TOWN OF TIMNATH

ORDINANCE NO. 44, SERIES 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY KNOWN AS THE BROOKS PROPERTY

WHEREAS, an application for zoning was filed with the Town of Timnath in conjunction with a request for annexation; and

WHEREAS, the Town has approved annexation of the property; and

WHEREAS, the Town wishes to zone the property B, Business zoned district.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. Property Zoned.

Section 16.3.3.B. of the Timnath Town Code and the map referred to therein as the "Official Zoning Map" of the Town of Timnath, said map being part of said Town Code and showing the boundaries of the districts specified, shall be and the same is hereby amended in the following particulars, to wit:

That the following property annexed into the Town of Timnath, Colorado, on this date shall be included within the boundaries of the B, Business zoned district as follows:

See, attached Exhibit A
Section 2. Effective Date.

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter.

INTRODUCED, MOVED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, SET FOR PUBLIC HEARING AND SECOND READING AT 7:00 P.M. ON DECEMBER 3, 2008, AT THE TIMNATH TOWN HALL, 4100 MAIN STREET, TIMNATH, COLORADO AND ORDERED PUBLISHED THIS 19TH DAY OF NOVEMBER, 2008.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON THE 3rd DAY OF DECEMBER, 2008.

TOWN OF TIMNATH, COLORADO

[Signature]
Donna Benson, Mayor

ATTEST:

[Signature]
Milissa McGuire, Town Clerk
EXHIBIT A
Legal description of property zoned
[Attached]
ANNEXATION MAP:
FOR RAELLE AND EDITH BROOKS
TOWN OF TIMNATH, CO
LARIMER COUNTY

AREA SUMMARY

<table>
<thead>
<tr>
<th>PARCEL</th>
<th>TOTAL PARCEL AREA</th>
<th>ANNEXATION AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>EDITH BROOKS</td>
<td>±1.63 AC</td>
<td>±1.27 AC</td>
</tr>
<tr>
<td>RAELLE BROOKS</td>
<td>±1.60 AC</td>
<td>±0.13 AC</td>
</tr>
<tr>
<td>TOTALS</td>
<td>±3.23 AC</td>
<td>±1.40 AC</td>
</tr>
</tbody>
</table>

CONTIGUITY
CONTIGUOUS BOUNDARY LENGTH: 410 FT
ANNEXED AREA PERIMETER: 1,220 FT
CONTIGUITY RATIO: 1.23 (≥ 1.0, MEETS REQUIREMENT)

ORIGINAL SCALE: 1" = 100'