

TOWN OF TIMNATH, COLORADO

ORDINANCE NO. 122, SERIES 2011

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY TO BE KNOWN AS TIMNATH RANCH SUBDIVISION, FIFTH FILING, GENERALLY LOCATED SOUTH OF AND ADJACENT TO HARMONY ROAD, EAST OF THREE BELLS PARKWAY (CR3)

WHEREAS, Hillside Commercial Group has submitted a request for rezoning of real property within the Town of Timnath more particularly described in **Exhibit A** and attached hereto and incorporated herein by this reference; and

WHEREAS, the Town Council finds the location of the zoning to be appropriate and in conformance with the Town Comprehensive Plan; and

WHEREAS, the zone change was recommended for approval to R-4, MU, and C-2 all with a PD Overlay, by the Town of Timnath Planning Commission on Wednesday, December 14, 2011 pursuant to Section 16.3.4.N.8.

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

Section 1. Property Zoned

That Article 3 of the Timnath Land Use Codes 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:

R-4 with PD Overlay - See, attached **Exhibit A**
MU with PD Overlay - See, attached **Exhibit A**
C-2 with PD Overlay - See, attached **Exhibit A**

Section 2. Public Hearing

The Town Council held a public hearing on Tuesday, January 10, 2012 regarding the Rezoning of the property.

Section 3. Severability

If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Council

hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or parts be declared unconstitutional or invalid.

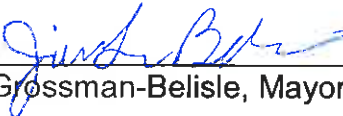
Section 4. Effective Date

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON DECEMBER 20, 2011, AND SET FOR PUBLIC HEARING, AND SECOND READING AT 7:00 P.M. ON JANUARY 10, 2012 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS 20TH DAY OF DECEMBER, 2011.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON JANUARY 10, 2012.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, Town Clerk

EXHIBIT A

Legal Description of Property Proposed for Rezoning

[attached]

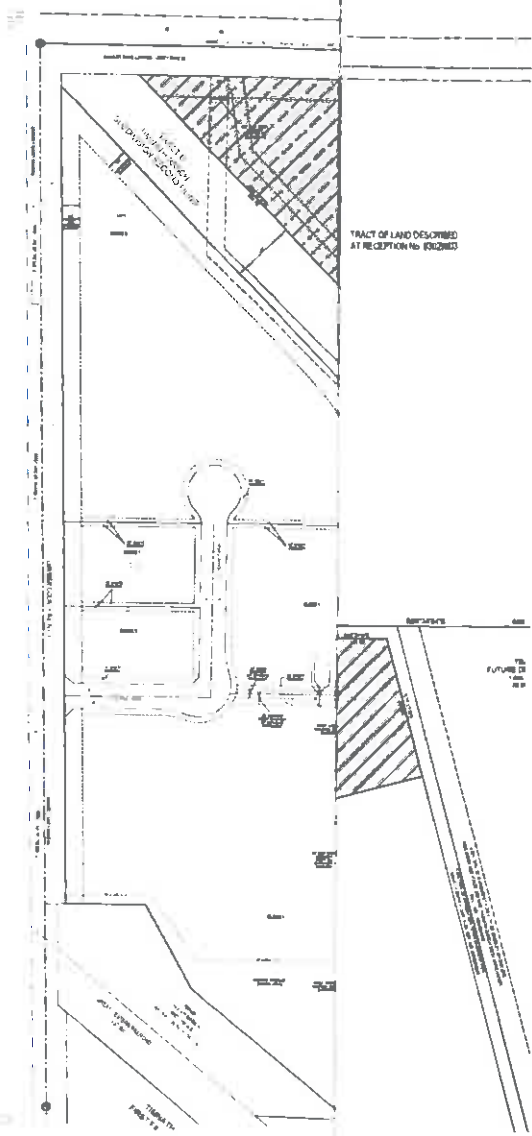
SFPA:

TIMNATH RANCH

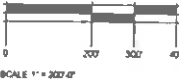
Commercial,
Mixed-Use and
Multi-Family

TIMNATH, COLORADO

HILLSIDE COMMERCIAL GROUP, INC
8020 S. COUNTY ROAD 5 SUITE 200
WINDSOR, COLORADO 80218
970.204.8383
970.204.8296 FAX
CONTACT: JOHN TURNER



PD OVERLAY AND RE-ZONE MAP



THE FOLLOWING
3 AND 4 BLOCK 1 OF THE TIMNATH RANCH 8TH PLING TO M-4 WITH PD
NING APPROXIMATELY 25 ACRES
3) REQUIREMENTS FOR THE SE LOTS MUST MEET THE C-2 COMMERCIAL
LINE 89 OTHERWISE NOTED IN THE PD OVERLAY DOCUMENT AND
MINIMUM OF 25% OF EACH LOT TO BE LANDSCAPED AND/OR PERVAOUS

LEGAL DESCRIPTION TRACT A - FUTURE COMMUNITY COMMERCIAL

TIMNATH RANCH SUBDIVISION TR-RO FILING 1 LOCATED IN SECTION 1 TOWNSHIP 8 NORTH
8TH PRINCIPAL MERIDIAN TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO, BLOCK 1 OF THE TIMNATH RANCH 8TH PLING TO R-4 WITH A PD OVERLAY
PARTICULARLY DESCRIBED AS FOLLOWS

CONSIDERING THE NORTH LINE OF SAID TRACT A AS BEARING SOUTH 69°33'31" EAST AND 347.88 FEET, THENCE ALONG A REVERSE SLOPE GRADIENT
CONTAINED HEREIN RELATIVE THERETO

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A, TIMNATH RANCH SUBDIVISION C-2 AREA (TIMNATH RANCH 3RD PLING TRACT 'A') TO C-2 WITH A PD
ALONG SAID NORTH LINE, SOUTH 89°33'31" EAST, 2,103.88 FEET, THENCE, SOUTH 44°21'48" WEST, APPROXIMATELY 32 ACRES
SOUTH 02°29'54" WEST, 390.57 FEET, THENCE ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF
ANGLE OF 89°17'47" WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 125.88 FEET AND TRAIL STANDARDS UNLESS OTHERWISE NOTED IN THE PD OVERLAY
SOUTH 45°25'17" WEST, 119.08 FEET, THENCE, NORTH 89°33'31" WEST, 82.53 FEET, THENCE,
100.00 FEET, THENCE, SOUTH 89°33'31" EAST, 181.78 FEET, THENCE ALONG A CURVE CONCAVE
HAVING A CENTRAL ANGLE OF 123°19'21" WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF
THE CHORD OF WHICH BEARS SOUTH 28°28'21" EAST, 318.80 FEET, THENCE ALONG A REVERSE SLOPE GRADIENT
EAST HAVING A CENTRAL ANGLE OF 74°17'47" WITH A RADIUS OF 208.00 FEET, AN ARC LENGTH
THE CHORD OF WHICH BEARS SOUTH 04°32'00" EAST, 247.88 FEET, THENCE ALONG A REVERSE SLOPE GRADIENT
THE SOUTHWEST HAVING A CENTRAL ANGLE OF 16°23'27" WITH A RADIUS OF 125.00 FEET,
FEET AND THE CHORD OF WHICH BEARS SOUTH 33°28'12" EAST, 25.84 FEET, THENCE, SOUTH
FEET, THENCE, SOUTH 29°42'00" WEST, 8.40 FEET, THENCE ALONG A NON-TANGENT CURVE
SOUTHEAST HAVING A CENTRAL ANGLE OF 0°25'52" WITH A RADIUS OF 65.00 FEET, AN ARC
AND THE CHORD OF WHICH BEARS SOUTH 08°58'52" WEST, 145.18 FEET, THENCE, NORTH 89°
THENCE, NORTH 89°33'31" WEST, 1,145.83 FEET, THENCE ALONG A NON-TANGENT CURVE
SOUTHWEST HAVING A CENTRAL ANGLE OF 20°38'47" WITH A RADIUS OF 773.88 FEET, AN ARC
AND THE CHORD OF WHICH BEARS NORTH 33°38'27" WEST, 278.88 FEET, THENCE, NORTH 45°
TO THE POINT OF BEGINNING, CONTAINING 1,202.815 SQUARE FEET OR 27.866 ACRES, MORE

TOWNSHIP COMMENTS	DATE
TOWNSHIP COMMENTS	12/06/11
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NOVEMBER 21, 2011

PD OVERLAY AND RE-ZONE MAP

SHEET INFORMATION	
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OF	1