

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 70, SERIES 2016**

**A RESOLUTION APPROVING WILDWINF PHASE 2 BLOCK DIVERSITY PLAN,  
GENERALLY LOCATED WEST OF AND ADJACENT TO LATHAM PARKWAY  
(CR1), NORTH OF AN ADJACENT TO WILDSHORE 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 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.

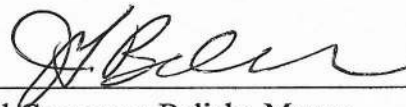
**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:**

**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 23, 2016.**

**TOWN OF TIMNATH, COLORADO**



Jill Grossman-Belisle, Mayor

**ATTEST:**

*Milissa Peters*

Milissa Peters, CMC  
Town Clerk



# Wildwing 2nd Filing Subdivision - CalAtlantic Block Diversity Matrix

## Blocks: 2-27

	6R01	6R02	6R03	6T01	6T02	7R01	7R02	7R03	7R04
7R04 7R03	A	X							
7R04 7R03	B	X							
7R04 7R03	C								
7R02 7R01	A	X							
7R02 7R01	B	X							
7R02 7R01	C								
6R03 6R02	A	X							
6R03 6R02	B	X							
6R03 6R02	C								
6T01 6T02	A	X							
6T01 6T02	B	X							
6T01 6T02	C								
6R02 6R01	A	X							
6R02 6R01	B	X							
6R02 6R01	C								

- 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.
- 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).
- Any street-facing garage doors shall be setback at least 22 feet from back of sidewalk or property line, whichever is more restrictive.
- Bay windows are not allowed to encroach into the side yard setbacks.
- Color scheme must be different on houses located next to each other
- Minimum side yard setback is 7' for all lots

**Planning Commission Certification:**

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Philip Goldstein, Chairperson

**Town Council Certification:**

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Jill Grossman-Belisle, Mayor