

RESOLUTION NO. 14 - 2025

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONTEZUMA COUNTY, APPROVING THE SUBDIVISION APPLICATION SUBMITTED BY RUDDY AND JACKIE ARCHULETA WITH CONDITIONS

WHEREAS, Ruddy and Jackie Archuleta (Applicant) submitted a 3 Lot Minor Subdivision Application for their property, consisting of 40.02 acres, more or less, and located at 9000 Road 45.6, Mancos, 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, the hearing in front of the Montezuma County Board of County Commissioners was scheduled for August 5, 2025 at 9:20 a.m.

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 40.02 acres, located at 9000 Road 45.6, Mancos, CO.
2. The current zoning is AR 35+.
3. The proposed zoning will be one parcel zoned AR 3-9 and two zoned AR10-34
4. There is no municipal water available at this location.
5. The Montezuma County Land Use Code provides, at 5103.3(G)(4) Development Criteria – Water Supply that “cisterns are only allowed in the event that a potable water supply is not otherwise available and may be installed by the lot buyer.”
6. Montezuma County makes no guarantees about the availability of potable water at the Mancos Water Dock or elsewhere.
7. The applicant does not currently have an access permit from the Colorado Department of Transportation (CDOT).
8. The application meets the subdivision criteria in the Montezuma County Land Use Code, pending approval from CDOT.

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, subject to the condition that the applicant receive approval from CDOT prior to constructing any additional residences in the subdivision.

12th day of August, 2025.

Kym Perrell
County Clerk and Recorder
Montezuma County, Colorado



BOARD OF COUNTY COMMISSIONERS
MONTEZUMA COUNTY, COLORADO

Jim Caudill
[Signature]
