

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 13, SERIES 2014**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE SKETCH PLAN FOR BRUNNER FARM SUBDIVISION,  
GENERALLY LOCATED SOUTH OF AND ADJACENT TO CR 36/RIVER  
PASS ROAD, AND WEST OF AND ADJACENT TO THREE BELL PARKWAY**

**WHEREAS**, Grant and Gregory Brunner, GL Brunner Farms, LLC and Timnath Holdings, LLC (the "Developer") has submitted a Sketch Plan for the Brunner Farm 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 February 18, 2014, and the above described Sketch Plan was recommended to the Town Council for approval by the Town of Timnath Planning Commission with the following conditions:

- a. Prior to approval of the Sketch Plan by the Timnath Town Council, the Brunner Farm Annexation is to be annexed and zoned within the Town of Timnath

**WHEREAS**, a properly noticed public hearing with the Town Council was held on February 25, 2014 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

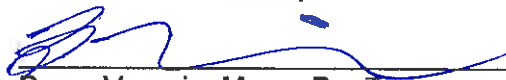
**BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:**

**Section 1. Sketch Plan**

The Sketch Plan for Brunner Farm Subdivision is approved as presented.

PASSED, APPROVED AND ADOPTED THIS 25 DAY OF FEBRUARY, 2014.

**TOWN OF TIMNATH, COLORADO**

  
Bryan Voronin, Mayor Pro Tem

**ATTEST:**

  
Milissa Peters, Town Clerk



## EXHIBIT A

### Legal Description of Property Proposed for Sketch Plan

A tract of land located in Section 11, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado and being more particularly described as follows:

Considering the North line of the Northeast Quarter of said Section 11 as bearing North 88°35'19" East with all other bearings herein relative thereto:

COMMENCING at the North Quarter Corner of Section 11; thence along the West line of the Northeast Quarter of Section 11, South 00° 58' 24" West, 30.03 feet to the Point of Beginning, said point being on the South right-of-way line of County Road 36; thence along said South line, North 88° 35' 19" East, 2511.45 feet to the West right-of-way line of County Road 3; thence along said West line, South 00° 34' 57" East, 2495.14 feet; thence, North 77° 19' 47" West, 1304.81 feet to a point on the West line of the Southeast Quarter of the Northeast Quarter; thence along said West line, North 00° 11' 36" East, 692.14 feet; thence, North 23° 51' 18" West, 213.43 feet to a point on the South line of the Northwest Quarter of the Northeast Quarter; thence along said South line, South 88° 48' 49" West, 1201.12 feet to the Center North Sixteenth Corner of Section 11; thence along the West line of the Northeast Quarter of Section 11, North 00° 58' 24" East, 1284.68 feet to the Point of Beginning.

The above described tract of land contains 4,589,386 square feet or 105.358 acres more or less and is subject to all easements and right-of-way now on record or existing.

**EXHIBIT B**

**Sketch Plan**

[attached]



LOT ANALYSIS

- 30 RIDGE LOTS
- 29 CUSTOM
- 142 VILLA LOTS
- 201 LOTS TOTAL

