

**TOWN OF TIMNATH, COLORADO
RESOLUTION 91, SERIES 2015**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING BRUNNER FARM SUBDIVISION BLOCK DIVERSITY PLAN,
GENERALLY LOCATED SOUTH OF AND ADJACENT TO RIVER PASS ROAD
(CR36), WEST OF AND ADJACENT TO THREE BELL PARKWAY (CR3).**

WHEREAS, the Planning Commission of the Town of Timnath on December 1, 2015, has reviewed the block diversity plan matrix per the Town's municipal code section 16.2.18 residential architecture; and

WHEREAS, the Planning Commission of the Town of Timnath unanimously recommended approval of the block diversity plan matrix in lieu of a block diversity plan with conditions to the Town Council of the Town of Timnath; and

WHEREAS, upon hearing the statements of staff, the owner and applicant, and giving consideration to the recommendations, the Town Council determines as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO as follows:

Section 1. The Town Council of the Town of Timnath, Colorado hereby:

1. Approves the Brunner Farm Subdivision Block Diversity Plan Matrix, attached hereto;
2. Authorizes staff to approve amendments administratively to the Block Diversity Plan Matrix that reflect minor changes (+/- 10%) to the architectural styles or residence locations.


INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON DECEMBER 8, 2015.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, CMC
Town Clerk



EXHIBIT A
Block Diversity Matrix

BRUNNER FARM SUBDIVISION

ADDRESS PLAT MAP

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H

DATE: 01-15-2011
DRAWN BY: J. H. HARRIS
SCALE: AS SHOWN

1 of 1

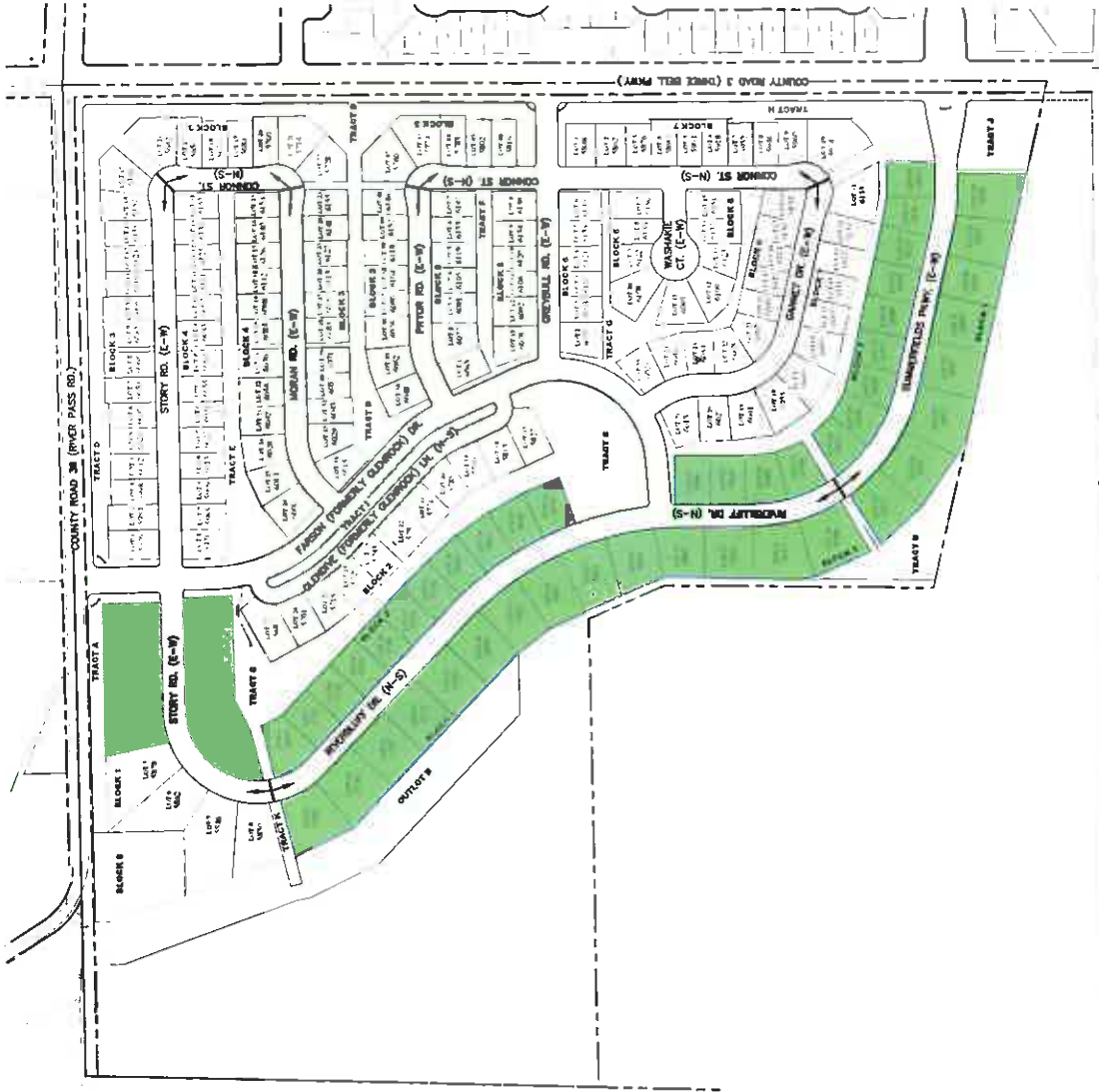
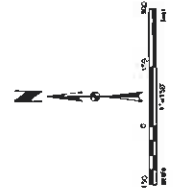


EXHIBIT B

Map of lots being considered for matrix

Brunner Farm Subdivision - DR Horton Block Diversity Matrix

Block: 1 Lots 1-4, 9-30, Block 2: Lots 1-16, Block 7: Lots 22-34

	3832	3653	3795	3376	2998	2679
3832A-3C	X					
3832B-3C	X					
3832C-3C	X					
3832A-4C	X					
3832B-4C	X					
3832C-4C	X					
3653A-3C	X					
3653B-3C	X					
3653C-3C	X					
3653A-4C	X					
3653B-4C	X					
3653C-4C	X					
3795A-3C	X					
3795B-3C	X					
3795C-3C	X					
3795A-4C	X					
3795B-4C	X					
3795C-4C	X					
3376A-3C	X					
3376B-3C	X					
3376C-3C	X					
3376A-4C	X					
3376B-4C	X					
3376C-4C	X					
2998A-3C	X					
2998B-3C	X					
2998C-3C	X					
2998A-4C	X					
2998B-4C	X					
2998C-4C	X					
2679A-3C	X					
2679B-3C	X					
2679C-3C	X					
2679A-4C	X					
2679B-4C	X					
2679C-4C	X					

1. For corner units, wrap architectural treatment around corner.

2. Models on the matrix indicated by an "X" cannot be located adjacent to each other or directly across the street from one another. Directly across the street shall be defined as lots sharing 50% or more frontage.

3. Each residential block face shall contain at least 4 residential models that have significant variation (models shall be considered by Plan Name and Number, and does not include Codes or Trim Options).

4. Any street-facing garage doors shall be setback at least 22 feet from back of sidewalk or property line, whichever is more restrictive.

5. Bay windows are not allowed to encroach into the side yard setbacks.

6. Color scheme must be different on houses located next to each other

7. Minimum side yard setback is 7' for all lots

Model Type Abbreviations
3C = 3 CAR GARAGE OPTION
4C = 4 CAR GARAGE OPTION