



Reception#: 992003  
 12/11/2023 11:23:48 AM Jacklyn K. Harmon  
 1 of 3 Rec Fee:\$23.00 Doc Fee:0.00 GARFIELD COUNTY CO

**TOWN OF SILT  
 RESOLUTION NO. PZ-3  
 SERIES OF 2023**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT APPROVING THE SITE PLAN REVIEW FOR LOT 157 OF THE SILT TRADE CENTER IN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO, SUBJECT TO CONDITIONS.**

**WHEREAS**, JSN Properties has requested a Site Plan Review for property located at Lot 157 of the Silt Trade Center according to the plat recorded as Reception # 775409 with a full legal description included in Exhibit A; and

**WHEREAS**, the proposed permitted use is subject to Site Plan Review procedures contained in Chapter 17.42 of the Silt Municipal Code and also subject to Ordinance 19 – Series of 2008; and

**WHEREAS**, the Planning and Zoning Commission of the Town of Silt reviewed this application at a public hearing at the September 5, 2023 Planning and Zoning Commission meeting; and

**WHEREAS**, the Planning and Zoning Commission of the Town of Silt finds the following with respect to the Site Plan Review:

- A. The proposal for a service business with the building designed with 2000 ft.<sup>2</sup> of commercial space and 2 Bedroom Apartments can be accommodated on the subject property without exposure to unmitigated hazards.
- B. The proposed development has adequate ingress and egress from Silver Spur
- C. The proposal meets the criteria as indicated in Chapter 17.42 of the Silt Municipal Code and the criteria outlined in Ordinance 19 – Series of 2008;

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO**, that the site plan review application submitted by JS and properties is hereby approved, subject to the following conditions:

**INTRODUCED, READ, PASSED AND ADOPTED** at a regular meeting, of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 5th day of September, 2023.

**TOWN OF SILT  
 P.O. BOX 70  
 SILT, CO 81652**



1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Recorders Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
7. That Lots 157 and 158 have different primary structure colors, which need to be approved by Town Staff, at the time of permitting.
8. That there be additional architecture design, such as a pent roof or canopy, above the garage doors.

ATTEST:

TOWN OF SILT

*Lindsey K Williams*

Chair: Lindsey Williams

*Mark Chain*

Planner Mark Chain



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**Exhibit A**  
**Legal Description**

Lot 157 of the amended plat of lots 83, 86, 125, 129, 130, 152, 156 and 157 And  
the Composite Plat Map of the Silt Trade Center recorded as Reception #  
775409