

**TOWN OF TIMNATH, COLORADO  
ORDINANCE NO. 6, SERIES 2015**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF  
TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY TO BE  
KNOWN AS THE TIMNATH LANDING SUBDIVISION (NORTH OF AND ADJACENT  
TO HARMONY ROAD AND EAST OF AND ADJACENT TO CR-5/MAIN STREET)**

**WHEREAS**, TOM MARSHALL, CAC Timnath, LLC has submitted a request for zoning 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-2 Single-Family Residential, R-3 Multi-Family Residential, M-U, Mixed Use, and C-2 Community Commercial at a public hearing held by the Town of Timnath Planning Commission on Tuesday, May 5, 2015.

**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:

R-2, Single Family Residential, R-3 Multi-Family Residential, M-U, Mixed Use,  
and C-2 Community Commercial – See attached **Exhibit A**

**Section 2. Public Hearing**

The Town Council held a public hearing on Tuesday, May 12, 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

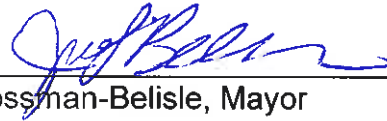
**Please Return to:** ✓  
Town of Timnath  
4800 Goodman Street  
Timnath, CO 80547

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 MAY 12, 2015, AND SET FOR PUBLIC HEARING, AND SECOND READING AT 6:00 P.M. ON MAY 26, 2015 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS 12 DAY OF MAY, 2015.**

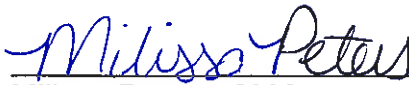
**MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON MAY 26, 2015.**

**TOWN OF TIMNATH, COLORADO**



Jill Grossman-Belisle, Mayor

**ATTEST:**

  
Milissa Peters, CMC  
Town Clerk



**EXHIBIT A**

**Legal Description of Property Proposed for Zoning**

Legal description will be forthcoming pending Town Council Approval

