

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 67, SERIES 2016**

**A RESOLUTION APPROVING WEST VILLAGE PHASE 3 AMENDED BLOCK
DIVERSITY PLAN, GENERALLY LOCATED NORTH OF AND ADJACENT TO
RIVERPASS ROAD (CR36), EAST OF AN ADJACENT TO THREE BELL PARKWAY
(CR3).**

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 Planning Commission of the Town of Timnath on August 2, 2016, has reviewed the block diversity plan matrix per the Town’s municipal code section 16.2.18 residential architecture; and

WHEREAS, the Planning Commission of the Town of Timnath unanimously recommended approval of the block diversity plan matrix in lieu of a block diversity plan with conditions to the Town Council of the Town of Timnath; and

WHEREAS, the Town Council is familiar with the block diversity plan matrix and finds it to be in the best interest of the Town, its residents, and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

Section 1. Approval

The block diversity plan matrix is hereby approved in substantially the form as attached hereto, 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 AUGUST 9, 2016.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Peters

Milissa Peters, CMC
Town Clerk



West Village Subdivision Amended Block Diversity Plan Phase 3

Block: 1 Lots 1-44, Block 2: Lots 1-23, Block 4: Lots 3&4

	40A1				40A2				40C4				40C5				40C6				40C7			
	40A1-A	40A1-B	40A1-C	40A1-D	40A2-A	40A2-B	40A2-C	40A2-D	40C4-A	40C4-B	40C4-C	40C4-D	40C5-A	40C5-B	40C5-C	40C5-D	40C6-A	40C6-B	40C6-C	40C6-D	40C7-A	40C7-B	40C7-C	40C7-D
40A1	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
40A2					X	X	X	X																
40C4									X	X	X	X												
40C5													X	X	X	X								
40C6																	X	X	X	X				
40C7																					X	X	X	X

1. Models on the matrix indicated by an "X" cannot be located adjacent to each other or directly across the street from one another. Directly across the street shall be defined as lots sharing 50% or more frontage.
2. Each residential block face shall contain at least 4 residential models that have significant variation (models shall be considered by Plan Name and Number, and does not include Codes or Trim Options).
3. Any street-facing garage doors shall be setback at least 22 feet from back of sidewalk or property line, whichever is more restrictive.
4. Bay windows are not allowed to encroach into the side yard setbacks.
5. Color scheme must be different on houses located next to each other
6. Minimum side yard setback is 5' for all lots

Planning Commission Certification:

Approved this _____ day of _____, 20_____

Philip Goldstein, Chairperson

Town Council Certification:

Approved this _____ day of _____, 20_____

Jill Grossman-Bellis, Mayor