

TOWN OF TIMNATH, COLORADO

RESOLUTION NO. 46, SERIES 2013

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE PRELIMINARY PLAT FOR GATEWAY TIMNATH SOUTH SUBDIVISION, GENERALLY LOCATED SOUTH OF AND ADJACENT TO HARMONY ROAD AND EAST OF AND ADJACENT TO INTERSTATE 25

WHEREAS, CACHE LA POUFRE INVESTORS, LLC (the "Developer") has submitted a Preliminary Plat for Gateway Timnath South Subdivision, more particularly described in **Exhibit A** and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, a properly noticed public hearing was held on December 03, 2013, and the above described Preliminary Plat was recommended to the Town Council for approval by the Town of Timnath Planning Commission with the following conditions:

- a. Prior to approval of the Preliminary Plat by the Timnath Town Council, the I-25 and Harmony Southeast Annexation is to be annexed and zoned within the Town of Timnath; and
- b. Prior to approval of the Preliminary Plat by the Timnath Town Council, the Gateway Timnath South Subdivision Sketch Plan is to be approved; and
- c. Applicant to address all unresolved technical comments as outlined in the attached "Gateway Timnath South Costco Comments," dated 11/21/13, to the satisfaction of the town staff and referral agencies prior to recording the Final Plat; and

WHEREAS, a properly noticed public hearing with the Town Council was held on December 10, 2013, and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

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

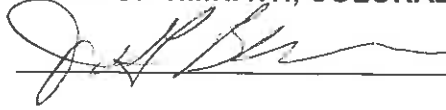
Section 1. Preliminary Plat

The Preliminary Plat for Gateway Timnath South Subdivision is approved as presented with the following condition:

- a. Allow staff to work with the applicant to address all unresolved technical comments as outlined in the attached "Gateway Timnath South Costco Comments," dated 11/21/13, to the satisfaction of the town staff and referral agencies prior to recording the Final Plat.

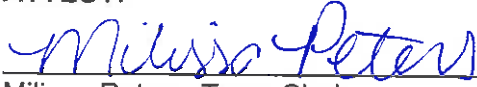
PASSED, APPROVED AND ADOPTED THIS 10 DAY OF DECEMBER, 2013.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, Town Clerk



