

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 69, SERIES 2016**

**A RESOLUTION APPROVING TIMNATH SOUTH 1ST FILING 3RD AMENDED
BLOCK DIVERSITY PLAN, GENERALLY LOCATED SOUTH OF AND ADJACENT
TO FOLSOM PARKWAY, EAST OF AN ADJACENT TO RED BRIDGE DRIVE.**

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 16, 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, along with the side yard setback reduction from 7 feet to 5 feet 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 side yard setback reduction incentive from 7 feet to 5 feet and finds it to be in the best interest of the Town, its residents, and the general public.

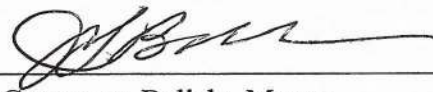
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

Section 1. Approval

The block diversity plan matrix, and side yard setback reduction incentive from 7 feet to 5 feet 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 23, 2016.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Peters

Milissa Peters, CMC
Town Clerk



Timnath South Block Diversity Plan

Block: 1, Lots: 1-16, Block: 2, Lots: 1-29, Block: 3, Lots: 1-10, Block 7: Lots: 1-11, Block: 8, Lots: 1-23

	1606A-3CO	1606B-3CO	1606C-3CO	1862A-3CO	1862B-3CO	1862C-3CO	2024A-3CO	2024B-3CO	2024C-3CO	2306A-3CO	2306B-3CO	2306C-3CO	2475A-3CO	2475B-3CO	2475C-3CO	2579A-3CO	2579B-3CO	2579C-3CO
1606	X	X	X															
1862	X	X	X	X	X	X												
2024							X	X	X									
2306										X	X	X						
2475													X	X	X			
2579							X	X	X				X	X	X	X	X	X

	1606	1862	2024	2306	2475	2579
1606A-3CO						
1606B-3CO						
1606C-3CO						
1862A-3CO						
1862B-3CO						
1862C-3CO						
2024A-3CO						
2024B-3CO						
2024C-3CO						
2306A-3CO						
2306B-3CO						
2306C-3CO						
2475A-3CO						
2475B-3CO						
2475C-3CO						
2579A-3CO						
2579B-3CO						
2579C-3CO						

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.

Planning Commission Certification:

Approved this _____ day of _____, 20_____

Philip Goldstein, Chairperson

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).

Town Council Certification:

Approved this _____ day of _____, 20_____

Jill Grossman-Belisle, Mayor

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

Model Type Abbreviation
3CO = 3 Car Garage Option

6. Applicant requests side yard set back be reduced from 7' to 5' per code 6.6.5. with all lots back to open space