

TOWN OF TIMNATH...

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

Donna Benson

Donna Benson, Mayor

ATTEST:

Milissa McGuire

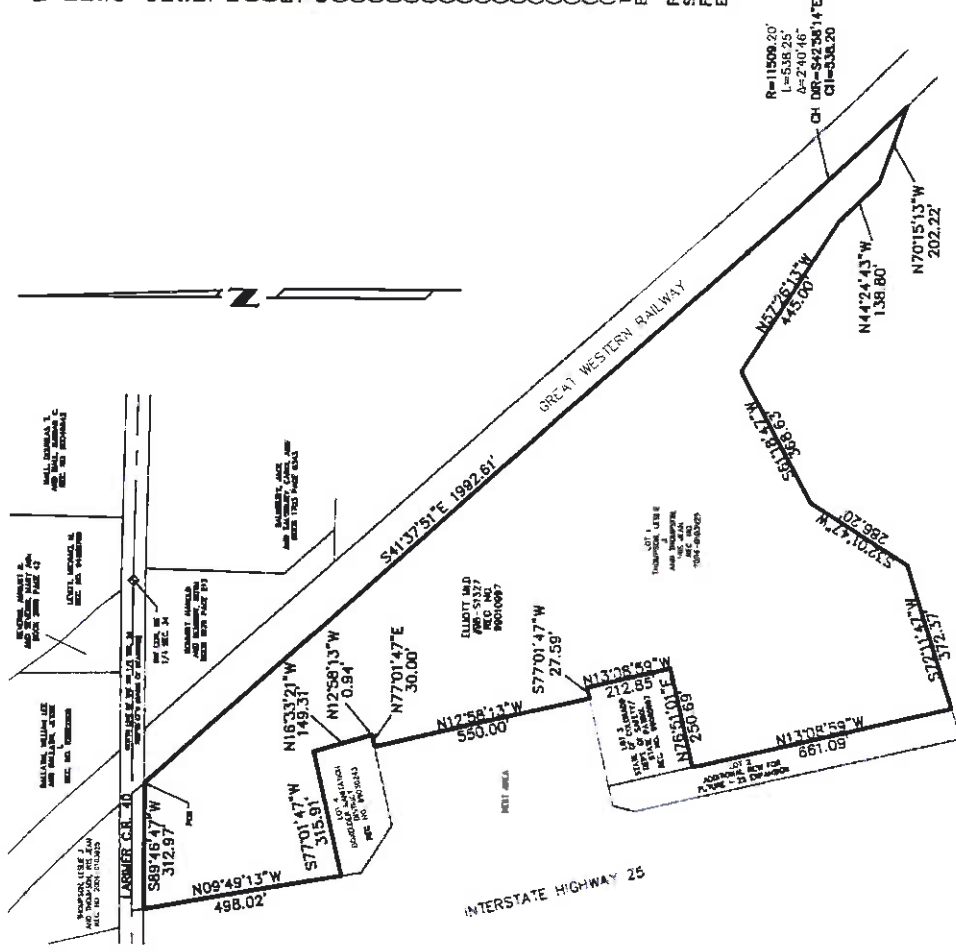
Milissa McGuire, Town Clerk



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, ELLIOTT MLD #88--S1327, EXCEPT THE NORTH 30 FEET THEREOF, RECORDED AT RECEPTION NO. 98010897 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:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LARIMER COUNTY ROAD 40 AND THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 1 ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE GREAT WESTERN RAILWAY AS RECORDED AT RECEPTION NO. 98010897 OF LARIMER COUNTY RECORDS;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- (1) THENCE S41°37'51"E, 1,992.81 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°40'46", 538.25 FEET;

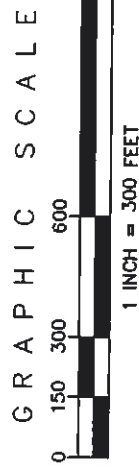
THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID LOT 1 THE FOLLOWING SIXTEEN (16) COURSES:

- (1) THENCE N70°15'13"W, 202.22 FEET;
- (2) THENCE N44°24'43"W, 138.80 FEET;
- (3) THENCE N57°28'13"W, 445.00 FEET;
- (4) THENCE S81°18'47"W, 388.63 FEET;
- (5) THENCE S32°01'47"W, 288.20 FEET;
- (6) THENCE S72°11'47"W, 372.37 FEET;
- (7) THENCE N3°08'59"W, 681.08 FEET;
- (8) THENCE N78°31'01"E, 250.88 FEET;
- (9) THENCE N15°08'59"W, 212.85 FEET;
- (10) THENCE S77°01'47"W, 27.58 FEET;
- (11) THENCE N12°58'13"W, 550.00 FEET;
- (12) THENCE N77°01'47"E, 30.00 FEET;
- (13) THENCE N12°58'13"W, 0.94 FEET;
- (14) THENCE N18°33'21"W, 149.31 FEET;
- (15) THENCE S77°01'47"W, 315.91 FEET;
- (16) THENCE N09°49'13"W, 498.02 FEET TO SAID SOUTH RIGHT-OF-WAY LINE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N68°46'47"E, 312.97 FEET THE POINT OF BEGINNING, CONTAINING 1,268.860 SQUARE FEET OR 29.129 ACRES, MORE OR LESS.



PREPARED BY:
STEPHEN H. HARDING, PLS
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.



EMK CONSULTANTS, INC.
ENGINEERS • SURVEYORS
2002 SOUTH ALTON WAY, SUITE F
DENVER, COLORADO 80202
TEL: 303.733.8888
FAX: 303.733.8888

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1" = 300'

PROJECT: ZONING REQUEST

TOWN OF TRAYLOR

1 of 1