

TOWN OF TIMNATH, COLORADO

RESOLUTION NO. 11, SERIES 2013

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE FINAL PLAT OF HARMONY SUBDIVISION – FOURTH FILING, GENERALLY LOCATED SOUTH OF AND ADJACENT TO CLUB DRIVE AND WEST OF LATHAM PARKWAY

WHEREAS, HARMONY, LLC (the "Developer") has submitted a final plat for the Harmony Subdivision – Fourth Filing ("Development") to be used for residential development, more particularly described in Exhibit A and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the above described subdivision plat was recommended for approval with conditions by the Town of Timnath Planning Commission on May 22, 2013; and

WHEREAS, conditions identified by the Planning Commission have been met; 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. Final Plat

The final plat for Harmony Subdivision – Fourth Filing is approved with conditions:

1. The applicant address all unresolved technical comments as outlined in the attached "2nd Submittal – Comments for Harmony Subdivision 4th Filing Final Plat" to the satisfaction of the Town Staff and Referral Agencies prior to recording the Final Plat, and;
2. The appropriate exhibits be appended to the approved Subdivision Improvements Agreement prior to recording the Final Plat, and;
3. That Ordinance No. 8, Series 2013, an Ordinance regarding the Harmony Subdivision Planned Development Overlay Amendments is approved by the Timnath Town Council prior to Final Plat approval.

PASSED, APPROVED AND ADOPTED THIS 5 DAY OF JUNE, 2013.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Plat

**A TRACT OF LAND BEING OUTLOT 5 AND TRACT G, HARMONY SUBDIVISION SECOND FILING
LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.**

**SAID DESCRIBED TRACT CONTAINS 154.023 ACRES (6,709,224 SQUARE FEET),
MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY
OF RECORD OR EXISTING.**