

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 26, SERIES 2015**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE  
SKETCH PLAN FOR WILDWING SUBDIVISION, GENERALLY LOCATED WEST OF AND  
ADJACENT TO CR 1/MAIN LATHAM PARKWAY, AND SOUTH OF AND ADJACENT TO  
WILDWING DRIVE**

**WHEREAS**, WW Development, LLC (the "Developer") has submitted a Sketch Plan for the Wildwing Subdivision, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Sketch Plan) and attached hereto and incorporated herein by this reference (the "Property"); and

**WHEREAS**, a properly noticed public hearing was held on April 21, 2015, and the above described Sketch Plan was recommended for approval to the Town Council by the Town of Timnath Planning Commission with the following conditions:

1. Allow staff to continue to work with applicant to address all unresolved non-substantive technical comments to the satisfaction of Town Staff and Referral Agencies

**WHEREAS**, a properly noticed public hearing with the Town Council was held on May 26, 2015 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. Sketch Plan**

The Sketch Plan for Wildwing Subdivision is approved as presented with the following condition:

1. Allow staff to continue to work with applicant to address all unresolved non-substantive technical comments to the satisfaction of Town Staff and Referral Agencies

**PASSED, APPROVED AND ADOPTED THIS 26 DAY OF MAY, 2015.**

**TOWN OF TIMNATH, COLORADO**

  
\_\_\_\_\_

Jill Grossman-Belisle, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Milissa Peters, CMC  
Town Clerk

## EXHIBIT A

### Legal Description of Property Proposed for Sketch Plan

PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24, WHENCE THE EAST QUARTER CORNER THEREOF BEARS N00°00'18"W; THENCE S89°59'54"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 901, BEING THE POINT OF BEGINNING; THENCE S00°00'07"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 821.08 FEET; THENCE N89°59'50"W, A DISTANCE OF 15.01 FEET; THENCE S66°20'10"W, A DISTANCE OF 373.60 FEET; THENCE S72°00'10"W, A DISTANCE OF 434.00 FEET; THENCE N89°59'50"W, A DISTANCE OF 615.00 FEET; THENCE S68°30'10"W, A DISTANCE OF 249.00 FEET; THENCE S81°35'10"W, A DISTANCE OF 968.00 FEET; THENCE N65°29'50"W, A DISTANCE OF 805.00 FEET; THENCE N34°10'10"E, A DISTANCE OF 1215.00 FEET; THENCE N00°00'02"E, A DISTANCE OF 338.65 FEET; THENCE N43°18'06"E, A DISTANCE OF 300.18 FEET; THENCE N80°28'48"E, A DISTANCE OF 199.73 FEET; THENCE N53°16'09"E, A DISTANCE OF 456.71 FEET; THENCE N03°47'08"E, A DISTANCE OF 101.73 FEET; THENCE N20°20'40"W, A DISTANCE OF 138.74 FEET; THENCE N89°37'48"W, A DISTANCE OF 346.88 FEET; THENCE N79°03'17"W, A DISTANCE OF 392.65 FEET; THENCE S84°52'44"W, A DISTANCE OF 188.58 FEET; THENCE N40°48'21"W, A DISTANCE OF 574.70 FEET; THENCE N83°38'19"W, A DISTANCE OF 501.10 FEET; THENCE N11°17'40"W, A DISTANCE OF 560.28 FEET; THENCE N87°01'33"W, A DISTANCE OF 363.04 FEET; THENCE S34°29'51"W, A DISTANCE OF 590.22 FEET; THENCE N58°50'20"W, A DISTANCE OF 229.00 FEET; THENCE N58°21'22"W, A DISTANCE OF 346.53 FEET; THENCE N58°34'12"W, A DISTANCE OF 89.66 FEET; THENCE N55°58'47"W, A DISTANCE OF 250.21 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1420 AT PAGE 602; THENCE N00°06'57"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 456.27 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE S89°49'11"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2650.30 FEET TO THE CENTER OF SAID SECTION 24; THENCE S89°48'53"E, ALONG

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2620.76 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 901; THENCE S00°00'18"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2654.83 FEET TO THE POINT OF BEGINNING. CONTAINING 12,339,755 SQUARE FEET OR 283.282 ACRES MORE OR LESS.

**EXHIBIT B**

**Sketch Plan**

[attached]



**Legal Description:**  
A PARCEL OF LAND LOCATED WITHIN THE SOUTH HALF OF SECTION 14 AND THE NORTH HALF OF TOWNSHIP 2, TOWN OF WINDHAM, VERMONT, AS SHOWN ON THE MAP OF THE TOWN OF WINDHAM, VERMONT, STATE OF VERMONT.



Vicinity Map:

Parcel	Area (Acres)	Legal Description	Area (Acres)	Legal Description
1	0.14	0.14 ACRES	0.14	0.14 ACRES
2	4.19	4.19 ACRES	4.19	4.19 ACRES
3	4.19	4.19 ACRES	4.19	4.19 ACRES
4	4.19	4.19 ACRES	4.19	4.19 ACRES
5	4.19	4.19 ACRES	4.19	4.19 ACRES
6	4.19	4.19 ACRES	4.19	4.19 ACRES
7	4.19	4.19 ACRES	4.19	4.19 ACRES
8	4.19	4.19 ACRES	4.19	4.19 ACRES
9	4.19	4.19 ACRES	4.19	4.19 ACRES
10	4.19	4.19 ACRES	4.19	4.19 ACRES
11	4.19	4.19 ACRES	4.19	4.19 ACRES
12	4.19	4.19 ACRES	4.19	4.19 ACRES
13	4.19	4.19 ACRES	4.19	4.19 ACRES
14	4.19	4.19 ACRES	4.19	4.19 ACRES
15	4.19	4.19 ACRES	4.19	4.19 ACRES
16	4.19	4.19 ACRES	4.19	4.19 ACRES
17	4.19	4.19 ACRES	4.19	4.19 ACRES
18	4.19	4.19 ACRES	4.19	4.19 ACRES
19	4.19	4.19 ACRES	4.19	4.19 ACRES
20	4.19	4.19 ACRES	4.19	4.19 ACRES
21	4.19	4.19 ACRES	4.19	4.19 ACRES
22	4.19	4.19 ACRES	4.19	4.19 ACRES
23	4.19	4.19 ACRES	4.19	4.19 ACRES
24	4.19	4.19 ACRES	4.19	4.19 ACRES
25	4.19	4.19 ACRES	4.19	4.19 ACRES

**Land Use Table:**

**Planning Commission Certificate:**

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

By: \_\_\_\_\_, Planning Commission Chair

**Town Council Certificate:**

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

By: \_\_\_\_\_, Town Council Chair

**Preparer's Certificate:**

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

By: \_\_\_\_\_, Project Engineer





## WILDWING AMENDED SKETCH PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 88 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO

### Landscape Written Description

THE DEVELOPMENT INCLUDES RECREATION AREAS OF VARIOUS TYPES AT THE ENTRANCE AND AT KEY LOCATIONS THROUGHOUT THE DEVELOPMENT. THESE RECREATION AREAS WILL BE LANDSCAPED TO COMBINE NATURAL, ARTIFICIAL, BOTTING AND OPEN SPACE. THE RECREATION AREAS WILL BE LANDSCAPED TO COMBINE NATURAL, ARTIFICIAL, BOTTING AND OPEN SPACE. THE RECREATION AREAS WILL BE LANDSCAPED TO COMBINE NATURAL, ARTIFICIAL, BOTTING AND OPEN SPACE. THE RECREATION AREAS WILL BE LANDSCAPED TO COMBINE NATURAL, ARTIFICIAL, BOTTING AND OPEN SPACE.

**PER COMMUNITY CENTER**  
 THE COMMUNITY CENTER WILL BE LOCATED IN THE CENTER OF THE DEVELOPMENT. IT WILL INCLUDE A POOL, RESTROOMS, AND OTHER RECREATION FACILITIES. THE COMMUNITY CENTER WILL BE LANDSCAPED TO COMBINE NATURAL, ARTIFICIAL, BOTTING AND OPEN SPACE.

**COMMUNITY PARK**  
 THE COMMUNITY PARK WILL BE LOCATED IN THE CENTER OF THE DEVELOPMENT. IT WILL INCLUDE A PLAYGROUND, RESTROOMS, AND OTHER RECREATION FACILITIES. THE COMMUNITY PARK WILL BE LANDSCAPED TO COMBINE NATURAL, ARTIFICIAL, BOTTING AND OPEN SPACE.

**OPEN SPACE**  
 THE DEVELOPMENT WILL INCLUDE VARIOUS TYPES OF OPEN SPACE, INCLUDING LAWNS, MEADOWS, AND OTHER RECREATION AREAS. THESE AREAS WILL BE LANDSCAPED TO COMBINE NATURAL, ARTIFICIAL, BOTTING AND OPEN SPACE.

**TRAILS**  
 THE DEVELOPMENT WILL INCLUDE VARIOUS TYPES OF TRAILS, INCLUDING BIKING TRAILS, JOGGING TRAILS, AND OTHER RECREATION AREAS. THESE TRAILS WILL BE LANDSCAPED TO COMBINE NATURAL, ARTIFICIAL, BOTTING AND OPEN SPACE.