

TOWN OF TIMNATH, COLORADO

RESOLUTION NO. 23, Series 2008

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH,
COLORADO APPROVING AND ADOPTING AN AMENDMENT TO THE TIMNATH
FUTURE LAND USE PLAN MAP FOR INCLUSION OF PROPERTY LOCATED
SOUTH OF HARMONY ROAD AND WEST OF I-25**

WHEREAS, pursuant to CRS 31-23-206, the Planning Commission of the Town of Timnath, Colorado is charged with the duty to make and adopt a master plan for the physical development of the Town; and

WHEREAS, the Planning Commission has been presented with a proposed amendment to the Timnath Future Land Use Plan Map, a component of the Timnath Comprehensive Plan, which Comprehensive Plan is the master plan for the Town; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed map amendment on October 14, 2008, continued to October 21, 2008, public notice for which was posted and published as required by law, and at which all interested persons were given an opportunity to present testimony and evidence; and

WHEREAS, following the public hearing and acting by Resolution No. 4-2008, the Planning Commission: (i) found that the proposed map amendment will benefit the Town with future sustainability and that development factors have substantially changed in ways that support the amendment; and (ii) adopted the map amendment and certified it to the Town Council.


NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO, as follows:

Section 1. The Town Council incorporates the above recitals herein as findings of the Council.

Section 2. Pursuant to CRS 31-23-208 and 31-12-105(1)(e), the Town Council hereby approves and adopts the map amendment to the Timnath Future Land Use Plan Map, as shown on **Exhibit A**, attached hereto, with no conditions.

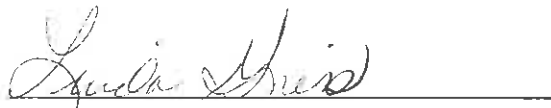
Section 3. This Resolution shall be effective immediately upon adoption.

ADOPTED this 29th day of October, 2008



Donna Benson, Mayor

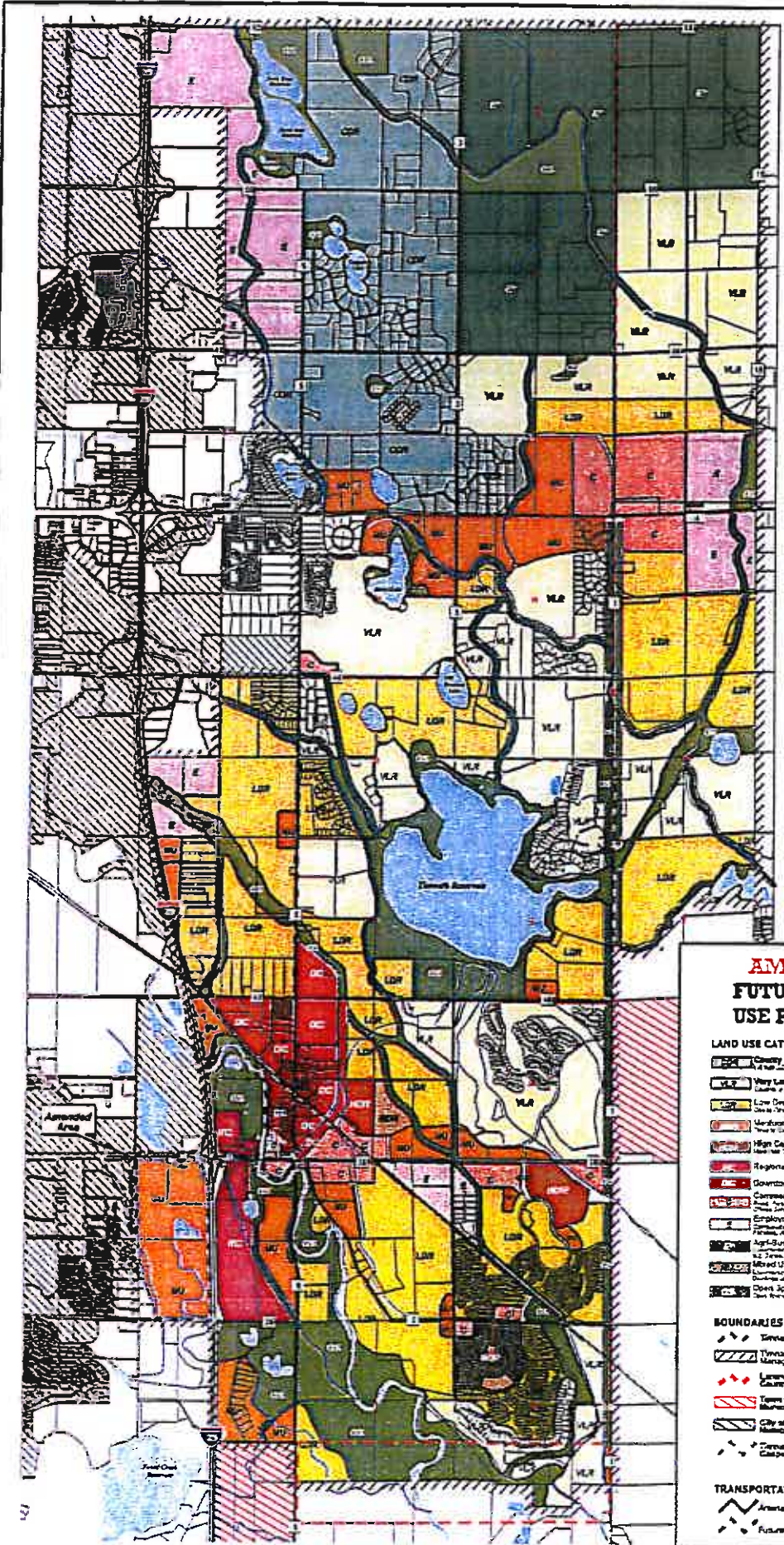
ATTEST:



Linda Griess, Acting Town Clerk



Exhibit A
Copy of Map Amendment
[attached]









Town of Timnath
 Est. 1982
 1000 Main Street, Suite 200
 Timnath, CO 80626
 9700
 September 21, 2000

 60004

AMENDED FUTURE LAND USE PLAN MAP

- LAND USE CATEGORIES**
-  **County Density Residential**
 Single-Family Detached, 1-2 Units, 20,000 sq. ft. min. lot area
 -  **Very Low Density Residential**
 Single-Family Detached, 1-2 Units, 20,000 sq. ft. min. lot area
 -  **Low Density Residential**
 Single-Family Detached, 1-2 Units, 20,000 sq. ft. min. lot area
 -  **Medium Density Residential**
 Single-Family Detached, 1-2 Units, 20,000 sq. ft. min. lot area
 -  **High Density Residential**
 Single-Family Detached, 1-2 Units, 20,000 sq. ft. min. lot area
 -  **Regional Commercial**
 Regional Commercial
 -  **Government Core**
 Government Core
 -  **Commercial**
 Retail, Office, Professional, Service, and Other Commercial
 -  **Employment**
 Employment, Office, Professional, Service, and Other Commercial
 -  **Agri-Business**
 Agriculture, Horticulture, Livestock, and Poultry
 -  **Mixed Use**
 Residential, Commercial, Office, Professional, Service, and Other Commercial
 -  **Open Space/Tour Corridor**
 Open Space and Recreational Land

- BOUNDARIES**
-  **Between Town Limits**
 -  **Through Growth Management Lane**
 -  **Unincorporated County Lane**
 -  **Edges of Windsor Municipal Area**
 -  **City of Fort Collins Municipal Area**
 -  **Through-Windward Cooperative Planning Area**

- TRANSPORTATION**
-  **Aerial Street**
 -  **Future Parkway**