

**TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 1, SERIES 2016**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF
TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY LOCATED
IN THE TIMNATH RANCH SUBDIVISION**

WHEREAS, JON TURNER, HILLSIDE COMMERCIAL GROUP, has submitted a request for zoning of real property within the Town of Timnath more particularly described in **Exhibit A** and attached hereto and incorporated herein by this reference; and

WHEREAS, the Town Council finds the location of the zoning to be appropriate and in conformance with the Town Comprehensive Plan; and

WHEREAS, the zone change was recommended for approval to R-3 (Two Family and Multi-Family Residential) at a public hearing held by the Town of Timnath Planning Commission on Tuesday, December 1, 2015.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
TIMNATH, COLORADO:**

Section 1. Property Zoned

That Article 3 of the Timnath Land Use Codes and the map referred to therein as the "Official Zoning Map of the Town of Timnath", said map being part of said Zoning Code and showing the boundaries of the district specified, shall be and the same is hereby amended in the following particulars, to wit:

R-3 – Two Family and Multi-Family – See attached **Exhibit A**

Section 2. Public Hearing

The Town Council held a public hearing on Tuesday, January 12, 2016 regarding the zoning of the property.

Section 3. Severability

If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or parts be declared unconstitutional or invalid.

Section 4. Effective Date

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter. The Town Clerk shall certify to the passage of this Ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

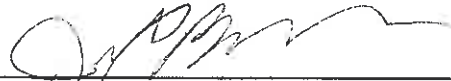


Please Return to:
Town of Timnath
4800 Goodman Street
Timnath, CO 80547

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON DECEMBER 8, 2015, AND SET FOR PUBLIC HEARING, AND SECOND READING AT 6:00 P.M. ON JANUARY 12, 2016 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS 8 DAY OF DECEMBER, 2015.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON JANUARY 12, 2016.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, CMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Zoning

PROPERTY DESCRIPTION

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 and being more particularly described as follows:

Tract B, Timnath Ranch Subdivision - Sixth Filing

The above described tract of land contains 371,691 square feet or 8.533 acres more or less and is subject to all easements and right-of-way now on record or existing.

TIMNATH RANCH SEVENTH FILING REZONING MAP

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

NOTICE: Applicants in Colorado file their final amendments and final zoning maps with the Larimer County Board of Commissioners and Planning and Zoning Commission. The Larimer County Board of Commissioners and Planning and Zoning Commission will review and approve the final zoning map and amendments. The Larimer County Board of Commissioners and Planning and Zoning Commission will also review and approve the final zoning map and amendments. The Larimer County Board of Commissioners and Planning and Zoning Commission will also review and approve the final zoning map and amendments.

NORTHERN ENGINEERING

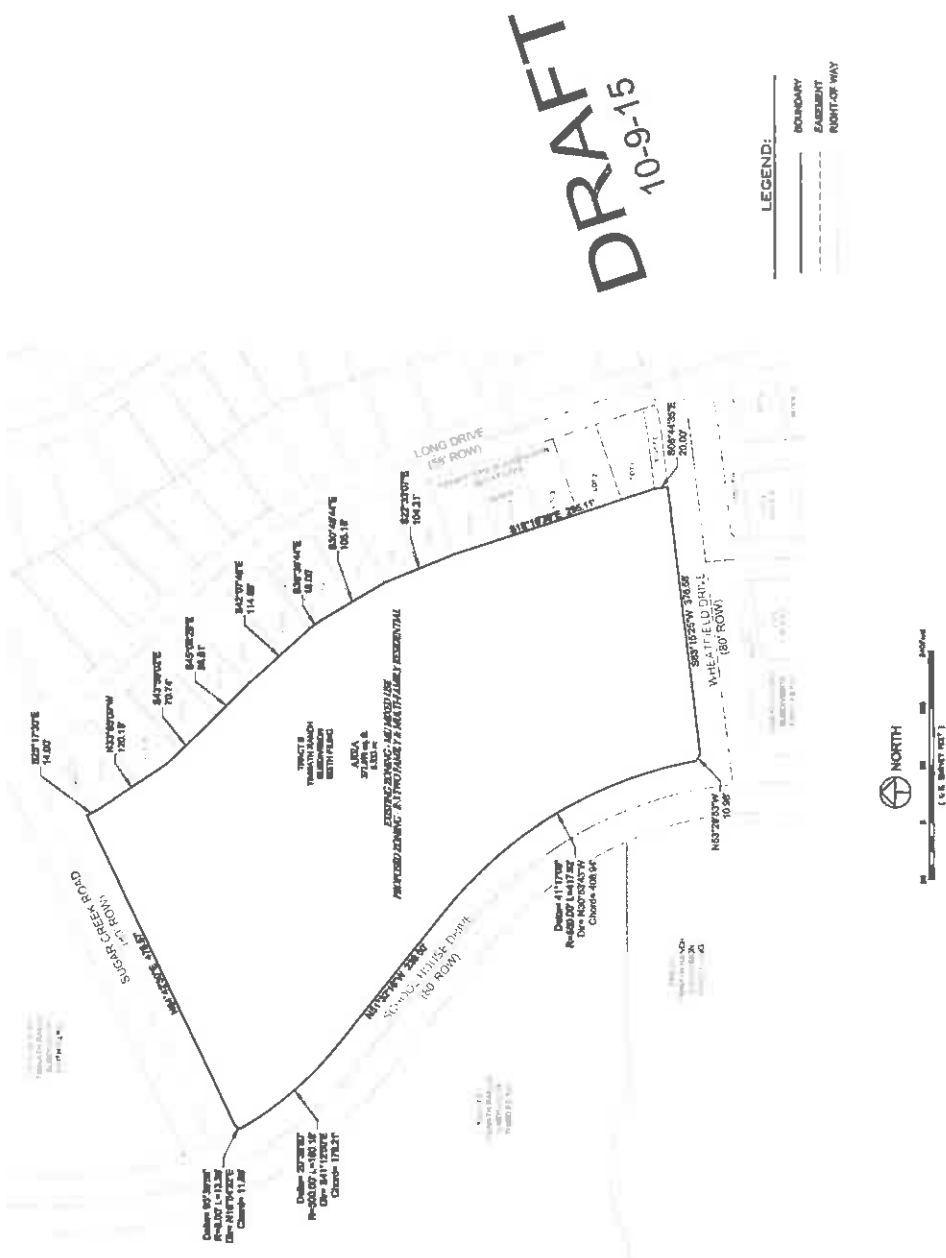


1050 W. 10th St.
Timnath, CO 80541
Phone: (970) 867-1234
Fax: (970) 867-5678
Email: info@northerneng.com

PROJECT	DATE
10-9-15	10/9/15
10-9-15	10/9/15
10-9-15	10/9/15
10-9-15	10/9/15
10-9-15	10/9/15

REZONING MAP A PORTION OF SECTION 1, T6N, R68W TOWN OF TIMNATH, COLORADO

Sheet
1
Of 1 Sheet



DRAFT
10-9-15

LEGEND:

- BOUNDARY
- EXISTING
- RIGHT-OF-WAY



PROPERTY DESCRIPTION:
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 and being more particularly described as follows:
Town B, Timnath Ranch Subdivision - 7th Filing
The above described tract of land, except 171.681 acres more or less and is subject to all easements and other interests as shown on the plat.

RESOLUTION OF APPROVAL BY THE LOCAL GOVERNMENT:
Approved this _____ day of _____ 20___ A.D. by the Town of Timnath, Colorado. This approval is in full and final settlement of all claims, interests, and liabilities of the applicant, and the applicant hereby certifies that the above described tract of land is being offered for sale to the Town of Timnath, Colorado, and that the applicant has no other claims, interests, or liabilities in or to the above described tract of land.

STATEMENT OF THE PLANNING COMMISSION:
The Planning Commission of Timnath, Colorado, does hereby certify that its recommendation is a zoning of said premises, but not the _____ day of _____, 20___ A.D.

PLANNING COMMISSION:
Considering the facts of the Town of Timnath, Colorado, and the facts of the rezoning map, the Planning Commission does hereby certify that the rezoning map is in the public interest and that it is hereby approved.

RESOLUTION STATEMENT:
I, the Board of Commissioners of the Town of Timnath, Colorado, do hereby certify that the rezoning map is in the public interest and that it is hereby approved. This approval is in full and final settlement of all claims, interests, and liabilities of the applicant, and the applicant hereby certifies that the above described tract of land is being offered for sale to the Town of Timnath, Colorado, and that the applicant has no other claims, interests, or liabilities in or to the above described tract of land.

PLANNING COMMISSION:
Considering the facts of the Town of Timnath, Colorado, and the facts of the rezoning map, the Planning Commission does hereby certify that the rezoning map is in the public interest and that it is hereby approved.