

**TOWN OF TIMNATH, COLORADO  
ORDINANCE NO. 9, SERIES 2015**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF  
TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY  
LOCATED AT 4025 KERN STREET**

**WHEREAS**, STEVE WHITTALL, 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 Business at a public hearing held by the Town of Timnath Planning Commission on Tuesday, July 7, 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:

B - Business – See attached **Exhibit A**

**Section 2. Public Hearing**

The Town Council held a public hearing on Tuesday, July 28, 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 than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

RECEPTION#: 20150050189, 07/31/2015 at  
11:05:52 AM, 1 OF 4, R \$26.00 TD Pgs: 0  
Angela Myers, Clerk & Recorder, 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, ON JULY 14, 2015, AND SET FOR PUBLIC HEARING, AND SECOND READING AT 6:00 P.M. ON JULY 28, 2015 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS 8 DAY OF JULY, 2015.

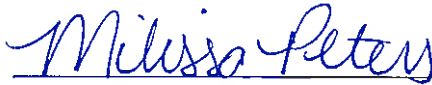
MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON JULY 28, 2015.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, CMC  
Town Clerk



**EXHIBIT A**

**Legal Description of Property Proposed for Zoning**

Lot 23 Less North  $8 \frac{2}{3}$  feet and all Lot 24, Block 8, Timnath

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# 4025 KERN STREET REZONING

Lot 24 and all of Lot 23, Except the North 8 2/3 Feet Thereof, Block 8  
Town of Timnath, County of Larimer, State of Colorado

114 B1, subject to approval, map of the North 8 2/3 Feet of Block 8, Town of Timnath, County of Larimer, State of Colorado

**PROPERTY DESCRIPTION**  
Lot 23 and all of Lot 24, except the North 8 2/3 Feet Thereof, Block 8, Town of Timnath, County of Larimer, State of Colorado.  
Total parcel contains 1.233 acres, more or less as shown hereon or otherwise.

**OWNER OF INTEREST**  
I, Steve C. Galt, being the owner of the property, hereby certify that I am the owner of the property and that I am the person who has caused this plat to be prepared and that I am the person who has caused this plat to be prepared and that I am the person who has caused this plat to be prepared.

**OWNER**  
By \_\_\_\_\_  
NATIONAL CENTER  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
City of \_\_\_\_\_  
Address by land and other means (EPL): \_\_\_\_\_  
Address by land and other means (EPL): \_\_\_\_\_  
History: \_\_\_\_\_

**PLANNING COMMISSION MEMORANDUM**  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by the Planning Commission, Timnath, Colorado.  
Planning Commission Chair: \_\_\_\_\_

**TOWN CLERK MEMORANDUM**  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by the Town of Timnath, Colorado.  
Town Clerk: \_\_\_\_\_

**REZONING SUMMARY**  
The rezoning is in accordance with the provisions of the Larimer County Zoning Ordinance, Chapter 100, Article 100, Section 100.01, as amended.

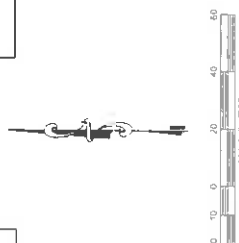
**PRELIMINARY**

Map No. \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Scale: \_\_\_\_\_



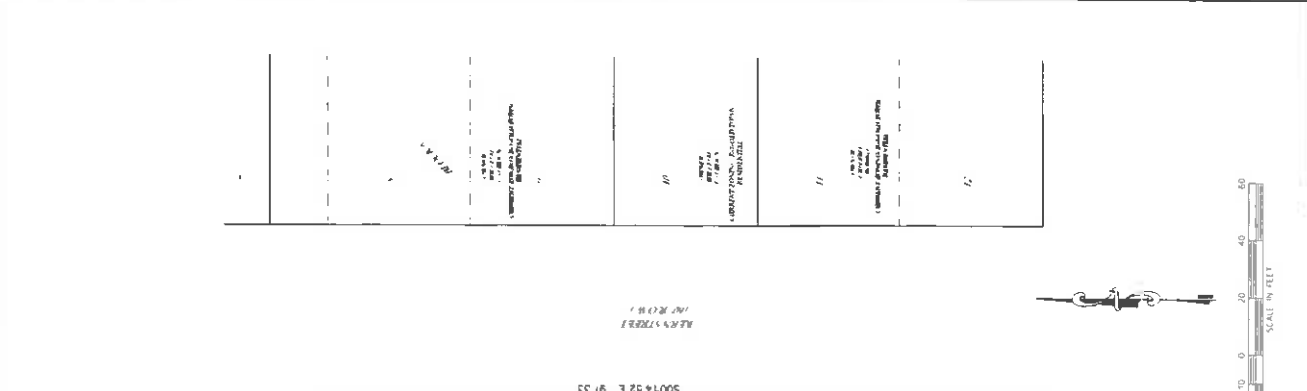
VICINITY MAP  
11-15-2011

**SCALE OF ORIGINAL AND LATEST EDITIONS**  
The scale of this map is as shown on the original and latest editions of this map. The scale of this map is as shown on the original and latest editions of this map. The scale of this map is as shown on the original and latest editions of this map.



SCALE IN FEET

4025 KERN STREET REZONE  
FOR  
STEVE WHITTAL  
P.O. BOX 270457  
FORT COLLINS, CO 80527  
REVISIONS  
DATE  
SHEET OF 1



**KING SURVEYORS**  
650 E. Garden Drive | Windsor, Colorado 80550  
Phone: (970) 686-5011 | email: info@kingsurveyors.com

**REASONS**

REASON I: The rezoning is in accordance with the provisions of the Larimer County Zoning Ordinance, Chapter 100, Article 100, Section 100.01, as amended.

REASON II: The rezoning is in accordance with the provisions of the Larimer County Zoning Ordinance, Chapter 100, Article 100, Section 100.01, as amended.

REASON III: The rezoning is in accordance with the provisions of the Larimer County Zoning Ordinance, Chapter 100, Article 100, Section 100.01, as amended.