

**TOWN OF TIMNATH**

**ORDINANCE NO. 86, SERIES 2009**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF TIMNATH FOR THE PURPOSE OF REZONING CERTAIN REAL PROPERTY KNOWN AS HARMONY ROAD SECOND ANNEXATION, GENERALLY LOCATED NORTH OF AND ADJACENT TO HARMONY ROAD, WEST OF MAIN STREET (CR 5), EAST OF INTERSTATE 25**

**WHEREAS**, an application for rezoning 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 to C-2 Community Commercial 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 C-2 Community Commercial District as follows:

See, attached Exhibit A

**Section 2. Public Hearing.**

Article 3 of the Timnath Land Use Code and the map referred to therein as the "Official Zoning Map of the Town of Timnath," said map being part of said Zoning Code and showing the boundaries of the districts specified, shall be and the same is hereby amended in the following particulars, to wit: the subject property, as described in **Exhibit A**, is hereby designated on said map as "C-2 Community Commercial District".

**Section 3. Effective Date.**

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

RECEPTION#: 20100009229, 02/18/2010 at  
01:48:45 PM,  
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



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 JANUARY 6, 2010, AT THE TIMNATH TOWN HALL, 4100 MAIN STREET, TIMNATH, COLORADO AND ORDERED PUBLISHED THIS 2<sup>ND</sup> DAY OF DECEMBER, 2009.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON THE 6TH DAY OF JANUARY, 2010.

TOWN OF TIMNATH, COLORADO

  
Donna Benson, Mayor

ATTEST:

  
Milissa McGuire, Town Clerk



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

# HARMONY ROAD SECOND ANNEXATION REZONING MAP

Being A Portion Of The Southeast Quarter Of Section 34, Township 7 North, Range 68 West  
Of The 6th P.M., County Of Larimer, State Of Colorado

**PROPERTY DESCRIPTION**  
That portion of the Southeast Quarter of Section 34, Township 7 North, Range 68 West, County of Larimer, State of Colorado, as shown on the plat of the same, recorded in the County of Larimer, State of Colorado, in Book 100, Page 100, and as shown on the plat of the same, recorded in the County of Larimer, State of Colorado, in Book 100, Page 100, and as shown on the plat of the same, recorded in the County of Larimer, State of Colorado, in Book 100, Page 100.

**APPLICANT'S STATEMENT**  
I, the undersigned, being duly qualified as a surveyor under the laws of the State of Colorado, do hereby certify that the above described property is situated within the boundaries of the Harmony Road Second Annexation, as shown on the plat of the same, recorded in the County of Larimer, State of Colorado, in Book 100, Page 100.

**APPROVED BY THE BOARD OF COUNTY COMMISSIONERS**  
I, the undersigned, being duly qualified as a member of the Board of County Commissioners of the County of Larimer, State of Colorado, do hereby certify that the above described property is situated within the boundaries of the Harmony Road Second Annexation, as shown on the plat of the same, recorded in the County of Larimer, State of Colorado, in Book 100, Page 100.

**APPROVED BY THE TOWNSHIP BOARD**  
I, the undersigned, being duly qualified as a member of the Township Board of the Township of Harmony, County of Larimer, State of Colorado, do hereby certify that the above described property is situated within the boundaries of the Harmony Road Second Annexation, as shown on the plat of the same, recorded in the County of Larimer, State of Colorado, in Book 100, Page 100.

**APPROVED BY THE COUNTY BOARD OF SUPERVISORS**  
I, the undersigned, being duly qualified as a member of the Board of Supervisors of the County of Larimer, State of Colorado, do hereby certify that the above described property is situated within the boundaries of the Harmony Road Second Annexation, as shown on the plat of the same, recorded in the County of Larimer, State of Colorado, in Book 100, Page 100.

**APPROVED BY THE STATE BOARD OF LAND AND MINES**  
I, the undersigned, being duly qualified as a member of the State Board of Land and Mines of the State of Colorado, do hereby certify that the above described property is situated within the boundaries of the Harmony Road Second Annexation, as shown on the plat of the same, recorded in the County of Larimer, State of Colorado, in Book 100, Page 100.

**DEED RECORDS**  
The following is a list of the deed records which have been recorded in the County of Larimer, State of Colorado, in Book 100, Page 100, and which affect the above described property:

**RECORDS OF THE COUNTY OF LARIMER**  
The following is a list of the records which have been recorded in the County of Larimer, State of Colorado, in Book 100, Page 100, and which affect the above described property:

**RECORDS OF THE TOWNSHIP OF HARMONY**  
The following is a list of the records which have been recorded in the Township of Harmony, County of Larimer, State of Colorado, in Book 100, Page 100, and which affect the above described property:

**RECORDS OF THE COUNTY BOARD OF SUPERVISORS**  
The following is a list of the records which have been recorded in the County of Larimer, State of Colorado, in Book 100, Page 100, and which affect the above described property:

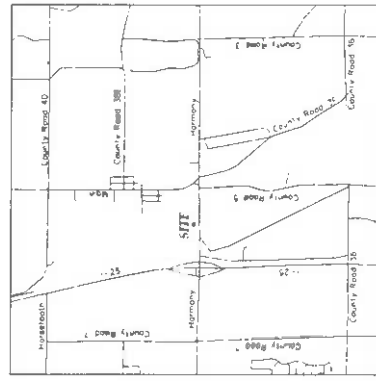
**RECORDS OF THE STATE BOARD OF LAND AND MINES**  
The following is a list of the records which have been recorded in the State of Colorado, in Book 100, Page 100, and which affect the above described property:

**RECORDS OF THE COUNTY OF LARIMER**  
The following is a list of the records which have been recorded in the County of Larimer, State of Colorado, in Book 100, Page 100, and which affect the above described property:

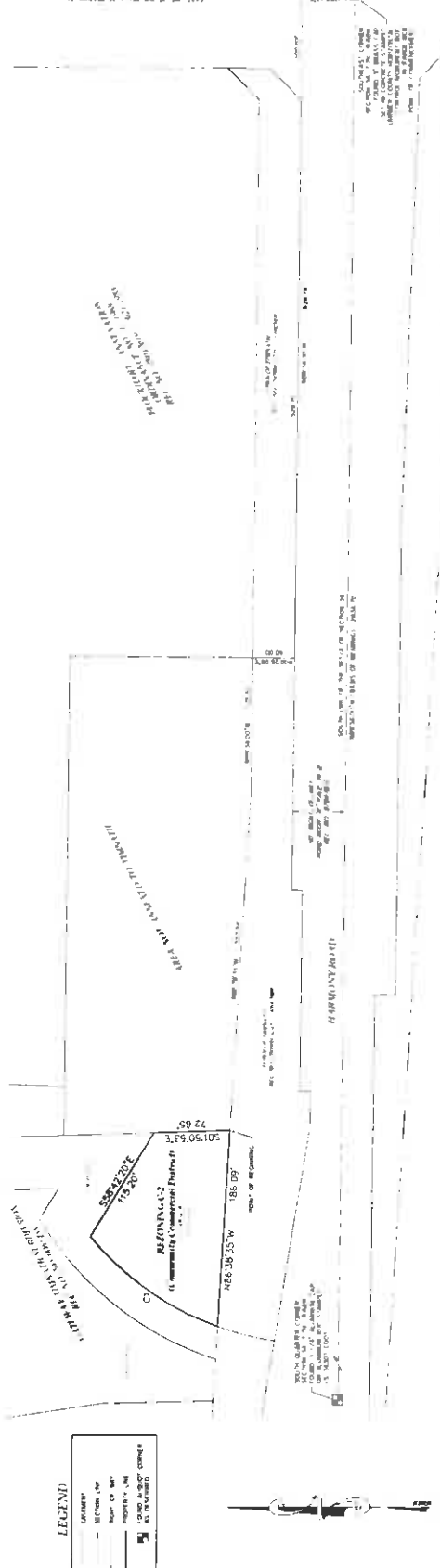
**RECORDS OF THE TOWNSHIP OF HARMONY**  
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**RECORDS OF THE COUNTY BOARD OF SUPERVISORS**  
The following is a list of the records which have been recorded in the County of Larimer, State of Colorado, in Book 100, Page 100, and which affect the above described property:

**RECORDS OF THE STATE BOARD OF LAND AND MINES**  
The following is a list of the records which have been recorded in the State of Colorado, in Book 100, Page 100, and which affect the above described property:



VICINITY MAP  
SCALE: 1" = 1/2 MI.



**LEGEND**  
 - ANNEXATION  
 - SECTION LINE  
 - ROAD OR HWY  
 - PROPERTY, AS SHOWN ON THE PLAT OF THE SAME, RECORDED IN THE COUNTY OF LARIMER, STATE OF COLORADO, IN BOOK 100, PAGE 100.

**CURVE TABLE**  
 CURVE LENGTH: 100.00 FEET  
 CHORD BEARING: N 89° 58' 10" W  
 CHORD LENGTH: 100.00 FEET

10/10/09  
 2008/2/100  
 1"=100'  
 19 21' 31" S 41'

**KING SURVEYORS, INC.**  
 650 E. Garden Drive | Windsor, Colorado 80550  
 Phone: (970) 686-3011 | Fax: (970) 686-3821

**TOWNSHIP OF TOWNATH, CO 80547**  
 4800 GOODMAN STREET, TOWNATH, CO 80547

**HARMONY ROAD SECOND ANNEXATION**  
 FOR THE TOWNSHIP OF TOWNATH, CO 80547

SHEET 1 OF 1

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