

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 59, SERIES 2015**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE
PRELIMINARY PLANNED DEVELOPMENT OVERLAY 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 Planned Development Overlay for the Wildwing Subdivision, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Preliminary Planned Development Overlay) 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 Planned Development Overlay 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 Planned Development Overlay

The Preliminary Planned Development Overlay for Wildwing Subdivision is approved as presented.


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 Planned Development Overlay

Lots One (1) through Lot Ten (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-1, 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 180.737 Acres, more or less (±).

EXHIBIT B

Preliminary Planned Development Overlay

[attached]

WILDWING PRELIMINARY PD OVERLAY

A 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 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO

IT3 GROUP
 1415 W. 10TH AVE. | SUITE 100 | DENVER, CO 80202
 TEL: 303.733.1100 | FAX: 303.733.1101
 WWW.IT3GROUP.COM

WILDWING
 PRELIMINARY
 PLANNED
 DEVELOPMENT
 OVERLAY
 DISTRICT

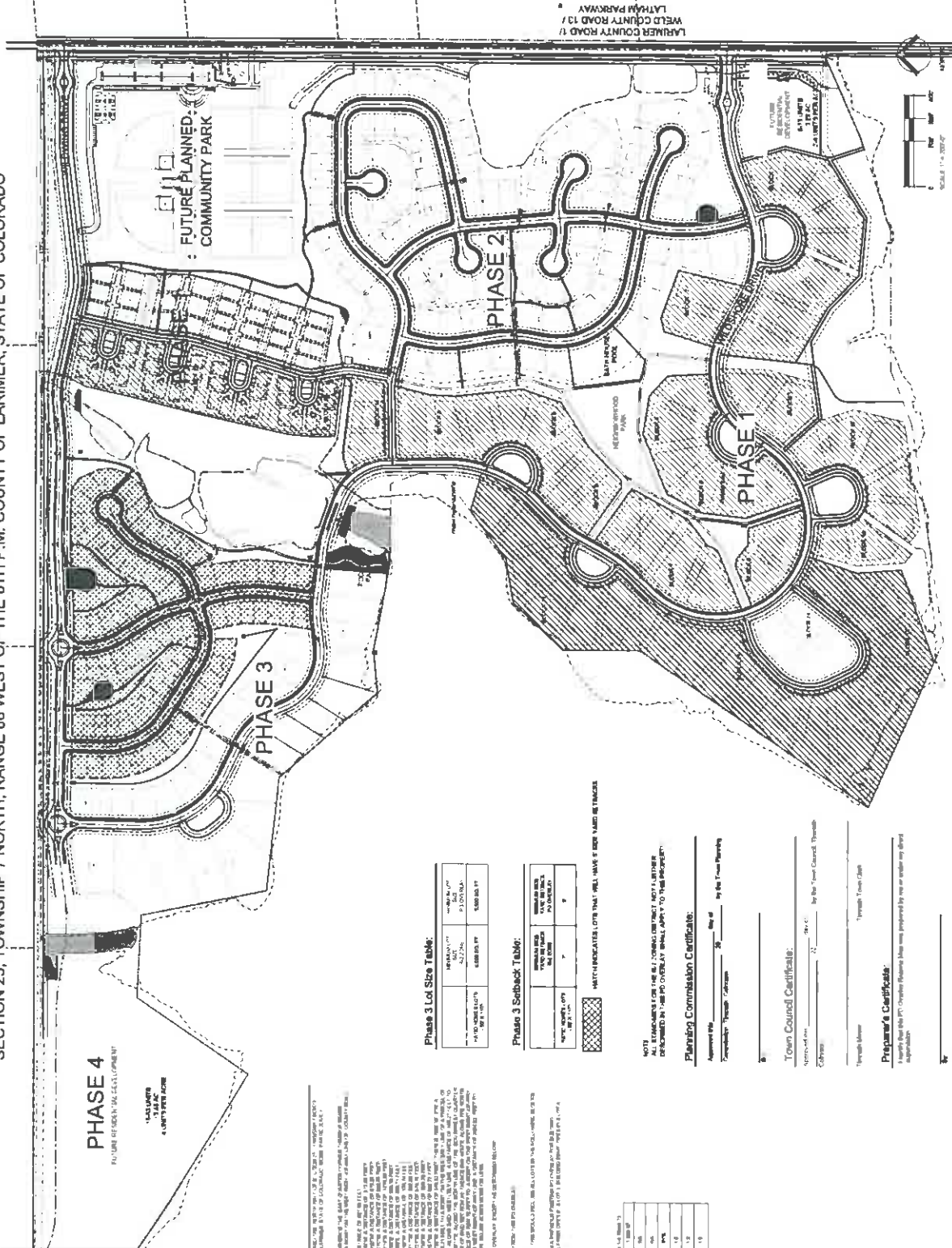
TERRAETH COLORADO

WINDWING DEVELOPMENT, LLC
 1218 W. 48TH ST
 WINDSOR CO 80550

June 12, 2015

PD OVERLAY MAP

SHEET NUMBER
 1
 OF 1



Phase 3 Lot Size Table:

| MINIMUM LOT AREA (SQ FT) | MINIMUM LOT WIDTH (FT) | MINIMUM LOT DEPTH (FT) |
|--------------------------|------------------------|------------------------|
| 4,000 | 30 | 130 |
| 4,500 | 30 | 150 |
| 5,000 | 30 | 170 |
| 5,500 | 30 | 190 |
| 6,000 | 30 | 210 |
| 6,500 | 30 | 230 |
| 7,000 | 30 | 250 |
| 7,500 | 30 | 270 |
| 8,000 | 30 | 290 |
| 8,500 | 30 | 310 |
| 9,000 | 30 | 330 |
| 9,500 | 30 | 350 |
| 10,000 | 30 | 370 |
| 10,500 | 30 | 390 |
| 11,000 | 30 | 410 |
| 11,500 | 30 | 430 |
| 12,000 | 30 | 450 |
| 12,500 | 30 | 470 |
| 13,000 | 30 | 490 |
| 13,500 | 30 | 510 |
| 14,000 | 30 | 530 |
| 14,500 | 30 | 550 |
| 15,000 | 30 | 570 |
| 15,500 | 30 | 590 |
| 16,000 | 30 | 610 |
| 16,500 | 30 | 630 |
| 17,000 | 30 | 650 |
| 17,500 | 30 | 670 |
| 18,000 | 30 | 690 |
| 18,500 | 30 | 710 |
| 19,000 | 30 | 730 |
| 19,500 | 30 | 750 |
| 20,000 | 30 | 770 |
| 20,500 | 30 | 790 |
| 21,000 | 30 | 810 |
| 21,500 | 30 | 830 |
| 22,000 | 30 | 850 |
| 22,500 | 30 | 870 |
| 23,000 | 30 | 890 |
| 23,500 | 30 | 910 |
| 24,000 | 30 | 930 |
| 24,500 | 30 | 950 |
| 25,000 | 30 | 970 |
| 25,500 | 30 | 990 |
| 26,000 | 30 | 1,010 |
| 26,500 | 30 | 1,030 |
| 27,000 | 30 | 1,050 |
| 27,500 | 30 | 1,070 |
| 28,000 | 30 | 1,090 |
| 28,500 | 30 | 1,110 |
| 29,000 | 30 | 1,130 |
| 29,500 | 30 | 1,150 |
| 30,000 | 30 | 1,170 |
| 30,500 | 30 | 1,190 |
| 31,000 | 30 | 1,210 |
| 31,500 | 30 | 1,230 |
| 32,000 | 30 | 1,250 |
| 32,500 | 30 | 1,270 |
| 33,000 | 30 | 1,290 |
| 33,500 | 30 | 1,310 |
| 34,000 | 30 | 1,330 |
| 34,500 | 30 | 1,350 |
| 35,000 | 30 | 1,370 |
| 35,500 | 30 | 1,390 |
| 36,000 | 30 | 1,410 |
| 36,500 | 30 | 1,430 |
| 37,000 | 30 | 1,450 |
| 37,500 | 30 | 1,470 |
| 38,000 | 30 | 1,490 |
| 38,500 | 30 | 1,510 |
| 39,000 | 30 | 1,530 |
| 39,500 | 30 | 1,550 |
| 40,000 | 30 | 1,570 |
| 40,500 | 30 | 1,590 |
| 41,000 | 30 | 1,610 |
| 41,500 | 30 | 1,630 |
| 42,000 | 30 | 1,650 |
| 42,500 | 30 | 1,670 |
| 43,000 | 30 | 1,690 |
| 43,500 | 30 | 1,710 |
| 44,000 | 30 | 1,730 |
| 44,500 | 30 | 1,750 |
| 45,000 | 30 | 1,770 |
| 45,500 | 30 | 1,790 |
| 46,000 | 30 | 1,810 |
| 46,500 | 30 | 1,830 |
| 47,000 | 30 | 1,850 |
| 47,500 | 30 | 1,870 |
| 48,000 | 30 | 1,890 |
| 48,500 | 30 | 1,910 |
| 49,000 | 30 | 1,930 |
| 49,500 | 30 | 1,950 |
| 50,000 | 30 | 1,970 |
| 50,500 | 30 | 1,990 |
| 51,000 | 30 | 2,010 |
| 51,500 | 30 | 2,030 |
| 52,000 | 30 | 2,050 |
| 52,500 | 30 | 2,070 |
| 53,000 | 30 | 2,090 |
| 53,500 | 30 | 2,110 |
| 54,000 | 30 | 2,130 |
| 54,500 | 30 | 2,150 |
| 55,000 | 30 | 2,170 |
| 55,500 | 30 | 2,190 |
| 56,000 | 30 | 2,210 |
| 56,500 | 30 | 2,230 |
| 57,000 | 30 | 2,250 |
| 57,500 | 30 | 2,270 |
| 58,000 | 30 | 2,290 |
| 58,500 | 30 | 2,310 |
| 59,000 | 30 | 2,330 |
| 59,500 | 30 | 2,350 |
| 60,000 | 30 | 2,370 |
| 60,500 | 30 | 2,390 |
| 61,000 | 30 | 2,410 |
| 61,500 | 30 | 2,430 |
| 62,000 | 30 | 2,450 |
| 62,500 | 30 | 2,470 |
| 63,000 | 30 | 2,490 |
| 63,500 | 30 | 2,510 |
| 64,000 | 30 | 2,530 |
| 64,500 | 30 | 2,550 |
| 65,000 | 30 | 2,570 |
| 65,500 | 30 | 2,590 |
| 66,000 | 30 | 2,610 |
| 66,500 | 30 | 2,630 |
| 67,000 | 30 | 2,650 |
| 67,500 | 30 | 2,670 |
| 68,000 | 30 | 2,690 |
| 68,500 | 30 | 2,710 |
| 69,000 | 30 | 2,730 |
| 69,500 | 30 | 2,750 |
| 70,000 | 30 | 2,770 |
| 70,500 | 30 | 2,790 |
| 71,000 | 30 | 2,810 |
| 71,500 | 30 | 2,830 |
| 72,000 | 30 | 2,850 |
| 72,500 | 30 | 2,870 |
| 73,000 | 30 | 2,890 |
| 73,500 | 30 | 2,910 |
| 74,000 | 30 | 2,930 |
| 74,500 | 30 | 2,950 |
| 75,000 | 30 | 2,970 |
| 75,500 | 30 | 2,990 |
| 76,000 | 30 | 3,010 |
| 76,500 | 30 | 3,030 |
| 77,000 | 30 | 3,050 |
| 77,500 | 30 | 3,070 |
| 78,000 | 30 | 3,090 |
| 78,500 | 30 | 3,110 |
| 79,000 | 30 | 3,130 |
| 79,500 | 30 | 3,150 |
| 80,000 | 30 | 3,170 |
| 80,500 | 30 | 3,190 |
| 81,000 | 30 | 3,210 |
| 81,500 | 30 | 3,230 |
| 82,000 | 30 | 3,250 |
| 82,500 | 30 | 3,270 |
| 83,000 | 30 | 3,290 |
| 83,500 | 30 | 3,310 |
| 84,000 | 30 | 3,330 |
| 84,500 | 30 | 3,350 |
| 85,000 | 30 | 3,370 |
| 85,500 | 30 | 3,390 |
| 86,000 | 30 | 3,410 |
| 86,500 | 30 | 3,430 |
| 87,000 | 30 | 3,450 |
| 87,500 | 30 | 3,470 |
| 88,000 | 30 | 3,490 |
| 88,500 | 30 | 3,510 |
| 89,000 | 30 | 3,530 |
| 89,500 | 30 | 3,550 |
| 90,000 | 30 | 3,570 |
| 90,500 | 30 | 3,590 |
| 91,000 | 30 | 3,610 |
| 91,500 | 30 | 3,630 |
| 92,000 | 30 | 3,650 |
| 92,500 | 30 | 3,670 |
| 93,000 | 30 | 3,690 |
| 93,500 | 30 | 3,710 |
| 94,000 | 30 | 3,730 |
| 94,500 | 30 | 3,750 |
| 95,000 | 30 | 3,770 |
| 95,500 | 30 | 3,790 |
| 96,000 | 30 | 3,810 |
| 96,500 | 30 | 3,830 |
| 97,000 | 30 | 3,850 |
| 97,500 | 30 | 3,870 |
| 98,000 | 30 | 3,890 |
| 98,500 | 30 | 3,910 |
| 99,000 | 30 | 3,930 |
| 99,500 | 30 | 3,950 |
| 100,000 | 30 | 3,970 |

Phase 3 Setback Table:

| MINIMUM FRONT SETBACK (FT) | MINIMUM SIDE SETBACK (FT) | MINIMUM REAR SETBACK (FT) |
|----------------------------|---------------------------|---------------------------|
| 10 | 5 | 5 |
| 15 | 5 | 5 |
| 20 | 5 | 5 |
| 25 | 5 | 5 |
| 30 | 5 | 5 |
| 35 | 5 | 5 |
| 40 | 5 | 5 |
| 45 | 5 | 5 |
| 50 | 5 | 5 |
| 55 | 5 | 5 |
| 60 | 5 | 5 |
| 65 | 5 | 5 |
| 70 | 5 | 5 |
| 75 | 5 | 5 |
| 80 | 5 | 5 |
| 85 | 5 | 5 |
| 90 | 5 | 5 |
| 95 | 5 | 5 |
| 100 | 5 | 5 |
| 105 | 5 | 5 |
| 110 | 5 | 5 |
| 115 | 5 | 5 |
| 120 | 5 | 5 |
| 125 | 5 | 5 |
| 130 | 5 | 5 |
| 135 | 5 | 5 |
| 140 | 5 | 5 |
| 145 | 5 | 5 |
| 150 | 5 | 5 |
| 155 | 5 | 5 |
| 160 | 5 | 5 |
| 165 | 5 | 5 |
| 170 | 5 | 5 |
| 175 | 5 | 5 |
| 180 | 5 | 5 |
| 185 | 5 | 5 |
| 190 | 5 | 5 |
| 195 | 5 | 5 |
| 200 | 5 | 5 |
| 205 | 5 | 5 |
| 210 | 5 | 5 |
| 215 | 5 | 5 |
| 220 | 5 | 5 |
| 225 | 5 | 5 |
| 230 | 5 | 5 |
| 235 | 5 | 5 |
| 240 | 5 | 5 |
| 245 | 5 | 5 |
| 250 | 5 | 5 |
| 255 | 5 | 5 |
| 260 | 5 | 5 |
| 265 | 5 | 5 |
| 270 | 5 | 5 |
| 275 | 5 | 5 |
| 280 | 5 | 5 |
| 285 | 5 | 5 |
| 290 | 5 | 5 |
| 295 | 5 | 5 |
| 300 | 5 | 5 |
| 305 | 5 | 5 |
| 310 | 5 | 5 |
| 315 | 5 | 5 |
| 320 | 5 | 5 |
| 325 | 5 | 5 |
| 330 | 5 | 5 |
| 335 | 5 | 5 |
| 340 | 5 | 5 |
| 345 | 5 | 5 |
| 350 | 5 | 5 |
| 355 | 5 | 5 |
| 360 | 5 | 5 |
| 365 | 5 | 5 |
| 370 | 5 | 5 |
| 375 | 5 | 5 |
| 380 | 5 | 5 |
| 385 | 5 | 5 |
| 390 | 5 | 5 |
| 395 | 5 | 5 |
| 400 | 5 | 5 |
| 405 | 5 | 5 |
| 410 | 5 | 5 |
| 415 | 5 | 5 |
| 420 | 5 | 5 |
| 425 | 5 | 5 |
| 430 | 5 | 5 |
| 435 | 5 | 5 |
| 440 | 5 | 5 |
| 445 | 5 | 5 |
| 450 | 5 | 5 |
| 455 | 5 | 5 |
| 460 | 5 | 5 |
| 465 | 5 | 5 |
| 470 | 5 | 5 |
| 475 | 5 | 5 |
| 480 | 5 | 5 |
| 485 | 5 | 5 |
| 490 | 5 | 5 |
| 495 | 5 | 5 |
| 500 | 5 | 5 |
| 505 | 5 | 5 |
| 510 | 5 | 5 |
| 515 | 5 | 5 |
| 520 | 5 | 5 |
| 525 | 5 | 5 |
| 530 | 5 | 5 |
| 535 | 5 | 5 |
| 540 | 5 | 5 |
| 545 | 5 | 5 |
| 550 | 5 | 5 |
| 555 | 5 | 5 |
| 560 | 5 | 5 |
| 565 | 5 | 5 |
| 570 | 5 | 5 |
| 575 | 5 | 5 |
| 580 | 5 | 5 |
| 585 | 5 | 5 |
| 590 | 5 | 5 |
| 595 | 5 | 5 |
| 600 | 5 | 5 |
| 605 | 5 | 5 |
| 610 | 5 | 5 |
| 615 | 5 | 5 |
| 620 | 5 | 5 |
| 625 | 5 | 5 |
| 630 | 5 | 5 |
| 635 | 5 | 5 |
| 640 | 5 | 5 |
| 645 | 5 | 5 |
| 650 | 5 | 5 |
| 655 | 5 | 5 |
| 660 | 5 | 5 |
| 665 | 5 | 5 |
| 670 | 5 | 5 |
| 675 | 5 | 5 |
| 680 | 5 | 5 |
| 685 | 5 | 5 |
| 690 | 5 | 5 |
| 695 | 5 | 5 |
| 700 | 5 | 5 |
| 705 | 5 | 5 |
| 710 | 5 | 5 |
| 715 | 5 | 5 |
| 720 | 5 | 5 |
| 725 | 5 | 5 |
| 730 | 5 | 5 |
| 7 | | |