

**TOWN OF TIMNATH**

**ORDINANCE NO. 44, SERIES 2008**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF  
TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY KNOWN  
AS THE BROOKS PROPERTY**

**WHEREAS**, an application for zoning was filed with the Town of Timnath in conjunction with a request for annexation; and

**WHEREAS**, the Town has approved annexation of the property; and

**WHEREAS**, the Town wishes to zone the property B, Business zoned district.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE  
TOWN OF TIMNATH, COLORADO:**

**Section 1. Property Zoned.**

Section 16.3.3.B. of the Timnath Town Code and the map referred to therein as the "Official Zoning Map" of the Town of Timnath, said map being part of said Town Code and showing the boundaries of the districts specified, shall be and the same is hereby amended in the following particulars, to wit:

That the following property annexed into the Town of Timnath, Colorado, on this date shall be included within the boundaries of the B, Business zoned district as follows:

See, attached Exhibit A

RECEPTION#: 20080077782, 12/12/2008 at  
08:49:21 AM,  
1 OF 4, R \$21.00 TD Pgs: 0  
Scott Doyle, Larimer County, CO

✓  
**Please Return to:**  
Town of Timnath  
4800 Goodman Street  
Timnath, CO 80547

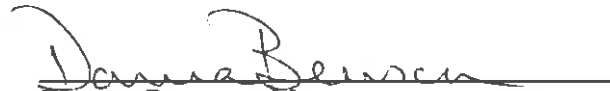
**Section 2. Effective Date.**

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter.

INTRODUCED, MOVED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, SET FOR PUBLIC HEARING AND SECOND READING AT 7:00 P.M. ON DECEMBER 3, 2008, AT THE TIMNATH TOWN HALL, 4100 MAIN STREET, TIMNATH, COLORADO AND ORDERED PUBLISHED THIS 19TH DAY OF NOVEMBER, 2008.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON THE 3<sup>rd</sup> DAY OF DECEMBER, 2008.

TOWN OF TIMNATH, COLORADO

  
Donna Benson, Mayor

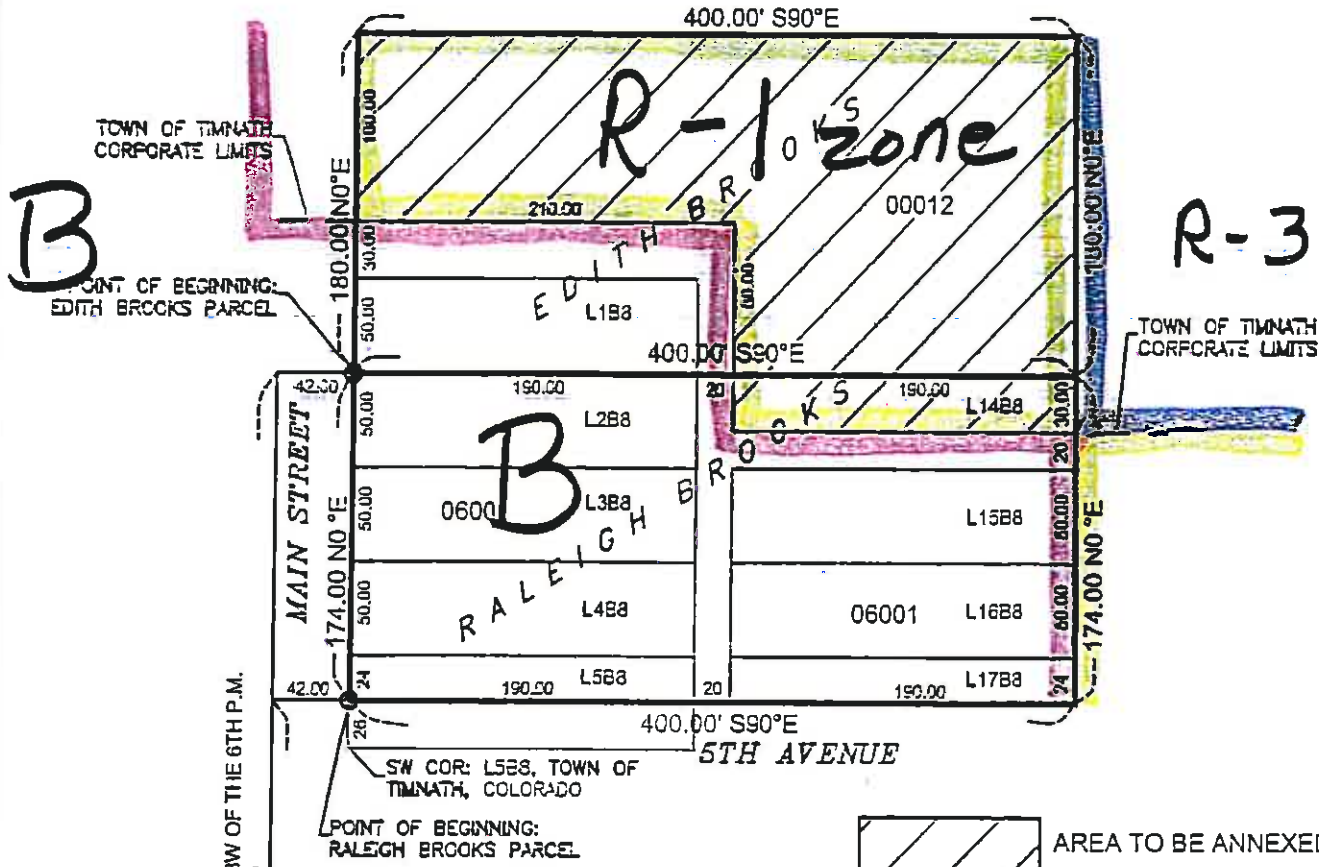
ATTEST:

  
Milissa McGuire, Town Clerk



**EXHIBIT A**  
**Legal description of property zoned**  
**[Attached]**

ANNEXATION MAP:  
FOR RALEIGH AND EDITH BROOKS  
TOWN OF TIMNATH, CO  
LARIMER COUNTY



WEST LINE, SEC 35, T 7N, R 68W OF THE 6TH P.M.  
680.00

506.00 N0°E

SW COR: L588, TOWN OF TIMNATH, COLORADO  
POINT OF BEGINNING:  
RALEIGH BROOKS PARCEL

AREA TO BE ANNEXED

AREA SUMMARY

PARCEL	TOTAL PARCEL AREA	ANNEXATION AREA
EDITH BROOKS	±1.65 AC	±1.27 AC
RALEIGH BROOKS	±1.60 AC	±0.13 AC
TOTALS	±3.25 AC	±1.40 AC

CONTIGUITY

CONTIGUOUS BOUNDARY LENGTH: 410 FT  
ANNEXED AREA PERIMETER: 1,220 FT  
CONTIGUITY RATIO: 1:2.97 (>1:6, MEETS REQUIREMENT)

W 1/4 CORNER, SEC 35, T 7N,  
R 68W OF THE 6TH P.M.

