

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 46, SERIES 2014**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR VILLAGE HOMES
FIRST FILING, 3RD AMENDED SUBDIVISION, GENERALLY LOCATED NORTH
OF AND ADJACENT TO CR 36/RIVER PASS ROAD, AND EAST OF AND ADJACENT
TO THREE BELL PARKWAY**

WHEREAS, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, William Lyon Homes dba Village Homes (the “Developer”) has submitted a Preliminary Plat for Timnath Ranch 1st Filing, 3rd Amended Subdivision, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Preliminary Plat) and attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, a properly noticed public hearing with the Planning Commission was held on August 05, 2014, and the above described Preliminary Plat was unanimously recommended to Town Council for approval with the following condition:

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

WHEREAS, a properly noticed public hearing with the Town Council was held on August 12, 2014 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO as follows:

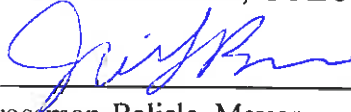
Section 1. Approval

The Preliminary Plat for Timnath Ranch 1st Filing, 3rd Amended Subdivision is approved with the following condition:

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

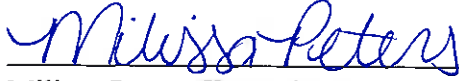
INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON AUGUST 12, 2014.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, Town Clerk



EXHIBIT A
Legal Description of Property

A tract of land located in Section 1, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 1 as bearing North 88°01'30" West and with all bearings contained herein relative thereto:

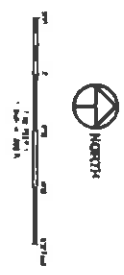
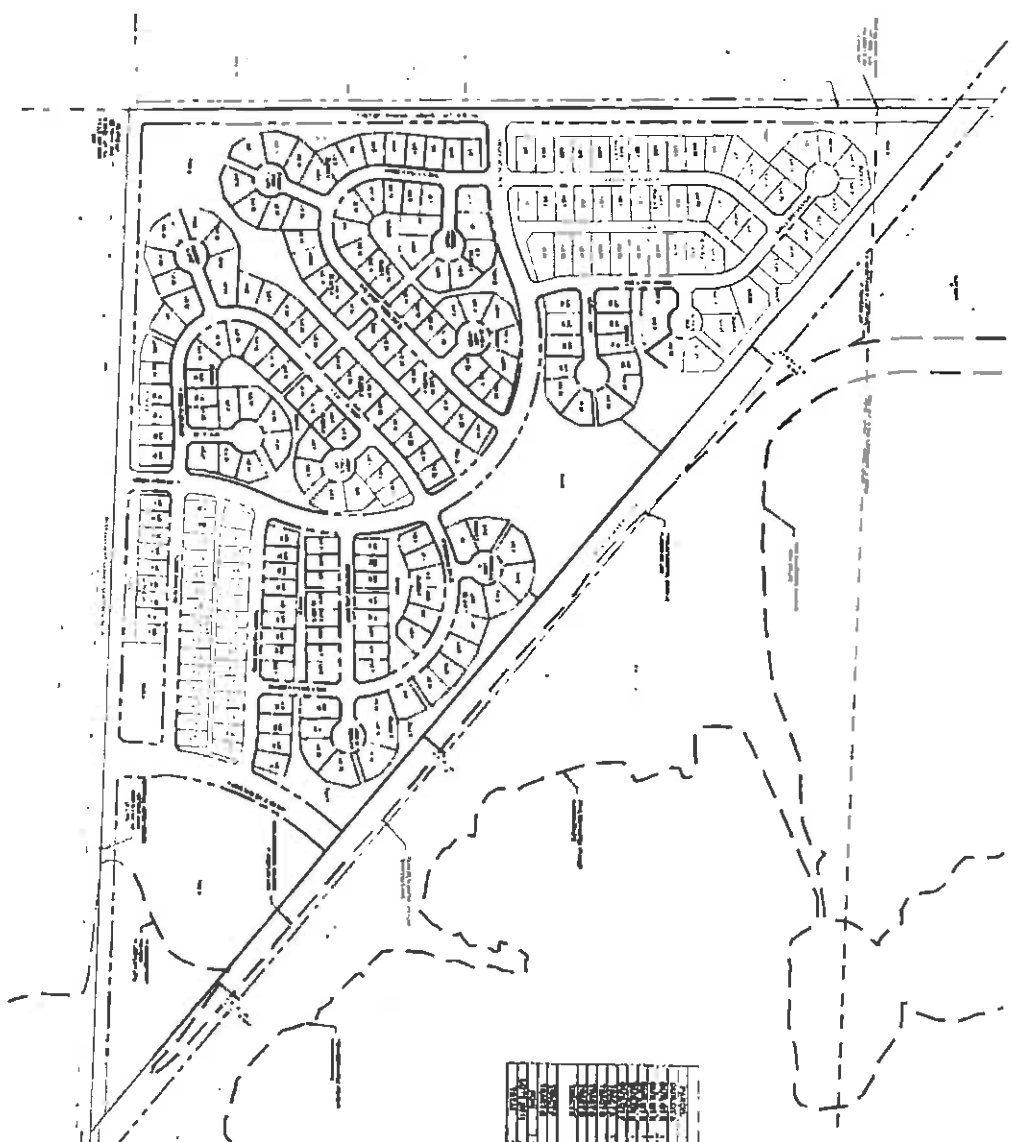
BEGINNING at the Southwest corner of said Section 1; thence, along the West line of said Southwest Quarter, North 01°07'35" West, 2,648.29 feet to a point being the West Quarter corner of said Section 1; thence, along the West line of the Northwest Quarter of said Section 1, North 01°13'26" West, 265.25 feet to a point on the Southwesterly right-of-way line of the Great Western Railroad; thence, along said Southwesterly right-of-way line, South 50°23'30" East, 4,764.61 feet to a point on the South line of the Southeast Quarter of said Section 1; thence, along said South line, North 88°01'18" West, 1,005.99 feet to a point being the South Quarter corner of said Section 1; thence, along the South line of said Southwest Quarter, North 88°01'30" West, 2,609.18 feet to the Point of Beginning.

The above described tract of land contains 5,258,033 square feet or 120.708 acres more or less and is subject to all easements and rights-of-way now on record or existing.

EXHIBIT B
Preliminary Plat

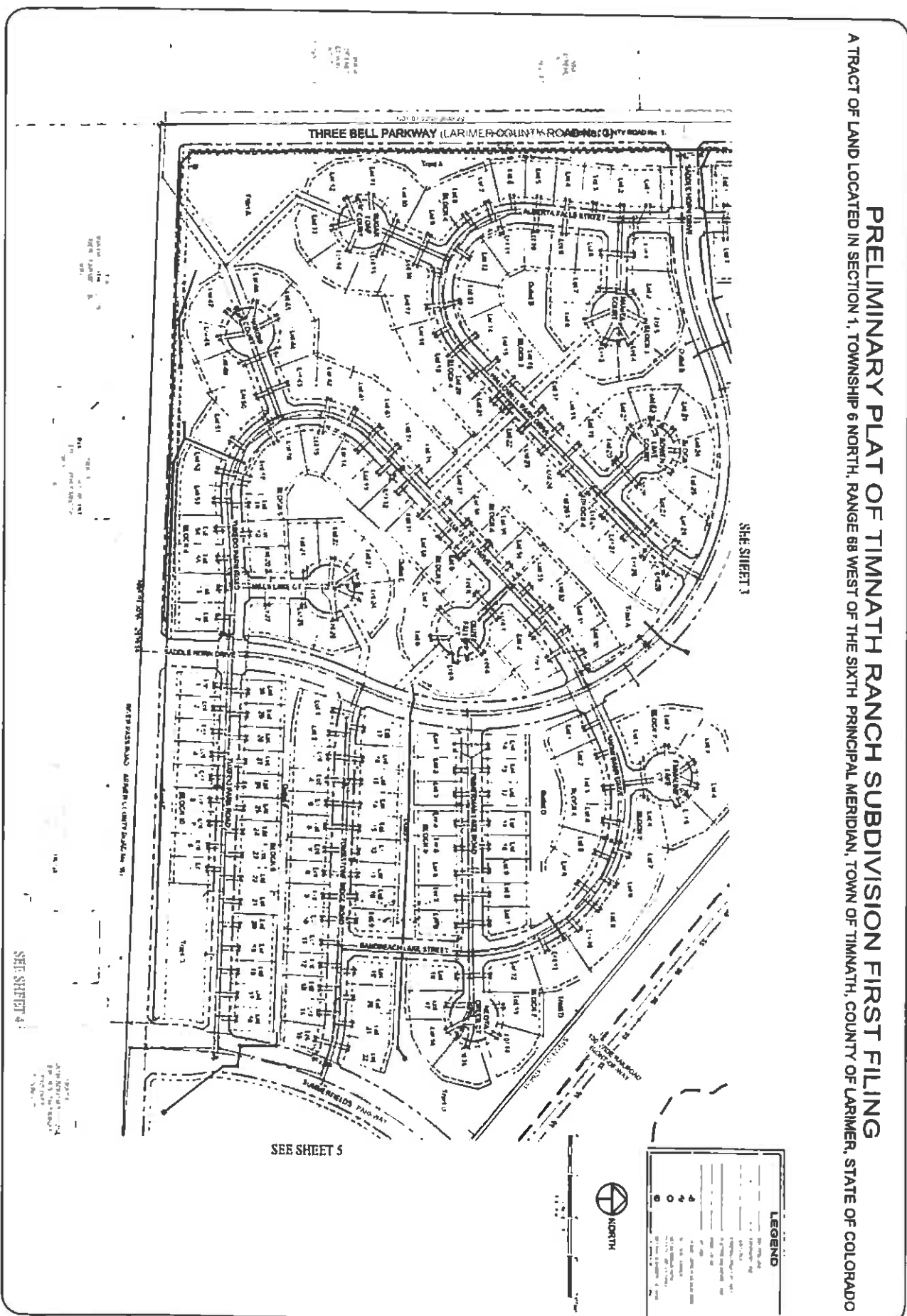
[attached]

PRELIMINARY PLAT OF TIMNATH RANCH SUBDIVISION FIRST FILING
 A TRACT OF LAND LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

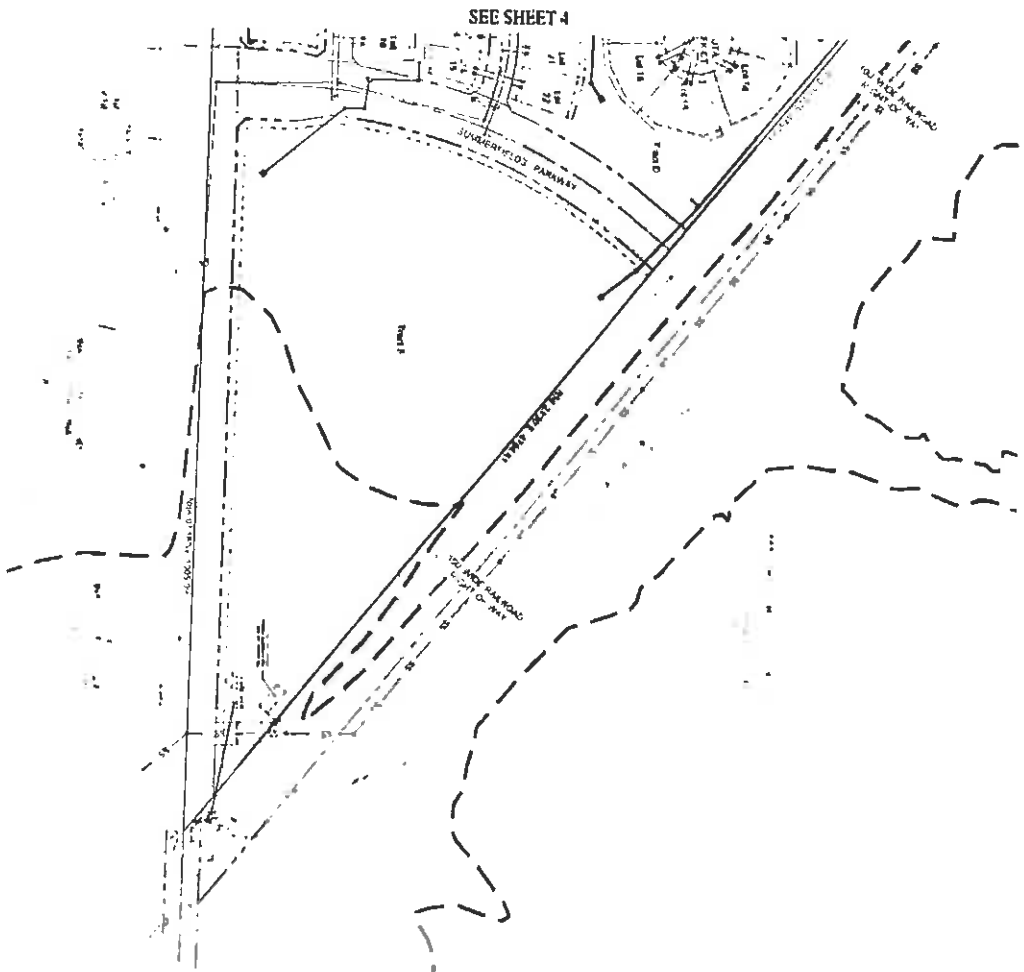


Lot No.	Area (Ac.)	Area (Sq. Ft.)	Remarks
1	0.10	4,356	...
2	0.10	4,356	...
...
100	0.10	4,356	...
TOTAL	10.00	435,600	10.00 Acres

PRELIMINARY PLAT OF TIMNATH RANCH SUBDIVISION FIRST FILING
 A TRACT OF LAND LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



PRELIMINARY PLAT OF TIMNATH RANCH SUBDIVISION FIRST FILING
 A TRACT OF LAND LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

---	Property Line
---	Survey Line
---	Right of Way
---	Easement
---	Other

