

**TOWN OF SILT  
ORDINANCE NO. 2  
SERIES OF 2024**

**AN ORDINANCE OF THE TOWN OF SILT, COLORADO, ZONING AS R-2,  
GENERAL RESIDENTIAL DISTRICT, A 0.18 ACRE PARCEL LOCATED AT 129  
WEST HOME AVENUE, SILT, COLORADO, KNOWN AS THE MARIONI  
ANNEXATION WITHIN THE TOWN OF SILT, COLORADO**

**WHEREAS**, the Board of Trustees of the Town of Silt ("Board") has authority over land use administration as provided in Section 13-8 of the Town of Silt's ("Town's") Charter and the Board may adopt land use ordinances pursuant to such authority; and

**WHEREAS**, Section 31-12-115(2), C.R.S. provides that any area annexed by a municipality shall be brought under the municipality's zoning ordinance within ninety days after the effective date of the annexation ordinance; and

**WHEREAS**, on February 12, 2024, the Board adopted Ordinance No. 1, Series of 2024, annexing the 0.18-acre parcel that is the subject of this ordinance, legally described in **Exhibit A** (the "Property"), pursuant to Section 31-12-106(1), C.R.S. by Ordinance No. 1, Series of 2024; and

**WHEREAS**, Silt Municipal Code Section 17.88.020 provides the procedures for changing the zoning classification of any particular parcel. Pursuant to Section 17.88.020(c)(2), following a public hearing, the Planning and Zoning Commission shall make a recommendation to the Board. Pursuant to Section 17.88.020(c)(3) the Board shall review the proposed zoning classification following a public hearing and may approve the zoning if the criteria in Section 17.88.020(c)(3)(b) have been met; and

**WHEREAS**, The Board finds that the amendments to the Town's zoning map proposed in this ordinance will promote the public health, safety and general welfare; are consistent with the comprehensive plan and the purposes stated in the unified development code; are consistent with the stated purposes of the proposed zone districts; will not likely result in significant adverse effects upon the natural environment, including air, water, noise, storm water management, wildlife and vegetation, or such impacts will be substantially mitigated; will not likely result in material adverse negative impacts to other properties adjacent to or in the vicinity of the subject property; and facilities and services including roads/transportation, water, gas, electricity, and police and fire protection, will be available to serve the subject property after development; and

**WHEREAS**, the Town gave proper and timely published and/or posted notice of the dates and times of the public hearings at which the Planning and Zoning Commission and the Board considered this ordinance; and

**WHEREAS**, after considering the location of the property and the Town's Comprehensive Plan, the Board finds that the adoption of this ordinance is necessary and proper to provide for the safety, health and prosperity and order of the town.

**NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ORDAINS AS FOLLOWS:**

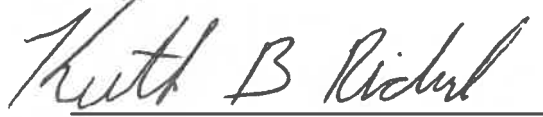
Section I. The Property shall be zoned as part of the R-2 General Residential District as depicted on the zoning map.

Section II. The Zoning Map of the Town of Silt Colorado is amended consistent with this ordinance.

**INTRODUCED, READ AND APPROVED ON FIRST READING, a public hearing**, this 12 day of February, 2024, at 7:00 p.m. in the Municipal Building of the Town of Silt Colorado.

**PASSED, APPROVED ON SECOND READING, following a continued public hearing, ADOPTED AND ORDERED PUBLISHED**, this 26 day of February, 2024.

TOWN OF SILT



Mayor Keith B. Richel

ATTEST:

  
Town Clerk Sheila M. McIntyre, CMC

EXHIBIT A

Legal Description:

ANNEXATION: 129 WEST HOME AVENUE

A TRACT OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER NORTHEAST ONE-QUARTER OF SCETION 9, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE SIXTH P.M., DESCRIBE AS BEGINNING AT A POINT WHENCE THE INTERSECTION OF THE NORTH LINE OF U.S. HIGHWAY NO. 24 WITH THE WEST LINE OF SAID NORTHEAST ONE-QUARTER NORTH EAST ONE-QUARTER BEARS SOUTH 85°23' WEST 1121.8 FEET; THENCE NORTH 89°22' WEST 72.5 FEET AND THENCE NORTH 00° 38' EAST 112.5 FEET; THENCE SOUTH 89° 22' EST 72.5 FEET; AND THENCE SOUTH 00° 38' WEST 112.5 FEET TO THE POINT OF BEGINNING. EXCEPTING THAT PART CONVEYED BY WARRANTY DEED RECORDED JUNE 24, 1946 AT RECEPTION NO. 157718.

SAID TRACT CONTAINS 7,840 SQUARE FEET AND/OR 0.18 ACRES, MORE OR LESS.

TOTAL PERIMETER IS APPROXIMATELY 370 LINEAL FEET.  
REQUIRED 1/6th CONTIGUOUS BOUNDARY IN TOWN LIMITS IS THREE SIDE; NORTH, WEST AND EAST, EQUALLY APPROXIMATELY 300 FEET.