City of Cortez Master Street Plan

Purpose

The City of Cortez Master Street Plan’s purpose is to provide guidance for future alignments of city maintained streets. The document will provide guidance for future development projects so that connectivity is preserved throughout the city. This document will be used by staff and elected and appointed officials to make decisions related to future development.

Goals of the plan are:

1. To facilitate coordinated right of way access.
2. To develop an efficient and connected roadway network.
3. To encourage partnerships with CDOT, private entities, and the County for the purposes of implementing good land use strategies and long-range transportation decisions.
4. To remain current with changing growth and land use patterns.

Background

Colorado revised statutes authorize a municipality to adopt a master plan to include a section on streets. The City of Cortez adopted an updated Master Street Plan in 1997, and subsequently amended the plan again in 1999. The purpose of the plan was to make recommendations regarding the “general location, character, and extent of streets” as authorized by CRS 31-23-206. In addition, municipalities are required to adopt a three-mile plan which acts as guidance for annexations.

The Master Street Plan looks at the existing street network and projected future land uses and anticipates needs for future road alignments and levels of classification required to serve future buildout.

In addition, the CRS requires subdivisions within the three-mile area located outside of the municipal boundaries to be submitted to municipalities for review. The Colorado State Statutes section 31-23-212 states

“the territorial jurisdiction of any commission over the subdivision of land located within the legal boundaries of the municipality, and limited only to control with reference to a major street plan and not otherwise, also includes all land lying within three miles of the boundaries of the municipality not located in any other municipality.”

Subdivision plats are submitted to the city for a signature with regards to the alignment of streets with the city’s street plan.

Relationship to the City of Cortez Comprehensive Plan

City of Cortez Comprehensive Plan, Chapter 7- Transportation provides an overview of the streets and highways in the city, and notes the importance of a future thoroughfares plan. The Master Streets Plan is intended to work in conjunction with the adopted Comprehensive plan goals and policies on transportation, and is an extension of the Comprehensive plan.

Policy

The following are policies regarding future street alignments:

Development Within the City of Cortez:
Within the City of Cortez, future development, including subdivisions and site plans, will follow the Master Street Plan Map. Proposed streets and rights of way will be in alignment with the streets as outlined in the plan. The city will consider alternative alignments as long as they meet the need for a connected transportation system.

*Three Mile Area:*

When reviewing proposed subdivisions in the unincorporated areas surrounding Cortez, and within the three-mile area, the city will request that proposed subdivisions provide Right of Way in alignment with future thoroughfares as depicted on the Master Street Plan Map. The City, as authorized by state statutes, may require compliance prior to approving subdivisions located within the three-mile area.

The city will require signature blocks as stated in Appendix A on plats. Projects will be reviewed for compliance with the master street plan and a determination will be made whether or not the proposal is in compliance with the Cortez Master Street Plan.

**APPENDIX A**

**COUNTY SUBDIVISIONS
MASTER STREETS PLAN COMPLIANCE STATEMENTS**

1. **COMPLIANCE WITH MASTER STREETS PLAN**

   This plat was reviewed at the City of Cortez Planning and Zoning Commission meeting on _______________ 20__. By the signature of the Chair, the Cortez Planning Commission does hereby find and determine that this subdivision is in compliance with the City of Cortez Master Streets Plan as per 31-23-213, C.R.S.

   By: __________________________________ Attest: __________________________
   Planning Commission Chair City Clerk

2. **NON-CONFORMANCE/NO ADVERSE EFFECT**

   This plat was reviewed at the City of Cortez Planning and Zoning Commission meeting on _______________ 20__. The Commission finds that the proposed roads do not conform to City standards but that these roads will not adversely affect the overall intent and objective of the Master Streets Plan. The Commission does not believe it to be in the City’s best interest to amend its Master Streets Plan to depict these proposed roads as per 31-23-213, C.R.S.

   By: __________________________________ Attest: __________________________
   Planning Commission Chair City Clerk

3. **NON-COMPLIANCE WITH SPECIFIC CONCERNS**

   The City of Cortez Planning and Zoning Commission has reviewed this plat to determine compliance with the Master Streets Plan. A determination of non-compliance was found. Specifics: _________________________________. The Commission has authorized the Chairman’s signature per the findings of their meeting on _______________, 20__.
4. **NON-COMPLIANCE WITH RESOLUTION**

The City of Cortez Planning and Zoning Commission has reviewed this plat to determine compliance with the Master Streets Plan at its meeting on _________________, 20___. No determination of compliance was found, but the Commission has authorized the Chairman’s signature per the provisions of Resolution No. ______, Series 20___, which has been filed with the Montezuma Clerk and Recorder at Book _______, Page ______.

By: ____________________________  Attest: ____________________________

Planning Commission Chair  City Clerk