic system is required to be designed by a licensed engineer and permitted through the County Health Department

Copies of permits for existing systems are required. Installation of new systems will require permitting through the Sanitation Department. An Engineer will determine the type of septic system.

- 7) Rural Water: Existing Infrastructure ☐ yes ☒ No

Copy of Existing Tap Certificate: ☐ yes ☒ No ☐ not applicable

Service provided by: Montezuma Water Company

Letter attached: ☐ yes ☒ No

Service Available for Additional residential use(s)

- 8) Copy of Current Driveway/Access Permit from Montezuma County Road Department ☐ Yes ☒ No ☐ In Process

Access Permit can service up to _____ residential uses. Date on Permit: _____

Interior Road anticipated within development: ☒ Yes ☐ No

This property is currently vacant. Any new driveway access will be required to be permitted through the County Road Department.

- 9) CDOT Access/Permit: Any development that will require a direct access off any highway shall require permitting through CDOT. Required ☐ Yes Hwy: _____ No ☒

The applicant will be required to contact CDOT regarding what he proposes on this subdivision application.

10) Contact utility companies for information regarding any/all easements, contracts or fees for providing service to the development:

Electric: ☒ Empire Electric ☐ Other: _____

Telephone: ☐ CenturyTel ☐ CentryLink ☐ Farmers ☐ Other: _ Gas Source: ☐

Atmos Energy ☒ Propane ☐ Other: _____

11) Irrigation Water: ☐ Yes ☒ No

Provided by: _____

12) Covenants Attached: ☐ Yes ☒ No

☐ Draft ☐ Final Pages _____

The recorded covenants for the Hoch 2 Lot Minor Subdivision will need to be amended to reflect changes to the subdivision.

Recording Fee: \$13.00 for the first page and \$5.00 each additional page

13) Fire Mitigation Plan: Is the property located in an area identified on the A or B Community at Risk Map, or other areas that fall outside of the A or B Zone that have native vegetative cover deemed to be a wildfire risk:

☐ Yes, requires a Comprehensive Wildfire Mitigation Plan:

☐ Attached ☐ In Process

Fire Mitigation Plan Prepared by: _____

☒ Wildfire Adapted Partnership recommends a waiver from a comprehensive plan as the parcel is very cleared of most hazardous fuels. While the property does not need a formal wildfire mitigation plan, it does not mean it is free from fire risk, mitigation efforts are always recommended. Wildfire Adapted Partnership offers free Home Wildfire Risk Site Visits. Contact Samantha Torres at 760-696-1404 or storres@wildfireadapted.org if the property owner would like to schedule a wildfire risk assessment. Samantha is the Montezuma County coordinator and will walk around the property with the owner and discuss what steps can make to be better prepared for wildfire. The property owner will receive a write up of everything they need to know to take the next steps in your wildfire preparedness journey as well as important materials to help guide them in their efforts. In many cases grant funding is available to help offset the costs of the mitigation projects. These visits generally take 60-90 minutes.

☐ Submittal of Affidavit with directional photos ☐ Attached ☐ In Process

14) Weed Plan: ☐ Attached ☐ In Process

Prepared by: _____

☒ No noxious weed plan is required, per the County Noxious Weed Manager, however the property owner is still responsible for the management of the noxious weed population.

15) Geologic Investigation: ☐ Required ☒ Not Required

Prepared by: _____

Geologic Investigation required for Moderate and Major Development.

16) Storm Water Permit Required: ☐ Yes ☐ No ☒ Not Applicable

Required for Developments that disturb at least 1 acre of top soil in the process of developing.

17) Drainage Plan Required: ☐ Yes ☐ No ☒ Not Applicable

Known site characteristics: _____

Mitigation Measures to be taken: _____

18) Floodplain Development Permit: ☐ Yes ☐ No ☒ Not Applicable

19) Municipal Review: ☒ Cortez ☐ Dolores ☐ Mancos ☐ Not Applicable

20) In accordance with CRS 31-23-215, all mineral rights owners and lessees of mineral owners should be notified regarding proposed subdivision of property. The following information can be obtained from the Assessor's Office.

NAMES AND CURRENT ADDRESS OF MINERAL RIGHTS OWNERS:

Name: THERE ARE NO MINERAL OWNERS FOR THIS PROPERTY

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

21) Other:

22) Brief description of any planned or future development:

Are there any other development applications that effect the proposed development:

☒ Yes ☐ No

Possible Manufactured Home plant.

PROHIBITION ON LEGAL ADVICE Staff members cannot give legal advice. This prohibition includes assisting or advising with documents to file or record, completing the documents, or assessing the legality or "correctness of a document(s)." If this type of assistance is required, contact your attorney or legal advisor. C.R.S. 12-5-101

The landowner by signing this acknowledges that all federal, state and local permits will be obtained.

Applicant

Date:

12-8-22

Applicant

Date:

12.21.22

COUNTY USE ONLY

Based on the information provided herein, this Application complies with the application submittal requirements per the Montezuma County Land Use Code.

Name:

Title:

Planning Director Review:

Date: _____

On Only

12/22/22

Proposed Development
Area

BRANDONS Gate BLVD

Lot 2

Lot 3

Proposed

Heavy
Industrial
Storage
Etc

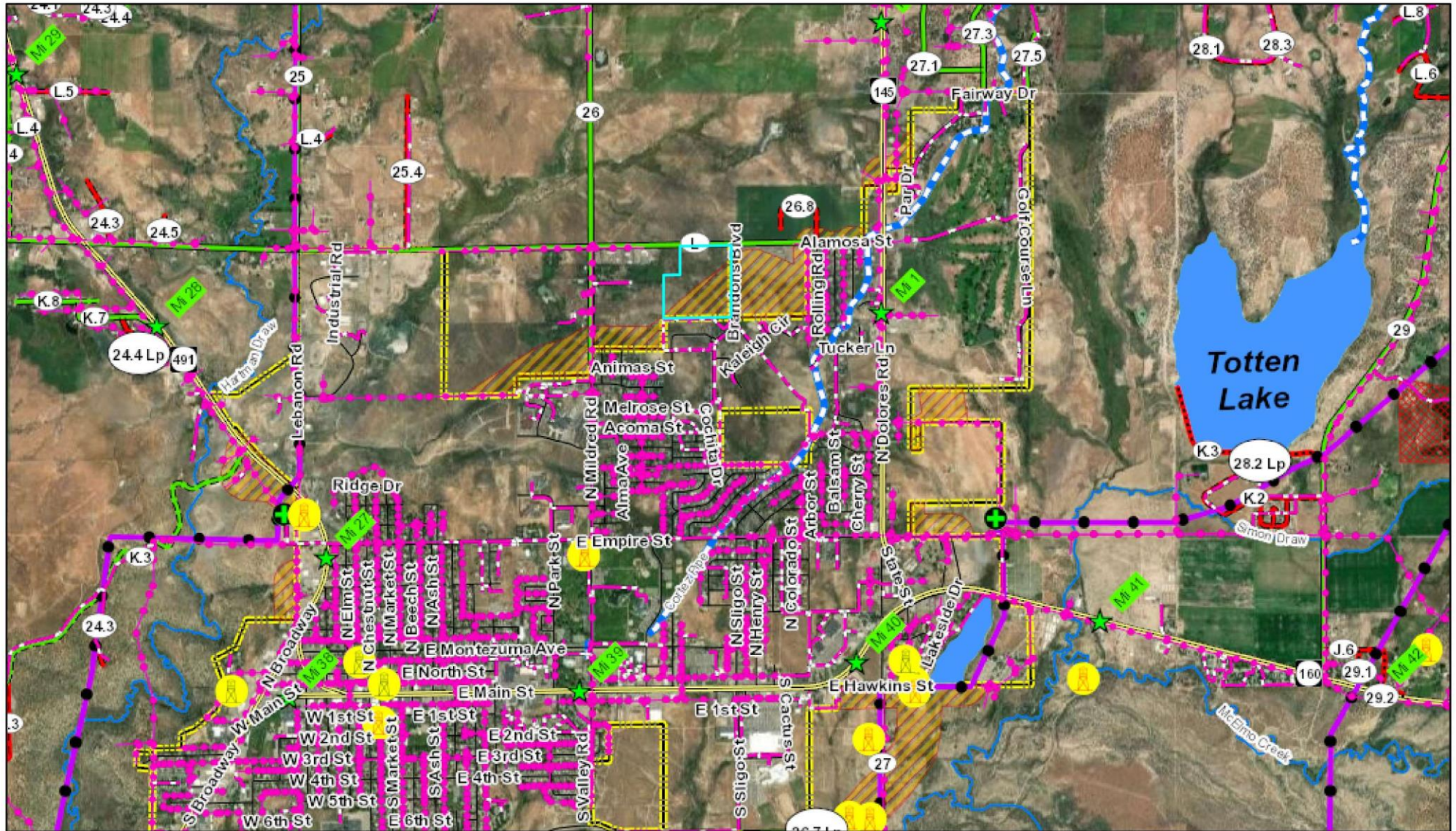
Lot 1

Storage
Buildings

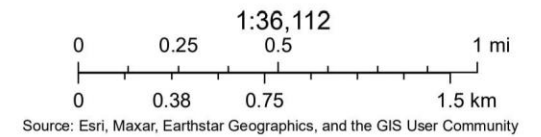
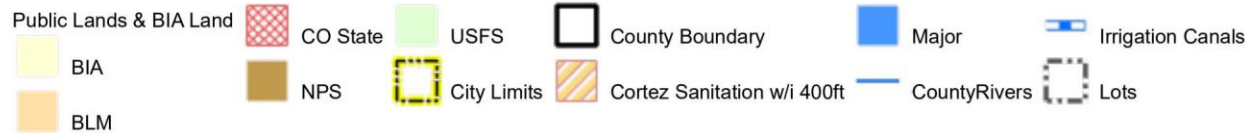
Proposed
Lot 4
Commercial
Shopping

CO Rd L

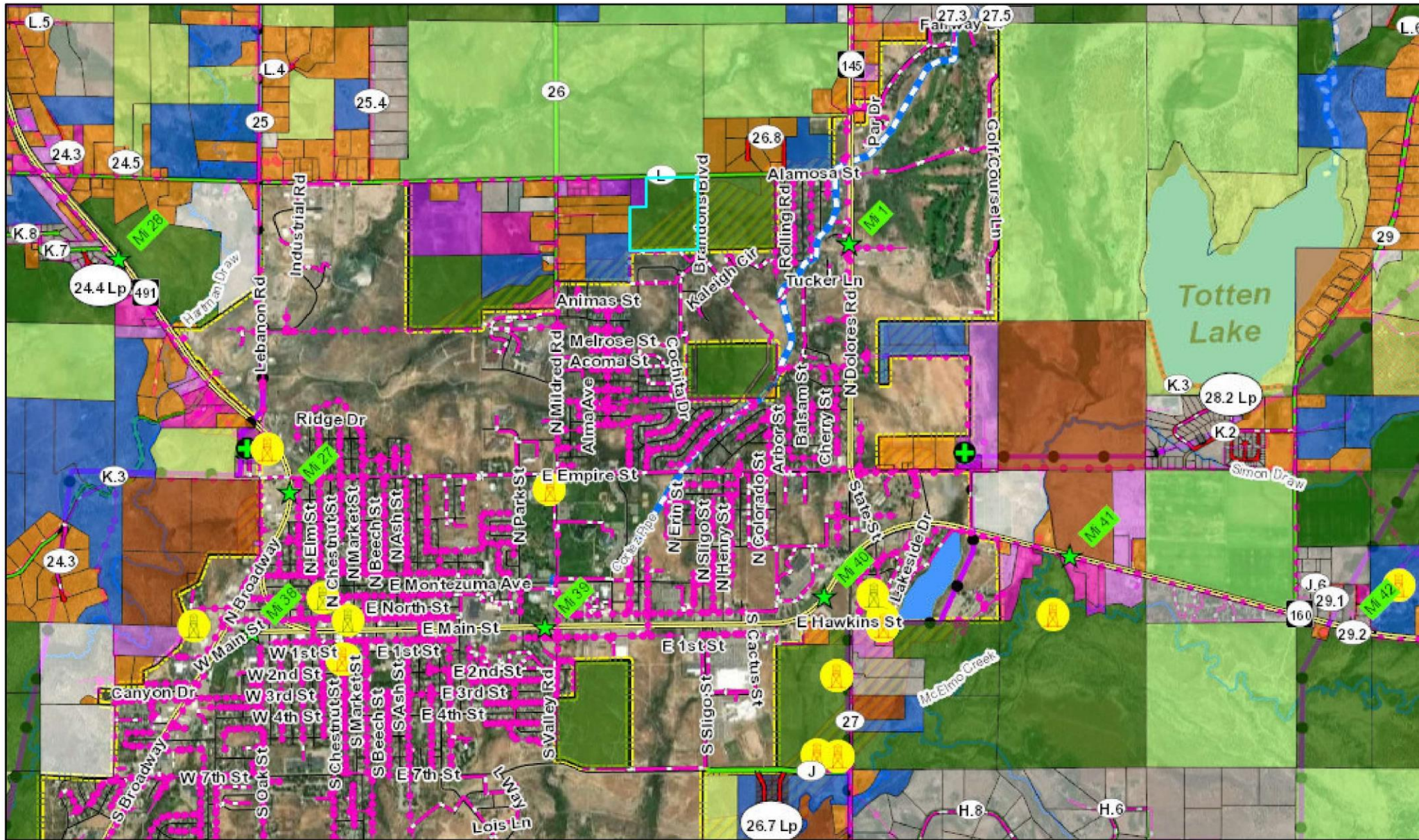
Montezuma Planning Map



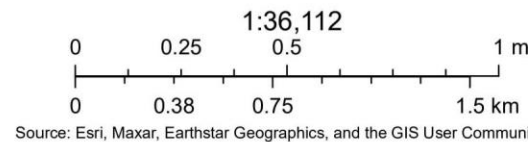
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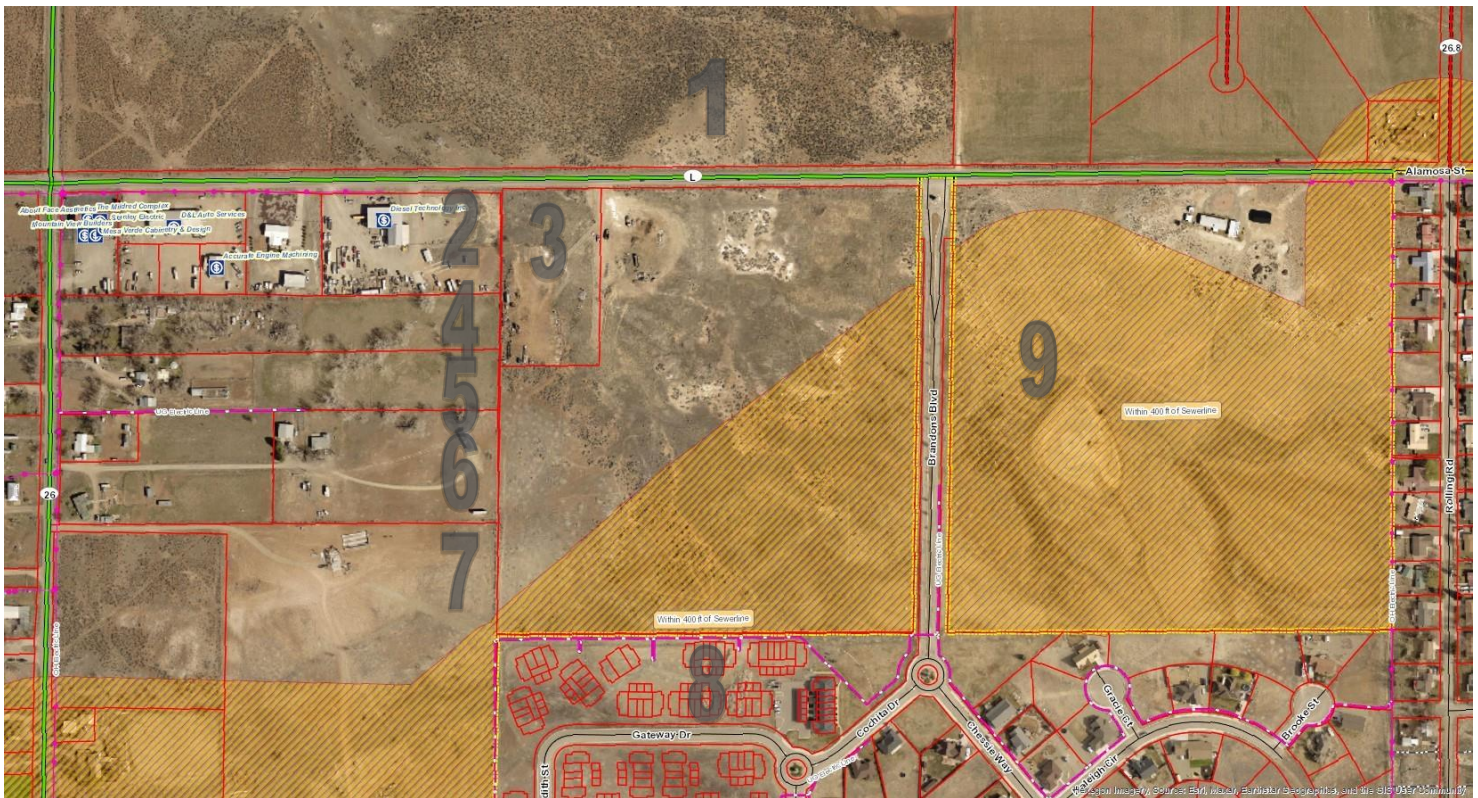


Montezuma Planning Map



1/4/2023, 11:16:38 AM





	Property Owner	Mailing Address	Physical Address	Zone	Acres
1	Robert Millard	17090 Road 22, Cortez, CO 81321	26053 Road L, Cortez, CO 81321	A80+	321.38+/-
2	Diesel Technology, INC	P O Box DDD, Cortez, CO 81321	26202 Road L, Cortez, CO 81321	INDHZ	4.01+/-
3	Raptor Self-Storage, LLC	715 Wuthering Heights Dr, Colorado Springs, CO 80921	26304 Road L, Cortez, CO 81321	INDHZ	3.43+/-
4	Stanley Sparks	10958 Road 26, Cortez, CO 81321	10958 Road 26, Cortez, CO 81321	AR3-9	5+/-
5	Jason & Amy Moshonas	10906 Road 26, Cortez, CO 81321	10906 Road 26, Cortez, CO 81321	AR3-9	5+/-
6	Harold McNamee	10880 Road 26, Cortez, CO 81321	10880 Road 26, Cortez, CO 81321	AR3-9	5+/-
7	Joe & Charma Gray	714 Hartman Drive, Cortez, CO 81321	TBD Road 26, Cortez, CO 81321	AR10-34	16.57+/-

8	Brandons Gate Townhomes HOA, Inc.	P O Box 641, Dolores, CO 81323	TBD Gateway Dr., Cortez, CO 81321	City	.05+/-
9	Paul Adams	26654 Road L, Cortez, CO 81321	26654 Road L, Cortez, CO 81321	AR35+	40+/-

Fw: Hoch 2 Lot Subdivision Amend

Rachael Marchbanks <rmarchbanks@cortezco.gov>

Tue 1/17/2023 4:12 PM

From: Reider - CDOT, Randee <randee.reider@state.co.us>

Sent: Tuesday, January 17, 2023 3:07 PM

To: Sherrie Jane. Duncan <sjd@co.montezuma.co.us>

Cc: Don Haley <dhaley@co.montezuma.co.us>; Rachael Marchbanks <rmarchbanks@cortezco.gov>; Roussin CDOT, Daniel <daniel.roussin@state.co.us>

Subject: Fwd: Hoch 2 Lot Subdivision Amend

Jane,

Thank you for the opportunity to review the Hoch 2 Subdivision. It is my understanding that this subdivision is proposing to create a 4 Lot Moderate Subdivision, adding 2 lots. The applicants also propose to rezone the property to Heavy Industrial in order to sell the new lots for a potential shopping center and storage yard. This property doesn't have any direct access to the highway, however, this does have an impact on the Intersection of Alamosa (Road L) and SH 145. It is my understanding that the intersection of Alamosa (Road L) and SH 145 has the potential of signalization.

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Please forward the traffic study to CDOT for our review and we will provide feedback. If you have any questions, please let me know.

Thank you,

Randee Reider

Region 5 Permits Program Manager



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

February 7, 2023

Agenda Item: 7. a.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: **Planning and Zoning Commission will review the Permits issued December 2022 and January 2023.**

BACKGROUND

See attached permits

RECOMMENDATION

Planning and Zoning Commissioners will review the permits issued.

Attachments

December permits issued

January Permits Issued

DECEMBER 2022 PERMITS ISSUED

Permit Type	Sub Type	Permit#	Address	Issue Date
Building	Commercial Addition	B22-000150	76 Veach Street	12/05/2022
Building Total	Commercial Addition Total			1
Building	Commercial Remodel	B22-000077	1835 East MAIN Street	01/03/2023
Building Total	Commercial Remodel Total			1
Building	Manufactured Home	B22-000167	1410 North MILDRED Road	12/02/2022
Building Total	Manufactured Home Total			1
Building	Other	B22-000174	814 Ridge Drive	01/05/2023
Building	Other	B22-000172	1552 East MacArthur Avenue	12/19/2022
Building	Other	B22-000166	1726 Aldridge Road	12/05/2022
Building Total	Other Total			3
Building Total				6
Burn Permit	Debris	BRN22-000044	701 San Juan Drive	12/22/2022
Burn Permit	Debris	BRN22-000041	TBD Golf Course Lane	12/01/2022
Burn Permit	Debris	BRN23-000001	76 Veach Street	01/10/2023
Burn Permit Total	Debris Total			3
Burn Permit	Disposal	BRN22-000042	36 East 3RD Street	12/20/2022
Burn Permit	Disposal	BRN22-000043	403 North Henry	12/20/2022
Burn Permit Total	Disposal Total			2
Burn Permit Total				5
Fire Inspection Permit	Fire Inspection Permit	F22-000105	42 North Market Street	12/01/2022
Fire Inspection Permit Total	Fire Inspection Permit Total			1
Fire Inspection Permit Total				1
Grading	Grading	G22-000006	1880 Industrial Road	12/20/2022
Grading Total	Grading Total			1
Grading Total				1
Plumbing		P22-000071	17 South BROADWAY	12/16/2022
Plumbing Total	Total			1
Plumbing Total				1
Right of Way	Public Right-of-Way	ROW23-000001	ROW west of 140 N Linden St.	01/04/2023
Right of Way Total	Public Right-of-Way Total			1
Right of Way Total				1
Sign	Billboard	S22-000019	Broadway and Main Billboards	12/12/2022
Sign Total	Billboard Total			1

Sign Total				1
All Permits Total				16

JANUARY 2023 PERMITS

Permit Type	Sub Type	Permit#	Address	Issue Date
Building	Commercial Remodel	B22-000077	1835 East MAIN Street	01/03/2023
Building	Commercial Remodel	B23-000001	25 North BEECH Street	01/12/2023
Building Total	Commercial Remodel Total			2
Building	New Commercial	B23-000002	503 Patton Street	01/12/2023
Building Total	New Commercial Total			1
Building	Other	B22-000174	814 Ridge Drive	01/05/2023
Building Total	Other Total			1
Building Total				4
Burn Permit	Debris	BRN23-000001	76 Veach Street	01/10/2023
Burn Permit Total	Debris Total			1
Burn Permit Total				1
Fire Inspection Permit	Fire Inspection Permit	F23-000001	400 West Main Street	01/11/2023
Fire Inspection Permit Total	Fire Inspection Permit Total			1
Fire Inspection Permit Total				1
Mechanical	Commercial	M23-000001	16 North Market Street	01/13/2023
Mechanical Total	Commercial Total			1
Mechanical Total				1
Right of Way	Public Right-of-Way	ROW23-000002	N dolores Rd	01/12/2023
Right of Way	Public Right-of-Way	ROW23-000001	ROW west of 140 N Linden St.	01/04/2023
Right of Way	Public Right-of-Way	ROW23-000003	937 North HENRY Street	01/13/2023
Right of Way Total	Public Right-of-Way Total			3
Right of Way Total				3
Sign	Billboard	S21-000025	Broadway and Main Billboards	01/12/2023
Sign Total	Billboard Total			1
Sign	Other	S23-000001	Broadway and Main Billboards	01/12/2023
Sign Total	Other Total			1
Sign Total				2
Water Tap	3/4 inch	WT23-000001	503 Patton Street	01/12/2023
Water Tap	3/4 inch	WT23-000003	1012 L Way	01/13/2023
Water Tap Total	3/4 inch Total			2
Water Tap Total				2
All Permits Total				14