

TOWN OF TIMNATH, COLORADO

RESOLUTION NO. 31, SERIES 2013

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE
CONDITIONAL USE FOR A "FAMILY CHILD CARE HOME", AT 6356 HUNTLY ROAD, IN
TIMNATH, COLORADO.

WHEREAS, JAMIE BOHN has made application to the Town for a Conditional Use Permit (CU-2013-002) for a conditional use at 6356 Huntly Rd; and

WHEREAS, all notice, hearing, and referral processes as identified in the Timnath Land Use Code have been completed regarding the approval of a conditional use on this property; and

WHEREAS, the conditional use application meets all review criteria found in the Town Code for approval of such use; and

WHEREAS, the above described conditional use was recommended for approval with conditions by the Town of Timnath Planning Commission on September 17th, 2013; and

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

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. The Town of Timnath Town Council approves a conditional use for 6356 Huntly Road, Timnath, Colorado with the following conditions:

1. The applicant must comply with all State and County regulations Applicable to the Family Child Care Home use.
2. The Applicant must comply with the Home Occupation regulations of the Town's Land Use Code section 16.3.13.

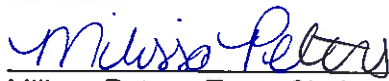
PASSED, APPROVED AND ADOPTED THIS 24TH DAY OF SEPTEMBER, 2013.

TOWN OF TIMNATH, COLORADO



Jill A. Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, Town Clerk



To Whom It May Concern:

My name is Jamie Bohn and I am wanting to start a Family Child Care Home in my home. I am planning on following all of the rules and regulations that the State of Colorado sets for a licensed Family Child Care Home. I taught school for 5 years and would love to continue to share my love for learning in my home.

I feel that my child care home will be a great addition to our community. Preschools are so expensive and the closest one to my neighborhood is at least a 15 minute drive. I know that many parents will appreciate a great and safe learning environment for their kids that will be within walking distance to their homes.

I am planning on teaching kids 3-5 years old for 2.5 hours a day 3 times per week. The class will be held in the middle of the day when most neighbors are working or away, so any potential disturbance to neighbors should be minimal or nonexistent.

I expect the traffic to be minimal. Most all the kids will be coming from my neighborhood and will either be walking or riding bikes. For parents that drop students off in a vehicle, we specifically chose a corner lot so that no one will have to park in front of any neighbors property. I will also organize the drop-off/pick-up process into an orderly system . It will be fast and efficient.

Thank you for your time,

Jamie Bohn

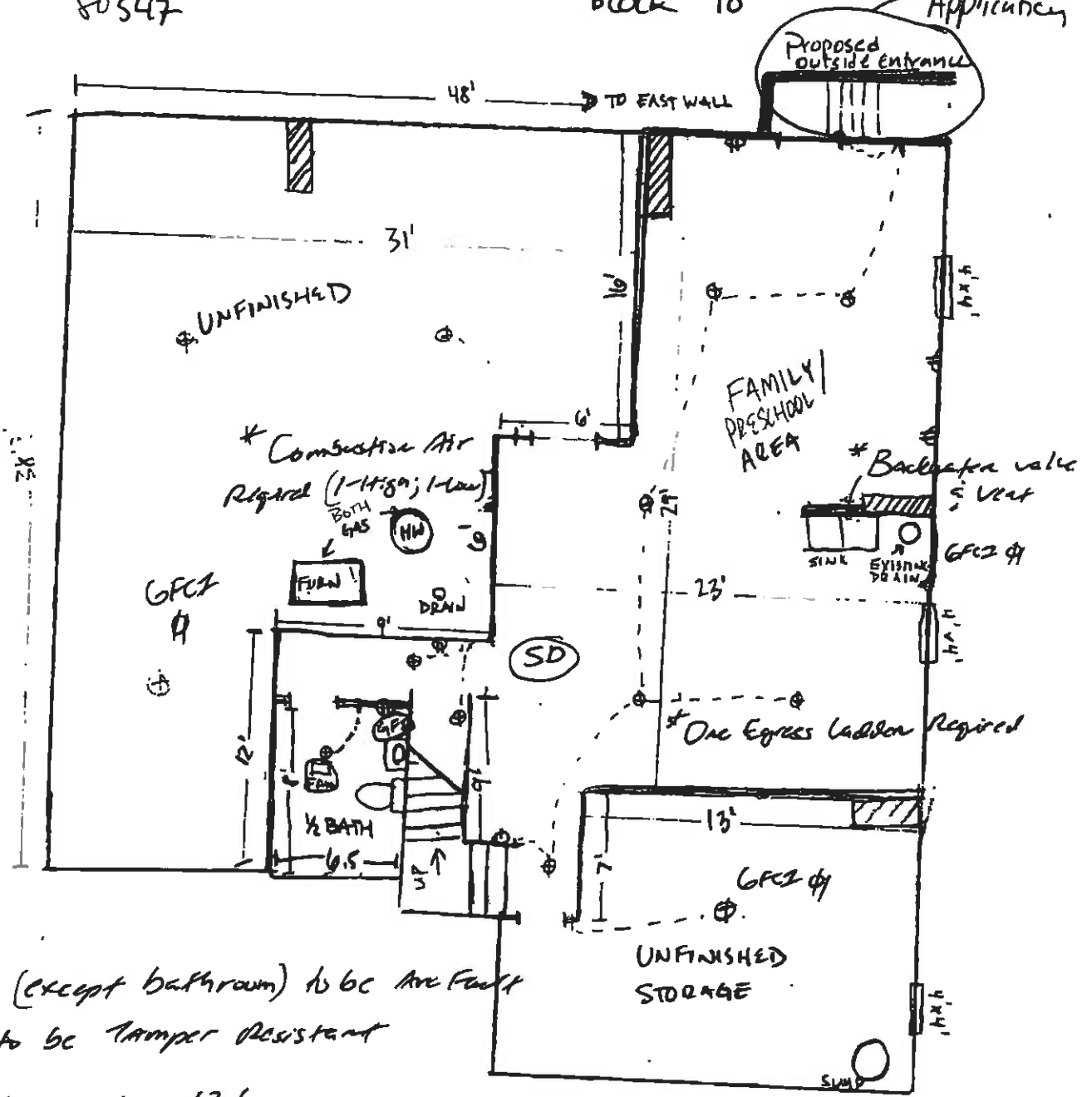
6356 Huntly Rd.

Timnath, CO 80547

6356 Huntly Rd
 Timnath Colorado
 80547

FILING 1
 LOT 10
 BLOCK 10

Future Application



All Circuits (except bathroom) to be Arc Fault
 1/ outlets to be Tamper Resistant
 1/ outlet spacing 12'

- * Min. Wall Insulation R-13
- * Min. Ceiling Height 7'
- * Floor walls by treated plates.

THIS STRUCTURE MUST CONFORM TO
 THE 2011 NATIONAL ELECTRICAL CODE

APPROVED
 Subject to inspection and Compliance to all
 relevant Adopted Building and Municipal Codes.
 Changes in Plans MUST be approved.
 Date 7-29-13 By D. Cochran
 Code: 2012 Int
 State of Colorado