

**TOWN OF TIMNATH, COLORADO  
ORDINANCE NO. 12, SERIES 2015**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE  
FINAL PLANNED DEVELOPMENT OVERLAY FOR WILDWING SUBDIVISION, GENERALLY  
LOCATED WEST OF AND ADJACENT TO CR 1/MAIN LATHAM PARKWAY, AND SOUTH  
OF AND ADJACENT TO WILDWING DRIVE**

**WHEREAS**, WW Development, LLC (the "Developer") has submitted a Final Planned Development Overlay for the Wildwing Subdivision, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Final Planned Development Overlay) and attached hereto and incorporated herein by this reference (the "Property"); and

**WHEREAS**, a properly noticed public hearing was held on December 1, 2015, and the above described Final Planned Development Overlay was recommended for approval to the Town Council by the Town of Timnath Planning Commission with the following conditions:

1. Allow staff to continue to work with applicant to address all unresolved non-substantive technical comments to the satisfaction of Town Staff and Referral Agencies

**WHEREAS**, a properly noticed public hearing with the Town Council was held on December 8, 2015 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

**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 district specified, shall be and the same is hereby amended in the following particulars, to wit:

The existing R-2 zoning is amended with the addition of a Planned Development Overlay  
– See attached **Exhibit A**

**Section 2. Public Hearing**

The Town Council held a public hearing on Tuesday, December 8, 2015 regarding the zoning 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

✓

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

than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

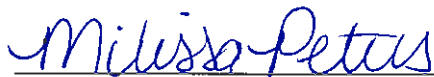
INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON NOVEMBER 10, 2015, AND SET FOR PUBLIC HEARING, AND SECOND READING AT 6:00 P.M. ON DECEMBER 8, 2015 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS 8<sup>TH</sup> DAY OF DECEMBER, 2015.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON DECEMBER 8, 2015.

TOWN OF TIMNATH, COLORADO

  
\_\_\_\_\_  
Jill Grossman-Belisle, Mayor

ATTEST:

  
\_\_\_\_\_  
Milissa Peters, CMC  
Town Clerk



## EXHIBIT A

### Legal Description of Property Proposed for Final Planned Development Overlay

**Lots One (1) through Lot Ten (10), Block 1, Wildwing Subdivision Replat D recorded May 17, 2013 as Reception No. 20130037421 of the Records of Larimer County and Wildwing Final Plat Filing No. 1 Amendment No. 2 recorded November 25, 2008 as Reception No. 20080072667 of the Records of Larimer County, situate in the South Half of Section Twenty-four (24) and the North Half of Section Twenty-five (25), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado.**

**EXCEPTING THEREFROM Lots 1 through Lot 11, Block 1, Lots 1 through Lot 7, Block 16, Lots 1 through Lot 20, Block 15, Lots 2 through Lot 3, Block 2, Lots 1 through Lot 8, Block 6, Lots 1 through Lot 4, Block 7, Lots 1 through Lot 8, Block 8, Lots 1 through Lot 3, Block 24, Tracts A, B, C, E, F, V, H-4, O-1, O-2, O-3, O-4, O-5, MM, LL, KK, L-1, JJ, Wildshore Drive Right of Way, Majestic View Drive Right of Way, Thunderview Drive Right of Way, Chandra Street Right of Way, Summerwind Court Right of Way, White Snow Court Right of Way, Water View Court Right of Way, Wildwing Drive Right of Way, Winterpeak Court Right of Way and Boundless Lane Right of Way, Wildwing Final Plat Filing No. 1 Amendment No. 2**

**EXCEPTING THEREFROM Wildwing Subdivision Replat E recorded April 24, 2014 as Reception No. 20140020418 of the Records of Larimer County, Wildwing Subdivision Replat C recorded December 19, 2012 as Reception No. 20120091430 of the Records of Larimer County, Wildwing Subdivision Replat A - Corrected recorded December 12, 2012 as Reception No. 20120089533 of the Records of Larimer County, and Wildwing Subdivision Replat B recorded October 17, 2012 as Reception No. 20120072516 of the Records of Larimer County.**

**Said described parcel of land contains 180.737 Acres, more or less (±).**

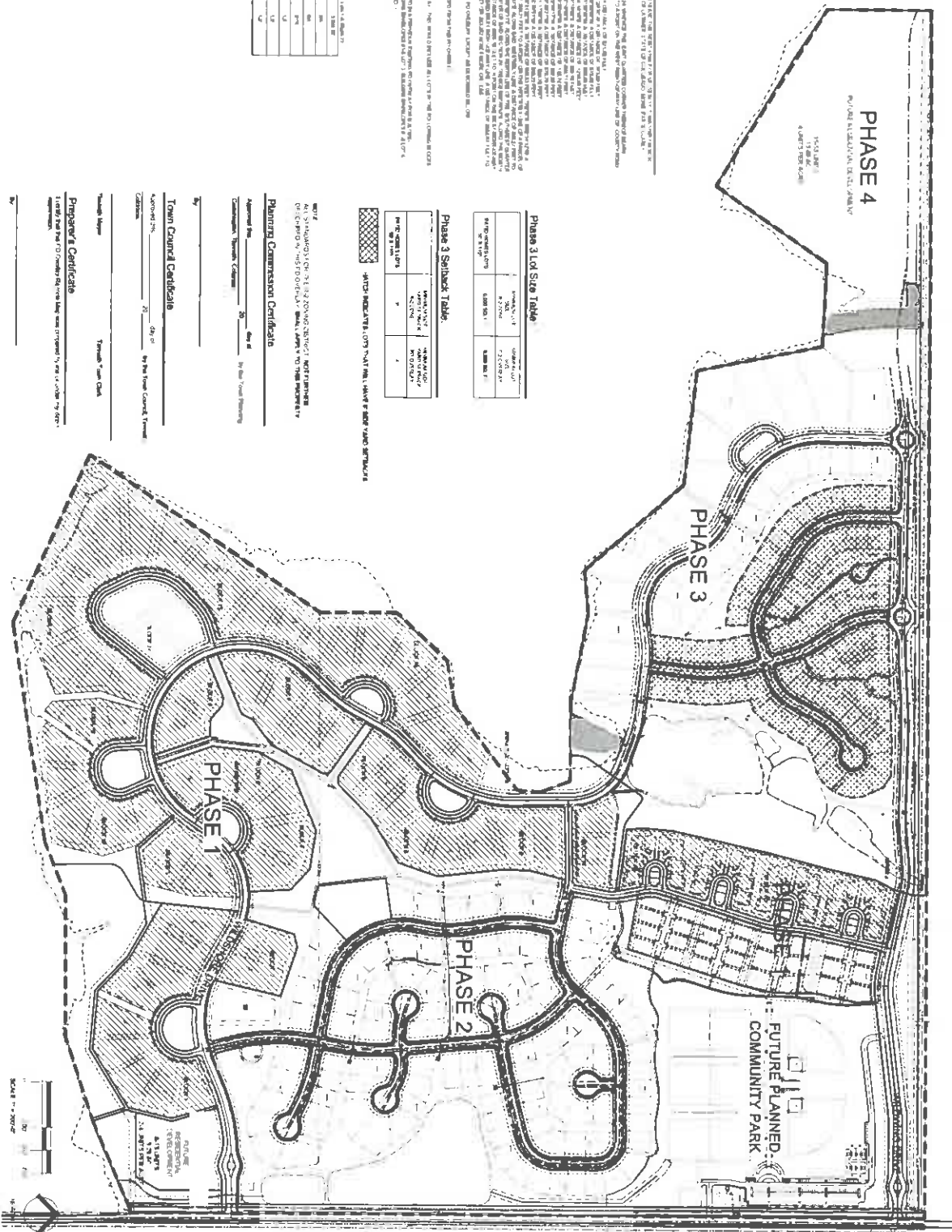
**EXHIBIT B**

**Final Planned Development Overlay**

[attached]

# WILDWING FINAL PD OVERLAY

## A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO



### Legal Description

That certain parcel of land, more or less, situated in the County of Larimer, State of Colorado, and being a portion of the Section 24 and Section 25, Township 7 North, Range 68 West of the 6th P.M. County of Larimer, State of Colorado, as shown on the attached plat, and being more particularly described as follows: ...

APPROXIMATE AREA	ACRES	PERCENTAGE OF TOTAL
PHASE 1	1.18	1.18%
PHASE 2	1.18	1.18%
PHASE 3	1.18	1.18%
PHASE 4	1.18	1.18%
TOTAL	4.72	4.72%

#### Phase 1 Lot Size Table

Lot Area (sq. ft.)	Lot Area (sq. ft.)	Lot Area (sq. ft.)
1,000	1,000	1,000
1,000	1,000	1,000
1,000	1,000	1,000

#### Phase 2 Setback Table

Setback (ft.)	Setback (ft.)	Setback (ft.)
10	10	10
10	10	10
10	10	10

**PLANNING COMMISSION CERTIFICATE**  
 Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
**TOWN COUNCIL CERTIFICATE**  
 Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
**PREPARED BY:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**THIRTIETH, COLORADO**

**WILDWING**

**FINAL PLANNED DEVELOPMENT OVERLAY DISTRICT**

**WILDLING GROUP**

1518 W. 15TH ST. SUITE 100  
DENVER, CO 80202

NOVEMBER 4 2015

SHEET NUMBER 1



Venue Map

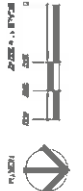


Land Use Table

Parcel	Acres	Area	Area	Area	Area	Area	Area	Area
1	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
2	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
3	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
4	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
5	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
6	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
7	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
8	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
9	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
10	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
11	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
13	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
14	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
15	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
16	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
17	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
18	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
19	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
20	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
21	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
22	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
23	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
24	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
25	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
26	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
27	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
28	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
29	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
30	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
31	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
32	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
33	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
34	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
35	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
36	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
37	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
38	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
39	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
40	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
41	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
42	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
43	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
44	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
45	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
46	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
47	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
48	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
49	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
50	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
51	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
52	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
53	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
54	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
55	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
56	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
57	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
58	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
59	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
60	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
61	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
62	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
63	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
64	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
65	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
66	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
67	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
68	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
69	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
70	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
71	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
72	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
73	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
74	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
75	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
76	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
77	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
78	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
79	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
80	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
81	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
82	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
83	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
84	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
85	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
86	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
87	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
88	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
89	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
90	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
91	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
92	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
93	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
94	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
95	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
96	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
97	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
98	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
99	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
100	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12

Legal Description

ALL OF LAND LOCATED IN THE EAST HALF OF SECTION 24, T18N, R10E, S10E, COUNTY OF WASHINGTON, STATE OF WASHINGTON.





# WILDWING AMENDED SKETCH PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF LARIMER STATE OF COLORADO

## Landscape Written Description

THE DESIGN INTENT FOR THIS LANDSCAPE PLAN IS TO PROVIDE A HIGH QUALITY AND DIVERSE LANDSCAPE FOR THE DEVELOPMENT. THE DESIGN INTENT IS TO PROVIDE A LANDSCAPE THAT IS BOTH FUNCTIONAL AND AESTHETIC. THE LANDSCAPE DESIGN WILL BE BASED ON THE FOLLOWING PRINCIPLES:

- 1. TO PROVIDE A LANDSCAPE THAT IS BOTH FUNCTIONAL AND AESTHETIC.
- 2. TO PROVIDE A LANDSCAPE THAT IS BOTH FUNCTIONAL AND AESTHETIC.
- 3. TO PROVIDE A LANDSCAPE THAT IS BOTH FUNCTIONAL AND AESTHETIC.
- 4. TO PROVIDE A LANDSCAPE THAT IS BOTH FUNCTIONAL AND AESTHETIC.
- 5. TO PROVIDE A LANDSCAPE THAT IS BOTH FUNCTIONAL AND AESTHETIC.
- 6. TO PROVIDE A LANDSCAPE THAT IS BOTH FUNCTIONAL AND AESTHETIC.
- 7. TO PROVIDE A LANDSCAPE THAT IS BOTH FUNCTIONAL AND AESTHETIC.
- 8. TO PROVIDE A LANDSCAPE THAT IS BOTH FUNCTIONAL AND AESTHETIC.
- 9. TO PROVIDE A LANDSCAPE THAT IS BOTH FUNCTIONAL AND AESTHETIC.
- 10. TO PROVIDE A LANDSCAPE THAT IS BOTH FUNCTIONAL AND AESTHETIC.

