

**TOWN OF SILT  
RESOLUTION NO. 25  
SERIES OF 2024**

**A RESOLUTION OF THE BOARD OF TRUSTEES APPROVING THE AMENDED PLAT AND BUILDING ENVELOPE ADJUSTMENT AT 765 ANTLER POINT LANE, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO, SUBJECT TO CONDITIONS**

**WHEREAS**, Jack and Viktoriya Ehlers (hereinafter referred to as “Owner”) submitted an application to amend the building envelope and plat at their 765 Antler Point Lane; or more generally known as the “Property”; and

**WHEREAS**, the legal description is Section: 2 Township: 6 Range: 92 Subdivision: MESA VIEW ESTATES FL 1-4 Lot: 31 FLG #2 AS PER LOT LINE ADJUSTMENT PLAT RECEPTION NO. 927838 17908 SQ FT and the common description is 765 Antler Point Lane, Silt, CO 81652; and

**WHEREAS**, Town Staff processed the application and forwarded the application as well as staff comments about the application and various memoranda to the Town Planning and Zoning Commission (“Commission”); and

**WHEREAS**, the commission reviewed and discussed the application at its regular meeting on July 10, 2024 and recommended, to the Board of Trustees, approval of the application for building envelope adjustment and plat amendment; and

**WHEREAS**, the Board of Trustees reviewed and discussed the application at its regular meeting on July 22, 2024, with the findings that the application is a reasonable proposal and approved the amended plat and building envelope adjustment, with the stated conditions of approval; and

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO**, that the amended plat and building envelope adjustment is hereby approved; subject to the following conditions:

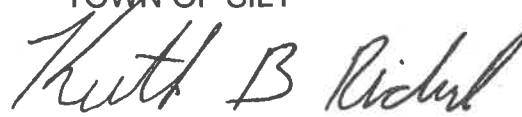
1. That all representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
2. That applicant provides any additional requested documents and pay all related fees, prior to the recording of the amended plat.

3. That the approval be for the building envelope and plat amendment only, not future proposed improvements.
4. That this approval is not for construction. All future improvements will require permitting through the Community Development Department.
5. That the applicant understands that the setbacks of 20' in front/ rear yards and 5' on each side will be considered the new building envelope.
6. That the applicant acknowledges the 10' easement on the west side to supersedes the building setback of 5', not allowing for any improvement to take place within that easement.
7. That the applicant submits the final plat, including all relevant signature blocks, for review and approval by Town Staff, Town Engineer and Town Attorney, prior to recordation of Mylar.

**INTRODUCED, READ AND APPROVED** at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 22 day of July, 2024.

ATTEST:

  
Town Clerk Sheila M. McIntyre, CMC

TOWN OF SILT  
  
Mayor Keith B. Richel

