TOWN OF TIMNA...

ORDINANCE NO. 65, SERIES 2009

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY, KNOWN AS THE THOMPSON 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 to MU, Mixed Use 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 MU, Mixed Use 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 APRIL 1, 2009, AT THE TIMNATH TOWN HALL, 4100 MAIN STREET, TIMNATH, COLORADO AND ORDERED PUBLISHED THIS 18TH DAY OF FEBRUARY, 2009.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON THE _______ DAY OF ____________, 2009.

TOWN OF TIMNATH, COLORADO

Please Return to:
Town of Timnath
4800 Goodman Street
Timnath, CO 80547
ATTEST:

Donna Benson, Mayor

[Signature]

Milissa McGuire, Town Clerk
EXHIBIT A
Legal description of property zoned
[Attached]
ZONING REQUEST
A PARCEL OF LAND LYING IN THE NORTH HALF OF SEC. 34,
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION
LOT 1, ELLIOT M.D. #285-53372, EXCEPT THE NORTH 30 FEET THEREOF, RECORDED AT RECEIPT NO. 190/10997 OF THE LARIMER COUNTY RECORDS, Lying in the North Half of Section 34, Township 7 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado, More Particularly Described as Follows:

THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
(1) THENCE 54°13'39"E, 1,992.01 FEET TO A POINT OF CURVE;
(2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 11,508.20 FEET AND A CENTRAL ANGLE OF 02°16', 536.25 FEET;
THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID LOT 1 THE FOLLOWING SIXTEEN (16) COURSES:
(1) THENCE N70°08'13"W, 202.22 FEET;
(2) THENCE N44°24'43"W, 188.80 FEET;
(3) THENCE N0°00'00"W, 443.00 FEET;
(4) THENCE N59°10'43"W, 248.63 FEET;
(5) THENCE S32°11'13"W, 220.20 FEET;
(6) THENCE N77°01'47"W, 220.20 FEET;
(7) THENCE S63°05'59"W, 661.05 FEET;
(8) THENCE S76°30'01"E, 250.60 FEET;
(9) THENCE N13°28'04"E, 312.85 FEET;
(10) THENCE S77°03'17"W, 27.30 FEET;
(11) THENCE N1°23'13"W, 500.00 FEET;
(12) THENCE N77°04'35"E, 30.00 FEET;
(13) THENCE N1°22'06"W, 0.04 FEET;
(14) THENCE N16°32'32"W, 54.30 FEET;
(15) THENCE S7°17'47"W, 231.91 FEET;
(16) THENCE N89°10'13"W, 489.02 FEET TO SAID SOUTH RIGHT-OF-WAY LINE;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N89°14'47"E, 312.97 FEET THE POINT OF BEGINNING, CONTAINING 1,266,660 SQUARE FEET OR 29.129 ACRES, MORE OR LESS.

PREPARED BY:
STEPHEN H. HARING, PE
FOR AND ON BEHALF OF
EMC CONSULTANTS, INC.