



**TOWN OF SILT  
RESOLUTION NO. 18  
SERIES OF 2020**

**A RESOLUTION OF THE TOWN OF SILT, COLORADO APPROVING A MINOR SUBDIVISION FINAL PLAN AND PLAT FOR PROPERTY KNOWN AS THE VILLAGE AT PAINTED PASTURES ANNEXATION, LOCATED SOUTH OF THE EXISTING PAINTED PASTURES SUBDIVISION AND EAST OF THE LYON COMMERCIAL PLANNED UNIT DEVELOPMENT, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO**

**WHEREAS**, the Local Government Land Use Control Enabling Act of 1974, Section 29-20-101, et seq., C.R.S., Article 23 of Title 31, C.R.S.; and other applicable laws grant authority to the Town of Silt, Colorado ("Town") to regulate the development and use of land within the municipal limits; and

**WHEREAS**, Silt Municipal Code ("SMC") Chapter 16.10 Minor Subdivisions provides a process for the creation of five or fewer lots; and

**WHEREAS**, in Ordinance No. 4, Series of 2020, the Board of Trustees ("Board") approved planned unit development zoning for the property that constitutes the Village at Painted Pastures; and

**WHEREAS**, on or about April 8, 2020 the Planning and Zoning Commission considered and approved P&Z Resolution 16, Series of 2020 for a Minor Subdivision Sketch Plan for the Village at Painted Pastures; and

**WHEREAS**, Raley Ranch Project, LLC submitted a Minor Subdivision Final Plan and Plat Application (The "Application") for a development known as Village at Painted Pastures on or about June 3, 2020; and

**WHEREAS**, the Board considered the Application at the Board's regularly scheduled meeting on October 13, 2020; and

**WHEREAS**, at said meeting, the Board approved the Application, with conditions, as set forth herein.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT:**

Section 1. The Board of Trustees of the Town of Silt hereby approves the Minor Subdivision Final Plat submitted by Raley Ranch Project, LLC for a minor subdivision known as Village at Painted Pastures subject to the following conditions:

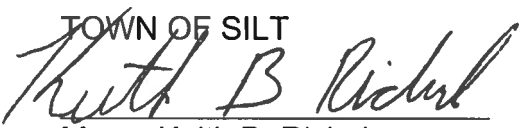
- 1) The material representations of the Applicant made in the Application materials, to Staff, or during the public hearing are binding on the Applicant as conditions of approval.
- 2) The Design Review and Site Plan approval of the Planning and Zoning Commission made on October 6, 2020 for portions of Lots 2 and 3 (as depicted on the Final Plat) shall only be the basis for further development and building permit approvals after the Owner has entered into a Development Agreement with the Town and posted security for public improvements.
- 3) That the applicant pay all fees and charges incurred by the Town for the review of this application, including but not limited to planning review fees, legal review fees and engineering review fees.

Section 2. Applicant shall comply with the requirements contained in SMC 16.10.080 within thirty days of the Board's approval.

**INTRODUCED, READ AND APPROVED** at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 9<sup>th</sup> day of November, 2020.

ATTEST:

  
Town Clerk Sheila M. McIntyre

TOWN OF SILT  
  
Mayor Keith B. Richel

