

**TOWN OF SILT
RESOLUTION NO. PZ- 5
SERIES OF 2023**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
APPROVING A VARIANCE FOR A ROOF PITCH OF 2:12 AT 396 TOBIANO
LANE, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF
COLORADO**

WHEREAS, Andres Gonzales-Olivio and Rocio Mendoza-Gutierrez submitted an application for a variance (“Application”) on or about July 17, 2023 requesting that they be approved for a 2:12 roof pitch; and

WHEREAS, Town Staff processed the application and forwarded the application as well as staff comments about the application and various memoranda to the Town Planning and Zoning Commission (“Commission”); and

WHEREAS, the commission reviewed and discussed the application at its regular meeting on September 5, 2023; and

WHEREAS, upon proper consideration there is a finding that it is reasonable to approve the proposed variance, as it doesn’t appear to have any significant negative impact to adjacent properties and is appropriate for the modern designed house that is being built.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO, THAT: the roof pitch variance for 396 Tobiano Lane, (Legal- Section: 11 Township: 6 Range: 92 Subdivision: PAINTED PASTURE SUB-DIV Lot: 50 (7500 SF+-)) within the Town of Silt, Colorado (“Town”) subject to the following conditions:

1. That the proposed single-family dwelling meets the architectural point standards, per Silt Municipal Code Section 17.43.030.
2. That the applicant provides a final HOA approval for the roof pitch design
3. That all representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
4. That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and inspection of the approved roof pitch.
5. That this approval is not for construction, but rather the exception of the roof pitch. Community Development will need to issue a permit before the installation or construction can occur.

Reception#: 992004
12/11/2023 11:23:48 AM Jacklyn K. Harmon
2 of 2 Rec Fee:\$18.00 Doc Fee:0.00 GARFIELD COUNTY CO

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

ATTEST:

TOWN OF SILT
Lindsey K Williams
Chair Lindsey Williams

Nicole Centeno
Community Development Manager, Nicole Centeno