

**TOWN OF SILT  
PLANNING AND ZONING COMMISSION AGENDA  
Wednesday, July 10, 2024 6:30 P.M.  
MUNICIPAL COUNCIL CHAMBERS  
HYBRID MEETING**

<b>ESTIMATED TIME</b>	<b>ELECTRONIC AGENDA ITEM</b>	<b>PUBLIC HEARING/ ACTION</b>	<b>ELECTRONIC LOCATION AND PRESENTOR</b>
	<b>Agenda</b>		<b>Tab A</b>
<b>6:30 5 min</b>	<b>Call to Order</b>		<b>Chair Williams</b>
	<b>Roll Call</b>		
	<b>Pledge of Allegiance</b>		
<b>6:35 5 min</b>	<b>Public Comments - Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code</b>		
<b>6:40 5 min</b>	<b>Consent agenda –</b>  1. Minutes of the June 4, 2024 Planning & Zoning Commission meeting	<b>Action Item</b>	<b>Tab B Chair Williams</b>
	<b>Conflicts of Interest</b>		
	<b>Agenda Changes</b>		
<b>6:45 5 min</b>	<b>Silt Jumbo Storage - 510 W Main St – Site Plan Amendment Continuation</b>	<b>Public Notice Action Item</b>	<b>Tab C Manager Centeno</b>
<b>6:50 15 min</b>	<b>1466 Stoney Ridge Dr - Fence Exception</b>	<b>Public Notice Action Item</b>	<b>Tab D Manager Centeno</b>
<b>7:05 20 min</b>	<b>765 Antler Point– Amended Plat and Building Envelope</b>	<b>Public Notice Action Item</b>	<b>Tab E Manager Centeno</b>
<b>7:25 20 min</b>	<b>Rislende - 54 County Road 311 – Site Plan Amendment</b>	<b>Public Notice Action Item</b>	<b>Tab F Manager Centeno</b>
<b>7:45 10 min</b>	<b>Planners Report</b>	<b>Update</b>	<b>Manager Centeno</b>
<b>7:55 5 min</b>	<b>Commissioner Comments</b>		
<b>8:00</b>	<b>Adjournment</b>		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, August 6, 2024, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. “Estimated Time” is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.



**TOWN OF SILT**  
**REGULAR PLANNING AND ZONING COMMISSION MEETING**  
**June 4, 2024 – 6:30 P.M.**  
**HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, June 4, 2024. The meeting was called to order at 6:30PM.

**Roll call**

**Present**

Chair Lindsey Williams  
Vice Chair Michael Bertaux  
Commissioner Eddie Aragon  
Commissioner Vanessa Westmoreland  
Commissioner Jennifer Stepisnik  
Alternate Dana Wood

**Absent**

Also present were Town Manager Mann, Attorney Sawyer and Community Development Manager Nicole Centeno.

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**Pledge of Allegiance**

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**Public Comment**

There was no public comment

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**. Consent Agenda**

1. Minutes of the May 7, 2024 Planning & Zoning Commission meeting.

Vice Chair Bertaux made a motion to approve the meeting minutes on the consent agenda, seconded by Commissioner Stepisnik. The motion to approve the consent agenda carried unanimously.

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**Conflicts of Interest**

There were no conflicts of interest noted.

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**Agenda Changes**

There were no proposed changes to the agenda.

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## Western Slope Veteran's Coalition

Manager Centeno introduced the project, which includes a submittal for a Planned Unit Development, as the proposal does not meet the R-2 Zone District requirements.

A few items of concern include:

- Minimum Unit Size
- Parking (Not enough, Stacked & Blocked)
- Vehicular & Pedestrian Access
- Private Easement, no Public Access, as Alleyway is encroached upon
- Shed / Accessory Dwelling are in front of the housing, code requires behind
- Future Uses (Condominium?)
- Park Land / Open Space
- Fire Separation & Fire Requirements
- Minimum 2 acres for PUD, which this application is less than 1 acre
- Site Plan to scale and missing dimensions
- Statement of Adverse Effects (Positive & Negative)
- Emergency Access

Manager Centeno clarified that the Planning and Zoning Commission is not the final decision-making body, as this is a PUD application, so the Commissioners will be a recommending body to the Board of Trustees.

The Silt Comprehensive Plan has this project location under the Neighbor Residential designation. This allows for medium to high density, however, this property in particular has challenges due to it being land locked with no public access, but rather a private easement with limited access. Town Staff explained that the Comprehensive Plan is a guiding document, but believes that individual parcels need to be evaluated, especially in the downtown area. Residential is compatible, however, the proposed density supersedes what is existing withing adjacent properties.

Staff then further discussed access and defined alley, per the Silt Municipal Code, as being accepted as a secondary means of ingress and egress, not primary. The encroachments were also discussed.

Manager Centeno then went into more detail on concerns with Emergency Access as well as additional health and safety concerns.

Utility access was also discussed, with clarification on dedications.

Town Staff made the below conclusion:

*Staff appreciates the Veteran's Coalition and all of the work that they do. This project is needed and very admirable, however, we do not believe this location is a viable option for the proposed use, or requested zoning changes and variances.*

*Town Staff recommends denial of the application for Sketch Plan and PUD, based on the Silt Municipal Code as well as health and safety concerns, as stated in this report and below:*



1. *16.12.010 A – The site does not “contain sufficient total area in relation to the intended use . . . to permit effective application of planning principals.” The site is constrained by floodplain and drainage limitations. The site lacks adequate space for parking in conformance with Town code in terms of total number of spaces, stacking of parking spaces, and availability of visitor parking. The site does not contain adequate space for proper circulation of vehicles creating risks for access by emergency responders and ability to evacuate residents in event of an emergency. 16.12.030 C. and F. Finally, the site lacks adequate space for functional open space as required for approval of a PUD. 16.12.030 D.*
2. *16.12.010 B- The proposed plan exceeds “slight to moderate deviation from the Town’s general zoning code.” The proposed plan requires drastic deviations from the zoning code in the form of parking.*

TYPE OF REGULATION	Current R-2 Zoning Allowances	Proposed with PUD
Lot area (minimum square feet)	5000	No Minimum- Lot is 30,492
Lot area/unit (minimum sf)	2500	2,178
Maximum lot coverage (%), not including solar devices	60	Drawings are not to scale. Unable to accurately determine, until revised site plan is submitted with measurements to scale.
Minimum unit size (square feet)	1000	10 units @ 364 Sq. Ft. 2 units @ 1,064 Sq. Ft. 1 unit @ 936 Sq. Ft. 1 unit @ 1,070 Sq. Ft. 1 Garage @ 372 Sq. Ft. Storage @ 500 Sq. Ft.
Parking Requirements	2 spaces per dwelling unit, no stacked parking	1 space per dwelling unit and stacked parking
Vehicular and Pedestrian Access	22’ road width, for 2- way traffic and 6’ pedestrian sidewalk	20’ road width and 6’ sidewalk. Access is limited to the 20’ access easement and possibly part of an encroached alleyway. A survey is needed to determine actual width of access options.

3. *The proposed PUD will not “have an appropriate relationship to the surrounding area, with adverse effects on surrounding zone districts” 16.12.030 A. The lack of adequate parking will have this spill onto public roads in surrounding neighborhoods.*



4. *The site is less than 2 acres which is the Code minimum for a PUD, except under exceptional circumstances. 16.12.030 I.*
5. *17.52.030- The applicant has not demonstrated adequate access and circulation from the public road to the building/parking area for residents, emergency vehicles and pedestrians.*

*The Planning and Zoning Commission will be a recommending body for the Board of Trustees.*

*The Town has made other introductions, for possible locations that this project could be developed. A partnership with the Veteran's Coalition is a top priority and the Town will continue to work with the Veteran's Coalition to look for viable alternative locations.*

Manager Centeno clarified that this recommendation is not a question of the cause, but rather a health and safety recommendation based on the proposed location.

Attorney Sawyer then redirected the Commissioners to look at 16.12.030, on pages 6 and 7 of the staff report. He stated the these are the criteria in which the PUD proposal needs to meet, in order to qualify. The code is specific to say "shall", and asked the Commissioners keep that in mind when evaluating this project.

The applicant's representatives, John Kuersten and Marc Hogan, then gave an overview of their proposed project. Mr. Kuersten stated that we have between 18-20 unhoused veterans from Glenwood to Parachute. He then explained how the housing authority and VASH functions.

Mr. Hogan then discussed changes that had been made and spoke about the location being central, as well as amenities. Mr. Hogan did not think that additional parking spaces would be needed, as they were promoting pedestrian access and use. He then explained that the color scheme would be red, white & blue.

Mr. Kuersten then explained that in order to provide affordable housing, the housing needs to be less square footage.

Chair Williams opened the Public Hearing at 7:29pm, after she explained how the public comment was to take place.

### **Public Comments:**

#### Eli Evans- 943 Grand Avenue

Eli stated that we have these codes and regulations for a reason and this proposal clearly doesn't meet what is required. He wishes this project all the best, but at a location that better suited for their proposal.



Trey Pruitt- 220 N. 9<sup>th</sup> Street

Trey discussed how he is a veteran and that he thinks this is a noble project, but that this is not the right location. He is concerned about parking, access and people not being local having the same values.

Natalie Hert- Previous Owner of 220 N. 9<sup>th</sup> Street

Natalie thanked everyone for their service and said this is an honorable project, but that this parcel is not the right location. She stated that access is an issue.

Lisa Orosz- 130 N. 9<sup>th</sup> Street (Mother of Greg Orosz, who lost his voice, so she spoke for him)

Lisa stated that the majority of her family either serve or have served, so this project is admirable, but needs to be in a more viable location. She has concern over access, especially EMS, as she's been evacuation out of her house for fire three times and knows how congested the access can get.

Natalie Blanch- No Address Provided

Natalie stated that she always thought that the Military Veteran's were cared for, for life, but unfortunately, they are not. She asked when it's appropriate for change, such as PUD requirements and tiny home allowances. Natalie also asked if people could work to bring this project to a yes.

Becky Rippy- P.O. Box 894 New Castle

Becky works with Catholic Charities and works to house homeless people. She stated than there is a need for a project, such as this and wanted to show support.

Glen Ratter- Gamba Drive Glenwood Springs

Glen supports the project and thins veterans are an asset to any community and asks that the Town support the project.

Matt Spidel- No Address Provided

Matt is the owner of Jimmy Johns and Chair of the Work Force Housing in Glenwood. He is supportive of the armed forces and hearing more about this project.

Debbie Wilde- No Address Provided



Debbie feels as if the applicant can make this project success. She requested that the Town consider the project and thanked Trustee Hanrahan for his work on the withdraw center.

Public Comment closed on 7:46.

Mr. Kuersten then clarified that the easement is utility and access. He also stated that individual meters were not a deal breaker. He then specified that all of the veterans were to be local, tri-county.

Commissioner Stepisnik asked for clarification on how many have vehicles the current applicants have. Mr. Kuersten stated that very few have vehicles. She then asked if the applicant was accepting of installing sprinklers and the applicant said they weren't opposed to it.

Commissioner Aragon then inquired about lighting and stated his concerns about egress. Mr. Hogan stated that he would add lighting, ran by photocell, to control the footprint and timing. Commissioner Aragon then asked about ADA compliance and snow removal. He asked about how the applicant was going to account for snow storage in particular. Mr. Hogan stated that he was going to provide a snow storage plan. Commissioner Aragon stated that snow can't be stored dead ended or use required parking. Mr. Kuersten stated that they would likely need to haul it out.

Mr. Hogan then stated that he could add parking spaces in that was a request. He stated that the PUD was specific to what they needed. Commissioner Aragon then stated that the regulations allow visitors, so what about that parking? The applicants stated that they would work on that.

Commissioner Aragon stated that the health and safety had to come first and that there's a liability of the Commission to make the best decision for everyone in the community.

Chair Williams then inquired about the request from CRFR to allow for a wider radius to turn around. Mr. Kuersten then stated that they would change it to what was requested.

Vice-Chair Bertaux then inquired about whether the applicant would need to re-apply, if they changed their proposal to include the changes discussed. Attorney Sawyer then clarified that the applicant could request a continuance. Vice-Chair Bertaux then stated that his main priority is safety and emergency access. He hoped to see them ask for a continuation.

Commissioner Aragon then asked where the septic is coming from. Manager Centeno then showed on the map where the existing manhole was.

Alternate Wood appreciates the thoughtfulness given to this project and the community for their comments. She would like to continue a conversation about this project.

Commissioner Westmoreland asked if there was going to be a restriction on how large a family can be in the single-family designs. Mr. Hogan and Mr. Kuersten said that the limit would likely be 3 occupants. She asked about a family with a child that was 16 or older being able to have a car. The applicant stated that there would be a restriction.



Chair Williams re-iterated that the meeting at hand was to determine whether the application qualified for the requested PUD. She also echoed her fellow commissioners concerns with access, parking and qualifying factors.

Commissioner Wood then clarified if a family would qualify to live in a smaller unit and the applicant stated that the smaller units were for single occupants only.

The applicants then asked for a continuation.

Vice-Chair Bertaux made a motion to continue the Public Hearing to August 6, 2024 agenda, stating that he wanted to see the future better addressed and covenants be added.

Seconded by Commissioner Stepisnik and passed unanimously.

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### **Affordable Housing**

Manager Centeno explained that on May 28<sup>th</sup> the Board of Trustees were presented with an Affordable Housing chart and timeline. This includes Community Outreach, Comprehensive Plan Update as well as the re-write of Titles 16 and 17 of the Silt Municipal Code.

The Town received a DOLA housing grant, to help with the costs of the housing needs assessment.

As it relates to the topic at hand, the Board of Trustees has requested feedback from the Planning and Zoning Commission.

Commissioner Bertaux asked if the Town had land, as he would like to see employee housing.

Commissioner Stepisnik would like to see deed restricted housing and steer away from rentals.

Commissioner Wood wanted to ensure that the community engagement piece include an interpreter and the release to include bi-lingual written communications.

Manager Mann stated that this effort was going to be broad based. There's no single solution, but rather a combination.

Commissioner Bertaux suggested the Northwest Colorado of Governments, as they've compiled data and been working on this. Commissioner Williams mentioned that Alternate Wood works for Northwest Colorado of Government and suggested utilizing her knowledge. Commissioner Wood said that she would pass information along.

Commissioner Westmoreland inquired about AMI and Manager Mann explained that this endeavor will include a variety of AMI's.

Commissioner Stepisnik stated that HUD housing is different than modular homes, and that HUD is difficult to insure.



Manager Mann explained that a bigger hurdle is where to temporarily put displaced families, while we help to upgrade their housing situation.

Commissioner Stepisnik said that in her line of work, she's seeing more multi-generational homes.

Manager Centeno thanked the Commissioners for their feedback and stated that staff would ensure their feedback made it the Trustees.

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### **Special Committee**

Manager Centeno then introduced the Special Purpose Committee and Parks, Rec and Culture Committee. It was explained that the Town is looking to bring more perspective, by adding a commissioner to each of the committees.

Commissioner Westmoreland asked about time commitments. Manager Centeno explained that the Park, Rec and Culture Committee is well established that they the time commitment would be unlikely to exceed one meeting a month. The Special Purpose Committee on the other hand would entail a minimum of two meetings a month.

Chair Williams inquired about pay and Manager Mann said that staff would take the request of pay for committees to the Trustees.

Chair Williams asked the commissioners who would be interested the Special Purpose Committee, Alternate Wood and Vice Chair Bertaux both showed interest.

Manager Mann stated that he wouldn't be opposed to having both Vice Chair Bertaux and Alternate Wood on the Special Purpose Committee.

Chair Willams then threw her name in the hat for the Parks, Rec and Culture Committee.

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### **Planner update**

Manager Centeno stated that given the time and that there was nothing super time sensitive requiring an update, she would not give a report but rather be available to answer commissioner questions.

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### **Commissioner Comments**

Vice-Chair Bertaux inquired about the 511 N. 5<sup>th</sup> Street subdivision. Manager Centeno explained that the lot sold and that the new owner has yet to inquire about continuing the project.

Bertaux then asked about Family Dollar's red-tag. Centeno explained a few of the hiccups and was hopeful of them opening soon!



Vice-Chair then asked about Maverick. Manager Centeno said that Maverick bought out Kum & Go. They are re-branding.

Chair Williams asked about the stop work order for Silt Jumbo Storage. Manager Centeno gave a brief update on this project, then read the upcoming agenda to the commissioners and clarified a few more project.

Manager gave a quick update on events as well.

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### **Adjournment**

Vice Chair Bertaux made a motion to adjourn the meeting; seconded by Commissioner Stepisnik. The meeting adjourned at 8:48 PM.

Respectfully submitted,

Approved by the Planning Commission

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Nicole Centeno  
Community Development Manager

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Lindsey Williams  
Chair





## Community Development Department

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### MEMORANDUM

**TO:** Planning & Zoning Commissioners  
**FROM:** Nicole Centeno, Community Development Manager  
**DATE:** July 10, 2024  
**RE:** Silt Jumbo Storage Site Plan Amendment

Town Staff has made the determination that continuing the Public Notice for Silt Jumbo Storage is the best option, as the application is missing significant documents. The applicant is also out of Town and it is always best to have the applicant attend the meeting to answer questions that may arise.

On behalf of the applicant and Town Staff, we respectfully ask the Commissioners to continue this Public Noticed application to a future agenda, taking place in either August or September, whichever has more space available.

Given that this is a Public Notice Action Item, the Planning and Zoning Commissioners will need to make a motion and vote to continue this agenda item.

**Recommended Motion: I move to approve the continuation of the Silt Jumbo Storage Site Plan Amendment from the July 10, 2024 agenda to either August 6, 2024 or September 3, 2024, whichever is determined to have adequate space on the agenda.**



**TOWN OF SILT  
PLANNING COMMISSION STAFF REPORT**

Meeting Date: July 10, 2024

**PUBLIC HEARING ACTION ITEM - FENCE EXCEPTION**

<b>Applicant:</b>	Erin Sanders
<b>Request:</b>	Fence Exception
<b>Physical Address:</b>	1466 Stoney Ridge Drive
<b>Legal Description:</b>	Section: 3 Township: 6 Range: 92 Subdivision: STONEY RIDGE PUD Lot: 52
<b>Property Owner:</b>	Erin Sanders & Valerie Williams 1466 Stoney Ridge Drive Silt, CO 81652
<b>Date Submitted:</b>	June 6, 2024
<b>Zone District:</b>	RES-PUD
<b>Proposed Zoning:</b>	No change is requested.
<b>Public Notice:</b>	Public Notice Satisfied
<b>Code Allowance:</b>	The Silt Municipal Code allows for a fence adjacent to a street to be 42” at the property line or 48”, five foot off of the property line.
<b>Applicant’s Request:</b>	Three-tiered cedar fence, starting with the first 16-foot-long panel at 6 foot in height, then second 16-foot-long panel at 5 foot in height, then the third and final 16-foot-long panel at 4 foot in height.
<b>Lot Size:</b>	8,351 square feet



## Vicinity Map:



## Pertinent Silt Municipal Code Sections

- **15.24.040 - Heights of fences, retaining walls or screening devices in all residential districts.**

Except as otherwise provided for in this code, the maximum height of fences, retaining walls, or screening devices, or combination thereof, shall be as follows in all residential zone districts:

- A. Forty-two inches on the property line or 48 inches at a minimum five-foot setback, from the property line in any yard adjoining a public street;
- B. Forty-two inches on the property line or 48 inches at a minimum 5-foot setback for any portion of side yard or rear yard fence that extends into the setback adjoining a public street;
- C. Six feet in rear yards and side yards, where these areas do not adjoin a public street;



D. The height of fences, retaining wall, or screening devices shall be measured from the top of the curb of the adjoining street or the top of the crown of the adjoining street or alley where no curb exists;

E. If the elevation of the yard is above or below the elevation of the street, the maximum height of a fence in that yard shall be six feet, except as otherwise stated for yards that adjoin public streets and alleys;

F. No property owner may artificially lower or raise his lot, by cutting, filling or other means, in order to avoid the provisions of this section.

(Ord. No. 5-2023, § 1(Exh. A), 5-22-2023)

- **15.24.060 - Exceptions—Special review.**

A. Any person may apply to the planning and zoning commission for an exception to the provisions of Section 15.13, regarding type, size, height, and location of fences, retaining walls and screening devices. Additionally, an applicant may appeal a decision or interpretation made by the town administrator or designee regarding the provisions of the aforementioned sections.

B. An exception may be granted if the fence, retaining wall or screening device will result in a harmonious addition to the community, otherwise complies with this chapter, and is consistent with the following guidelines:

1. Fence, retaining wall or screening device height shall be limited to the lowest possible height in order to achieve the intended result, and in no case shall residential fences exceed six feet in height;

2. Fence, retaining wall or screening device shall not negatively detract from the adjacent properties or the surrounding visual corridors;

3. Fence, retaining wall or screening device shall be designed to accommodate the existing topography of the site;

4. Fence, retaining wall or screening device shall be located completely within the applicant's property;

5. Fence, retaining wall or screening device shall not create a hazard to pedestrian traffic, vehicular traffic, or any use of a public property, including, but not limited to, pedestrian, access and drainage easements.



C. An applicant requesting a fence exception shall submit to the town a complete fence permit application on a form provided by the town, and a statement by the applicant detailing the type of exception requested, for consideration by the planning and zoning commission in a regularly scheduled meeting.

1. The applicant for a fence exception shall submit to the town a fee equal to the fence permit fee, as established by the board annually or more often as necessary;
2. Submittals shall be in conformance with this chapter;
3. Applicant shall publicly notice the fence exception in a manner of a zoning variance, per this code.

D. Appeal to Commission's Decision—Process. Any person aggrieved of a decision by the planning and zoning commission regarding a fence exception may appeal to the board of trustees within one month of the commission's fence exception decision, for consideration at a regularly scheduled meeting.

1. The applicant for a fence exception appeal shall submit to the town a statement as to the reason for the appeal, and any other item as requested by the town in order for the town to review the appeal;
2. The applicant for a fence exception appeal shall submit to the town a fee equal to the fence permit fee, as established by the board annually, or more often as necessary;
3. Applicant shall publicly notice the fence exception appeal in a manner of a zoning variance, per this code;
4. The board shall review the fence exception appeal at the first available regularly scheduled meeting following the commission's decision;
5. The board, in its sole and final discretion, shall affirm the commission's decision, deny the commission's decision, or affirm the commission's decision with additional conditions.

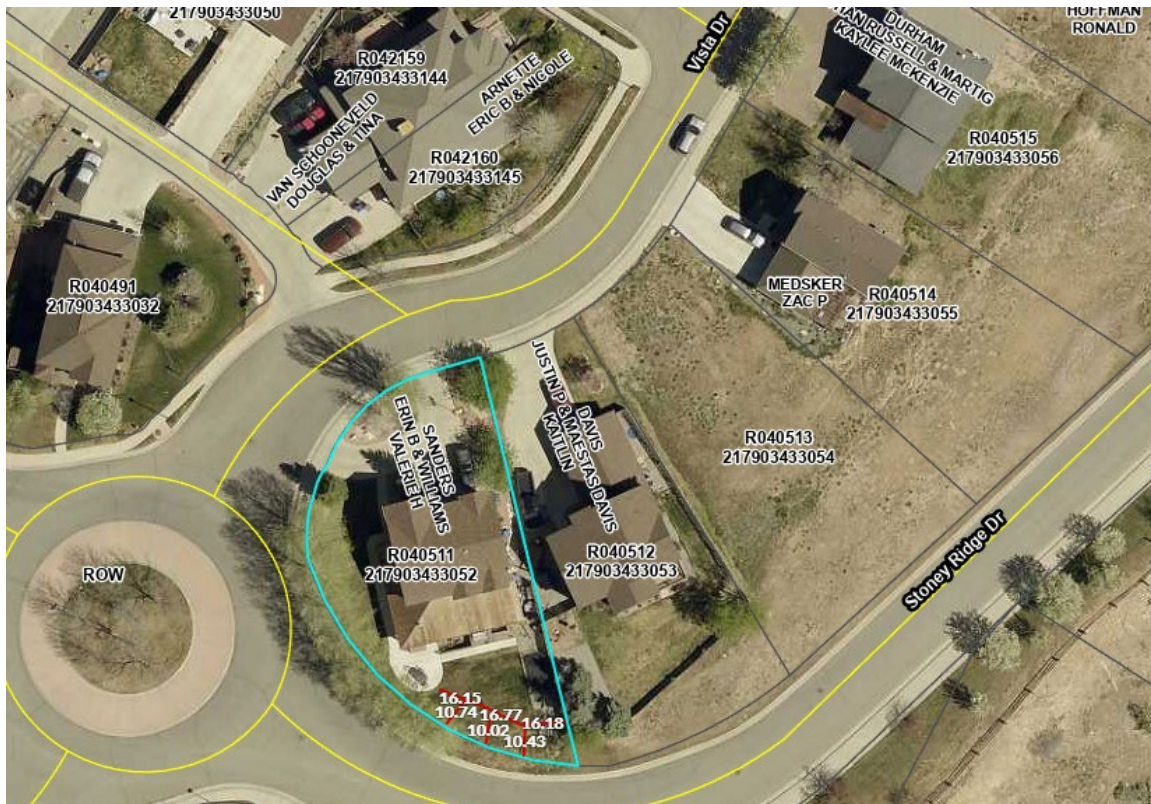
(Ord. No. 5-2023, § 1(Exh. A), 5-22-2023)



## Staff Comments

The applicant has requested to install a three-tiered cedar fence, along the south side of their property. The distance from the road removes the visual obstructions that the height requirements, in the Silt Municipal Code, are intended to protect against.

The proposed fence will have three 16-foot-long sections, with the six-foot-tall section starting at the south east corner of the property, then the next section would tier down to five feet, then the last section would be four foot in height.



The property to the east of this parcel has an existing 6-foot-tall fence that the applicant would be aligning the start of their fence with. Town Staff concluded that this request would not negatively impact or detract from adjacent properties or the surrounding area.

The Silt Municipal Code allows for a fence exception, which is a Public Noticed exception request, with the Planning and Zoning Commission being the decision-making body.

Overall, the request for fencing privacy seems to be appropriate and harmonious with the proposed location. It also allows for a barrier to provide protection to the flow of traffic,



as normal backyard activities could entail a ball being kicked across the yard and into the street, without fence.

### **Planner Recommendations**

Staff recommends approval of the Sanders Fence Exception, with the following conditions:

- 1) That the proposed fence meets all applicable criteria in the Silt Municipal Code Chapter 15.24, excluding the height exception approval.
- 2) That the proposed fence be located entirely on the applicant's property; but not installed in designated/recorded easements.
- 3) That the fence exception is limited to the exact request as depicted in the applicant's submitted photograph/site plan.
- 4) 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.
- 5) That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and inspection of the approved fence.
- 6) That this approval is not for construction, but rather the exception of the height and location. Community Development will need to issue a permit before the installation of fence can occur.
- 7) That all future fencing proposals will require a permit and fence exception, if required.

**Recommended Motion: I move to approve the proposed fence exception at 1466 Stoney Ridge Drive, with the conditions noted in the staff report and spoken during this Public Hearing. I also move to approve Resolution NO. PZ-7, Series of 2024.**



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

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION  
APPROVING THE SANDERS FENCE EXCEPTION AT 1466 STONEY RIDGE  
DRIVE, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF  
COLORADO**

**WHEREAS**, The Town of Silt (“Application”) submitted an application for a fence exception on or about June 6, 2024, requesting to receive an approval for a fence built out of compliance of the approved site plan and Silt Municipal Code; and

**WHEREAS**, Legal Description reads Section: 3 Township: 6 Range: 92  
Subdivision: STONEY RIDGE PUD Lot: 52

**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 July 10, 2024; and

**WHEREAS**, upon proper consideration there is a finding that it is reasonable to approve the proposed application, as it doesn’t appear to have any significant negative impact to adjacent properties.

**NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO, THAT:** the Fence Exception at 1466 Stoney Ridge Drive, within the Town of Silt, Colorado (“Town”) subject to the following conditions:

- 1) That the proposed fence meets all applicable criteria in the Silt Municipal Code Chapter 15.24, excluding the height exception approval.
- 2) That the proposed fence be located entirely on the applicant’s property; but not installed in designated/recorded easements.
- 3) That the fence exception is limited to the exact request as depicted in the applicant’s submitted photograph/site plan.
- 4) 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.



- 5) That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and inspection of the approved fence.
- 6) That this approval is not for construction, but rather the exception of the height and location. Community Development will need to issue a permit before the installation of fence can occur.
- 7) That all future fencing proposals will require a permit and fence exception, if required.

**INTRODUCED, READ AND APPROVED** at a regular meeting of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 10th day of July, 2024.

ATTEST:

TOWN OF SILT

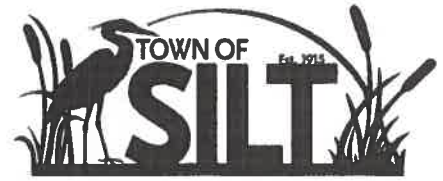
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Chair Lindsey Williams

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Community Development Manager, Nicole Centeno





## Land Use Application Form

<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Re-Subdivision Final Plan
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Zoning or Rezoning	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Annexation & Development Agreement
<input type="checkbox"/> Zoning Variance	<input checked="" type="checkbox"/> Other: <u>FENCE EXCEPTION</u>	

**Project Name:** ERIN SANDERS - 1466 STONEY RIDGE DR. - FENCE VARIANCE / EXCEPTION

**Project Description / Property Information:**

Address: 1466 STONEY RIDGE DR. SILT CO 81652 Parcel ID Number: \_\_\_\_\_

Legal Description (*attach additional sheets if necessary*): \_\_\_\_\_

Access to Property: \_\_\_\_\_

Acreage or Square Footage: \_\_\_\_\_ Existing Land Use Designation: \_\_\_\_\_

Proposed Land Use Designation: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Proposed Use / Intensity of Use: \_\_\_\_\_

**Submittal Requirements:**

- Initially, a completed application with original signatures and four copies shall be submitted to the department for review. The application shall include four sets of 24" x 36" plans, plats and other appropriate drawings. Application must also be submitted in electronic format (MS Word).
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted ten (10) days before the public hearing.
- All documents submitted for public hearing shall be hole-punched, collated and paper-clipped (no staples). All plans, plats or drawings shall be folded to 8 1/2" x 11" and inserted into the collated application. Each individual application shall be banded together and ready for public distribution.

<b>STAFF USE ONLY</b>	
Pre-app conference: _____ (date)	Application received: _____ (date)
Application complete: _____ (date)	File Number: _____
Fees: _____	Referrals Sent: _____ (date)
Deposits: _____	PZC approval: _____ (date)
Paid: _____ (date)	BOT approval: _____ (date)

RECEIVED JUN 08 2024



**Project Team Information** (fill in all that apply) (add additional sheets of needed):

**Property Owner(s):** Name: ERIN SANDERS VALERIE WILLIAMS Phone: (607) 423-1287  
Company: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: 1466 STONEY RIDGE DR. SILT CO 81652  
**Authorized Rep.:** Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_  
**Engineer/Designer:** Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company: \_\_\_\_\_ Fax: \_\_\_\_\_  
Address: \_\_\_\_\_  
**Billable Party:** Owner \_\_\_\_\_ Representative \_\_\_\_\_ Engineer \_\_\_\_\_

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all engineering, surveying and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

ERIN SANDERS § \_\_\_\_\_  
Name (printed)

1466 STONEY RIDGE DR. SILT CO 81652  
Address

(607) 423-1287 N/A  
Phone Fax

[Signature]  
Signature

\_\_\_\_\_  
Type of Identification

**NICOLE CENTENO**  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20204007103  
My Commission Expires 2/19/2028

[Signature] 2-19-20

**Disclosure of Property Ownership**

- ☒ If owner is an individual, indicate name exactly as it appears on the deed.  
\_\_\_\_\_ If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.  
\_\_\_\_\_ If owner is a land trust, name beneficiaries on a separate page.  
\_\_\_\_\_ If applicant is a lessee, indicate the owner(s) on a separate page.  
\_\_\_\_\_ If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.

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# Town of Silt Community Development

231 N. 7<sup>th</sup> Street, Silt Colorado 81652; (970)876-2353 ext. 108



## LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: ERIN SANDERS Date: 6/6/24

Location of Property: 1466 STONEY RIDGE DR. SILT CO 81652

Land Use Request: FENCE EXCEPTION

Please answer the following questions to the best of your ability. Attach additional pages as needed.

1. Is your request compatible with the Silt Municipal Code? Yes/No
2. Is your request compatible with the Silt Comprehensive Plan? Yes/No

If not, how is your request useful to the Town of Silt?

3. Explain how your request is compatible with the immediate area surrounding the site. AESTHETICALLY TIES IN WITH NEIGHBOR'S EXISTING FENCE WITH GRADUAL DECREASE TO 48" HEIGHT FOLLOWING NATURAL SLOPE OF PROPERTY,
4. How is your request desirable for the Town of Silt?  
WITH INC. IN TRAFFIC ON STONEY RIDGE, PROVIDES PROTECTION TO DRIVERS FROM VARIOUS ACTIVITIES (BALLS, ETC.)
5. Detail any real or possible environmental, town service, or other impacts your request may have.  
NONE



6. Are there or have there ever been any landfills on any part of the property included in your request? Yes/ No

7. Please mark all the concerns or impacts listed below which apply to your request and give a brief statement about how you have addressed them.

- a. \_\_\_\_\_ traffic
- b. \_\_\_\_\_ town services (water, sewer, etc.)
- c. \_\_\_\_\_ signage
- d. \_\_\_\_\_ open space
- e. \_\_\_\_\_ schools
- f. \_\_\_\_\_ emergency services (police, fire, medical)
- g. \_\_\_\_\_ other utilities (electrical, etc.)
- h. \_\_\_\_\_ other (pollution, etc.)

Please list any other items or information which you feel would be of help in assessing your application.



Property Owner Affidavit

I/We, ERIN SANDERS AND VALERIE WILLIAMS, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

ERIN SANDERS

Name (printed)

1466 STONEY RIDGE DR.

SILT CO 81652

Address

(607) 423-1287

Phone

N/A

Fax

Signature

CODL

Type of Identification

County of Garfield

State of Colorado

Sworn to and subscribed before me this 6<sup>th</sup> day of June, 2024  
(fill in day) (fill in month) (fill in year)

By Erin Sanders, Valerie Williams  
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: November 13, 2027

VALERIE WILLIAMS

Name (printed)

1466 STONEY RIDGE DR.

SILT CO 81652

Address

(607) 423-3197

Phone

N/A

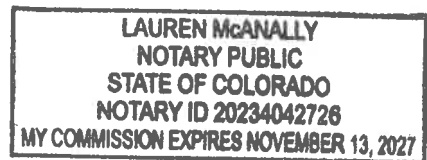
Fax

Signature

Valerie Williams

ss.

(seal)



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Authorized Representative

I/We further permit \_\_\_\_\_ to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

ERIN SANDERS

Name (printed)

1466 STONEY RIDGE DR.

SILT CO 81657

Address

(607) 423-1287

Phone

N/A

Fax

Signature

COOL

Type of Identification

County of Garfield )

State of colorado )

ss.

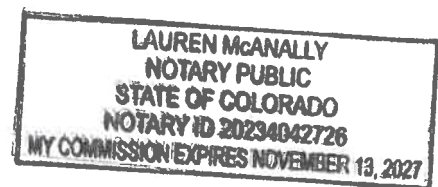
Sworn to and subscribed before me this 6th day of June, 2024.  
(fill in day) (fill in month) (fill in year)

By Erin Sanders  
(name printed)

Witness my hand and official seal.

Lauren McNally  
Notary Public

My Commission expires: November 13, 2027



RECEIVED JUN 06 2024



## TOWN OF SILT, PROOF OF PUBLIC NOTICE AND CERTIFICATE OF MAILING

Project: \_\_\_\_\_

I HEREBY AFFIRM THAT Public Notice requirements of the Silt Municipal Code have been met for the Public Hearing before the Silt Planning & Zoning Commission/Board of Trustees to be held on \_\_\_\_\_, 200\_\_.

In addition, I hereby affirm that on \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, I mailed first class, certified return receipt, a true copy of the attached Public Notice by placing the same postage prepaid in the United States Mail at \_\_\_\_\_, Colorado, addressed to those property owners on the attached list.

Attached are:

1. Certificate(s) of Mailing (green cards and return receipts)
2. Proof of publication from a newspaper of general circulation within the Town showing that prior to the meeting, the Public Notice was advertised as required per Silt Municipal Code.
3. List of names and mailing addresses of all surrounding property owners within 200 feet of subject property.

ERIN SANDERS  
Name of Applicant (printed)

[Signature]  
Signature of Applicant

6/4/2024  
Date

County of \_\_\_\_\_ )  
State of \_\_\_\_\_ )

ss.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ .  
(fill in day) (fill in month) (fill in year)

By \_\_\_\_\_  
Name (printed)

Witness my hand and official seal.

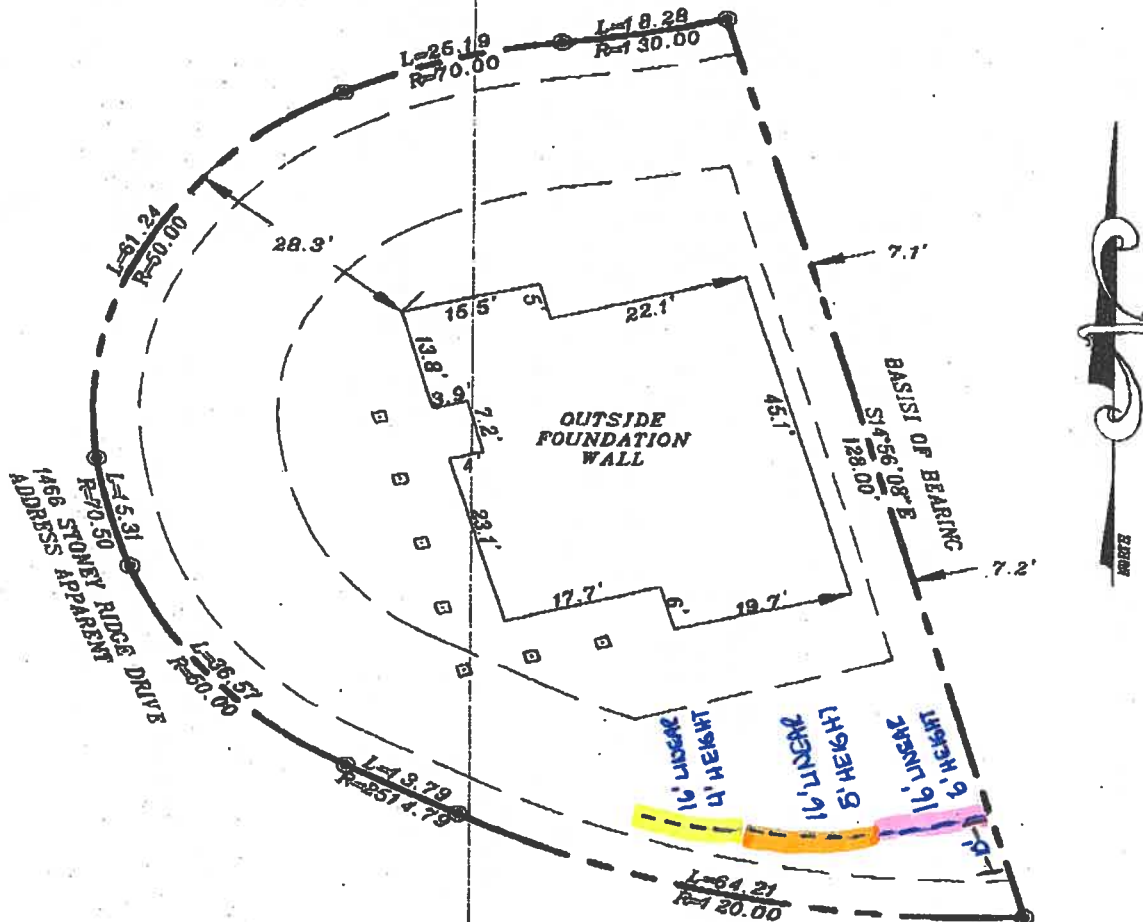
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

RECEIVED JUN 06 2024



# FOUNDATION LOCATION CERTIFICATE



## PROPERTY DESCRIPTION

LOT 62,  
STONEY RIDGE P.U.D.  
ACCORDING TO THE PLAT RECORDED JUNE 4, 2003 AS  
RECEPTION NO. 628670.

COUNTY OF GARFIELD  
STATE OF COLORADO

⊙ - indicates found rebar and cap unless  
otherwise noted

I HEREBY CERTIFY THAT THIS FOUNDATION LOCATION CERTIFICATE WAS PREPARED FOR SEE \* BELOW, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 02/21/07 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, AS NOTED.

TITLE COMMITMENT PROVIDED BY: OLD REPUBLIC NATIONAL LIFE AND ACCIDENT INSURANCE COMPANY  
ORDER # CW249852

\* STEVE E. ADDIE AND HOPE A. ADDIE

BY

BRUCE A. STEINWANDER P.L.S. 31944

DATE

02/21/07

PROJ

60180

JOB NO 60160-FLC

THE SEXTON SURVEY CO  
128 WEST 3RD STREET  
RIFLE CO. 81650  
970-625-3711 970-945-4700

RECEIVED JUN 06 2024

RECEIVED FEB 27 2007



# Town of Silt Community Development

231 N. 7<sup>th</sup> Street, Silt Colorado 81652; (970)876-2353 ext. 108



## SPECIAL USE PERMIT SUBMITTAL CHECKLIST

Special Use Permit means a permit for a use that is not appropriate generally or without restriction throughout a zone district but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.

**Submittal Documents:** An applicant shall submit the following for consideration of a special use permit:

1. ☒ **Letter of Intent** – a brief written description of the proposed zoning and/or development signed by the applicant and including answers to the following questions:
  - a) ☒ Explain the request and the reason for the request;
  - b) ☒ Explain how the request meets the intent of the Silt Municipal Code and the Silt Comprehensive Plan;
  - c) ☒ Explain how the request is compatible with the immediate are surrounding the subject site;
  - d) ☒ Explain how the request is desirable for the Town of Silt;
  - e) ☒ Explain the need for this special use;
  - f) ☒ Explain how this use promotes the best use of the land for the town;
  - g) ☒ Detail any real or possible environmental impacts your request may have.
2. ☐ **List of 200' Property Owners** – Names and addresses of all property owners within 200 feet of the subject property;
3. ☒ **Proof of Property Ownership** – deed or deed of trust;
4. ☒ **Land Use Activity Impact Statement** – form provided by the Town;
5. ☒ **Site Location Map** – Must show subject property, adjacent streets and rights-of way, adjoining property lines, north arrow (at a reasonable scale as determined by Town staff), on 8 ½" x 11", 8 ½" x 14", or 11" x 17" depending on scale. Location map must show where the special use will be located on the property;
6. ☐ **Development Plan** – Must show existing and proposed improvements; ?
7. ☐ **Application Fee** - ~~\$250~~ \$ 70

**The applicant or representative must be present at public hearing/meeting at which the proposal is scheduled.**



## **Applicable Code Sections**

### **17.78.030 Review criteria.**

*Criteria for review of special use applications are:*

- A. Compliance of the application with this code;*
- B. Compatibility of the proposal with the character of the surrounding area;*
- C. Desirability and need for the proposed use;*
- D. Encouragement of the most appropriate use of land throughout the town;*
- E. Potential for adverse environmental influences that might result from the proposed use;*
- F. Compatibility of the proposed use with the comprehensive plan; and*
- G. Adequate provision for ingress and egress of vehicular and other traffic; parking, servicing and loading/unloading; refuse and service areas; utilities; screening and buffering; signage; yards and open space; and any other items determined necessary or appropriate by the board.*

### **17.78.040 Application – Public hearing – Enforceability.**

*A. An applicant desiring a special use permit shall submit a written application on a form supplied by the town, as well as a two hundred and fifty dollar fee. The application shall address all review criteria. The town administration shall review the application and refer the same, with recommendations, to the planning and zoning commission. The planning and zoning commission shall consider the application at a regular meeting. The planning and zoning commission shall cause the application to be referred to the board, with the town administration's recommendations and the recommendations of the planning and zoning commission.*

*B. A public hearing shall be held by the board after notifying the adjoining property owners of the subject property and after posting notice of such hearing at least fifteen days prior to such hearing in a public place in the community.*

*C. Following the hearing, the board shall issue its decision on the application. The board may approve, approve with conditions or deny the application. On any approval of a special use permit, the board may impose terms, condition, limitations, restrictions and requirements, as the board deems necessary, advisable or convenient. With any such grant, the board shall include specific provisions to assure the town's enforceability of the special use permit provisions and the applicant's continuing compliance with all of its terms, conditions, limitations, restrictions and requirements.*

*D. The applicant for special use permit or any other action under this chapter shall be responsible for all fees and charges incurred by the town in connection with such application, including, but not limited to, legal fees, planning fees, engineering fees, and filing or recording fees. In addition, the applicant shall submit a fifteen percent administrative fee based on the total of all consultant charges for the review of the special use permit application.*



June 6, 2024

Town of Silt  
Planning and Zoning  
231 N. 7th Street  
PO Box 70  
Silt, CO 81652

To Whom It May Concern:

The purpose of this letter is to formally request a fence exemption for a road facing fence greater than 48" at the property located at 1466 Stoney Ridge Drive. As the site plan included in our initial application shows, the road frontage on our property consists of a full 180 degrees or more. We are requesting exemption for a small 32 linear foot section (of what would be considered the back of our house) to allow for some privacy on a portion of our property as well as for the safety of our family and our guests.

We would like to connect a 16 linear foot section of 6' high fence to the 6' fence of the neighboring property. The fence height would then be reduced to 5' in height for an additional 16 linear feet. The remaining fence (approx. 16 linear feet) would be at the max. 48" height. After careful consideration with our landscape architect and consultation with the Town, this ties in with the natural slope of our property and would be the most aesthetically pleasing option from both a roadside perspective from our property. It would provide some privacy for our family while gradually transitioning from the backyard visual on Stoney Ridge to the more open front yard of our home and surrounding properties. The fence would be built by a contractor licensed with the Town and insured, and regular upkeep and maintenance kept.

We do not believe that fencing this portion of our property presents any safety issues as there was previously a natural barrier (large rocks, trees, etc.) which have since been removed. Both the previous natural barrier and removal were approved and permitted by the Town. In fact, given the increase in traffic on Stoney Ridge, a barrier between our activities and traffic is prudent for safety for both.

The request is neither desirable nor undesirable to the Town as it has relatively no impact to its' constituents. Likewise, there is no impact to the use of the land for us, the homeowners, nor is there to the Town or its' constituents. There will be no impact to the environment with the install of approx. 32 linear feet of fence over the 48" maximum.

We hope that you will consider our request and look forward to your approval.

Sincerely,  
Erin Sanders and Family

RECEIVED JUN 06 2024



## **MEMORANDUM**

TO: Silt Planning and Zoning Commissioners

FROM: Nicole Centeno, Community Development Manager

DATE: July 2, 2024

RE: Amended Final Plat – 765 Antler Point Lane Building Envelop Adjustment

---

Jack and Viktoriya Ehlers applied for a Building Envelop Adjustment/ Plat Amendment. When Mesa View Estates was platted, there were individual building envelopes designated for each parcel.

In the attached staff report, you will find their proposal and staff's comments. This application will require a recommendation from the Planning and Zoning Commission, to the Board of Trustees, for final approval.

After discussing the staff report and application, the property owner and I will be happy to answer any questions that you may have!



**Town of Silt Planning Commission Meeting****Wednesday July 10, 2024 6:30 P M****Amended Final Plat Application – 765 Antler Point Lane Building Envelop Adjustment****Staff Report**

<b>Name of Project</b>	765 Antler Point Lane Building Envelop Adjustment to Final Plat
<b>Applicant/Owner</b>	Jack and Viktoriya Ehlers 765 Antler Point Lane Silt, CO 81652
<b>Owner Representative/ Land Planner</b>	N/A
<b>Civil Engineer</b>	N/A
<b>Architect</b>	NA
<b>Water Engineer</b>	NA
<b>Property Location</b>	765 Antler Point Lane
<b>Legal Description</b>	Section: 2 Township: 6 Range: 92 Subdivision: MESA VIEW ESTATES FL 1-4 Lot: 31 FLG #2 AS PER LOT LINE ADJUSTMENT PLAT RECEPTION NO. 927838 17908 SQ FT
<b>Existing Zoning &amp; Use</b>	R-1 - Residential
<b>Surrounding Land Uses</b>	Residential
<b>Surrounding Zoning</b>	R-1 Residential Subdivision
<b>Proposed Use</b>	No Change Proposed
<b>Parcel Square Footage</b>	17,908
<b>Account Numbers</b>	R351084

**1. Description of Request**

Before you tonight, is an application to amend the building envelop, designated to 765 Antler Point Lane, Lot 31, in the Mesa View Estates Subdivision. When filed in 1997, recorded in 1998, the original plat specified different building envelops for each individual lot.

Mr. and Mrs. Ehlers have applied to remove their specific building envelop, allowing their lot to default to the R-1 zone district setbacks. This amendment will allow them to further develop their property, to better suit their family's needs.



## 2. Recent Project History

In 2019, there was a lot line adjustment recorded that took place between lots 31 (Ehlers Property) and 32, allowing for the south east corner of lot 31 to become part of lot 32. This adjustment was made so lot 32 could have enough rear yard for children's play equipment.

Outside of the lot line adjustment, there have been no other deviations from the original plat.

## 3. Location Map

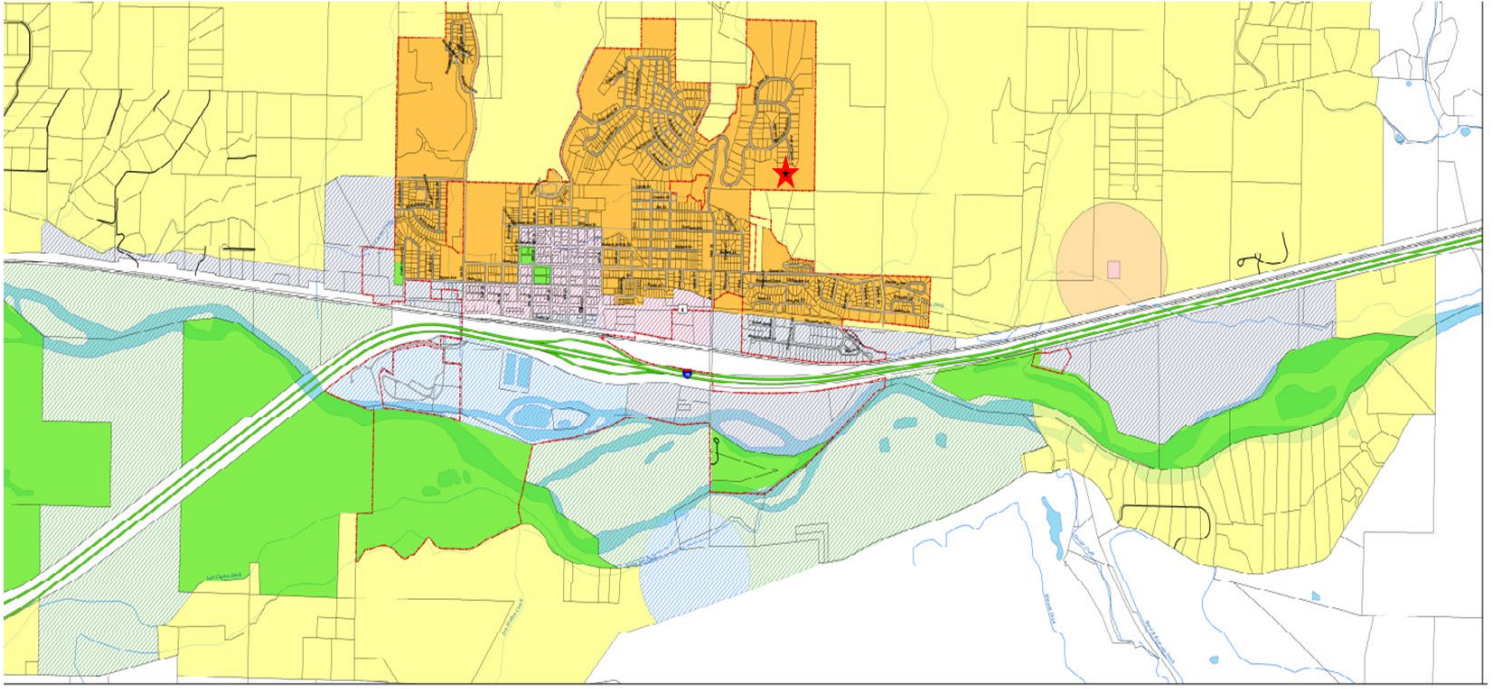


## 4. Silt Comprehensive Plan

This parcel is designated as Neighborhood Residential (NR), which is the main residential land use



designation in the Town Comprehensive Plan. Given that this subdivision is built out, and this property is compliant with the NR use, there are not concerns about not meeting the Comprehensive Plan.



## Comprehensive Plan - Future Land Use 2017: Town of Silt, CO



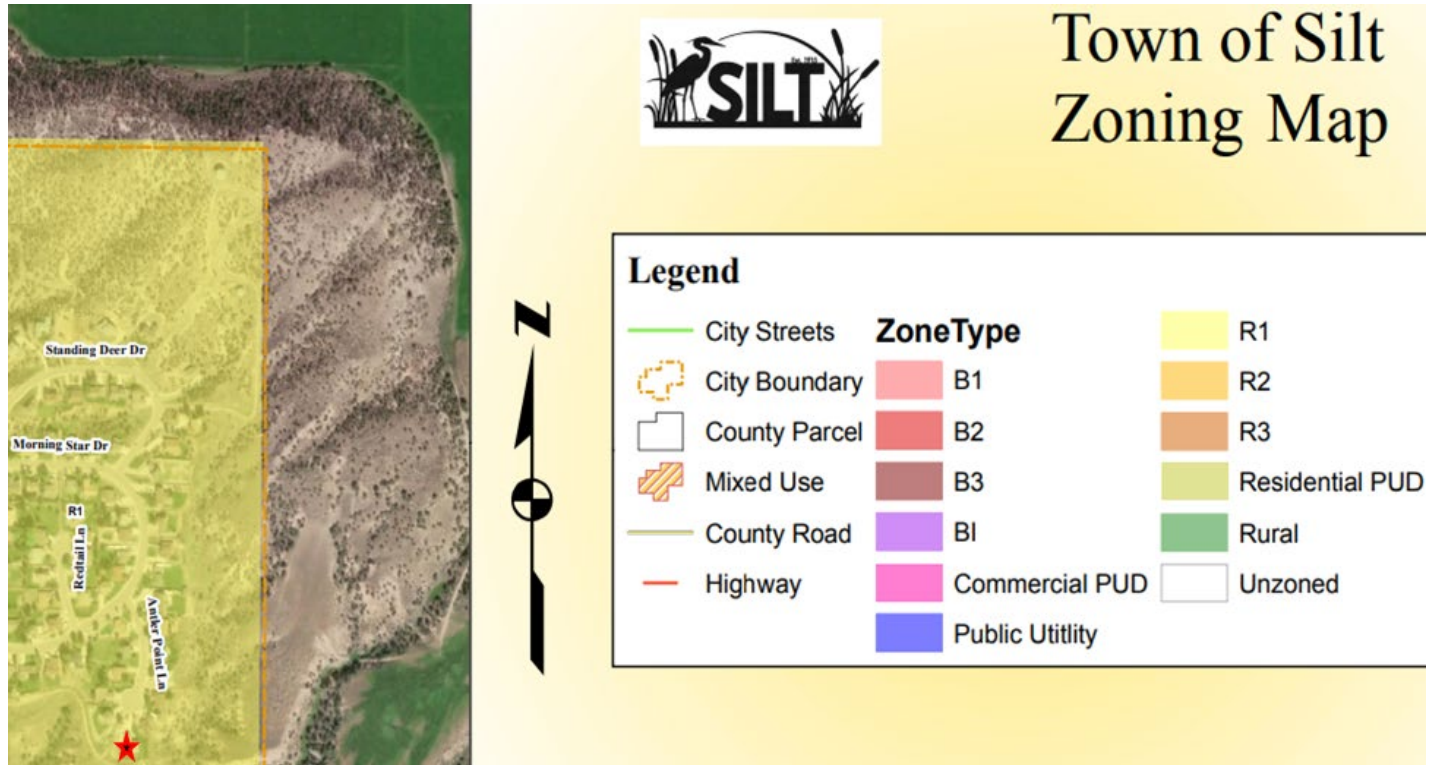
0 250000 1,000 1,500 2,000 2,500 3,000 Feet



### 5. Silt Zoning Designation

The zoning for this property is R-1, which is a low-density residential use. The applicant's request, to default to the setback requirements for R-1, aligns with current zoning. The required front and rear yard set backs are 20 feet and each side is 5 foot.



**17.44.020 Dimensional and area regulations.**

TYPE OF REGULATION	R-1
Lot area (minimum square feet)	7500
Lot area/unit (minimum sf)	3750
Lot area (maximum in acres)	2
Maximum building height (in feet)	27
Maximum lot coverage (%), not including solar devices	50
Minimum distance between structures (in feet)	***
Minimum distance from any lot line to barns, paddocks or stalls	N/A
Minimum lot width (feet/unit)	50
Front yard setback (feet)	20
Side yard setback (feet) (not including solar devices)	5
Rear yard setback (feet) to primary structure and/or residential structure (not including solar devices)	20
Rear yard setback (feet) to allowed accessory structure (not including solar devices)	10
Minimum unit size (square feet)	1200



## **6. Issues**

As noted previously in the staff report, the reason for amending the plat is to create more flexibility to further develop their property, to include quality of life amenities. There are really no issues as we are not looking at this proposal to generate more traffic, negatively affect the relationship of this parcel with adjacent properties, or create a non-compliance with Comprehensive Plan or zoning.

## **7. Relevant Silt Municipal Code Sections**

There are no specific Silt Municipal Code sections that apply to amended plats or building envelopes. Given that our code is silent on the amendment process, it was determined that the below course of action would be best practice to allow for this particular land use application:

- 15-day Public Notice for Planning and Zoning meeting
- Planning and Zoning will evaluate the proposal and make a recommendation to the Board of Trustees (BOT)
- 15-day Public Notice for the BOT meeting
- Board of Trustee will be the final decision-making body, by resolution
- If approved, there will be additional steps, such as submitted the final plat map amendment for review. Once reviewed the applicant will print mylars, obtain required signatures and the Town will record the amended plat and resolution.

## **VI. Staff Comments & Recommendations:**

Overall, staff finds that applicant's proposal to be acceptable, with minimal negative impact to the adjacent properties. Staff supports the removal of the individual building envelop and believes the R-1 Zone District setback requirements to be sufficient as a newly recorded building envelop.

The applicant has a rough draft of future proposed additions, attached to their application, in which it shows that they would have an increased quality of life by having the flexibility to add additional amenities to their home. This plat/building envelop amendment doesn't guarantee the applicant the ability to execute the proposed additions, however, it does give them and future owners the ability to apply for permits, to determine if the proposal is allowed within the zoning and governing documents. This approval gives them an opportunity to develop their property, to better suit their needs, within the realm of what other R-1 properties are allotted.

Staff recommends approval of the Amended Plat/ Building Envelop application and the associated resolution with the following conditions:

- 1) 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.



2) That applicant provides any additional requested documents and pay all related fees, prior to the recording of the amended plat.

3) That the approval be for the building envelop and plat amendment only, not future proposed improvements.

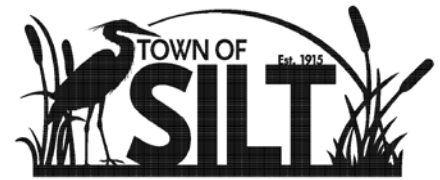
4) That this approval is not for construction. All future improvements will require permitting through the Community Development Department.

5) That the applicant understands that the setbacks of 20' in front/ rear yards and 5' on each side will be considered the new building envelop.

6) That the applicant acknowledges the 10' easement on the west side to supersede the building setback of 5', not allowing for any improvement to take place within that easement.

**Recommended Motion: I move to recommend that the Board of Trustees approve the application and associated resolution, allowing for 765 Antler Point Lane to amend their plat and building envelop to the R-1 Zone District setback requirements, with the conditions written in the staff report and spoken during this meeting.**





## Land Use Application Form

<input checked="" type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Re-Subdivision Final Plan
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Zoning or Rezoning	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Annexation & Development Agreement
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____	

**Project Name:** Antler Building Envelope Adjustment

**Project Description / Property Information:**

Address: 765 Antler Point Lane Parcel ID Number: 217902331031

Legal Description (*attach additional sheets if necessary*): \_\_\_\_\_

See Attached Plat

Access to Property: Antler Point Lane

Acreage or Square Footage: 17,908 S.F. Existing Land Use Designation: Single Family Residence

Proposed Land Use Designation: Single Family Residence

Existing Zoning: Residential Proposed Zoning: Residential

Proposed Use / Intensity of Use: Single Family Residence

**Submittal Requirements:**

- Initially, a completed application with original signatures and four copies shall be submitted to the department for review. The application shall include four sets of 24" x 36" plans, plats and other appropriate drawings. Application must also be submitted in electronic format (MS Word).
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**STAFF USE ONLY**

Pre-app conference: _____ (date)	Application received: _____ (date)
Application complete: _____ (date)	File Number: _____
Fees: _____	Referrals Sent: _____ (date)
Deposits: _____	PZC approval: _____ (date)
Paid: _____ (date)	BOT approval: _____ (date)



**Project Team Information** (fill in all that apply) (add additional sheets of needed):**Property Owner(s):** Name: Jack & Viktoriya Ehlers Phone: 970 773 8022

Company: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 765 Antler Point Lane**Authorized Rep.:** Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_

**Engineer/Designer:** Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_

**Billable Party:** Owner X Representative \_\_\_\_\_ Engineer \_\_\_\_\_

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all engineering, surveying and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Jack Ehlers § \_\_\_\_\_

Name (printed)

765 Antler Point Lane Silt, Colorado 81652

Address

970 773 8022

Phone

Fax

Signature

Colorado Driver's License

Type of Identification

**Disclosure of Property Ownership**

\_\_\_\_\_ If owner is an individual, indicate name exactly as it appears on the deed.

\_\_\_\_\_ If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.

\_\_\_\_\_ If owner is a land trust, name beneficiaries on a separate page.

\_\_\_\_\_ If applicant is a lessee, indicate the owner(s) on a separate page.

\_\_\_\_\_ If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

*Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.*



### Property Owner Affidavit

I/We, Jack & Viktoriya Ehlers, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

Jack Ehlers

Name (printed)

765 Antler Point Lane Silt, Colorado 81652

Address

970 773 8022

Phone

Fax

Signature

Colorado Driver's License

Type of Identification

County of \_\_\_\_\_)

State of \_\_\_\_\_)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(fill in day)

(fill in month)

(fill in year)

By \_\_\_\_\_  
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: \_\_\_\_\_

Name (printed)

Address

Phone

Fax

Signature

ss.

(seal)



# Town of Silt Community Development

231 N. 7<sup>th</sup> Street, Silt Colorado 81652; (970)876-2353 ext. 108



## LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: Jack Ehlers Date: \_\_\_\_\_

Location of Property: 765 Antler Point Lane

Land Use Request: No Change

Please answer the following questions to the best of your ability. Attach additional pages as needed.

1. Is your request compatible with the Silt Municipal Code? Yes/No

2. Is your request compatible with the Silt Comprehensive Plan? Yes/No

If not, how is your request useful to the Town of Silt?

3. Explain how your request is compatible with the immediate area surrounding the site.  
Moving Building envelope out of unbuildable area and into buildable area

4. How is your request desirable for the Town of Silt?

It will allow for additions to home to increase home value

5. Detail any real or possible environmental, town service, or other impacts your request may have. None



6. Are there or have there ever been any landfills on any part of the property included in your request? Yes/No

7. Please mark all the concerns or impacts listed below which apply to your request and give a brief statement about how you have addressed them.

- a. \_\_\_\_\_ traffic
- b. \_\_\_\_\_ town services (water, sewer, etc.)
- c. \_\_\_\_\_ signage
- d. \_\_\_\_\_ open space
- e. \_\_\_\_\_ schools
- f. \_\_\_\_\_ emergency services (police, fire, medical)
- g. \_\_\_\_\_ other utilities (electrical, etc.)
- h. \_\_\_\_\_ other (pollution, etc.)

Please list any other items or information which you feel would be of help in assessing your application.



**From:** Jack Ehlers <jaxservice@yahoo.com>  
**Sent:** Monday, October 30, 2017 6:47 AM  
**To:** Jack Ehlers  
**Subject:** Fw: Fwd: Commitment (765 ANTLER POINT LANE)(Buyer: Ehlers)(Our 63012339)

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

**From:** "Sue Ramsey" <sue@masonmorse.com>  
**To:** "Jack Ehlers" <jaxservice@yahoo.com>, "Viktoriya Ehlers" <vikki137@yahoo.com>  
**Sent:** Fri, Oct 27, 2017 at 17:02  
**Subject:** Fwd: Commitment (765 ANTLER POINT LANE)(Buyer: Ehlers)(Our 63012339)

Sent from Sue Ramsey's I Phone

Begin forwarded message:

**From:** [glenwoodresponse@ltgc.com](mailto:glenwoodresponse@ltgc.com)  
**Date:** October 27, 2017 at 4:41:34 PM MDT  
**To:** [casey4homes@yahoo.com](mailto:casey4homes@yahoo.com), [sue@masonmorse.com](mailto:sue@masonmorse.com), [mwhitworth@ltgc.com](mailto:mwhitworth@ltgc.com),  
[jleblanc@ltgc.com](mailto:jleblanc@ltgc.com), [kbatchelder@ltgc.com](mailto:kbatchelder@ltgc.com), [bblanchard@ltgc.com](mailto:bblanchard@ltgc.com)  
**Subject:** Commitment (765 ANTLER POINT LANE)(Buyer: Ehlers)(Our 63012339)



## Your Documents from Land Title

- [Commitment](#)



### Land Title Guarantee Company Customer Distribution

**PREVENT FRAUD - Please remember to call a member of our client service team when initiating a wire transfer or providing wiring instructions.**

Order Number: **GW63012339**

Date: **10/27/2017**



Property Address: **765 ANTLER POINT LANE, SILT, CO 81652**

**PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE  
TRANSFER INSTRUCTIONS**

---

<b>For Closing Assistance</b>	<b>Closer's Assistant</b>	<b>For Title Assistance</b>
Becky Blanchard 901 GRAND AVENUE #202 GLENWOOD SPRINGS, CO 81601 (970) 945-2610 (Work) (800) 318-8206 (Work Fax) <a href="mailto:bblanchard@ltgc.com">bblanchard@ltgc.com</a> Contact License: CO30323 Company License: CO44565	Karin Batchelder 901 GRAND AVENUE #202 GLENWOOD SPRINGS, CO 81601 (800) 318-8206 (Work Fax) <a href="mailto:kbatchelder@ltgc.com">kbatchelder@ltgc.com</a> Company License: CO44565	Garfield County Title Team 901 GRAND AVENUE #202 GLENWOOD SPRINGS, CO 81601 (970) 945-2610 (Work) (970) 945-4784 (Work Fax) <a href="mailto:glenwoodresponse@ltgc.com">glenwoodresponse@ltgc.com</a>

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**Buyer/Borrower**  
JACK EHLERS AND VIKTORIYA EHLERS  
Delivered via: Electronic Mail

**Agent for Buyer**  
COLDWELL BANKER MASON MORSE  
REAL ESTATE  
Attention: SUSAN RAMSEY  
1614 GRAND AVE #A  
GLENWOOD SPRINGS, CO 81601  
(970) 928-9000 (Work)  
(970) 618-9604 (Home)  
[sue@masonmorse.com](mailto:sue@masonmorse.com)  
Delivered via: Electronic Mail

**Seller/Owner**  
JEREMY CRAIG  
Delivered via: Electronic Mail

**Agent for Seller**  
SUNLIGHT REALTY  
Attention: JEANNE CASEY  
PO BOX 34  
NEW CASTLE, CO 81647  
(970) 379-1994 (Work)  
[casey4homes@yahoo.com](mailto:casey4homes@yahoo.com)  
Delivered via: Electronic Mail



**Land Title Guarantee Company**  
**Estimate of Title Fees**



Order  
Number: **GW63012339**

Date: **10/27/2017**

Property  
Address: **765 ANTLER POINT LANE, SILT, CO 81652**

Parties: **JACK EHLERS AND VIKTORIYA EHLERS**

Seller: **SCOTT A. CRAIG SUBJECT TO ADMINISTRATION IN THE ESTATE OF  
SCOTT A. CRAIG DECEASED, UNDER THE COLORADO PROBATE  
CODE AND LOIS M. CRAIG SUBJECT TO ADMINISTRATION IN THE  
ESTATE OF LOIS M. CRAIG DECEASED, UNDER THE COLORADO  
PROBATE CODE**

Visit Land Title's Website at [www.ltgc.com](http://www.ltgc.com) for directions to any of our offices.

<b>Estimate of Title insurance Fees</b>	
Owner's Extended Coverage Policy - ALTA Policy 06-17-06	\$1,214.00
"ALTA" Loan Policy 06-17-06 Bundled Purchase Loan Rate	\$500.00
Endorsement 100-06	\$0.00
Endorsement ALTA 8.1-06	\$0.00
Endorsement ALTA 5-06	\$0.00
Tax Certificate	\$0.00
<b>Total \$1,714.00</b>	
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
<b>Thank you for your order!</b>	

CHAIN OF TITLE DOCUMENTS: [Garfield county recorded 01/04/2007 under reception no. 714518](#)

PLAT MAP: [Garfield county recorded 12/17/2002 under reception no. 616743](#)

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**



**Schedule A**

**Order Number: GW63012339**

**Customer Ref-Loan No.:**

**Property Address:**

765 ANTLER POINT LANE, SILT, CO 81652

**1. Effective Date:**

10/03/2017 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

Owner's Extended Coverage Policy - ALTA Policy 06-17-06 \$400,000.00

Proposed Insured:

JACK EHLERS AND VIKTORIYA EHLERS

"ALTA" Loan Policy 06-17-06 Bundled Purchase Loan Rate \$372,000.00

Proposed Insured:

TO BE DETERMINED, ITS SUCCESSORS AND/OR ASSIGNS

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

A Fee Simple

**4. Title to the estate or interest covered herein is at the effective date hereof vested in:**

SCOTT A. CRAIG SUBJECT TO ADMINISTRATION IN THE ESTATE OF SCOTT A. CRAIG DECEASED, UNDER THE COLORADO PROBATE CODE AND LOIS M. CRAIG SUBJECT TO ADMINISTRATION IN THE ESTATE OF LOIS M. CRAIG DECEASED, UNDER THE COLORADO PROBATE CODE

**5. The Land referred to in this Commitment is described as follows:**

LOT 31

MESA VIEW ESTATES

FILING NO. 2

ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1998, AS RECEPTION NO. [528557](#) AND THE CORRECTION PLAT RECORDED DECEMBER 17, 2002, UNDER RECEPTION NO. [616743](#).

TOWN OF SILT



COUNTY OF GARFIELD  
STATE OF COLORADO

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**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part I**  
**(Requirements)**

**Order Number:** GW63012339

**All of the following Requirements must be met:**

**This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.**

**Pay the agreed amount for the estate or interest to be insured.**

**Pay the premiums, fees, and charges for the Policy to the Company.**

**Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.**

1. RELEASE OF DEED OF TRUST DATED DECEMBER 29, 2006 FROM KENNETH I. CRAIG AND LOIS M. CRAIG AND SCOTT A. CRAIG TO THE PUBLIC TRUSTEE OF GARFIELD COUNTY FOR THE USE OF CHERRY CREEK MORTGAGE CO., INC. TO SECURE THE SUM OF \$319,200.00 RECORDED JANUARY 04, 2007, UNDER RECEPTION NO. [714521](#).



2. RELEASE OF DEED OF TRUST DATED DECEMBER 29, 2006 FROM KENNETH I. CRAIG AND LOIS M. CRAIG AND SCOTT A. CRAIG TO THE PUBLIC TRUSTEE OF GARFIELD COUNTY FOR THE USE OF CHERRY CREEK MORTGAGE CO., INC. TO SECURE THE SUM OF \$39,900.00 RECORDED JANUARY 04, 2007, UNDER RECEPTION NO. [714522](#).
3. COPY OF LETTERS CERTIFIED BY A COLORADO COURT EVIDENCING THE APPOINTMENT OF A PERSONAL REPRESENTATIVE IN THE ESTATE OF LOIS M. CRAIG, DECEASED.
4. COPY OF LETTERS CERTIFIED BY A COLORADO COURT EVIDENCING THE APPOINTMENT OF A PERSONAL REPRESENTATIVE IN THE ESTATE OF SCOTT A. CRAIG, DECEASED.
5. PERSONAL REPRESENTATIVE'S DEED TO JACK EHLERS AND VIKTORIYA EHLERS IN THE ESTATES OF LOIS M. CRAIG AND SCOTT A. CRAIG, DECEASED.
6. DEED OF TRUST FROM JACK EHLERS AND VIKTORIYA EHLERS TO THE PUBLIC TRUSTEE OF GARFIELD COUNTY FOR THE USE OF TO BE DETERMINED TO SECURE THE SUM OF \$372,000.00.

NOTE: ITEMS 1-3 OF THE STANDARD EXCEPTIONS ARE HEREBY DELETED FROM THE MORTGAGEE'S POLICY. ITEM 4 OF THE STANDARD EXCEPTIONS WILL BE DELETED UPON RECEIPT OF A SATISFACTORY LIEN AFFIDAVIT. FORM 100 WILL BE ATTACHED TO THE MORTGAGEE'S POLICY WHEN ISSUED. NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN THE LIEN AFFIDAVIT AT CLOSING.

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED A. UPON RECEIPT BY THE COMPANY OF A SATISFACTORY FINAL AFFIDAVIT AND AGREEMENT FROM THE SELLER AND PROPOSED INSURED, EXCEPTIONS 1 THROUGH 4 OF THE STANDARD EXCEPTIONS WILL BE DELETED. ANY ADVERSE MATTERS DISCLOSED BY THE FINAL AFFIDAVIT AND AGREEMENT WILL BE ADDED AS EXCEPTIONS. B. IF LAND TITLE GUARANTEE CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTIONS AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH, EXCEPTION NO. 5 OF THE STANDARD EXCEPTIONS WILL BE DELETED. C. UPON RECEIPT OF PROOF OF PAYMENT OF ALL PRIOR YEARS' TAXES AND ASSESSMENTS, EXCEPTION NO. 6 OF THE STANDARD EXCEPTIONS WILL BE AMENDED TO READ: TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

## **ALTA COMMITMENT**

### **Old Republic National Title Insurance Company**

#### **Schedule B, Part II**

#### **(Exceptions)**

**Order Number:** GW63012339



**This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.**

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
- 6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**

**The Owner's Extended Coverage Policy will automatically increase coverage by 10 percent on each of the first five anniversaries of the policy date, at no additional charge.**

- 8. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MAY 28, 1893 IN BOOK 12 AT PAGE [229](#), RECORDED JANUARY 6, 1903 IN BOOK 56 AT PAGE [468](#), RECORDED JULY 6, 1908 IN BOOK 73 AT PAGE [7](#), AND RECORDED APRIL 27, 1923 IN BOOK 112 AT PAGE [560](#).**



9. RESERVATION OF THE RIGHT TO CONSTRUCT RESERVOIRS AND PRIVATE ROADWAY THEREIN AS SHOWN IN DEED RECORDED JULY 6, 1908 IN BOOK 75 AT PAGE [183](#).
10. RESERVATION OF AN UNDIVIDED 1/24TH INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY JOSEPHINE MARTZ IN THE DEED TO OLIVER DIEMOZ AND FRED DIEMOZ RECORDED NOVEMBER 25, 1955, IN BOOK 290 AT PAGE [133](#), AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
11. TERMS, AGREEMENTS, PROVISIONS, RESERVATIONS AND OBLIGATIONS OF CONTRACT AND GRANT OF ROAD EASEMENT RECORDED FEBRUARY 8, 1968 IN BOOK 392 AT PAGE [107](#), REGARDING SILT PUMP CANAL ACCESS ROAD.
12. RESERVATION OF AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY OLIVER DIEMOZ AND MARIAN E. DIEMOZ IN THE DEED TO WALTER E. CASTLE AND ALICE A. CASTLE RECORDED APRIL 7, 1972, IN BOOK 429 AT PAGE [212](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
13. AN EASEMENT AND RIGHT OF WAY FOR ACCESS AND UTILITY PURPOSES IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 3, TOWNSHIP 6 SOUTH, RANGE 92 WEST AS EVIDENCED BY DEED RECORDED NOVEMBER 20, 1973 IN BOOK 452 AT PAGE [143](#).
14. RESERVATION OF AN INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY OLIVER DIEMOZ AND MARIAN E. DIEMOZ IN THE DEED TO AMOCO PRODUCTION COMPANY RECORDED OCTOBER 18, 1985, IN BOOK 677 AT PAGE [405](#), ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
15. RESERVATION OF AN INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY OLIVER DIEMOZ, A WIDOWER IN THE DEED TO MOBIL OIL CORPORATION RECORDED JANUARY 23, 1991, IN BOOK 797 AT PAGE [441](#), AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
16. RESERVATION OF AN INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY WALTER E. CASTLE AND ALICE A. CASTLE IN THE DEED RECORDED APRIL 29, 1992, IN BOOK 830 AT PAGE [283](#), AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
17. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF ACCESS EASEMENT RECORDED OCTOBER 20, 1994 IN BOOK 919 AT PAGE [921](#) AND [923](#).
18. RESERVATION OF AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY WALTER E. CASTLE AND ALICE A. CASTLE IN THE DEED TO BERYL J. FORRESTER AND MARILYN D. FORRESTER



RECORDED NOVEMBER 20, 1973, IN BOOK 452 AT PAGE [143](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.

19. TERMS, CONDITIONS AND PROVISIONS OF ROAD AND UTILITY DEDICATION AGREEMENT RECORDED JULY 25, 1996 IN BOOK 986 AT PAGE [699](#).
20. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED APRIL 10, 1997 IN BOOK 1015 AT PAGE [101](#).
21. TERMS, CONDITIONS AND PROVISIONS OF TOWN OF SILT ORDINANCE RECORDED JULY 31, 1997 IN BOOK 1028 AT PAGE [97](#).
22. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED APRIL 10, 1997 IN BOOK 1015 AT PAGE [125](#) AND RE-RECORDED JULY 2, 1998 IN BOOK 1076 AT PAGE [299](#).
23. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED JULY 14, 1998, IN BOOK 1077 AT PAGE [638](#) AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 17, 2002, IN BOOK 1417 AT PAGE [693](#).
24. TERMS, CONDITIONS, AND PROVISIONS OF SUBDIVIDER'S AGREEMENT AS CONTAINED IN INSTRUMENT RECORDED JULY 14, 1998, IN BOOK 1077 AT PAGE [621](#).
25. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MESA VIEW ESTATES, FILING NO. 2 RECORDED JULY 14, 1998, UNDER RECEPTION NO. [528557](#), AND CORRECTION PLAT RECORDED DECEMBER 17, 2002, UNDER RECEPTION NO. [616473](#).



**LAND TITLE GUARANTEE COMPANY  
DISCLOSURE STATEMENTS**

**Note: Pursuant to CRS 10-11-122, notice is hereby given that:**



1. The Subject real property may be located in a special taxing district.
2. A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
3. The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

**Note:** Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

**Note:** Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

**Note:** Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

1. The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
2. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
3. The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
4. The Company must receive payment of the appropriate premium.
5. If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.



No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

**Note:** Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

1. That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
2. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

**Note:** Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

**Note:** Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.



**JOINT NOTICE OF PRIVACY POLICY OF  
LAND TITLE GUARANTEE COMPANY,  
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY  
LAND TITLE INSURANCE CORPORATION AND  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company and Meridian Land Title, LLC, as agents for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is



one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
  - your transactions with, or from the services being performed by us, our affiliates, or others;
  - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

**WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.**

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration



Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



## **Commitment For Title Insurance Issued by Old Republic National Title Insurance Corporation**

### **NOTICE**

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

### **COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### **COMMITMENT CONDITIONS**

1. DEFINITIONS
1. "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
2. "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or not easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
3. "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
4. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
5. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
6. "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
7. "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
8. "Title": The estate or interest described in Schedule A.



2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
  1. the Notice;
  2. the Commitment to Issue Policy;
  3. the Commitment Conditions;
  4. Schedule A;
  5. Schedule B, Part I—Requirements; and
  6. Schedule B, Part II—Exceptions; and
  7. a counter-signature by the Company or its issuing agent that may be in electronic form.

#### **4. COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

#### **5. LIMITATIONS OF LIABILITY**

1. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
2. The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
3. The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
4. The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
5. The Company shall not be liable for the content of the Transaction Identification Data, if any.
6. In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
7. In any event, the Company's liability is limited by the terms and provisions of the Policy.

#### **6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

1. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
2. Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
3. Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
4. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
5. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
6. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

#### **7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**



The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:  
Land Title Guarantee Company  
3033 East First Avenue Suite 600  
Denver, Colorado 80206  
303-321-1880

President



Old Republic National  
Title Insurance  
Company, a Stock  
Company  
400 Second Avenue  
South  
Minneapolis,  
Minnesota 55401  
(612)371-1111

Mark Bilbrey,  
President

Rande Yeager,  
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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## Glenwood Springs Response response

Land Title Guarantee Company  
901 GRAND AVENUE #202  
GLENWOOD SPRINGS, CO 81601  
[glenwoodresponse@ltgc.com](mailto:glenwoodresponse@ltgc.com)  
[www.ltgc.com](http://www.ltgc.com)



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template: commitment.html 08/2016

<hr size=2 width="100%" align=center>

Total Control Panel

[Login](#)

To: [jacke@sgm-inc.com](mailto:jacke@sgm-inc.com) [Remove](#) this sender from my allow list  
From: [jaxservice@yahoo.com](mailto:jaxservice@yahoo.com)

*You received this message because the sender is on your allow list.*



# 765 Antler Point Lane Silt, Colorado

---

July 2, 2024

Town of Silt Planning Zoning Commission & Board of Trustees

Dear Members:

This memo is intended to help you understand the implications of my application to Amend the current Plat of my residential lot (Reception No. 927838). I would like to have some additions constructed at my residence (future applications), but the current placement of my building envelope hinders my ability to accomplish such desires within reason. Particularly how the slope of my lot does not allow for any construction anywhere near the front of my lot. After a few attempts to change the envelope by moving unused square footage of the envelope to areas I would like to use, and working with Nicole Centeno, I believe the most efficient and effective way to make the desired changes would be to remove the building envelope all together and to adhere to the Town Municipal Code of setbacks. To my knowledge, my subdivision is the only subdivision within the Town that has recorded Building Envelopes for each lot derived from the original Subdivision Plat (Reception No. 528557 in June 1998). I am not attempting to alter or change any other easements of record on said subdivision plat that are in place for the benefit of my neighbors, subdivision, or the town. I will attach a crude mark up of my current construction desires for your review.

Sincerely,

Jack Ehlers

765 Antler Point Lane Silt, Colorado

970 773 8022







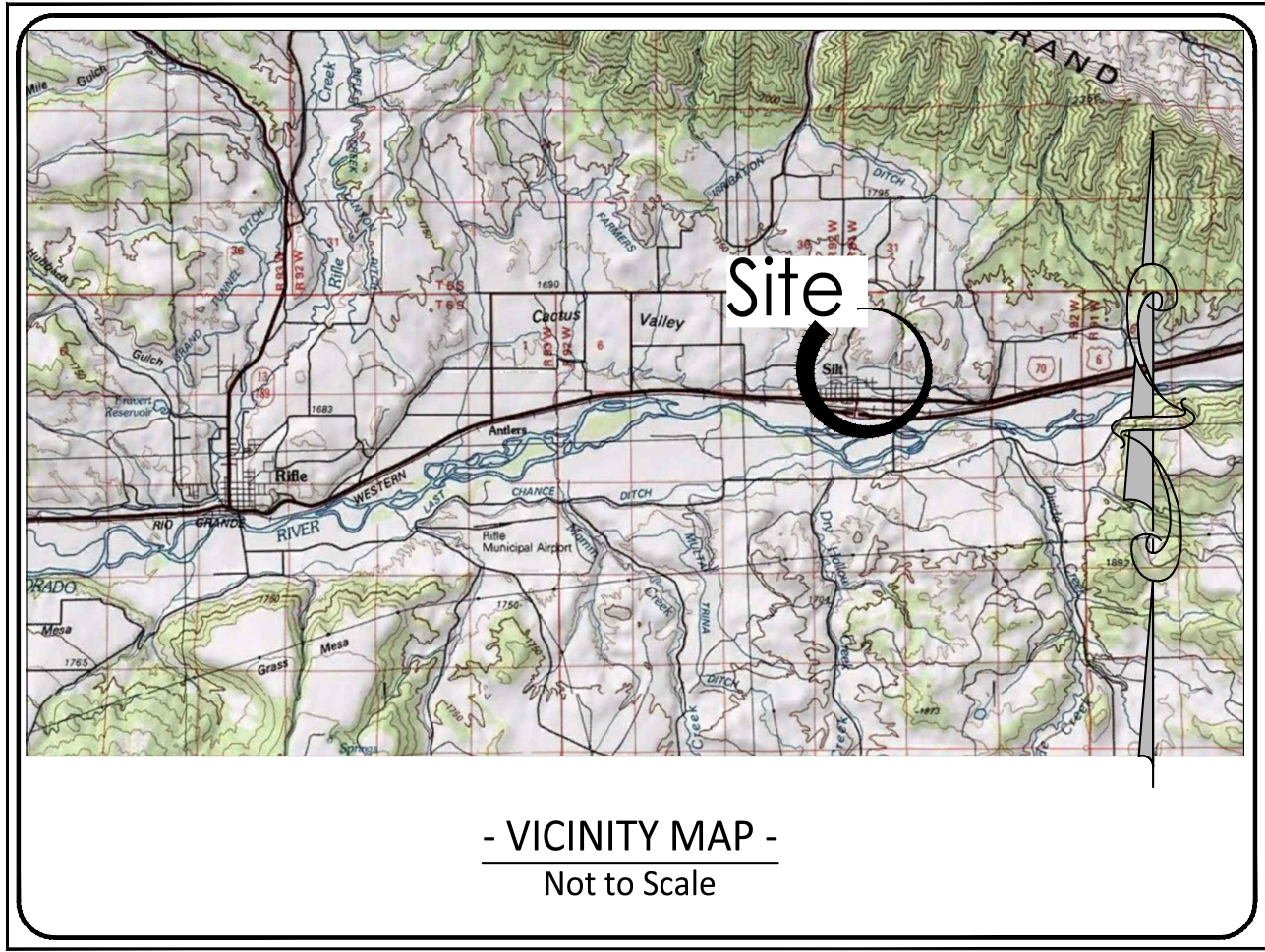
2: \Projecte\MESA\MESA-2 Thu Jun 18 15:04:41 1998 SDA, Inc. IN

$2B$   
OF  $2B$









# First Amended Plat

## Lot 31, Mesa View Estates Filing 2

### Town of Silt, Garfield County, Colorado

PURPOSE: This purpose of this Amended Plat is to amend the building envelope as depicted on the plat; Lot Line Adjustment of Lots 31 and 32 of Mesa View Estates Filing 2 recorded as Reception No. 927838 of the Garfield County Records. This Amendment will remove the Building Envelope & create Building Setbacks to Conform with Silt Municipal Code 17.44.020.

- LEGEND -

- Found 1.25" Yellow Plastic Cap on 5/8" Rebar LS 15710
- Found 1.25" Orange Plastic Cap on 5/8" Rebar LS 36672
- Found 1.25" Blue Plastic Cap on 5/8" Rebar LS 38388

Concrete

Deck

Fenceline

Easement Line

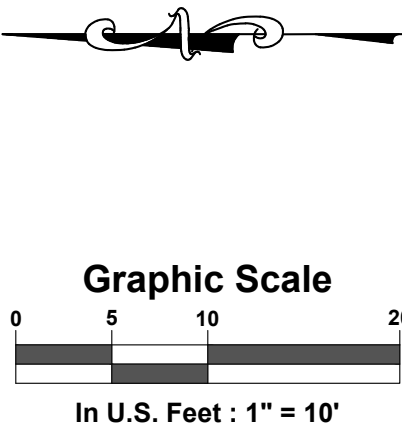
Adjoining Parcel

PROPERTY DESCRIPTION:

Lot 31, Lot Line Adjustment of Lots 31 & 32 of Mesa View Estates Filing 2, according to the plat thereof, recorded as Reception No. 927838 of the Garfield County Records.

NOTES:

- Basis of Bearings: Bearings shown hereon are based on a bearing of S10°50'28"W, between two found rebar & cap monuments, both corners being monumented as shown hereon.
- Date of field survey: December 21, 2018.
- Units of linear measurements are displayed in US Survey Feet.
- All information concerning property boundary, easements, building envelopes, etc. is based on the Plat Lot Line Adjustment of Lots 31 and 32 of Mesa View Estates Filing 2 recorded as Reception No. 927838 of the Garfield County Records & Lot 31 Mesa View Estates Filing No. 2 according to the plat thereof recorded July 14, 1998 as Reception No. 528557, and the correction plat recorded December 17, 2002 under Reception No. 616743 Town of Silt, County of Garfield, State of Colorado.
- SGM will not be responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
- The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. No Title Commitment was ordered at time of this survey.
- The mathematical closure for the boundary dimensions shown hereon is less than 1:15,000.



SGM

118 West Sixth Street, Suite 200  
Glenwood Springs, CO 81601  
970.945.1004  
www.sgm-inc.com

Lot 31, Mesa View Estates  
Filing 2  
Town of Silt, Garfield County,  
Colorado

Revision	Date	By
1		
2		
3		
4		
5		
6		
7		
8		
9		

Job No. \_\_\_\_\_  
Drawn by: JCE  
Date: 240105  
Approved: J PLS: REB  
File: MesaView31\_BE\_Adjust  
Title: \_\_\_\_\_

First  
Amended  
Plat

Sheet No.

1

Of: 1

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS that Jack and Viktoriya Ehlers being sole owners in fee simple of all that real property, described as follows:

LOT 31, Lot Line Adjustment of Lots 31 & 32 of Mesa View Estates Filing 2, according to the plat thereof, recorded as Reception No. 927838 of the Garfield County Records.

Have by these presents revised the building envelope location by this; First Amended Plat of Lot 31, Mesa View Estates Filing 2.,

according to the plat thereof recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
Jack Ehlers

By: \_\_\_\_\_  
Viktoriya Ehlers

STATE OF COLORADO }  
} SS:  
COUNTY OF PITKIN }

The foregoing Certification of Ownership was acknowledged before me, a notary public, by this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public

My commission expires: \_\_\_\_\_

CLERK AND RECORDER ACCEPTANCE FOR RECORDING

This First Amended Plat of Lot 31, of Lot Line Adjustment of Lots 31 & 32 Mesa View Estates Filing 2, according to the plat thereof, recorded as Reception No. 927838 with the Garfield County Clerk and Recorder, has been accepted for filing in this Office of the Clerk and Recorder of Garfield County Colorado, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, in Plat book \_\_\_\_\_ at Page \_\_\_\_\_ as Reception No. \_\_\_\_\_

BY: \_\_\_\_\_  
CLERK AND RECORDER

SURVEYOR'S CERTIFICATE:

I, Robert E. Brandeberry, being a Registered Professional Land Surveyor, licensed in the State of Colorado, do hereby certify that this: First Amended Plat of Lot 31, Mesa View Estates Filing 2., is a true, correct and complete plat as laid out, plotted, dedicated and shown hereon, that such plat was prepared on January 5, 2024 from a survey performed on December 2023 under my direct supervision and checking, and that both the survey and map are true and accurate to the best of my knowledge and belief and correctly shows the location and dimensions of the amended building envelope and amended activity envelope. The mathematical closures for the boundary dimensions shown hereon is less than 1:15,000. This survey was performed in accordance with Title 38, Article 51, C.R.S. 1973, as amended from time to time.

Robert E. Brandeberry  
Colorado PLS # 38268  
For, and on behalf of SGM

REVIEW COPY



[illegible]

**ASSIGNMENT OF INTEREST TO THE** Beneficiary under deed of trust granted by the owners upon the real property plotted and divided as shown upon the map on file for record in the office of the County Clerk and Assessor of the County of Garfield, State of Colorado, certifies that the undersigned has been assigned the beneficial interest in the said real property and consents to such assignment and consents to the assignment and to the recording of the assignment of the beneficial interest in the said real property.

Accordingly, Beneficiary agrees that any foreclosure of said deed(s) of trust shall not adversely affect the existence and continued validity of the land lien adjustment, which shall run with the land and remain in full force and effect until the said adjustment has been delivered and recorded prior to the recording of said deed(s) of trust. The undersigned are of the mortgages and lien holders of certain lands in the Town of Silt, County of Garfield and State of Colorado described hereon. The undersigned hereby affirms of the lien created by the Instrument recorded December 14, 2017 at Wooten/Box 19, 921701.

NAME Mark L. Kell ADDRESS 10 Base 2026, Flint MI 48901  
 LIENHOLDER Mark L. Kell  
 STATE OF Michigan VICE PRESIDENT Mark L. Kell

Witness my hand and seal  
ROBERT J. CASTELLAN

# Greenhouse

Beneficiary agrees that any foreclosure of said deed(s) of trust shall not adversely affect the existence and continued validity of the lien adjustment, which shall run with the land and remain in full force and effect as if this lien adjustment had been delivered and recorded prior to the recording of said deed(s) of trust. The undersigned are all the mortgagees and lien holders of certain lands in the Town of SRP, County of Garfield and State of Colorado described hereon. The undersigned beneficiary of the lien created by the instrument recorded June 1, 2016 at Reception No. C77903.

LEHENDLER, Scott B. Mohrlander  
SVP  
3000 N. Main St Roswell, NM 87201  
Address

My foregoing Lien Holder Certification was acknowledged before me this 23<sup>rd</sup> day of Sept, 2019  
My commission expires: 10-16-21

Witness my hand and seal

 OFFICIAL SEAL  
SUSAN L. ROSE  
NOTARY PUBLIC  
STATE OF MARYLAND

NOTARY PUBLIC

STATE ADJUSTMENT STAFF CERTIFICATE

This is first line adjustment approved by the Board of Trustees of the Town of Silt, Colorado this 5 day of November 2019. The filing with the Clerk & Recorder of Garfield County, Colorado of this cert is so, was made, that the adjustment

jurisdiction under Town of SHI Lot Line Adjustment regulations per 16.04.500 and not subject to regulation under Town of SHI subdivision regulations per Title 16 of SHI Municipal Code at the time of its filing. This town accepts the public dedications shown herein, provided that such acceptance on the approval of this plat in no way obligates the Town of SHI for financing, construction, maintenance, or improvements on lands, streets, or easements dedicated to the public except as otherwise specifically agreed to by the town.

Witness my hand and seal of the Town of Silt, Colorado

Test: John D. D. D. D.  

no award may be made if the contractor has not notified the agency of a defect in the survey within three years after you first discover such defect.

no award may be made if the contractor has not notified the agency of a defect in the survey for a period of more than ten years from the date of the certification shown herein.

118 West Glenwood  
970.945

Town of Silt, Garfield County, Colorado Situated in S. 2. T. 6, R. 92 West of P.M.  
Purpose: To Adjust the common lot line between Lot 31 and Lot 32, the easements associated with the common lot line, and the building envelope associated with lot 31.



## Attached Sunken

## Deck enlargement

## Solar Roof over deck

LOT	LAND USE TABLE				LAND USE
	LAND AREA SQ.FT. BEFORE ADJUSTMENT	LAND AREA SQ.FT. AFTER ADJUSTMENT	BUILDING ENVELOPE SQ.FT BEFORE ADJUSTMENT	BUILDING ENVELOPE SQ.FT AFTER ADJUSTMENT	
31	19,588	17,908	6,853	6,854	SINGLE FAMILY RESIDENCE
32	16,694	18,374	6,658	6,658	SINGLE FAMILY Y

1 & 32 ng 2	#	Revision	Date	By	To Garf C
	1				
	2				
	3				
	4				
	5				

[illegible]

12. HUSBAND OF DEBORAH ANN GORDON, known as  
 KNOW ALL MEN BY THESE PRESENTS that Jack and Victoria Olsen being sole owners in fee simple of all that real property,  
 described as follows:

Lot 31 Mesa View Estates File No. 2 according to the plat thereof recorded July 14, 1995 as Gopher No. 528057 and the  
 correction plat recorded December 1, 2002 under Exception No. 879/43 Town of 585, County of Garfield, State of Colorado.

Executed this 27 day of October 2019

By: Jack Ehlers  
Jack Ehlers  
Viktoria Ehlers  
Viktoria Ehlers

OF DEDICATION AND OWNERSHIP: *et al.*  
KNOW ALL MEN BY THESE PRESENTS that Jonathan and Sabra Weithoff being sole owners in fee simple of all that real property, described as follows:

Lot 32 Mean View Estates Filing No. 2 according to the plat recorded December 14, 1998 as Reception No. 528997 and the correction plat recorded December 17, 2002 under Reception No. 616743 Town of Silt, County of Garfield, State of Colorado.

Have cause to adjust the common lot line of Lot 31 and Lot 32 of said Mean View Estates; together with the easement reserved for utilities and drainage 5 feet in width adjacent to and within the perimeter of Lot 32 as showed hereon.

Executed this 21 day of October, 2017  
By: Jonathan Marshall  
By: Christopher Marshall

STATE OF COLORADO  
COUNTY OF GARFIELD

The foregoing CERTIFICATION OF DEDICATION AND OWNERSHIP was acknowledged before me this 21 day of October, 2014 by Jonathan and Sabra Weltzoff the said owners of Lot 20, and Jack and Viteriya Olters the said owners of Lot 21.

My commission expires: 12/1/15

Witness my hand and seal

  
Notary Public



CLERK AND RECORDER'S CERTIFICATE:  
This plat was filed for record in the office of the Clerk and Recorder of Garfield County at 9:10 o'clock  
P.M. on the 5th day of November, 2019, and is duly recorded as Reception No. 922838  
Clerk and Recorder  
Garfield County, Idaho

By: John A. [Signature]  
 Clerk and Recorder  
 By: [Signature]  
 Deputy

DRAWN FOR  
 FEB 13.00

SURVEYOR'S CERTIFICATE:  
I, ROBERT F. BRUNSWORTH, JR. HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO. THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF A LOT LINE ADJUSTMENT OF LOTS 31 AND 32, WESA VIEW ESTATES FILING 2, 45 (LAND OUT, PLATED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 11 DAY OF March A.D. 1966

LAND USE	2019	ROBERT E. BRUNDEBERRY COLORADO P.L.S. NO. 38388 FOR AND ON BEHALF OF SEN	
SINGLE FAMILY RESIDENCE			
SINGLE FAMILY RESIDENCE			

By _____	Treasurer of Club _____	Job No. _____
----------	-------------------------	---------------

Town of Silver Garfield County Colorado	Drawn by:	JE	1
	Date:	12/21/2018	
	Approved:	BB	

Town of Silt  
Garfield County  
Colorado

Job No.		
Drawn by:	JE	1
Date:	12/21/2018	
Approved:	Bb	1
File:	InterView11_InfraAdj	



**TOWN OF SILT**  
**PLANNING COMMISSION STAFF REPORT**

**Public Hearing Action Item- Site Plan Review Amendment for Food  
Truck & Events**

**Wednesday, July 10, 2024 6:30 PM**

<b>Project:</b>	Rislende Special Events and Food Truck
<b>Location:</b>	54 County Road 311- Rislende PUD
<b>Applicant:</b>	Mitchell Weimer
<b>Owner:</b>	Dennis Carruth
<b>Current Zoning:</b>	PUD
<b>Proposed Zoning:</b>	No Proposed Change
<b>Present Land Use:</b>	Vacant Lot
<b>Proposed Land Use:</b>	Private & Public Special Events and Food Truck

**Description of Request**

Mr. Weimer came in front the Planning and Zoning Commission in April, at which point there was a Site Plan Review and Resolution approved.

Since that approval, it was brought to the Town's attention that the approved layout changed and that there was a Conex/shipping container, in lieu of a storage shed. There are also two 100-gallon propane tanks affiliated with the food truck that were not mentioned or approved with the initial submittal.

Any deviation from a Site Plan approval, is considered to be in default of the approved resolution. After a meeting with Mr. Weimer and Lori Malsbury, the Town's Liquor License Expert, it was discussed that Mr. Weimer could not move the layout back to what it was for the Site Plan approval, without compromising his liquor license.

This determination prompted the best solution to be an application to amend the Site Plan approval, with a new resolution.



## Operating Plan

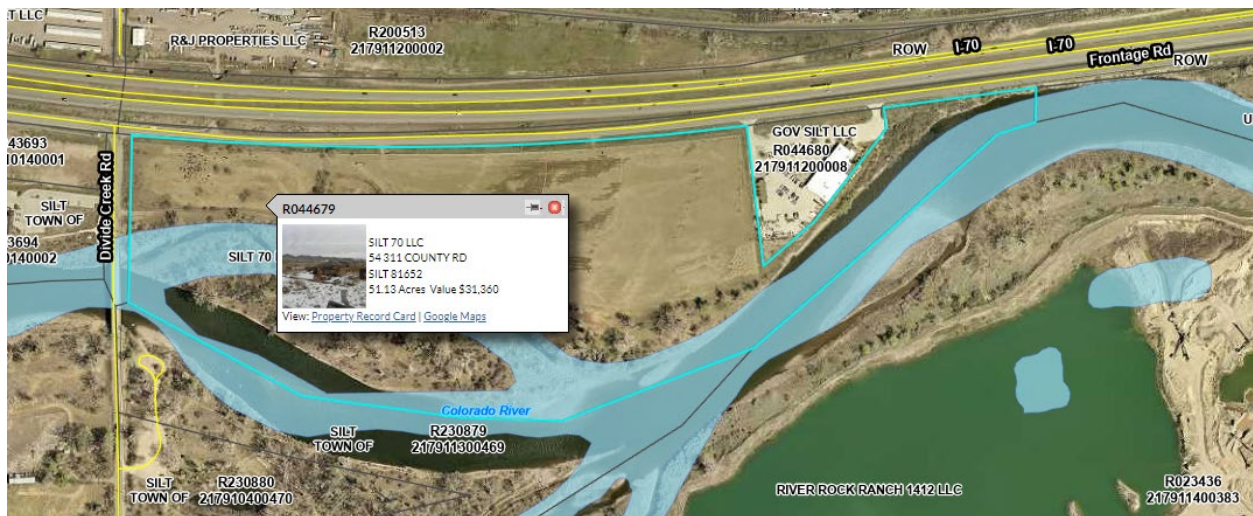
- For the 2024 season, they hosting three varieties of events
  - o Upscale float & picnic packages with their ongoing partnership with Defiance Rafting Company
  - o Weddings, celebrations of life, quinceaneras, corporate events, private parties, etc.
  - o Rafter / fisher drop-offs, and limited public availability
    - Wed/Thu/Fri happy hours, weekends, holidays
- Xcel installed temporary power in April that they are utilizing this summer's operations
  - o This allows for the 'Two Forks' food trailer to be permanently based on-site and negates the need for generators to power restrooms, lights, etc.
- Until they have brick-and-mortar presence, they are able to provide only basic services: catering, bar service, tables/chairs, basic AV, parking, restrooms, trash/waste management
  - o They will work with their trusted vendor network for additional event-related services and amenities
- Operating hours will be limited to the events and times that are scheduled and hosted.
- Private events are closed to the public, and there will be clear signage just off CR311.
- Most private events happen afternoons and evenings. Wedding receptions generally run until 10-11 pm
- Lunchtime picnics: noon - 4 pm
- Public events will include float/raft drop-off, happy hours, weekends, and holidays (when not hosting a private event)
- Happy hours: 4 pm – 9 pm Weekends, holidays: 11 am – 9 pm
- When there are no events, the access road off CR311 will be gated closed and clearly signed. The immediate riverside area, and riverside east of BLM, will also be clearly signed.
- Guests enter the property from CR311 and follow the signs to the designated parking area.
- Parking is clearly marked, including ADA spaces. The parking area is maintained to be clean, clear, and safe.
- Rafters, floaters, and fishers may pull up to our site when we are open for business. It is pull-up only, not a take-out location.
- Guests depart using the same road to CR311.
- Emergency exit is established and signed as eastward to the Rislende / BLM gate.
- The Two Forks food trailer will be permanently stationed on site over the course of the season and will prepare all meals and serve as the primary bar service area as Rislende F&B LLC, dba Rislende Events.
- Two Forks will be operating two 100-gallon propane tanks.



- Rislende F&B LLC, dba Rislende Events, holds the retail liquor license application and is the legal entity to sell food and alcohol.
- Perimeter signage very clearly delineates the boundaries for alcohol consumption.
- A restroom trailer with two indoor-quality restrooms is parked on site. They contract with a third party for grey water and sewer pumping as well as waste management.
- The applicant established parking to include approximately 60 regular parking spaces and 2 ADA compliant parking spaces. These parking spaces are north of the straw bales.

## The Property

The Rislende/Divide Creek property is slightly more than 51 acres in size. The area subject to this permit, with the exception of the driveway length from CR 311, is approximately 1.1 acres and contains portions of Tracts 6 and 8. Please note that as mentioned above the property is in the process of being cleaned up, especially with removal of nuisance trees/weeds in the island area. In addition, the channel separating the island from the rest of the property has been cleaned up and deepened to better define the island. Water is moving through that area and I believe it is a good improvement.



## Comprehensive Plan

The Special Events and Food Truck align with the zoning of this parcel to meet the PUD use. Tract 6 is zoned PUD-EVC (Events Center), so the proposal of nonpermanent improvements, as well as the special events and food truck, are a permitted use.



## **Staff Findings and Conclusions**

Overall, staff finds that this amended application and proposal align with the comprehensive plan and PUD.

Staff is disappointed that the applicant deviated from their Site Plan, installed a Conex container after being told no and didn't pull a permit for the storage building, as it was specified in the last approval and clearly stated in the approved and recorded resolution. There was also the key element, left out of the first review, regarding propane tanks on the food truck.

As far as the shipping container, Town Staff has added Conex/shipping containers to an upcoming P&Z and BOT joint session, for further discussion. In the interim, the applicant is requesting a temporary 90-day permit for the shipping container. Town staff is generally accepting of this, as it will allow both boards to meet and determine if the Town of Silt wants to continue to disallow Conex/shipping containers, or set different perimeters around usage. The applicant is aware that if granted a 90-day temporary use, there's a possibility that after further discussion with the boards, the structure may be required to be removed immediately.

The Town is committed to helping our businesses succeed, however, it has been made clear to the applicant that this Town functions on "ask for permission", and NOT "doing something, then asking for forgiveness". Our partnerships with businesses need to be established on trust and we look forward to moving this partnership into the right direction from this point forward, as we are all excited about this project and future development!

## **Planner Recommendation**

Staff recommends approval of the Amended Site Plan Review for the Rislende 2024 Special Events and Food Truck, with the following conditions:

- 1) That all statements made by the applicant both in the application and in any meetings before the Planning and Zoning Commission be considered conditions of approval, unless modified in any subsequent conditions.
- 2) That the applicant obtains a building permit for all improvements within the property, as required in the Silt Municipal Code (SMC). This includes sheds and most accessory improvements. If the applicant is unclear of the requirements, it's recommended to call Town Hall or research the SMC.
- 3) That the applicant notifies the Town Community Development Department on any proposed changes over time and/or expansion of activities within the property, to ensure compliance with the Site Plan Review approval.



- 4) That the applicant acquires the proper licensing through Garfield County Public Health and the Town of Silt for the operation of the Food Truck.
- 5) That the applicant retains records of the water deliveries, and removal of waste (trash, grey water and grease), so the Town can audit records annually, or as often as needed.
- 6) That the applicant pumps the portable restroom trailer as required and provides pump records to the Town upon request.
- 7) That the applicant complies with all State and Town Liquor Licensing, including but not limited to, the active 2024 Liquor License conditions of approval and the renewal requirements.
- 8) That the applicant provides any additional requested documents and pay any remaining fees, prior to operating business.
- 9) That the applicant submit approval, to the Town, from the Colorado River Fire Rescue and come into compliance with any conditions of approval that set forth, prior to opening for the 2024 Event season.
- 10) That the Conex/shipping container is not, nor will ever be considered pre-existing, non-conforming, as it was installed without a permit or permission. If approved by the Commissioners, for a specified temporary use timeframe, it will need to be permitted and removed at the expiration of the permit accordingly. Once the timeframe for temporary use is exceeded, the applicant will need to abide by the Town code and policies that are in place at that time.

**Recommended Motion: I move to approve the Amended Site Plan Review and Resolution PZ-4, Series of 2024, for Rislende 2024 Events, to operate special events and a food truck at 54 County Road 311, with the conditions noted above or verbally added during this meeting.**



**TOWN OF SILT  
RESOLUTION NO. PZ- 8  
SERIES OF 2024**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION  
APPROVING THE AMENDMENT OF SITE PLAN APPROVAL AND  
RESOLUTION NUMBER PZ-4, SERIES OF 2024 TO OPERATION OF A FOOD  
TRUCK AND 2024 SPECIAL EVENTS AT 54 COUNTY ROAD, WITHIN THE  
TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO**

**WHEREAS**, Rislende submitted an application for a Site Plan Review (“Application”) on or about June 26, 2024 requesting that they be allowed to operate Food Truck and Special Events at 54 County Road 311 for 2024; and

**WHEREAS**, the legal description is Section: 11 Township: 6 Range: 92 A TRACT OF LAND IN THE E1/2 OF SEC. 10 AND THE W1/2 OF SEC 11 AKA PARCEL A, BLM EXEMPTION PLAT REC#741836 LEGAL CORRECTED IN REC# 858065 and the common description is 54 County Road 311, Silt, CO 81652; 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 July 10, 2024; and

**WHEREAS**, upon proper consideration there is a finding that it is reasonable to approve the proposed use, as it aligns with the 2017 Silt Comprehensive plan, as well as the designated PUD zoning, nor does it appear to have any significant negative impact to adjacent properties.

**NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO, THAT:** the Amended Site Plan Review for a Food Truck and 2024 Events is hereby granted for 54 County Road 311, within the Town of Silt, Colorado (“Town”) subject to the following conditions:

- 1) That all statements made by the applicant both in the application and in any meetings before the Planning and Zoning Commission be considered conditions of approval, unless modified in any subsequent conditions.
- 2) That the applicant obtains a building permit for all improvements within the property, as required in the Silt Municipal Code (SMC). This includes sheds and most accessory improvements. If the applicant is unclear of the requirements, it’s recommended to call Town Hall or research the SMC.



- 3) That the applicant notifies the Town Community Development Department on any proposed changes over time and/or expansion of activities within the property, to ensure compliance with the Site Plan Review approval.
- 4) That the applicant acquires the proper licensing through Garfield County Public Health and the Town of Silt for the operation of the Food Truck.
- 5) That the applicant retains records of the water deliveries, and removal of waste (trash, grey water and grease), so the Town can audit records annually, or as often as needed.
- 6) That the applicant pumps the portable restroom trailer as required and provides pump records to the Town upon request.
- 7) That the applicant complies with all State and Town Liquor Licensing, including but not limited to, the active 2024 Liquor License conditions of approval and the renewal requirements.
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**INTRODUCED, READ AND APPROVED** at a regular meeting of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 10th day of July, 2024.

ATTEST:

TOWN OF SILT

---

Chair Lindsey Williams

---

Community Development Manager, Nicole Centeno





## Land Use Application Form

<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Re-Subdivision Final Plan
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Zoning or Rezoning	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Annexation & Development Agreement
<input type="checkbox"/> Zoning Variance	<input checked="" type="checkbox"/> Other: <u>Site Plan Update</u>	

**Project Name:** Rislende F&B LLC dba Rislende Events dba Rislende Riverside

**Project Description / Property Information:**

Address: 54 CR 311, Silt CO 81652 Parcel ID Number: 217911200007

Legal Description (*attach additional sheets if necessary*): Rislende PUD Tract 6

Access to Property: CR 311 and River Frontage Road

Acreage or Square Footage: 2 AC +/- Existing Land Use Designation: Agriculture

Proposed Land Use Designation: Agriculture / Events Hosting

Existing Zoning: PUD Events Proposed Zoning: PUD Events

Proposed Use / Intensity of Use: Private events hosting with public operations, food & beverage

**Submittal Requirements:**

- Initially, a completed application with original signatures and four copies shall be submitted to the department for review. The application shall include four sets of 24" x 36" plans, plats and other appropriate drawings. Application must also be submitted in electronic format (MS Word).
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted ten (10) days before the public hearing.
- All documents submitted for public hearing shall be hole-punched, collated and paper-clipped (no staples). All plans, plats or drawings shall be folded to 8 1/2" x 11" and inserted into the collated application. Each individual application shall be banded together and ready for public distribution.

**STAFF USE ONLY**

Pre-app conference: _____ (date)	Application received: _____ (date)
Application complete: _____ (date)	File Number: _____
Fees: _____	Referrals Sent: _____ (date)
Deposits: _____	PZC approval: _____ (date)
Paid: _____ (date)	BOT approval: _____ (date)



**Project Team Information** (fill in all that apply) *(add additional sheets of needed)*:

**Property Owner(s):** Name: Dennis Carruth Phone: 303 263-2970

Company: Silt 70 LLC Fax: \_\_\_\_\_

Address: 10106 W SAN JUAN WAY SUITE 205, LITTLETON, CO 80127

**Authorized Rep.:** Name: Mitchell Weimer Phone: 970 404-6233

Company: August Group LLC Fax: \_\_\_\_\_

Address: 121 Polo Road, Glenwood Springs, CO 81601

**Engineer/Designer:** Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_

**Billable Party:** Owner \_\_\_\_\_ Representative ☒ \_\_\_\_\_ Engineer \_\_\_\_\_

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all engineering, surveying and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Mitchell Weimer § \_\_\_\_\_  
Name (printed)

121 Polo Road, Glenwood Springs, CO 81601  
Address

970 404-6233  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Mitchell Weimer  
Signature

\_\_\_\_\_  
Type of Identification

**Disclosure of Property Ownership**

- \_\_\_\_\_ If owner is an individual, indicate name exactly as it appears on the deed.  
\_\_\_\_\_ If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.  
\_\_\_\_\_ If owner is a land trust, name beneficiaries on a separate page.  
\_\_\_\_\_ If applicant is a lessee, indicate the owner(s) on a separate page.  
\_\_\_\_\_ If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

*Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.*





Site Plan Review – Modification July 2024  
2024 Operations



# Context

- Rislende F&B LLC, dba “Rislende Events,” is an events management and hosting company, part of the Rislende development in Silt, Colorado
  - We’ve established a riverside venue and are leveraging temporary infrastructure
  - This is the future location of the planned Rislende Events Center
- Rislende Events was approved for operations in 2023 with provision the approval was only for 2023, and that another site plan review would be required for 2024
  - This packet is the 2024 site plan review / application
- Bigger-picture, the separate Rislende PUD application process is currently in progress with Silt
  - Final Plat application to be submitted March 2024
  - Public Improvements construction, summer 2024
  - First site plans to be submitted, summer 2024
  - First vertical construction, winter 2024



# 2023 Operations Recap

- We were quite successful in our inaugural 2023 season
  - 28 float & picnic packages (with Defiance Rafting Company)
  - Two weddings
  - Two celebrations of life
  - One corporate picnic & fundraiser
- We were asked to add an all-weather surface to the entrance road from CR233
  - \$10,500 spent, road will be removed when Tract 3 is developed in 2025
- Overall, guests were consistently delighted with the location and our services and were very excited about our future plans
- We were more than pleased with the valley's response and the word-of-mouth marketing that continues to happen
- We go into the 2024 season in a very good position to further establish the brand and deliver new and enhanced services and amenities



# 2024 Operations Plan

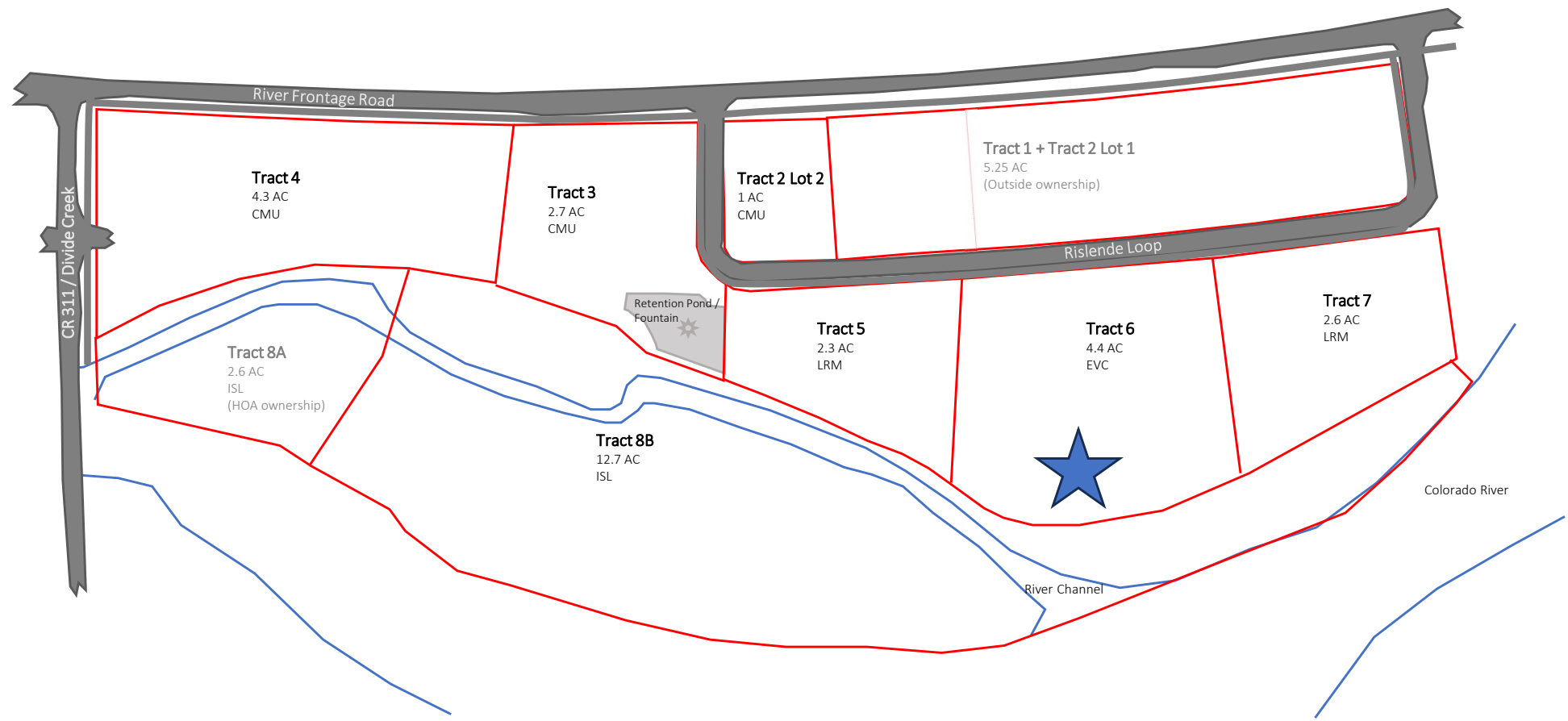
- For the 2024 season, we host three varieties of events
  1. Upscale float & picnic packages with our ongoing partnership with Defiance Rafting Company
  2. Weddings, celebrations of life, quinceaneras, corporate events, private parties, etc.
  3. Rafter / fisher drop-offs, and limited public availability
    - Wed/Thu/Fri 5-9 pm, weekends and holidays 11-9 pm\*
- Xcel established temporary / construction power in April that we also leverage for this summer's operations
  - This allows the 'Two Forks' food trailer to be permanently based on-site
  - This negates the need for generators to power restrooms, lights, etc.
- Until we have brick-and-mortar presence, we are able to provide only basic services: catering, bar service, tables/chairs, basic AV, parking, restrooms, trash/waste management
  - We work with our trusted vendor network for additional events-related services and amenities

\*New for 2024



# PUD plan for reference

**CMU:** Commercial/Residential Mixed-Use  
**LRM:** Lodging/Residential Mixed-Use  
**EVC:** Events Center  
**ISL:** River Island





# Operational Setup / Site Plan





# Operational Details

## HOURS OF OPERATION

Operating hours will be limited to the events and times that are scheduled and hosted.

Private events are closed to the public, and there will be clear signage just off CR311.

- Most private events happen afternoons and evenings
- Wedding receptions generally run until 10-11 pm
- Lunchtime picnics: noon - 4 pm

Public events will include float/raft drop-off, happy hours, weekends, and holidays (when not hosting a private event)

- Wednesday – Friday: 5 pm – 9 pm
- Weekends, holidays: 11 am – 9 pm

When there are no events, the access road off CR311 will be gated closed and clearly signed. The immediate riverside area, and riverside east of BLM, will also be clearly signed.

## ZONING & LICENSING

All operations will be fully within Rislende Tract 6, which was zoned PUD-EVC (Events Center) in 2022.

The PUD document also allows for Agriculture Usage until the tract is developed, allowing for Ag storage which we leverage for events storage as well.

Our plan fully complies with zoning and allowed uses.

**Note:** In support of these activities, there are no permanent buildings or structures, and everything will be removed for the events center to be built, if not well before.

State Sales Tax License	<input checked="" type="checkbox"/> Complete
Silt Sales Tax License	<input checked="" type="checkbox"/> Complete
State Liquor License	<input checked="" type="checkbox"/> Complete
Silt Site Plan Approval	<input type="checkbox"/> In Progress



# Operational Details

## GUEST ACCESS

Guests enter the property from CR311 and follow the signs to the designated parking area.

Parking is clearly marked, including ADA spaces. The parking area is maintained to be clean, clear, and safe.

Rafters, floaters, and fishers may pull up to our site when we are open for business. It is pull-up only, not a take-out location.

Guests depart using the same road to CR311.

Emergency exit is established and signed as eastward to the Rislende / BLM gate.

## FOOD & BEVERAGE LOGISTICS

The Two Forks food trailer will be permanently stationed on site over the course of the season and will prepare all meals. The food trailer operates with electricity and two on-board 100-pound propane tanks.

Rislende F&B LLC, dba Rislende Events, dba Rislende Riverside, holds the retail liquor license application and is the legal entity selling food and alcohol.

Perimeter signage and rope very clearly delineate the boundaries for alcohol consumption.

A restroom trailer with two indoor-quality restrooms is parked on site. We contract with a third party for grey water and sewer pumping as well as waste management.

***Thank you for your consideration, we look forward to working with you  
and seeing you riverside in 2024!***



Original Submittal



Site Plan Review  
2024 Operations



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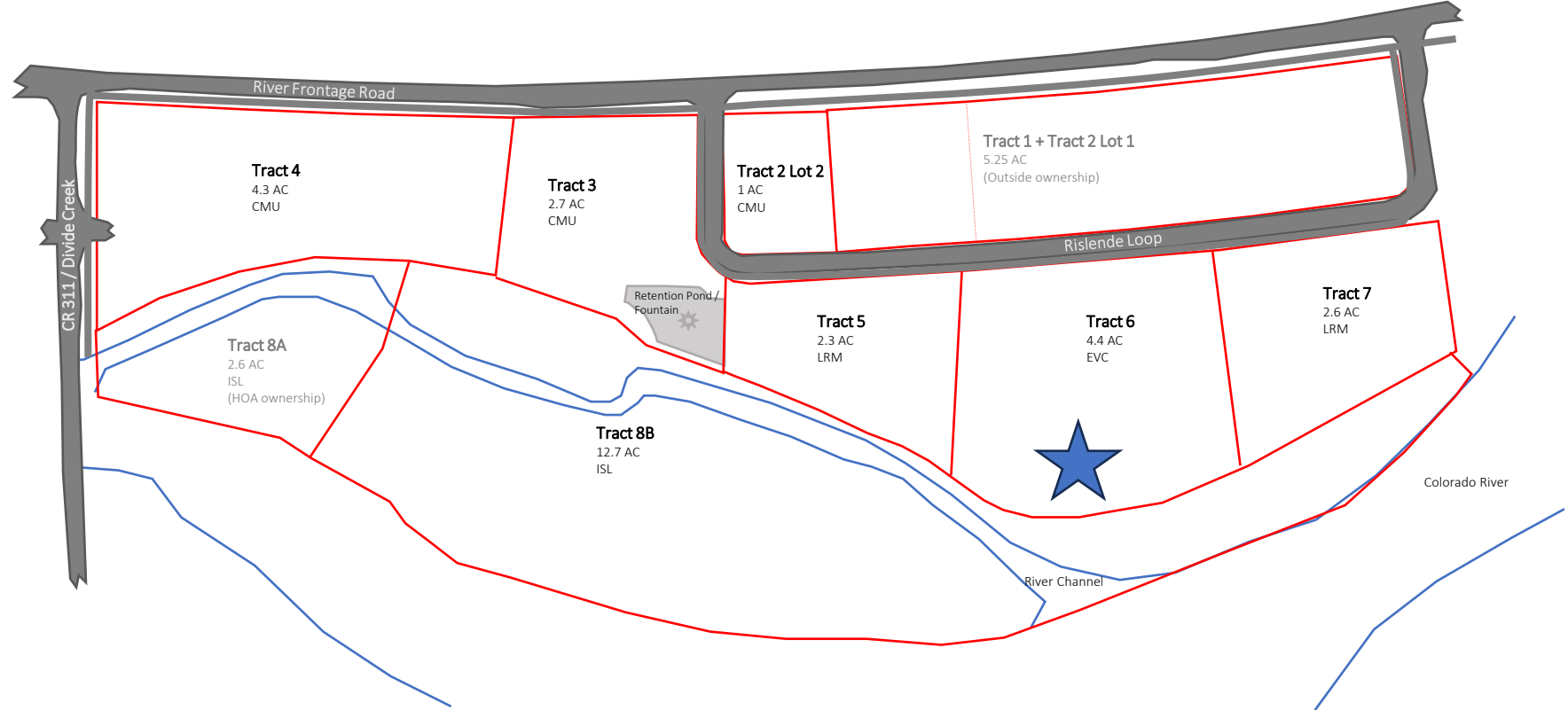
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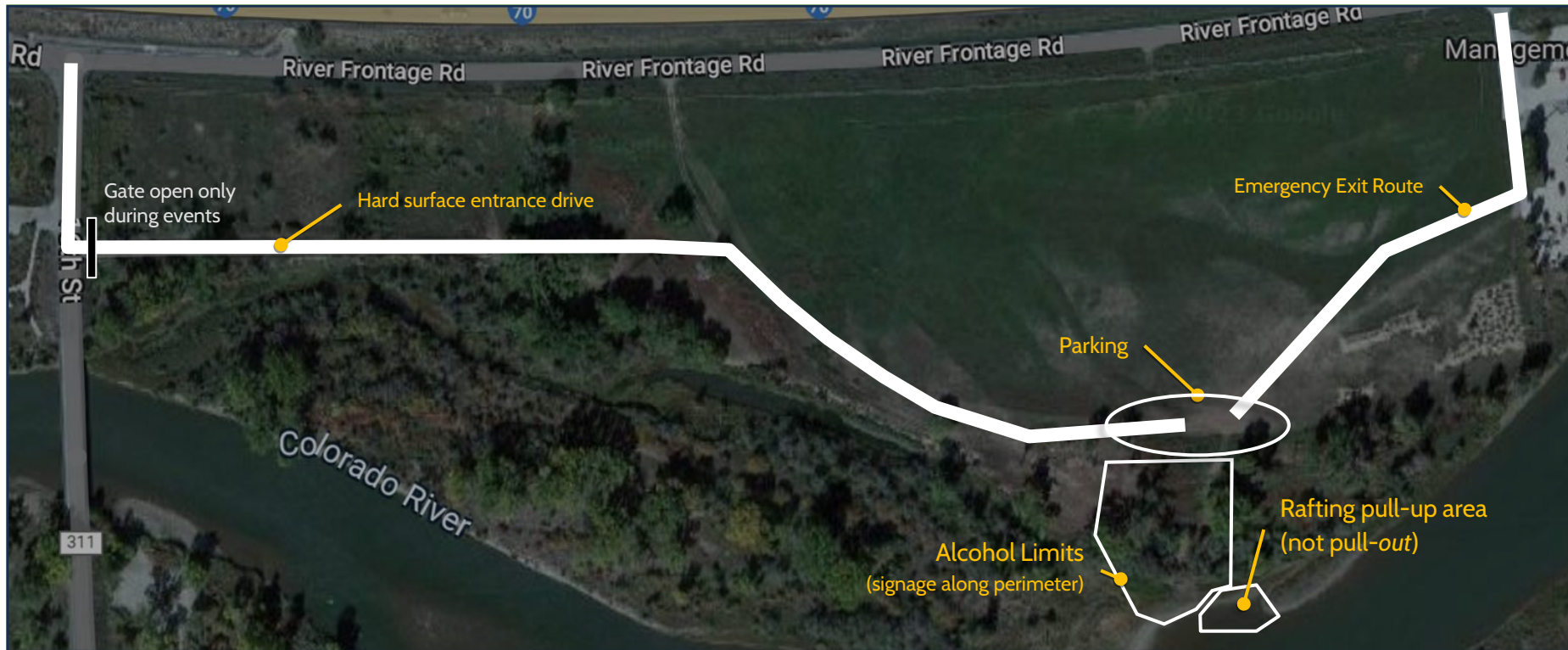
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# Operational Setup / Site Plan





# Site Plan Detail (1:67 scale)



Access road and walking paths are all-weather hard surfaced.

1. 8x32 Two Forks food trailer and primary bar station, stationary
  2. 8x20 Ag/Event storage, temporary
  3. 6x6 (2x) Potable water storage
  4. 7x12 Restrooms trailer
  5. Secondary bar station
  6. Waste & recycling area
- ▲ Power pole



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- Happy hours: 4 pm – 9 pm
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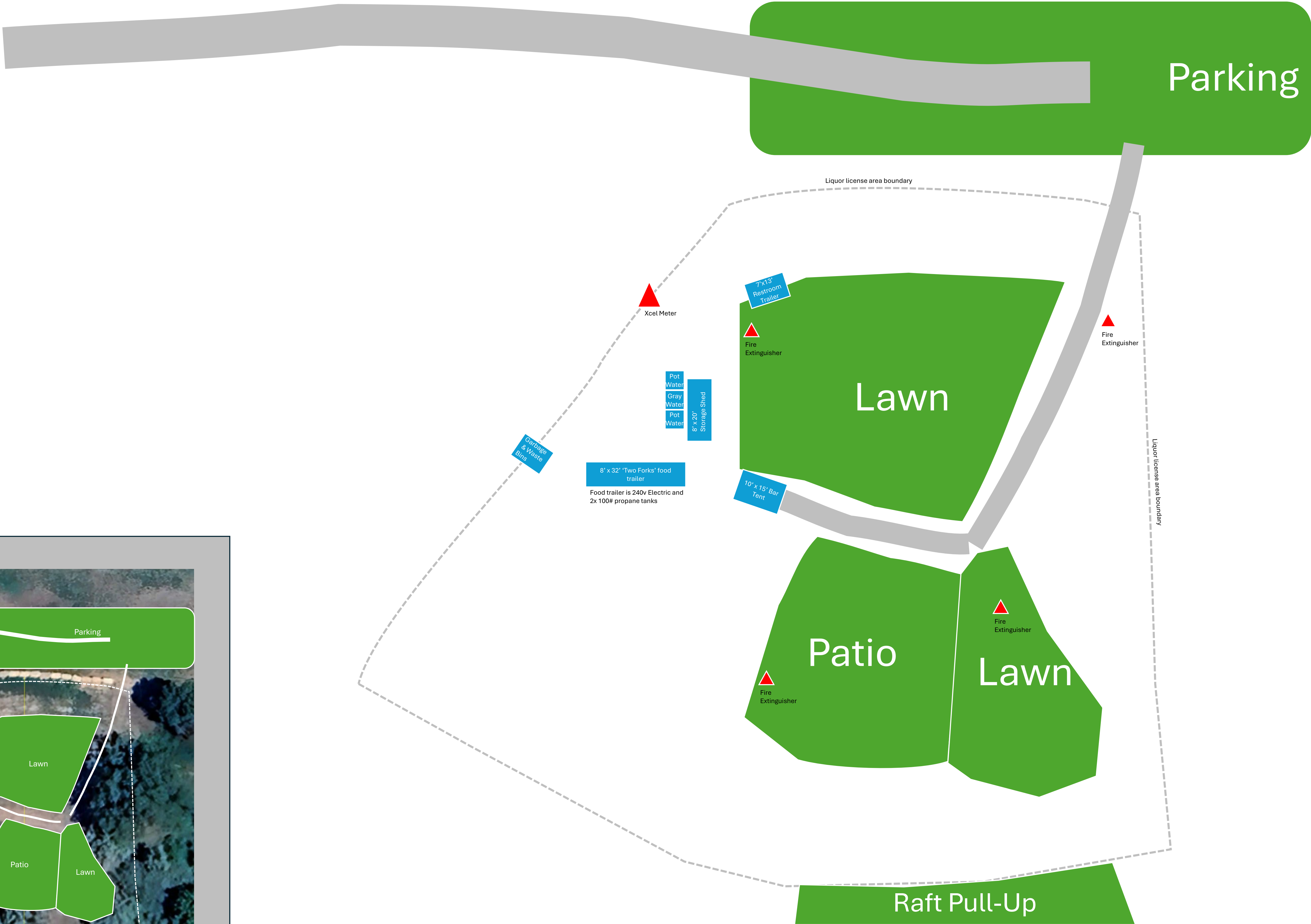
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# Rislende Events 2024 Site Plan – Modification

Scale Approx. 1/4":1'  
June 26, 2024





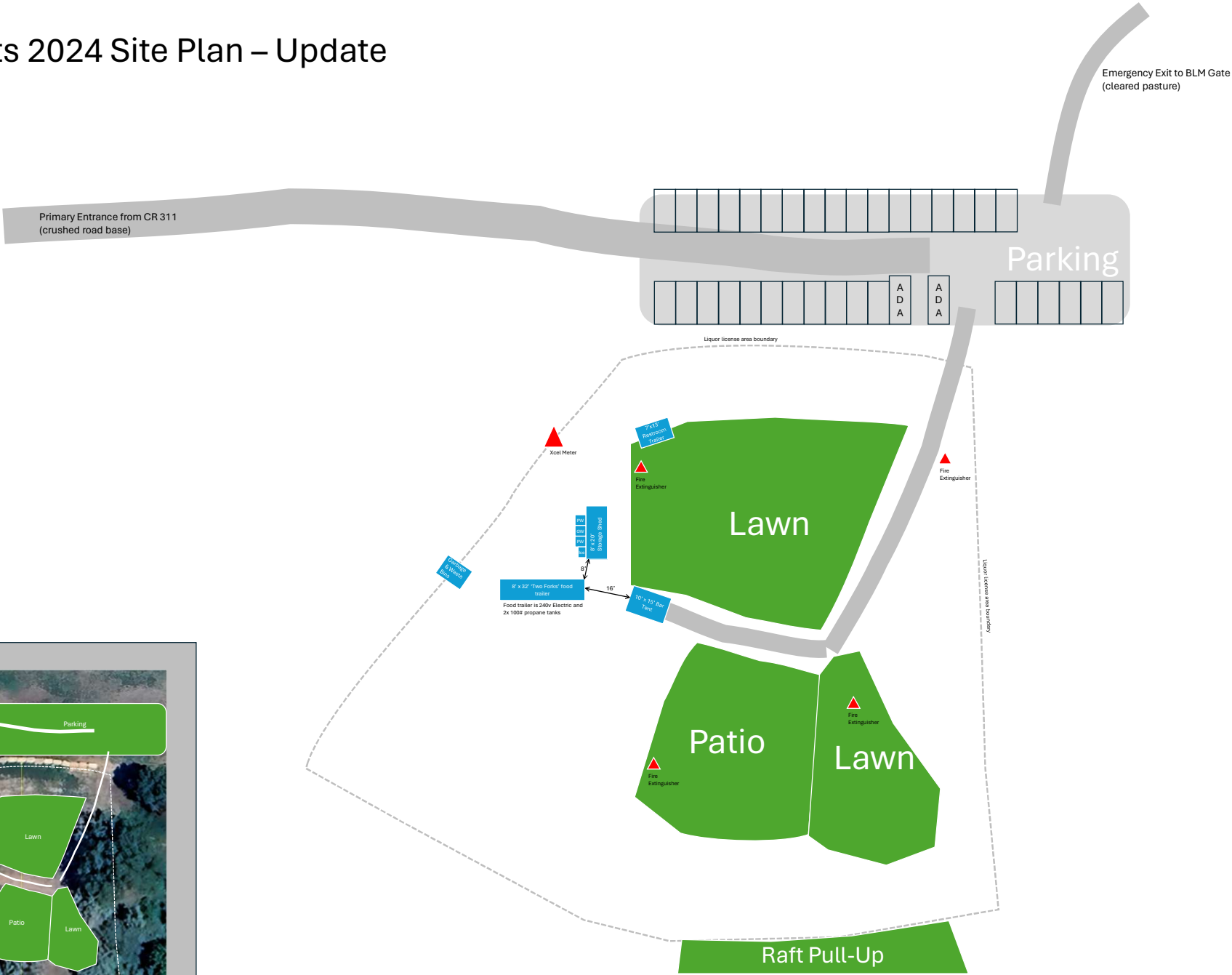
# Rislende Events 2024 Site Plan – Update

Scale Approx. 1/4":1'

June 26, 2024



North





# Rislende Events 2024 Site Plan – Update

Scale Approx. 1/4":1'  
July 2, 2024



North

Primary Entrance from CR 311  
(crushed road base)

SB: 6' x 8' straw bale  
PW: Potable water storage  
GR: Grey water storage

