

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 14, SERIES 2014**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE PRELIMINARY PLAT 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 Preliminary Plat for Brunner Farm 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 February 18, 2014, and the above described Preliminary Plat 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 Preliminary Plat by the Timnath Town Council, the property known as the Brunner Farm Annexation is to be annexed and zoned within the Town of Timnath, and the Sketch Plan is to be approved by Town Council
- b. 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 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. Preliminary Plat**

The Preliminary Plat for Brunner Farm Subdivision is approved as presented 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

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

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.

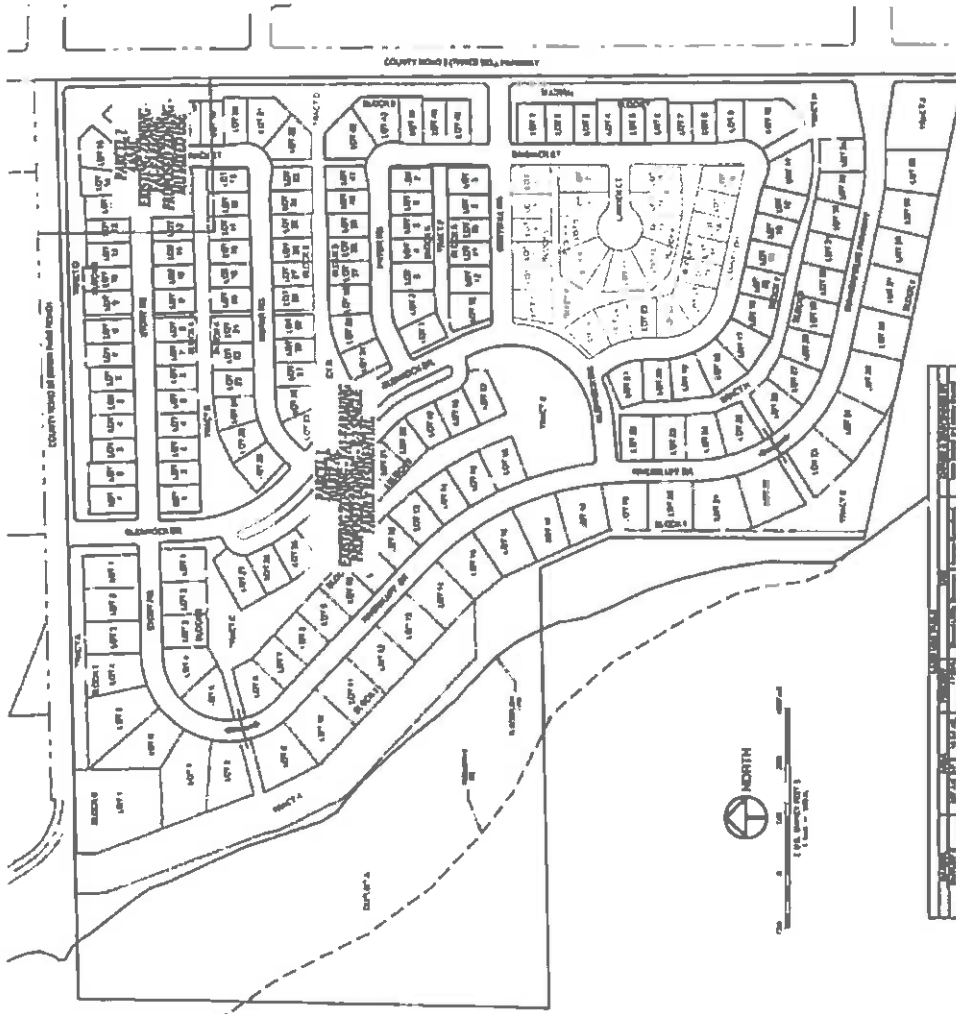
The above described tract of land contains 4,589,386 square feet or 105.358 acres more or less and is subject to all easements and right-of-way now on record or existing.

**EXHIBIT B**  
**Preliminary Plat**

[attached]



**PRELIMINARY PLAT OF  
BRUNNER FARM SUBDIVISION**  
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

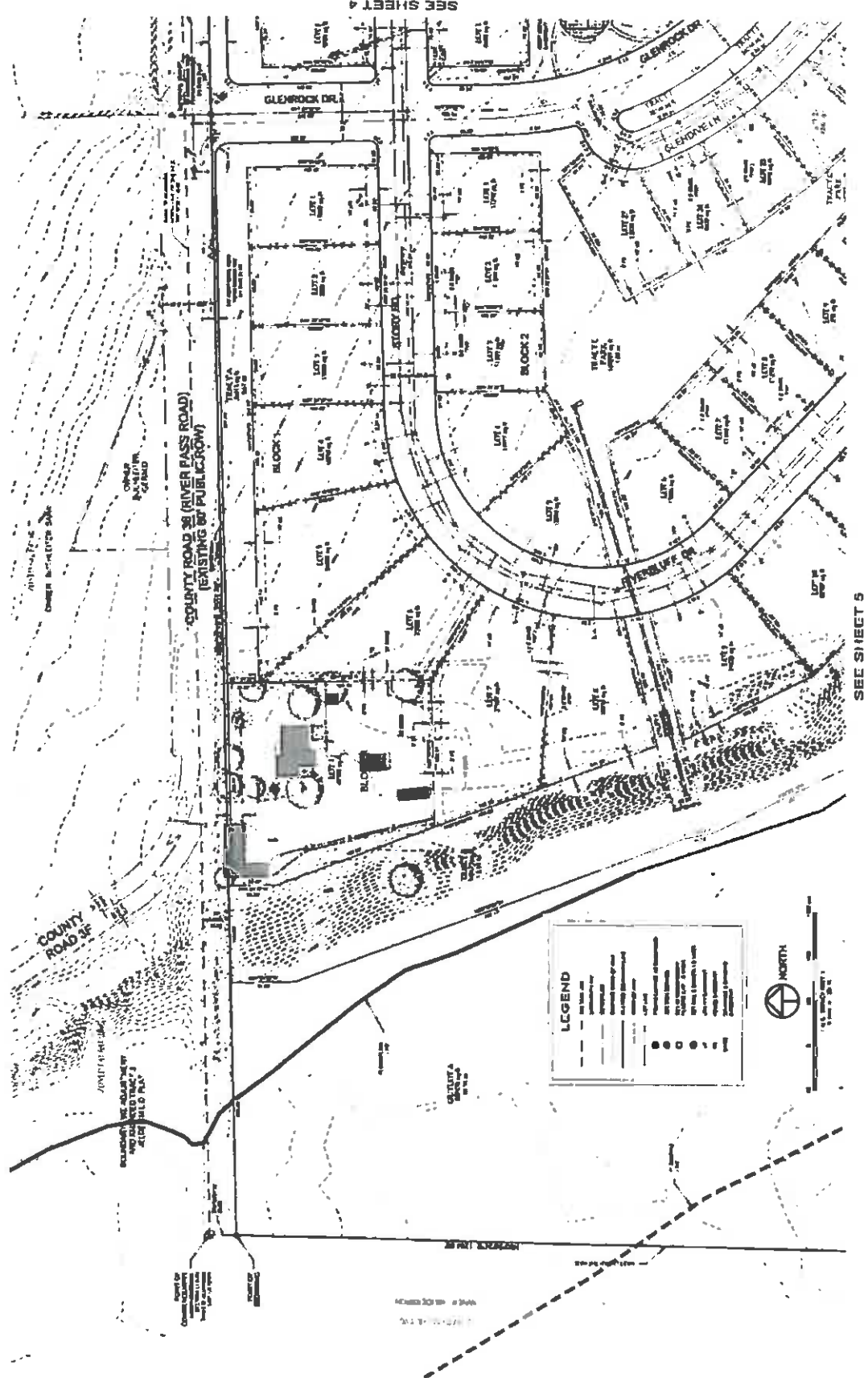


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PRELIMINARY PLAT OF  
**BRUNNER FARM SUBDIVISION**  
 A TRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 68 WEST  
 OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



**LEGEND**

- EASEMENT
- PROPOSED ROAD
- EXISTING ROAD
- UTILITY LINE
- FENCE
- PROPERTY LINE
- LOT
- BLOCK
- TRACT
- UNDEVELOPED LAND
- WATER
- TREES
- ROCKS
- SAND
- GRAVEL
- CLAY
- SILT
- SANDSTONE
- LIMESTONE
- SHALE
- SLATE
- GNEISS
- GRANITE
- QUARTZITE
- METAMORPHIC ROCK
- IGV
- IGP
- IGT
- IGS
- IGV
- IGP
- IGT
- IGS



SEE SHEET 4

SEE SHEET 5

PRELIMINARY PLAT OF  
**BRUNNER FARM SUBDIVISION**  
 A TRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 8 NORTH, RANGE 88 WEST  
 OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

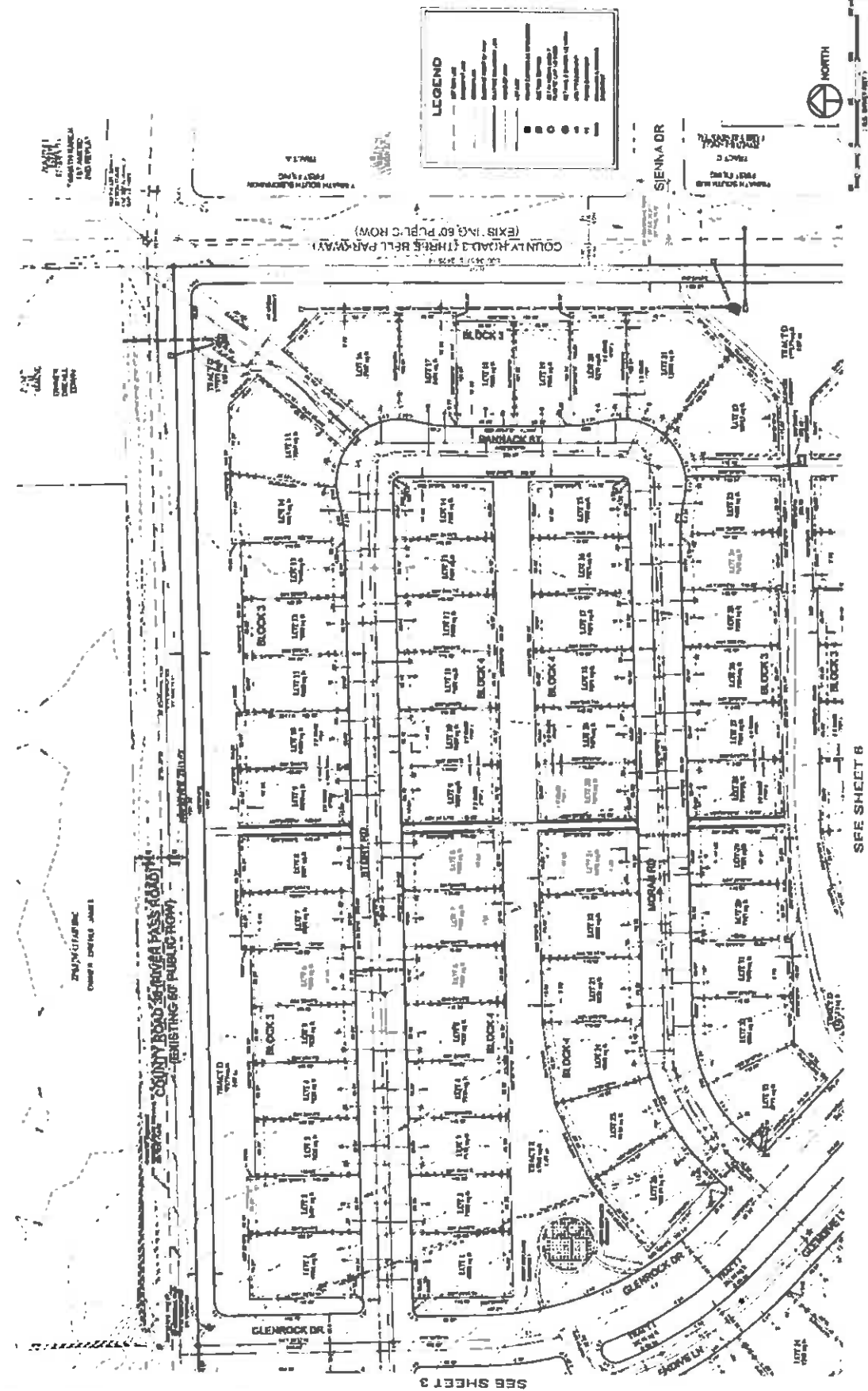
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 1/8" = 1'-0"  
 1/4" = 3'-0"  
 1/2" = 6'-0"  
 3/4" = 9'-0"  
 1" = 12'-0"



---	Property Line
---	Right-of-Way Line
---	Utility Line
---	Water Line
---	Gas Line
---	Electric Line
---	Telephone Line
---	Other Utility Line

PRELIMINARY PLAT OF  
**BRUNNER FARM SUBDIVISION**  
 TOWN OF TIMNATH, COLORADO

4  
 OF 7 SHEETS



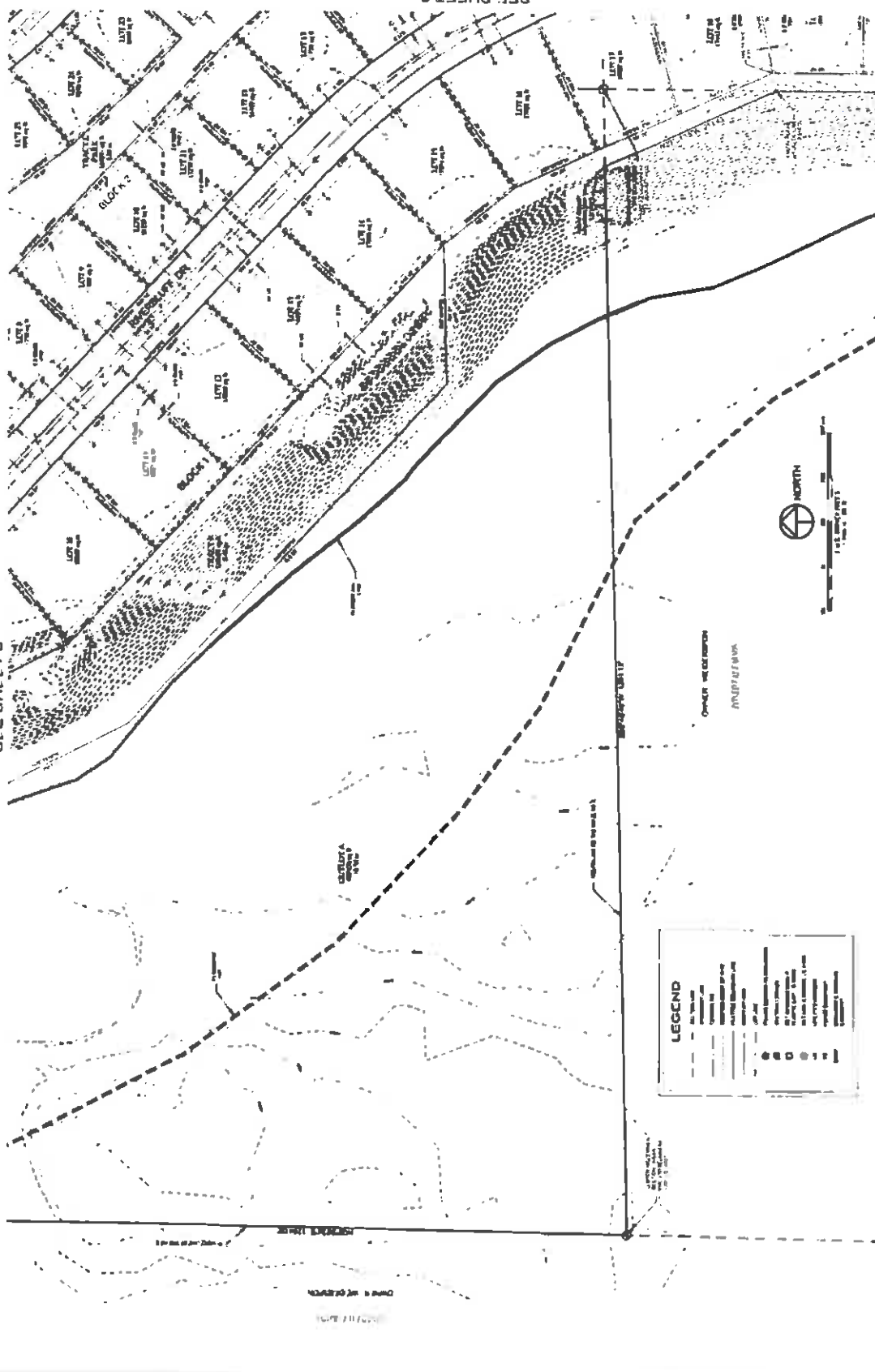
SEE SHEET 3

SEE SHEET 6

PRELIMINARY PLAT OF  
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 A TRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 8 NORTH, RANGE 68 WEST  
 OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 3

SEE SHEET 6



**LEGEND**

---	SECTION 11 BOUNDARY
---	TRACT BOUNDARIES
---	LOT BOUNDARIES
---	STIPPLED AREA
---	UNDEVELOPED LAND
---	EXISTING IMPROVEMENTS
---	PROPOSED IMPROVEMENTS
---	ADJACENT PROPERTY
---	WATER COURSE
---	RAILROAD
---	ROAD
---	UTILITY
---	OTHER FEATURES



1" = 100' (APPROX.)

10-11-18  
 This plat is a preliminary plat and does not constitute a final plat. It is subject to change without notice. The plat is not to be used for any purpose other than the one for which it was prepared. The plat is not to be used for any purpose other than the one for which it was prepared. The plat is not to be used for any purpose other than the one for which it was prepared.



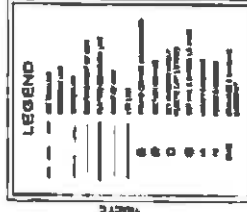
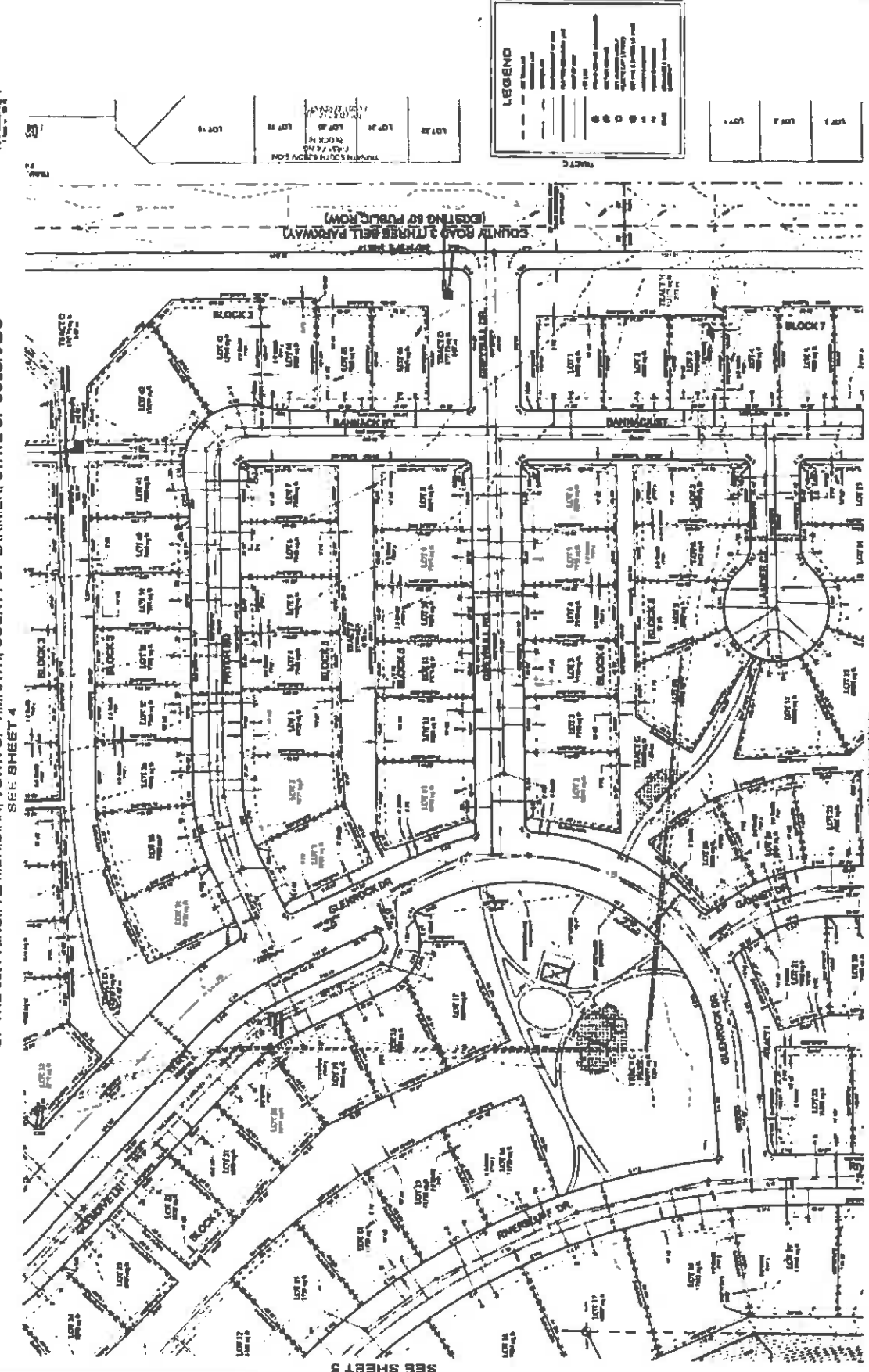
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SCALE	1" = 100'

PRELIMINARY PLAT OF  
**BRUNNER FARM SUBDIVISION**  
 TOWN OF TIMNATH, COLORADO

5  
 117 Sheets





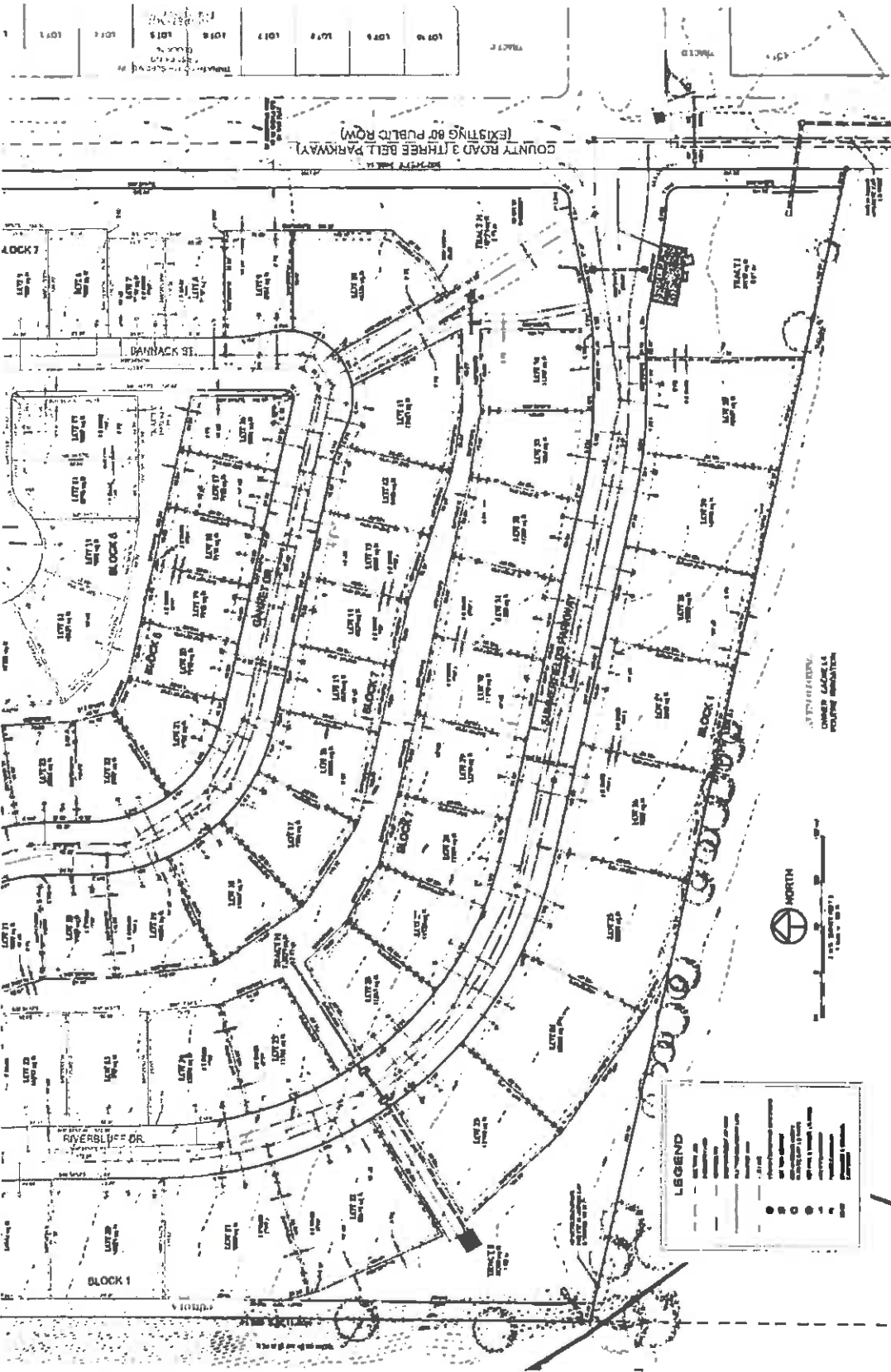
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SEE SHEET 4**

SEE SHEET 3

SEE SHEET 7

**PRELIMINARY PLAT OF  
BRUNNER FARM SUBDIVISION**  
A TRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 6 NORTH, RANGE 88 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 6



**LEGEND**

- LOT LINES
- EASEMENT LINES
- UTILITY LINES
- EXISTING PUBLIC RIGHT-OF-WAY
- PROPOSED PUBLIC RIGHT-OF-WAY
- PROPERTY LINES
- PROPERTY CORNERS
- PROPERTY SURVEY
- PROPERTY ADJACENT TO
- PROPERTY ADJACENT TO
- PROPERTY ADJACENT TO
- PROPERTY ADJACENT TO

STREETS  
COUNTY ROAD 3  
PUBLIC ROADWAY

