

RESOLUTION NO. 13 - 2025

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
MONTEZUMA COUNTY, APPROVING THE SUBDIVISION APPLICATION
SUBMITTED BY THE DOLORES STATE BANK, WITH CONDITIONS**

WHEREAS, the Dolores State Bank (Applicant) submitted a 2 Lot Minor Subdivision and Application for his property, consisting of 9.14 acres, more or less, and located at 27880 Hwy 160 Cortez, CO to the Montezuma County Planning Department,

WHEREAS, this Application was heard by the Montezuma County Planning and Zoning Commission at a public hearing on July 10, 2025 The Commission recommended 5-0 that the application be approved.

WHEREAS, Notice of the Public Hearing was posted and was advertised more than 10 days before the public hearing (July 23, 2025) in the Cortez Journal; and

WHEREAS, such public hearing was held on August 5, 2025 at which time the Board hearing from the County Planning Staff, the Applicant and the public.

WHEREAS, the Montezuma Board of County Commissioners hereby issues the following findings of fact in this matter:

1. The subject property consists of approximately 9.14 acres, and is zoned commercial.
2. The applicant proposes to split the subject property into two lots, which will both be zoned commercial.
3. The Montezuma County Land Use Code includes Threshold Standards for Development at 1201 et seq. that protect the rural character of the county and ensure responsible development.
4. The two lots would each meet the criteria of the Land Use Code, except that the leach field for the septic system for the Dolores State Bank is located on the proposes 'other lot' (the lot that does not contain the Dolores State Bank).

NOW THEREFORE BE IT RESOLVED that the Board of Montezuma County Commissioners finds that this proposed Subdivision and Rezoning application is in compliance with the Land Use Code, and shall be approved, subject to the condition that the property boundaries be adjusted so that the leach field is located on the same parcel as the Dolores State Bank.

12th day of August, 2025.

Kim Perce
County Clerk and Recorder
Montezuma County, Colorado



BOARD OF COUNTY COMMISSIONERS
MONTEZUMA COUNTY, COLORADO

Jim Cullina
[Signature]
