

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 21 , SERIES 2016**

**A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR THE
HARMONY SUBDIVISION LOCATED WEST OF LATHAM PARKWAY AND NORTH
OF HARMONY TO MAKE MODIFICATIONS TO THE FUTURE LAND USE MAP
FROM VERY LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
AND MIXED USE**

WHEREAS, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, the Town of Timnath, Colorado, acting through its Planning Commission and Town Council is empowered pursuant to C.R.S. § 31-23-201, *et seq.*, to make and adopt a comprehensive plan; and

WHEREAS, public notice has been posted that the Planning Commission will be considering the Comprehensive Plan Amendment at a Public Hearing at the March 15, 2016 meeting; and

WHEREAS, the Planning Commission of the Town of Timnath has conducted a public hearing on March 15, 2016 and has recommended approval of the Comprehensive Plan Amendment to the Town Council by passing vote of 5-0; and

WHEREAS, public notice has been posted that the Town Council of the Town of Timnath will be considering the Comprehensive Plan Amendment at a Public Hearing at the April 12, 2016 meeting; and

WHEREAS, the Town Council of the Town of Timnath has determined it is in the best interest of the citizens and the Town of Timnath to amend the Future Land Use Map within the Town’s adopted Comprehensive Plan.

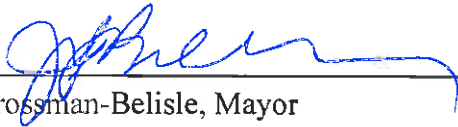
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO as follows:

Section 1. Approval

The Comprehensive Plan Amendment is hereby approved in substantially the form as attached hereto **Exhibit A**, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

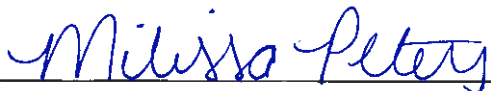
INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON APRIL 12, 2016.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, CMC
Town Clerk

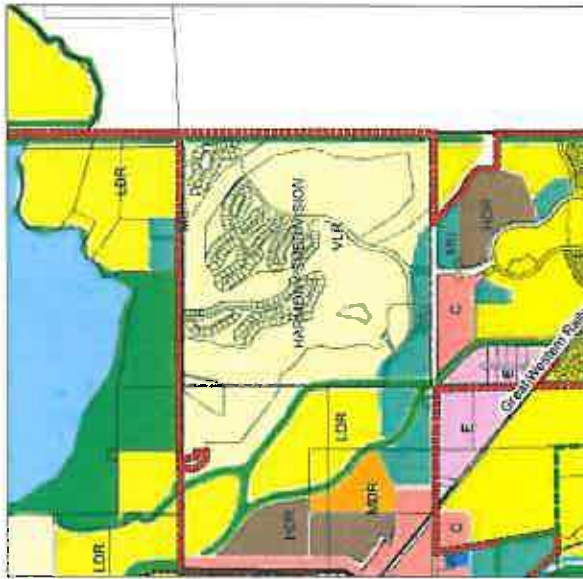


EXHIBIT A

Amended Future Land Use Plan Map

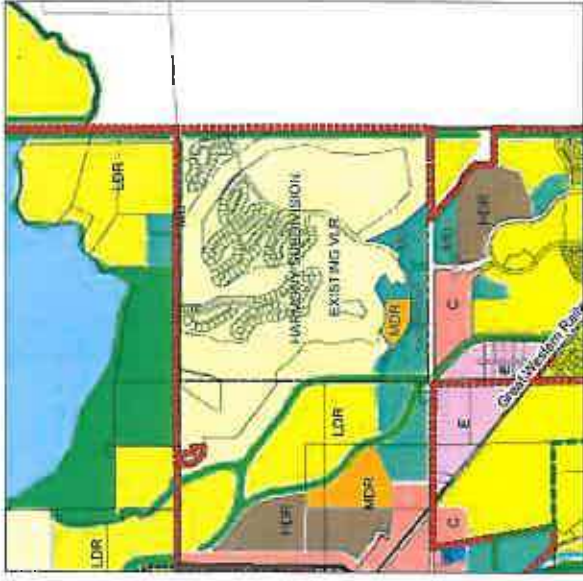
HARMONY SUBDIVISION - COMPREHENSIVE PLAN AMENDMENT

A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
COUNTY OF LARIMER, STATE OF COLORADO



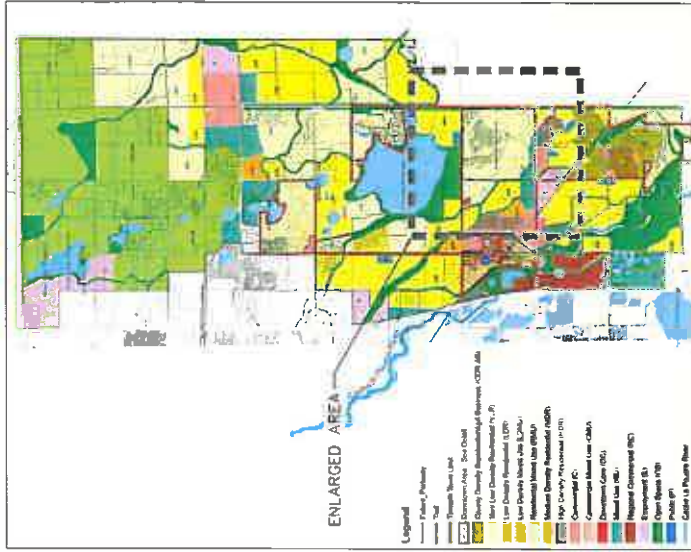
TMARATH, COLORADO EXISTING COMPREHENSIVE PLAN ENLARGEMENT

LEGAL DESCRIPTIONS
SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST, 6TH PM
SAID DESCRIBED TRACT CONTAINS 415.03 ACRES (23,000.91) SQUARE FEET,
MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY
NOT ON RECORD ON EXISTING



TMARATH, COLORADO PROPOSED COMPREHENSIVE PLAN AMENDMENT ENLARGEMENT

LAND USE	EXISTING HARMONY SUBDIVISION LAND AREA	PROPOSED AMENDMENT TO HARMONY SUBDIVISION
MDR	0.00 AC	8.31 AC
MV	60.15 AC	84.05 AC
VLR	562.78 AC	570.57 AC
TOTAL	642.93 AC	642.93 AC



TMARATH, COLORADO OVERALL EXISTING COMPREHENSIVE PLAN AMENDMENT

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____ BY THE TOWN PLANNING COMMISSION, TOWN OF _____, COLORADO

PLANNING COMMISSION CHAIRPERSON

TOWN COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____ BY THE TOWN COUNCIL, TOWN OF _____, COLORADO. APPROVED FOR ALL CITY COUNCIL MEMBERS WHO WERE PRESENT AT THE MEETING AND CONSENTED TO BE PRINTED BY CHECKING THE BOX.

TOWN COUNCIL



REVISED PER TOWN COMMENTS
DATED 11/26/16
HARMONY SUBDIVISION
COMPREHENSIVE PLAN AMENDMENT
39,718.00
1/26/16
SHEET 1 OF 1



Created: 03-10-2016 • Location: Larimer, TN-394-330
File: 04a_03-10-2016 • mapname: 04a_03-10-2016