

TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 58, SERIES 2015

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE PRELIMINARY PLAT 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 Preliminary Plat for the Wildwing 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 was held on August 18, 2015, and the above described Preliminary Plat 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 August 25, 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. Preliminary Plat

The Preliminary 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 25 DAY OF AUGUST, 2015.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, CMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Preliminary Plat

Lots 1 through Lot 10, Block 1, Wildwing Subdivision Replat D recorded May 17, 2013 as Reception No. 20130037421 of the Records of Larimer County and Wildwing Final Plat Filing No. 1 Amendment No. 2 recorded November 25, 2008 as Reception No. 20080072667 of the Records of Larimer County, situate in the South Half of Section Twenty-four (24) and the North Half of Section Twenty-five (25), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado.

EXCEPTING THEREFROM Lots 1 through Lot 11, Block 1, Lots 1 through Lot 7, Block 16, Lots 1 through Lot 20, Block 15, Lots 2 through Lot 3, Block 2, Lots 1 through Lot 8, Block 6, Lots 1 through Lot 4, Block 7, Lots 1 through Lot 8, Block 8, Lots 1 through Lot 3, Block 24, Tracts A, B, C, E, F, V, H-4, O-2, O-3, O-4, O-5, MM, LL, KK, L-1, JJ, Wildshore Drive Right of Way, Majestic View Drive Right of Way, Thunderview Drive Right of Way, Chandra Street Right of Way, Summerwind Court Right of Way, White Snow Court Right of Way, Water View Court Right of Way, Wildwing Drive Right of Way, Winterpeak Court Right of Way and Boundless Lane Right of Way, Wildwing Final Plat Filing No. 1 Amendment No. 2.

EXCEPTING THEREFROM Wildwing Subdivision Replat E recorded April 24, 2014 as Reception No. 20140020418 of the Records of Larimer County, Wildwing Subdivision Replat C recorded December 19, 2012 as Reception No. 20120091430 of the Records of Larimer County, Wildwing Subdivision Replat A - Corrected recorded December 12, 2012 as Reception No. 20120089533 of the Records of Larimer County, and Wildwing Subdivision Replat B recorded October 17, 2012 as Reception No. 20120072516 of the Records of Larimer County.

Said described parcel of land contains 185.089 Acres, more or less (±).

EXHIBIT B
Preliminary Plat
[attached]

AMENDED PRELIMINARY PLAT - WILDWING SUBDIVISION

Situate in the South Half of Section 24, Township 7 North, Range 68 West of the 6th P.M.,
Town of Tinnath, County of Larimer, State of Colorado

GENERAL NOTES:
1. This plat is subject to all laws, rules and regulations of the State of Colorado, and all laws, rules and regulations of the County of Larimer, State of Colorado, and all laws, rules and regulations of the Town of Tinnath, State of Colorado.
2. The plat is subject to all laws, rules and regulations of the State of Colorado, and all laws, rules and regulations of the County of Larimer, State of Colorado, and all laws, rules and regulations of the Town of Tinnath, State of Colorado.
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10. The plat is subject to all laws, rules and regulations of the State of Colorado, and all laws, rules and regulations of the County of Larimer, State of Colorado, and all laws, rules and regulations of the Town of Tinnath, State of Colorado.

OWNER'S STATEMENT:
I, the undersigned, being duly qualified to do so, do hereby certify that the above described land is the property of the undersigned and that the same is being offered for sale and subdivision as shown on this plat.
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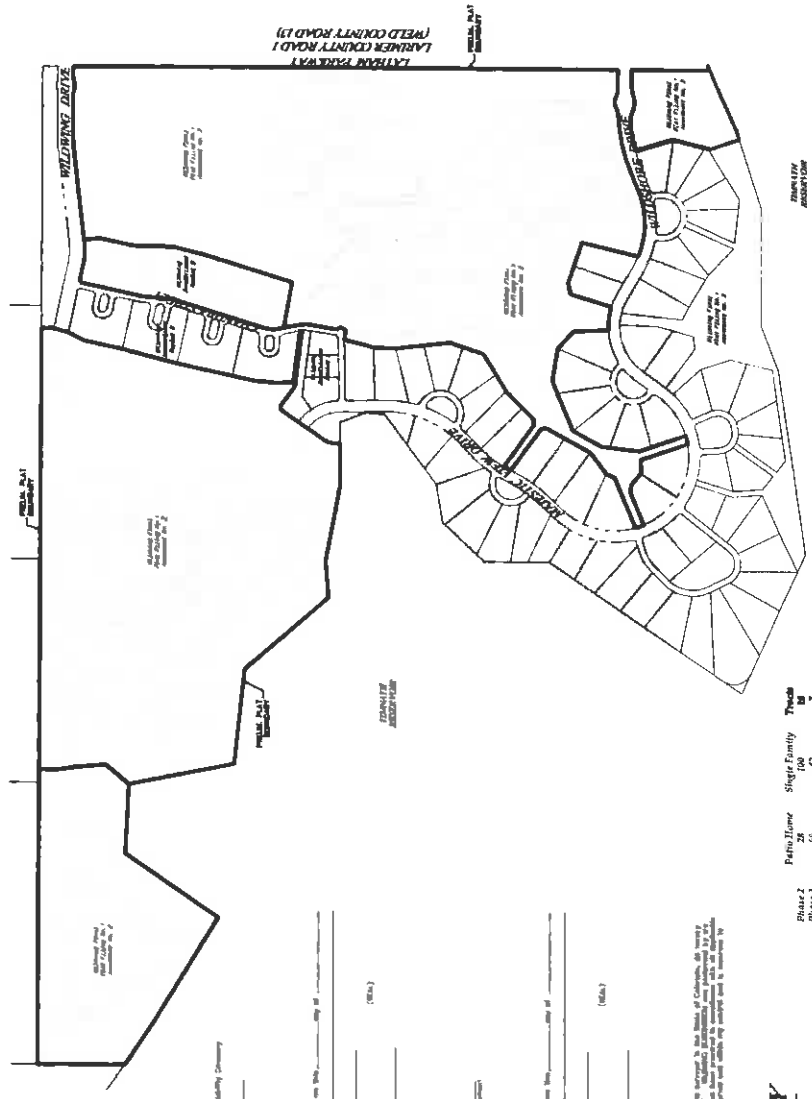
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TRACT	SECTION	ZONING	REMARKS
TRACT A	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT B	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT C	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT D	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT E	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT F	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT G	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT H	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT I	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT J	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT K	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT L	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT M	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT N	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT O	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT P	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT Q	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT R	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT S	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT T	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT U	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT V	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT W	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT X	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT Y	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	
TRACT Z	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT	

Phase	Acres	Stake	Family	Tracts
Phase 1	0.0	0	0	0
Phase 2	0.0	0	0	0
Phase 3	0.0	0	0	0
Phase 4	0.0	0	0	0
Total	0.0	0	0	0

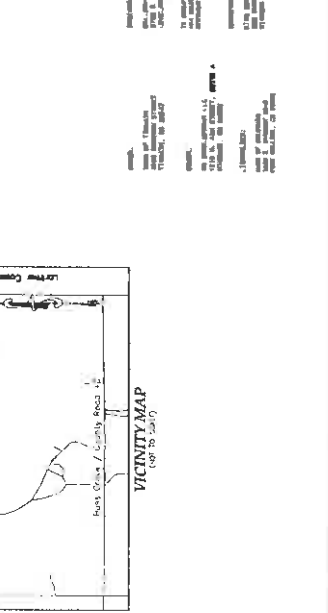
LANDLINE TABLE

LOTS: 0.117 ACRES, 31.0%

TRACTS: 20.225 ACRES, 59.5%

RIGHT OF WAY: 25.658 ACRES, 73.5%

255.895 ACRES TOTAL



AMENDED PRELIMINARY PLAT - WILDWING SUBDIVISION



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AND COUNTY OF
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KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@Kingsurveyors.com



PRELIMINARY PLAT
FOR
WILDWING II
1210 WEST 45TH, SUITE A, WINDSOR, CO 80550

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SHEET 3 OF 4

AMENDED PRELIMINARY PLAT - WILDWING SUBDIVISION

