



**TOWN OF SILT
ORDINANCE NO. 16
SERIES OF 2022**

AN ORDINANCE OF THE TOWN OF SILT, COLORADO, APPROVING THE REZONING FOR PREVIOUSLY ANNEXED LAND ONCE KNOWN AS THE SHANHOLTZER ANNEXATION AND NOW COMMONLY KNOWN AS AUTUMN RIDGE

WHEREAS, the Town annexed property known as the Shanholtzer Annexation and the Annexation Map was recorded on March 16, 1990 as Reception No. 410682; and

WHEREAS, the Town approved Ordinance No. 3A, Series of 1990, on April 9, 1990 zoning the property R-1: and

WHEREAS, on or about July 12, 2022 the applicant submitted a rezoning application to change the zoning from the Towns R-1 to R-3 Zone District; and

WHEREAS, the Town of Silt Planning and Zoning Commission considered the Rezoning application for the property at duly noticed public meetings on September 6, 2022 and reviewed various staff memoranda, and took comment from the public on the application; and

WHEREAS, the Town of Silt Planning and Zoning Commission recommended to the Board of Trustees that the zoning change not take place at this time; and

WHEREAS, the Town of Silt Board of Trustees held a duly noticed public hearings on December 12, 2022 where they reviewed various staff reports memoranda related documents; and

WHEREAS, at its December 12, 2022 meeting, the Board determined that the proposed rezoning for the Property is consistent and in conformity with the existing pattern of zoning within the Town, with the Town's Comprehensive Plan, and other rezoning criteria as set forth in the Silt Municipal Code

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

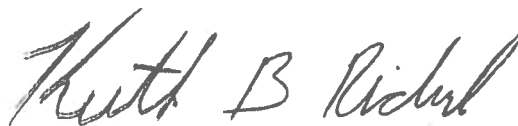
1. The subject property now known as Autumn Ridge with the attached legal description as Exhibit A shall be rezoned from R-1 to the Town's R-3 Zone District.
2. That any development of the subject property that exceeds more than one the single-family detached house or one duplex dwelling unit is required to proceed through the Towns Site Plan Review Process and a Development Agreement be entered into with the applicant to ensure that all utilities, transportation infrastructure, domestic and

- irrigation water and all other necessary infrastructure and utilities are extended throughout the site per all provisions of the Silt Municipal Code.
3. That the applicant present an approved Access permit from the Colorado Department of Transportation.

INTRODUCED, READ, AND APPROVED ON FIRST READING this 12th day of December 2022, at 7:00 PM in the Town Hall, Town of Silt, Colorado.

PASSED, APPROVED ON SECOND READING, ADOPTED, AND ORDERED PUBLISHED following a continued public hearing this 9^h day of January 2023.

Town of Silt



Mayor Keith B. Richel

Attest:



Town Clerk Sheila M. McIntyre, CMC





Reception#: 983408
02/10/2023 10:12:52 AM Jacklyn K. Harmon
3 of 3 Rec Fee: \$23.00 Doc Fee: 0.00 GARFIELD COUNTY CO

EXHIBIT A LEGAL DESCRIPTION

A tract of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 10, Township 6 South, Range 92 West of the 6th P.M., in Garfield County, Colorado and being more particularly described as follows:

Beginning at a point on the Northerly Right-of-Way line of U.S. Highway 6 & 24 at its intersection with the Westerly line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ said Section 10 and from which the monument at the intersection of the centerlines of Main Street and 9th Street in the Town of Silt bears S. 88°12'37" W. a distance of 1357.15 feet;
thence North along the Easterly line of that real property described in Book 575 at Page 39, Garfield County records, and continuing North along the Easterly line of Block 3 of the J-C Addition to the Town of Silt, for a distance of 281.43 feet to the Southwest corner of the Mazuchi Addition Filing No. 1 to the Town of Silt;
thence S. 77°48'08" E. and along the Southerly line of the said Mazuchi Addition Filing No. 1, a distance of 119.33 feet;
thence S. 84°24'09" E. and continuing along the Southerly line of said Mazuchi Addition Filing No. 1, and along the Southerly line of the Mazuchi Addition Filing No. 2, a distance of 231.53 feet;
thence S. 70°36'36" E. and along the Southerly line of the said Mazuchi Addition Filing No. 2 a distance of 246.96 feet to the Northwest corner of the Country Cousin Addition to the Town of Silt, recorded as Document No. 284727, Garfield County records;
thence S. 03°37'00" W. and along the Westerly line of said Country Cousin Addition, a distance of 155.15 feet to a point on the Northerly Right-of-Way line of said Highway 6 & 24;
thence N. 89°41'15" W. a distance of 6.83 feet; thence continuing along said Northerly Right-of-Way line N. 89°40'42" W. a distance of 563.41 feet to the point of beginning.