

**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.

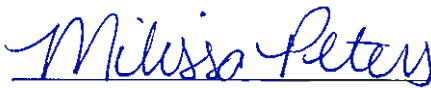
MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON JULY 28, 2015.

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

4

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

1:4000, unless otherwise noted, 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

OWNER
Name: _____
Address: _____

APPLICANT
Name: _____
Address: _____

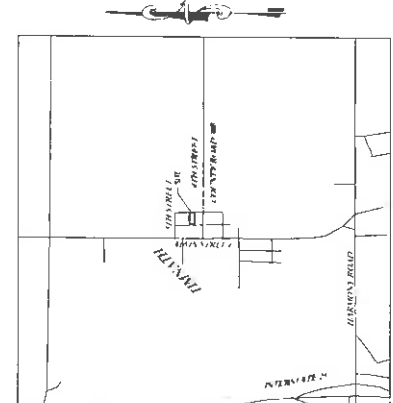
PLANNING COMMISSION
Name: _____
Address: _____

DATE
Month: _____ Day: _____ Year: _____

COMMISSIONER
Name: _____
Address: _____

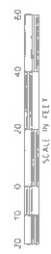
APPLICANT'S STATEMENT
I hereby certify that the information herein furnished is true and correct to the best of my knowledge and belief.

PRELIMINARY
This map is preliminary and subject to change without notice.



VICINITY MAP
1:15,000

SCALE OF MEASUREMENTS AND LINEAL DISTANCES
The scale of this map is 1:15,000. The scale of the aerial photograph is 1:15,000. The scale of the ground is 1:15,000. The scale of the map is 1:15,000. The scale of the map is 1:15,000.



SCALE IN FEET