

**TOWN OF TIMNATH, COLORADO**

**RESOLUTION NO. 50, SERIES 2009**

**A RESOLUTION APPROVING AN AMENDMENT TO THE LAND USE  
PLAN MAP FOR THE BLASE PROPERTY LOCATED SOUTH OF  
COUNTY ROAD 52 AND ADJACENT TO THE NORTH GRAY  
RESERVOIR**

**WHEREAS**, pursuant to the Timnath Comprehensive Plan, the Town Council is charged with the duty to make specific findings regarding any amendment to the Comprehensive Plan prior to approving a recommendation from the Planning Commission; and

**WHEREAS**, the Planning Commission was presented with a proposed amendment to the Timnath Future Land Use Plan Map, conducted a public hearing on September 8, 2009, and is recommending approval (See **Exhibit B**); and

**WHEREAS**, the proposed amendment shall promote the public good and is compliance with the overall purpose, intent, goals and policies of the Plan; and

**WHEREAS**, the proposed amendment shall be compatible with existing and planned surrounding land uses; and


**WHEREAS**, the proposed amendment shall not overburden existing or planned infrastructure systems or shall provide measures to mitigate such impacts; and

**WHEREAS**, the proposed amendment shall satisfy any specific criteria related to the proposed change in land use, as set forth in this Plan.


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

**Section 1.** Pursuant to the Timnath Comprehensive Plan, the Town Council, hereby adopts the map amendment to the Timnath Future Land Use Plan Map, as shown in **Exhibit A**, attached hereto, amending the land use designation on the Blase property from Open Space (OS) to County Density Residential (CDR), with a density of 1 home per 2.29 acres.

**ADOPTED this 16<sup>th</sup> day of September, 2009.**

  
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Donna Bensen, Mayor

**ATTEST:**

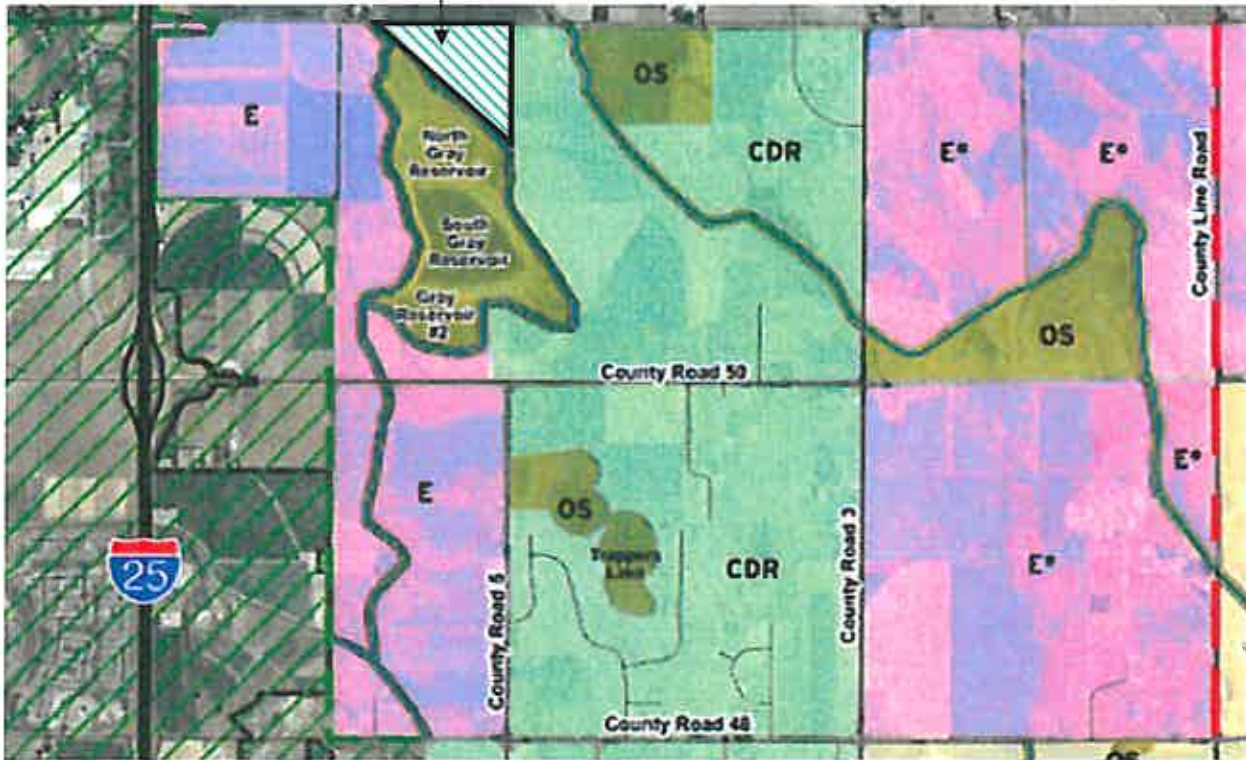
  
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Milissa McGuire, Town Clerk



# **EXHIBIT A**

## BLASE COMPREHENSIVE PLAN AMENDMENT

Change land use designation from Open Space (OS) to County Density Residential (CDR)



# **EXHIBIT B**

**TOWN OF TIMNATH, COLORADO  
PLANNING COMMISSION  
COUNTY OF LARIMER**

**RESOLUTION NO. 10, SERIES 2009**

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT  
TO THE LAND USE PLAN MAP FOR THE BLASE PROPERTY  
LOCATED SOUTH OF COUNTY ROAD 52 AND ADJACENT TO THE  
NORTH GRAY RESERVOIR**

**WHEREAS**, pursuant to C.R.S. 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 has conducted a public hearing on the proposed map amendment on September 8, 2009, public notice for which has been posted and published as required by law, and at which all interested persons were given an opportunity to present testimony and evidence; and

**WHEREAS**, the Planning Commission has reviewed the proposed map amendment and considered the testimony and evidence taken at the public hearing, and based upon the record so developed, finds the proposed map amendment to be in conformance with the Timnath Comprehensive Plan; and

**WHEREAS**, the proposed amendment shall promote the public good and is in compliance with the overall purpose, intent, goals, and policies of the Plan; and

**WHEREAS**, the proposed amendment shall be compatible with existing and planned surrounding land uses; and

**WHEREAS**, the proposed amendment shall not overburden existing or planned infrastructure systems or shall provide measures to mitigate such impacts; and

**WHEREAS**, if applicable, the proposed amendment shall satisfy any specific criteria related to the proposed change in land use, as set forth in this Plan.

**NOW, THEREFORE, BE IT RESOVED BY THE PLANNING COMMISSION OF THE TOWN OF TIMNATH, COLORADO, as follows:**

**Section 1.** Pursuant to C.R.S. 31-23-208 and 31-12-105(1)(e), the Planning Commission of the Town of Timnath Colorado, hereby adopts the map amendment to the Timnath Future Land Use Plan Map, as shown in **Exhibit A**, attached hereto, amending the land use designation on the Blase property from Open Space (OS) to CDR, with density of 1 home per 2.29 acres.

**Section 2.** The Planning Commission further certifies the adopted map amendment to the Timnath Town Council and the Larimer County Board of Commissioners pursuant to C.R.S. 31-23-208.

**ADOPTED this 8<sup>th</sup> day of September, 2009, by the affirmative votes of not less than two-thirds of the entire membership of the Commission.**

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Claudine Zachara, Planning Commission Chairwoman

**ATTEST:**

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Linda Griess, Community Development Coordinator