

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 28, SERIES 2017**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE TIMNATH TRAIL AT RIVERBEND MINOR SUBDIVISION,  
TRACT 1 RIVERBEND SUBDIVISION, GENERALLY LOCATED EAST OF CR 5,  
SOUTH OF HARMONY ROAD, AND WEST OF AND ADJACENT TO SIGNAL TREE  
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**, Heartland Contractors, Inc. (the “Applicant”) has submitted a Minor Subdivision for Tract 1 of the Riverbend Subdivision, more particularly described in Exhibit A (Minor Subdivision) and attached hereto and incorporated herein by this reference (the “Property”); and

**WHEREAS**, a properly noticed public hearing was held on April 18, 2017, and the above described Minor Subdivision was recommended for approval by a vote of 4 in favor and 1 opposed to the Town Council by the Town of Timnath Planning Commission with the following conditions:

1. Allow staff to continue to work with applicant to address all unresolved non-substantive technical comments to the satisfaction of Town Staff and Referral Agencies

**WHEREAS**, a properly noticed public hearing with the Town Council was held on April 25, 2017 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

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

**Section 1. Approval**

The Trail at Riverbend Minor Subdivision 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.

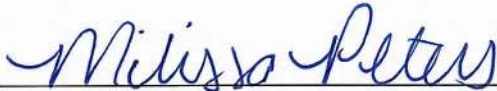
**INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON APRIL 25, 2017.**

**TOWN OF TIMNATH, COLORADO**



\_\_\_\_\_  
Jill Grossman-Belisle, Mayor

**ATTEST:**



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Milissa Peters, CMC  
Town Clerk



**EXHIBIT A**

Minor Subdivision

[attached]



