

TOWN OF TIMNATH, COLORADO

RESOLUTION NO. 47, SERIES 2013

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE FINAL 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 POUDDRE INVESTORS, LLC (the "Developer") has submitted a Final 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 Final Plat was recommended to Town Council for approval by the Town of Timnath Planning Commission with the following conditions:

- a) The applicant addresses all unresolved technical comments to the satisfaction of Town Staff and Referral Agencies prior to recordation of the Final Plat; and
- b) Ordinance 15, Series 2013, an ordinance regarding the annexation of the Gateway Timnath south property is approved by Town Council prior to recordation of the Final Plat; and
- c) Ordinance 16, Series 2013, an ordinance regarding the zoning of the Gateway Timnath south property is approved by Town Council prior to recordation of 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:

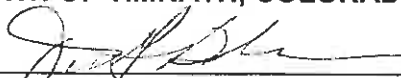
Section 1. Final Plat

The Final Plat for Gateway Timnath South Subdivision is approved with the following conditions:

1. Allow staff to work with the applicant address all unresolved technical comments as outlined in the attached "2nd Submittal – Comments Gateway Timnath South" to the satisfaction of the Town Staff and Referral Agencies prior to recording the Final Plat, and;

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

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Peters
Milissa Peters, Town Clerk



FINAL PLAT

GATEWAY TIMMATH SOUTH SUBDIVISION

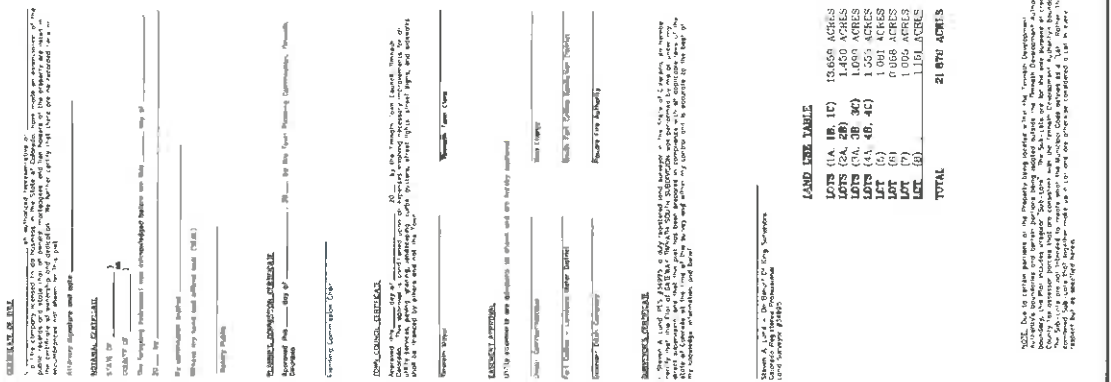
Being A Portion Of Lot 2 Of The Northeast Quarter Of Section 3,
Township 6 North, Range 68 West Of The 6th P.M., Town of Timmath, County Of Larimer, State Of Colorado

GATEWAY TIMMATH SOUTH SUBDIVISION
FROM
CACHÉ LA Poudre INVESTORS SOUTH, LLC
105 WEST 12TH AVENUE, DENVER, COLORADO 80202
PHONE: 303.733.8011 | Email: info@kingurveyors.com
KING SURVEYORS
501 E. Garden Drive | Windsor, Colorado 80550

GENERAL NOTES:
1. This plat is subject to the provisions of the Colorado Subdivision Map Act, C.R.S. 38-1-101 through 38-1-111, and the provisions of the Colorado Land Use Code, C.R.S. 38-1-112 through 38-1-117, and the provisions of the Colorado Subdivision Map Act, C.R.S. 38-1-101 through 38-1-111, and the provisions of the Colorado Land Use Code, C.R.S. 38-1-112 through 38-1-117, and the provisions of the Colorado Subdivision Map Act, C.R.S. 38-1-101 through 38-1-111, and the provisions of the Colorado Land Use Code, C.R.S. 38-1-112 through 38-1-117.

LAND USE TABLE:

LOTS (A, B, C)	ACRES
LOTS (A, B, C)	1,450 ACRES
LOTS (D, E, F)	1,450 ACRES
LOTS (G, H, I)	1,450 ACRES
LOTS (J, K, L)	1,450 ACRES
LOTS (M, N, O)	1,450 ACRES
LOTS (P, Q, R)	1,450 ACRES
LOTS (S, T, U)	1,450 ACRES
LOTS (V, W, X)	1,450 ACRES
LOTS (Y, Z, AA)	1,450 ACRES
TOTAL	21,875 ACRES



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