

**TOWN OF SILT  
RESOLUTION NO. 7  
SERIES OF 2024**

**A RESOLUTION OF THE TOWN OF SILT BOARD OF TRUSTEES,  
COLORADO, AMENDING RESOLUTION 16, SERIES OF 2023 AND  
APPROVING THE AMENDED MAJOR SUBDIVISION PRELIMINARY  
PLAN FOR THE PROPERTY FORMERLY KNOWN AS DIVIDE CREEK  
CENTER AND NOW COMMONLY KNOWN AS RISLENDE PLANNED  
UNIT DEVELOPMENT**

**WHEREAS**, the Town approved the PUD Zoning for the Rislende Planned Unit Development by adoption of Ordinance No. 13, Series of 2022 on September 12, 2022; and

**WHEREAS**, the Town of Silt approved the Second Amended and Restated Annexation and Development Agreement for the Dixon Annexation now known as the Rislende Planned Unit Development by adoption of Resolution No. 16, Series of 2022 on September 22, 2022; and

**WHEREAS**, on or about February 8, 2022 August Group, LLC applied for a Major Subdivision Preliminary Plan for the Rislende Planned Unit development; and

**WHEREAS**, at its May 22, 2023 meeting, the Board determined that the Major Subdivision Preliminary Plan for the Rislende Planned Unit Development should be approved with conditions; and

**WHEREAS**, the Town of Silt (the "Town") approved Resolution No. 16, Series of 2023, on May 22, 2023, approving the Major Subdivision Preliminary Plan for the Rislende Planned Unit development (the "PUD"); and

**WHEREAS**, The Rislende PUD constitutes the Dixon Annexation property, less the property subdivided for a government building, which property is described as **Exhibit A** and which property is the subject of this Resolution (referred to as the "Property"); and

**WHEREAS**, on November 2, 2023 the August Group, LLC d/b/a Rislende (the "Applicant") and Silt 70 LLC (owner) submitted an Application for an Amendment to its Preliminary Plan for a major subdivision on the Property and PUD Preliminary Development Plan (the "Amendment") consistent with the zoning for the Property; and

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**WHEREAS**, Section 16.04.200 of the Silt Municipal Code requires the Town to review any modifications to preliminary plans for major subdivisions requires the Town of Silt Planning Commission and Board of Trustees (the "Board") to review any modifications to the PUD Preliminary Development Plans; and

**WHEREAS**, the Town desires to approve the Amendment to the Rislende Preliminary Plan, which is attached to and made a part hereof as **Exhibit B** (the "Amended Plan"); and

**WHEREAS**, the Amended Plan modifies certain aspects of the approved Preliminary Plan and PUD to update minor engineering aspects of the Preliminary Plan and PUD; and

**WHEREAS**, on December 5, 2023, the Town of Silt Planning and Zoning Commission considered the Amendment to the Amended Plans for the Property at a duly noticed public hearing, and reviewed various staff memoranda and recommended to the Board approval of the Amended Plans; and

**WHEREAS**, the Board held a duly notice public hearing on January 22, 2024, where it reviewed the various staff reports, memoranda, and related documents; and

**WHEREAS**, at its January 22, 2024 meeting, the Board determined that the Amendment for Rislende and the Amended Plans should be approved with conditions.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT** the Amendment to the Major Subdivision Preliminary Plan for the Rislende Planned Unit development should be approved and Resolution No. 16, Series 2023 shall be amended as follows, with the following conditions:

1. The Amended Preliminary Plan for the Rislende Planned Unit development (Formerly Known as Divide Creek Center) and Now Known as Rislende, a copy of which is attached hereto as **Exhibit B** and incorporated herein by reference, is approved; and
2. The Amended Preliminary Plan shall control and replace the original Preliminary Plan and PUD.
3. That as part of the Final Plat Application, the owner will also submit applications to amend the ARADA and the PUD Zoning Guide to make sure all total



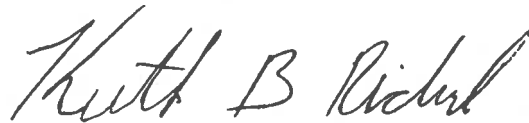
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residential unit counts and density requirements are in conformance with the approved plan.

4. Any representations in writing or made at public hearings in front of the Planning Commission or the Board of Trustees are considered conditions of approval.
5. That the applicant update all information as directed by the Town Engineer, and act in good faith with the town engineer to resolve any issues that may be identified and have these updates prepared for the submittal of the Final Plat.
6. That no development will occur until there is an approved Site Plan Review for each individual tract.
7. That a plat note or other approval condition be added to require individuals storm water management and pollution treatment for each individual tract upon development/site plan review.
8. That the applicant may provide a sidewalk 6-foot in width as indicated on the Loop Road right-of-way. 10-foot-wide sidewalks will be considered at time of each Site Plan Review for each parcel and decisions made at that time.

**INTRODUCED, READ AND APPROVED** this 22 day of January, 2024.

Town of Silt



Mayor Keith B. Richel

Attest:

  
Town Clerk Sheila M. McIntyre, CMC



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**EXHIBIT A LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN THE EV/2 OF SECTION 10 AND W1/Z OF SECTION 11. TOWNSHIP & SOUTH, RANGE 9Z WEST OF THE 6TH P. M., COUNTY OF GARFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAD SECTION 11. THENCE S. 00 DEGREES 35'02" E. ALONG THE WESTERLY BOUNDARY OF SAID SECTION 11 A DISTANCE OF 1.901.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 70. THE POINT OF BEGINNING:

THENCE ALONG SAD SOUTHERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.028.50 FEET AND A CENTRAL ANGLE OF 09 DEGREES 25'58", A DISTANCE OF 1,651.00 FEET, (CHORD BEARS N. 86 DEGREES 18'16" E. A DISTANCE OF 1,649.14 FEET); THENCE LEAVING SAD RIGHT-OF-WAY S. 07 DEGREES 56'11" E. A DISTANCE OF 504.51 FEET; THENCE N. 47 DEGREES 27'23" E. A DISTANCE OF 246.25 FEET; THENCE N. 36 DEGREES 34'25" E. A DISTANCE OF 415.01 FEET; THENCE N. 08 DEGREES 48'32" W. A DISTANCE OF 75.97 FEET TO A POINT ON SAD RIGHT-OF-WAY: THENCE N. 81 DEGREES 11'28" 2. ALONG SAD RIGHT-OF-WAY A DISTANCE OF 550.00 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAD SECTION 11 (WHENCE A REBAR AND CAP L.S. #15710 BEARS N. DO DEGREPS 02' 16" E. A DISTANCE OF 39.95 FELT): THENCE LEAVING SAID RIGHT-OF-WAYS.00 DEGREES 02'16" W. ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 124.28 FEET TO A POINT IN THE CENTERLINE OF THE COLORADO RIVER: THENCE LEAVING SAID NORTH-SOUTH CENTERLINE S. 71 DEGREES 19'19" TY. ALONG THE CENTERLINE OF THE COLORADO RIVER A DISTANCE OF 144.32 FEET THENCE CONTINUING ALONG THE CENTERLINE OF THE COLORADO RIVER S. 46 DEGREES 55\*17" W. A DISTANCE OF 664.55 FEET: THENCE CONTINUING ALONG SAD CENTERLINE S. 48 DEGREES 11'32" W.A DISTANCE OF 491.93 FEET: THENCE CONTINUING ALONG SAD CENTERLINE S. 67 DEGREES 52'10" W. A DISTANCE OF 731.09 FEET; THENCE CONTINUING ALONG SAD CENTERLINE N. 8 DEGREES 54'33" WA DISTANCE OF 370.16 FEET; THENCE CONTINUING ALONG SAD CENTERLINE N. 83 DEGREES 50'18" W. A DISTANCE OF 563.9D FEET; THENCE CONTINUING ALONG SAID CENTERLINE N. G3 DEGREES 04'31" W. A DISTANCE OF 705.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO: 311; THENCE LEAVING SAD CENTERLINE N. 10 DEGREES 04 '18" W. ALONG SAID LASTLERY RIGHT-OF-WAY A DISTANCE OF 598: 18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 70, A REBAR AND CAP L.S. \$15710 IN PLACE: THENCE LEAVING SAD EASTERLY RIGHT-OF-WAY ALONG SAID SOUTHERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF

11.634.21 FEET AND A CENTRAL ANGLE OF OZ DEGREES 27'03" A DISTANCE OF 197.66 FEET (CHORD PEARS S. 87 DEGREES 26'49" E. A DISTANCE OF 497.63. FEE] TOA REBAR AND ILLEGIBLE CAP IN PLACE; THENCE CONTINUING ALONG SAD SOUTHERLY RIGHT-OE-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10,028,50 FEET AND A CENTRAL ANGLE OF 00 DEGREES 18"24", A DISTANCE OF 53.70 FEET (CHORD BEARS S. 85 DEGREES 19'32" E A DISTANCE OF 53.70 FEET) TO THE POINT OF BEGINNING.

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Exhibit B  
The Rislende PUD Amended Preliminary Plat

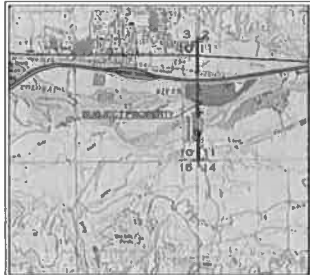


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**PRELIMINARY PLAT**  
**RISLENDE PLANNED UNIT DEVELOPMENT**  
A PARCEL OF LAND SITUATED IN E1/2 OF SECTION 10 AND THE W1/2 OF SECTION 11  
TOWNSHIP 6 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF GARFIELD, STATE OF COLORADO

**PLAT NOTES**

- 1. THESE NOTES FOR THIS PLAT ARE A SUMMARY OF THE RECORDS OF THE PUBLIC RECORDS OF GARFIELD COUNTY AND ARE NOT TO BE CONSIDERED AS A SUBSTITUTE FOR THE RECORDS OF THE PUBLIC RECORDS OF GARFIELD COUNTY.
- 2. THIS PLAT IS BASED ON THE SURVEY MADE BY JOHN HARPER AND JOHN HARPER & COMPANY INC. AND IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF GARFIELD COUNTY.
- 3. THIS PLAT IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF GARFIELD COUNTY AND IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF GARFIELD COUNTY.
- 4. AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GARFIELD, COLORADO, THE PLATTEE SHALL BE RESPONSIBLE FOR THE PROVISION OF THE NECESSARY RECORDS TO THE PUBLIC RECORDS OF GARFIELD COUNTY.
- 5. THE PLATTEE SHALL BE RESPONSIBLE FOR THE PROVISION OF THE NECESSARY RECORDS TO THE PUBLIC RECORDS OF GARFIELD COUNTY.
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- 15. THE PLATTEE SHALL BE RESPONSIBLE FOR THE PROVISION OF THE NECESSARY RECORDS TO THE PUBLIC RECORDS OF GARFIELD COUNTY.



CERTIFICATE OF CORRECTION HAS BEEN MADE  
WHEREAS A CERTIFICATE OF CORRECTION HAS BEEN MADE BY THE PUBLIC RECORDS OF GARFIELD COUNTY AND IS SUBJECT TO THE RECORDS OF THE PUBLIC RECORDS OF GARFIELD COUNTY.

- LEGEND**
- 1 - UNIMPROVED
  - 2 - DRAINAGE EASEMENT
  - 3 - ROAD WIDENING EASEMENT
  - 4 - POWER LINE EASEMENT
  - 5 - ACCESS EASEMENT
  - 6 - UTILITY EASEMENT
  - 7 - TRAIL ACCESS EASEMENT
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**LAND USE SUMMARY**

TRACT #	ACRES	RESOURCES	LAND USE
TRACT 1	1.1	8000 RIVER FRONTAGE ROAD	PUD-A/R (RESIDENTIAL)
TRACT 2	1.1	8000 RIVER FRONTAGE ROAD	PUD-A/R (RESIDENTIAL)
TRACT 3	1.1	8000 RIVER FRONTAGE ROAD	PUD-A/R (RESIDENTIAL)
TRACT 4	1.1	8000 RIVER FRONTAGE ROAD	PUD-A/R (RESIDENTIAL)
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TRACT 13	1.1	8000 RIVER FRONTAGE ROAD	PUD-A/R (RESIDENTIAL)
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TRACT 99	1.1	8000 RIVER FRONTAGE ROAD	PUD-A/R (RESIDENTIAL)
TRACT 100	1.1	8000 RIVER FRONTAGE ROAD	PUD-A/R (RESIDENTIAL)

PROJECT NO  
2211047

SHEET NUMBER  
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PLANNED UNIT DEVELOPMENT  
GARFIELD COUNTY, COLORADO

HIGH COUNTRY ENGINEERING, INC.  
1517 BEAVER AVENUE, SUITE 100  
COURTNEY, WYOMING 82001  
PHONE (307) 468-8874 FAX (307) 468-3388  
WWW.HICENGINEERING.COM

DATE  
NOV 17 2023

BY  
JL

SCALE  
1" = 2000'

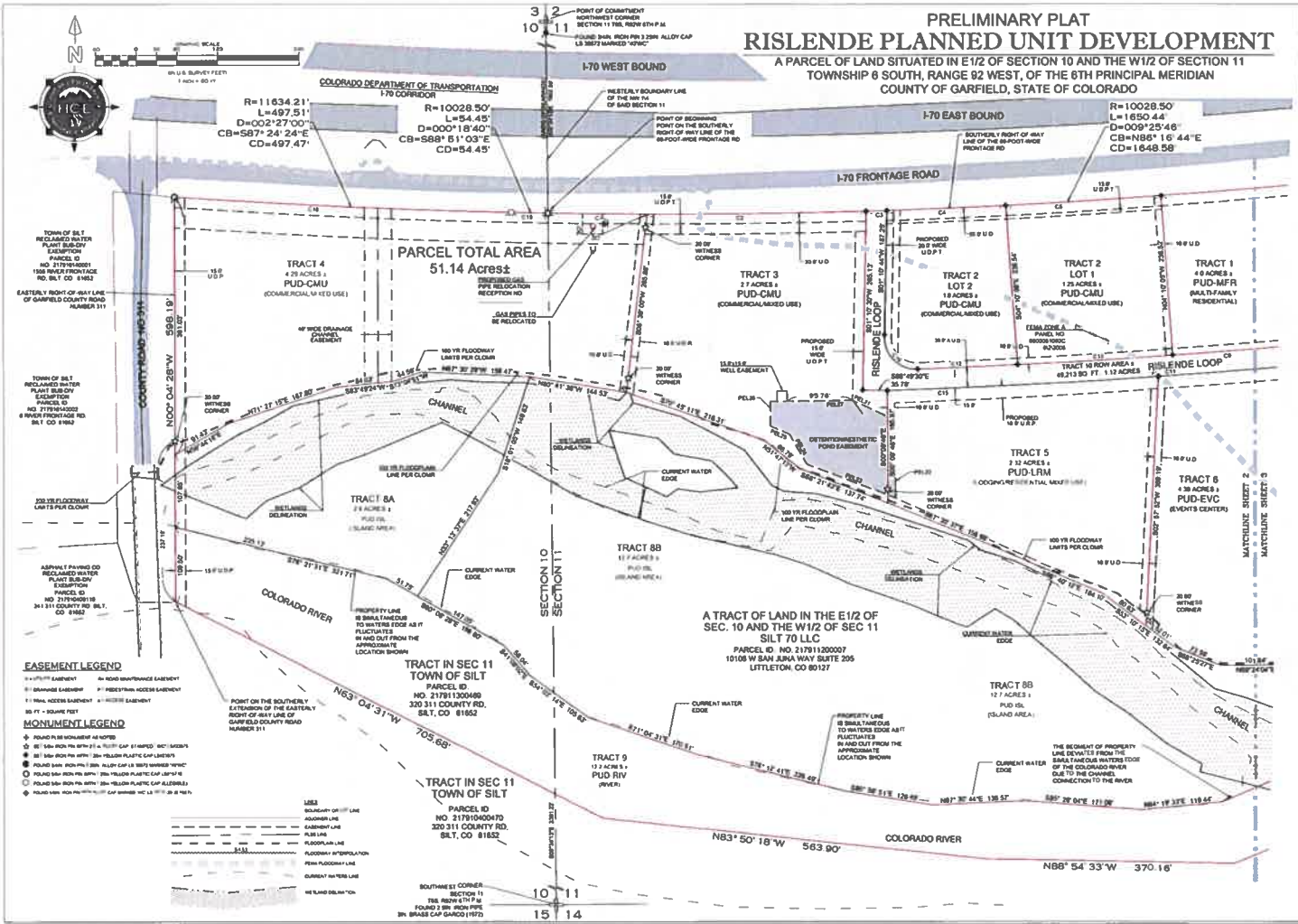
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 8 of 9 Rec Fee:\$53.00 Doc Fee:0.00 GARFIELD COUNTY CO

# PRELIMINARY PLAT RISLENDE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND SITUATED IN E1/2 OF SECTION 10 AND THE W1/2 OF SECTION 11  
 TOWNSHIP 8 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF GARFIELD, STATE OF COLORADO



PROJECT NO.	2211047
SHEET NUMBER	2
DATE	10-11-2024
BY	JKH
CHECKED BY	JKH
SCALE	AS SHOWN
TITLE	RISLENDE PLANNED UNIT DEVELOPMENT
PROJECT	SILT 70 LLC
OWNER	SILT 70 LLC
PREPARED BY	HIGH COUNTRY ENGINEERING, INC.
DATE	10/11/2024
PROJECT NO.	2211047
SHEET NUMBER	2

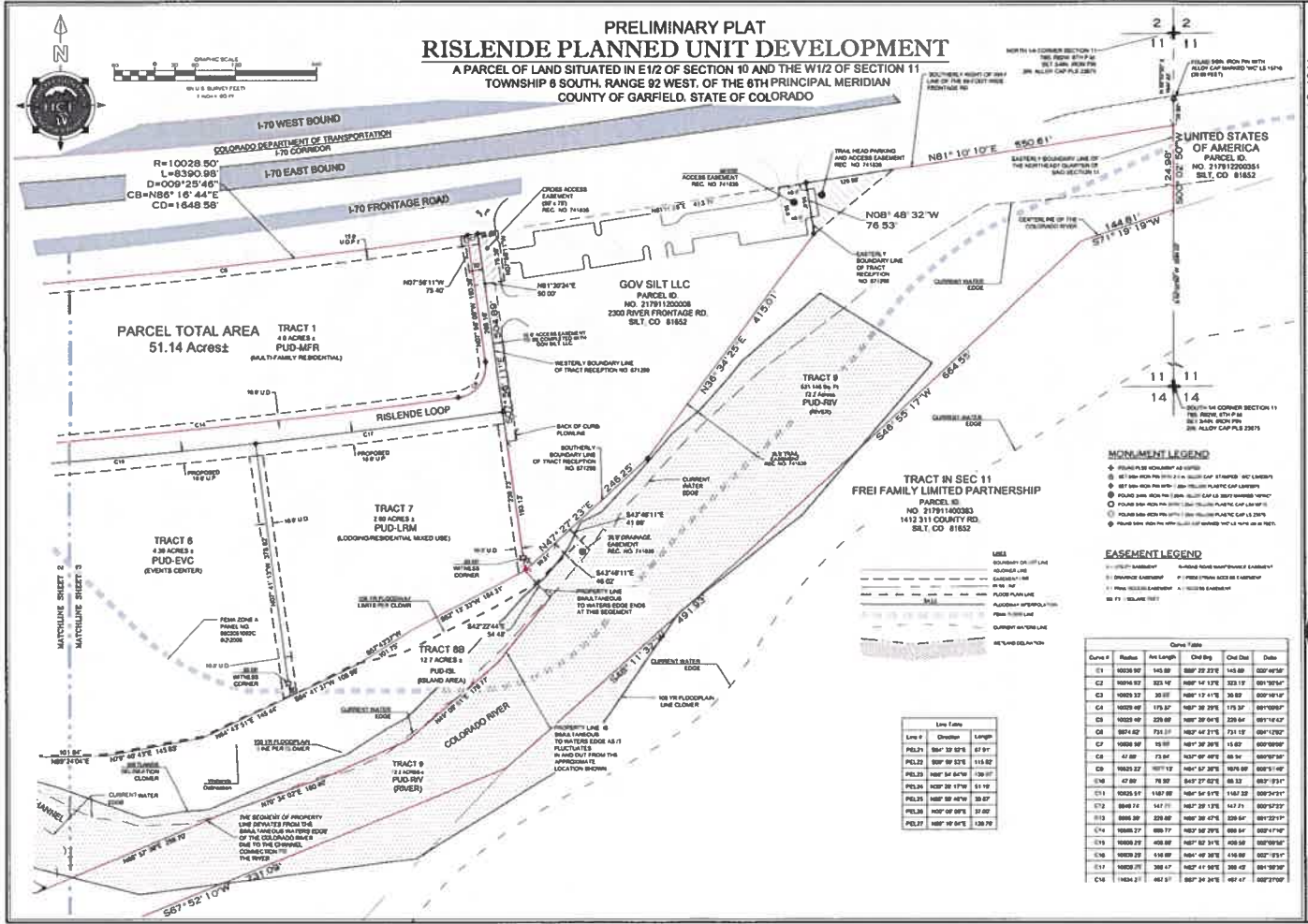
HIGH COUNTRY ENGINEERING, INC.  
 1517 S. BLAKE AVENUE, SUITE 101  
 COLO SPRING, CO 80906  
 PHONE: 877-888-8874 / 719-578-8438  
 WWW.HCEINC.COM



SILT 70 LLC  
 RISLENDE PLANNED UNIT DEVELOPMENT  
 GARFIELD COUNTY, COLORADO



Reception#: 1001128  
 10/23/2024 11:24:35 AM Jacklyn K. Harmon  
 9 of 9 Rec Fee:\$53.00 Doc Fee:0.00 GARFIELD COUNTY CO



**PRELIMINARY PLAT**  
**RISLENDE PLANNED UNIT DEVELOPMENT**  
 A PARCEL OF LAND SITUATED IN E 1/2 OF SECTION 10 AND THE W 1/2 OF SECTION 11  
 TOWNSHIP 8 SOUTH, RANGE 92 WEST, OF THE 8TH PRINCIPAL MERIDIAN  
 COUNTY OF GARFIELD, STATE OF COLORADO

- MONUMENT LEGEND**
- ◆ IRON PILE OR MONUMENT AS SHOWN
  - 1/2" IRON ROD WITH 2" x 1/4" GALVANIZED PLASTIC CAP CAPTURED
  - 1/2" IRON ROD WITH 1" x 1/4" GALVANIZED PLASTIC CAP CAPTURED
  - 1/2" IRON ROD WITH 1" x 1/4" GALVANIZED PLASTIC CAP CAPTURED
  - 1/2" IRON ROD WITH 1" x 1/4" GALVANIZED PLASTIC CAP CAPTURED
  - 1/2" IRON ROD WITH 1" x 1/4" GALVANIZED PLASTIC CAP CAPTURED

- EASEMENT LEGEND**
- 10' EASEMENT
  - 20' EASEMENT
  - 30' EASEMENT
  - 40' EASEMENT
  - 50' EASEMENT
  - 60' EASEMENT
  - 75' EASEMENT
  - 100' EASEMENT
  - 125' EASEMENT
  - 150' EASEMENT
  - 200' EASEMENT
  - 250' EASEMENT
  - 300' EASEMENT
  - 400' EASEMENT
  - 500' EASEMENT
  - 600' EASEMENT
  - 700' EASEMENT
  - 800' EASEMENT
  - 900' EASEMENT
  - 1000' EASEMENT

**Line Table**

Line #	Direction	Length
PEL1	S87° 32' 52" E	67.97
PEL2	S00° 00' 00" E	115.82
PEL3	N00° 00' 00" E	59.07
PEL4	N00° 00' 00" E	61.92
PEL5	N00° 00' 00" E	32.27
PEL6	N00° 00' 00" E	31.62
PEL7	N00° 00' 00" E	128.70

**Curve Table**

Curve #	Radius	Arc Length	Chord	Chord Bearing	Delta
C1	5000.00	142.39	142.39	S00° 00' 00" E	90° 00' 00" E
C2	5000.00	322.17	322.17	S00° 00' 00" E	90° 00' 00" E
C3	5000.00	30.01	30.01	S00° 00' 00" E	90° 00' 00" E
C4	5000.00	175.27	175.27	S00° 00' 00" E	90° 00' 00" E
C5	5000.00	228.89	228.89	S00° 00' 00" E	90° 00' 00" E
C6	5000.00	729.11	729.11	S00° 00' 00" E	90° 00' 00" E
C7	5000.00	61.89	61.89	S00° 00' 00" E	90° 00' 00" E
C8	5000.00	73.84	73.84	S00° 00' 00" E	90° 00' 00" E
C9	5000.00	101.12	101.12	S00° 00' 00" E	90° 00' 00" E
C10	5000.00	78.92	78.92	S00° 00' 00" E	90° 00' 00" E
C11	5000.00	1167.09	1167.09	S00° 00' 00" E	90° 00' 00" E
C12	5000.00	142.71	142.71	S00° 00' 00" E	90° 00' 00" E
C13	5000.00	228.89	228.89	S00° 00' 00" E	90° 00' 00" E
C14	5000.00	69.77	69.77	S00° 00' 00" E	90° 00' 00" E
C15	5000.00	408.89	408.89	S00° 00' 00" E	90° 00' 00" E
C16	5000.00	116.89	116.89	S00° 00' 00" E	90° 00' 00" E
C17	5000.00	289.47	289.47	S00° 00' 00" E	90° 00' 00" E
C18	5000.00	481.81	481.81	S00° 00' 00" E	90° 00' 00" E

5-10-11  
 T-65  
 R-92W  
 C  
 11/31/2023  
 HIGH COUNTRY ENGINEERING, INC.  
 1517 BLACK AVENUE, STE. 111  
 PHOENIX, ARIZONA 85016  
 WWW.HICENGS.COM  
 PROJECT NO:  
 2211047  
 SHEET NUMBER:  
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