

**TOWN OF TIMNATH, COLORADO**

**ORDINANCE NO. 6, SERIES 2012**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY TO BE KNOWN AS TIMNATH RANCH SUBDIVISION, FIRST FILING, GENERALLY LOCATED NORTH OF AND ADJACENT TO RIVER PASS ROAD (CR 36), EAST OF AND ADJACENT TO THREE BELLS PARKWAY (CR3)**

**WHEREAS**, TR Investment Holdings, LLC has submitted a request for rezoning of real property within the Town of Timnath more particularly described in **Exhibit A** and attached hereto and incorporated herein by this reference; and

**WHEREAS**, the Town Council finds the location of the zoning to be appropriate and in conformance with the Town Comprehensive Plan; and

**WHEREAS**, the zone change was recommended for approval to C-1 and R-2, by the Town of Timnath Planning Commission on Wednesday, June 27, 2012.

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

**Section 1. Property Zoned**

That Article 3 of the Timnath Land Use Codes and the map referred to therein as the "Official Zoning Map of the Town of Timnath", said map being part of said Zoning Code and showing the boundaries of the districts specified, shall be and the same is hereby amended in the following particulars, to wit:

C-1 - See, attached **Exhibit A**

R-2 - See, attached **Exhibit A**

**Section 2. Public Hearing**

The Town Council held a public hearing on Tuesday, July 24, 2012 regarding the Rezoning of the property.

**Section 3. Severability**

If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or parts be declared unconstitutional or invalid.



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

**Section 4. Effective Date**

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON JULY 10, 2012, AND SET FOR PUBLIC HEARING, AND SECOND READING AT 6:00 P.M. ON JULY 24, 2012 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS 10TH DAY OF JULY, 2012.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON JULY 24, 2012.

**TOWN OF TIMNATH, COLORADO**

  
\_\_\_\_\_  
Jill Grossman-Belisle, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Milissa Peters, Town Clerk



**EXHIBIT A**

**Legal Description of Property Proposed for Rezoning**

[attached]



**NORTHERN  
ENGINEERING**

<b>ADDRESS:</b> 200 S. College Ave. Suite 100 Fort Collins, CO 80524	<b>PHONE:</b> 970.221.4158	<b>WEBSITE:</b> www.northernengineering.com
	<b>FAX:</b> 970.221.4159	

## Zone C-1

### DESCRIPTION:

A tract of land being a portion of Section 1, Township 6 North, Range 68 West of the Sixth Principal Meridian, Town of Timnath, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of Section 1 as bearing South 88°01'30" East, and with all bearing contained herein relative thereto:

Commencing at the Southwest Corner of said Section 1; thence along the South line of said Section 1, South 88°01'30" East, 2,020.59 feet; thence departing said line, North 01°58'30" East, 50.00 feet to a point on the North Right-of-Way line of Larimer County Road No. 36, said point also being the **POINT OF BEGINNING**; thence departing said North line, North 01°58'36" East, 162.48 feet; thence along a non tangent curve concave to the Northwest having a central angle of 63°11'01", a radius of 74.00 feet, an arc length of 81.60 feet and the chord of which bears North 19°28'51" East, 77.53 feet; thence along a reverse curve concave to the East having a central angle of 14°05'15", a radius of 192.00 feet, an arc length of 47.21 feet and the chord of which bears North 05°04'02" West, 47.09 feet; thence, North 01°58'36" East, 36.78 feet; thence, South 88°01'24" East, 146.16 feet; thence along a tangent curve concave to the South having a central angle of 20°27'53", a radius of 230.00 feet, an arc length of 82.15 feet and the chord of which bears South 77°47'27" East, 81.71 feet; thence along a non tangent curve concave to the East having a central angle of 6°37'00", a radius of 1,046.00 feet, an arc length of 120.79 feet and the chord of which bears South 09°51'56" West, 120.73 feet; thence along a reverse curve concave to the West having a central angle of 9°54'53", a radius of 103.00 feet, an arc length of 17.82 feet and the chord of which bears South 11°30'52" West, 17.80 feet; thence, South 16°28'19" West, 41.06 feet; thence along a tangent curve concave to the East having a central angle of 14°29'55", a radius of 192.00 feet, an arc length of 48.59 feet and the chord of which bears South 09°13'21" West, 48.46 feet; thence, South 01°58'24" West, 65.43 feet; thence, South 46°58'26" West, 21.26 feet to a point on the North Right-of-Way line of Larimer County Road No. 36; thence along said North line, North 88°01'30" West, 193.18 feet to the **POINT OF BEGINNING**

The above described easement contains 1.554 acres more or less and is subject to all easements and rights-of-way now on record or existing.

February 17, 2012

CNS



**NORTHERN  
ENGINEERING**

<b>ADDRESS:</b> 200 S. College Ave. Suite 100 Fort Collins, CO 80524	<b>PHONE:</b> 970.221.4158	<b>WEBSITE:</b> <a href="http://www.northernengineering.com">www.northernengineering.com</a>
	<b>FAX:</b> 970.221.4159	

## Zone R-2

### DESCRIPTION:

A tract of land being a portion of Section 1, Township 6 North, Range 68 West of the Sixth Principal Meridian, Town of Timnath, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of Section 1 as bearing South 88°01'30" East, and with all bearing contained herein relative thereto:

Commencing at the Southwest Corner of said Section 1; thence along the South line of said Section 1, South 88°01'30" East, 2,020.59 feet; thence departing said South line, North 01°58'30" East, 50.00 feet to a point on the North Right-of-Way line of Larimer County Road No. 36, said point also being the **POINT OF BEGINNING**; thence along said North Right-of-Way, North 88°01'30" West, 1,959.01 feet; thence along a tangent curve concave to the Northeast having a central angle of 86°53'55", a radius of 15.00 feet, an arc length of 22.75 feet and the chord of which bears North 44°34'32" West, 20.63 feet to a point on the East Right-of-Way line of Larimer County Road No. 3; thence along said East line, North 01°07'35" West, 2,586.76 feet; thence continuing along said East line, North 01°13'26" West, 222.08 feet to a point on the Southeast Right-of-Way line Great Western Railroad; thence along said Southeast line, South 50°23'30" East, 4,616.63 feet to a point on the North Right-of-Way line of Larimer County Road No. 36; thence along said North line, North 88°01'18" West, 941.14 feet; thence continuing along said North line, North 88°01'30" West, 395.41 feet; thence departing said North line, North 46°58'26" East, 21.26 feet; thence, North 01°58'24" East, 65.43 feet; thence along a tangent curve concave to the East having a central angle of 14°29'55", a radius of 192.00 feet, an arc length of 48.59 feet and the chord of which bears North 09°13'21" East, 48.46 feet; thence, North 16°28'19" East, 41.06 feet; thence along a tangent curve concave to the West having a central angle of 9°54'53", a radius of 103.00 feet, an arc length of 17.82 feet and the chord of which bears North 11°30'52" East, 17.80 feet; thence along a reverse curve concave to the East having a central angle of 6°37'00", a radius of 1,046.00 feet, an arc length of 120.79 feet and the chord of which bears North 09°51'56" East, 120.73 feet; thence along a non tangent curve concave to the South having a central angle of 20°27'53", a radius of 230.00 feet, an arc length of 82.15 feet and the chord of which bears North 77°47'27" West, 81.71 feet; thence, North 88°01'24" West, 146.16 feet; thence, South 01°58'36" West, 36.78 feet; thence along a tangent curve concave to the East having a central angle of 14°05'15", a radius of 192.00 feet, an arc length of 47.21 feet and the chord of which bears South

05°04'02" East, 47.09 feet; thence along a reverse curve concave to the Northwest having a central angle of 63°11'01", a radius of 74.00 feet, an arc length of 81.60 feet and the chord of which bears South 19°28'51" West, 77.53 feet; thence, South 01°58'36" West, 162.48 feet to the POINT OF BEGINNING.

The above described easement contains 111.776 acres more or less and is subject to all easements and rights-of-way now on record or existing.

February 17, 2012

CNS

# TIMNATH RANCH SUBDIVISION FIRST FILING REZONING

A TRACT OF LAND LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 88 WEST OF THE 6TH P. M.,  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

**LAND-USE TABLE**

ZONING TYPE	HATCH PATTERN	ADDRESS
COMMUNITY COMMERCIAL (C-2)	[Diagonal lines]	124 S. W.
NEIGHBORHOOD COMMERCIAL (C-1)	[Horizontal lines]	100 S. W.
FAMILY RESIDENTIAL	[Vertical lines]	100 S. W.
SINGLE-FAMILY RESIDENTIAL (R-2)	[Dotted lines]	100 S. W.
ESTATE RESIDENTIAL (R-E)	[None]	100 S. W.

**SURVEYOR'S CERTIFICATE**

I, Charley D. Smith, State Registered Professional Surveyor No. 12345, do hereby certify that the foregoing is a true and correct copy of the original survey and plan as recorded in the public records of Larimer County, Colorado, and that the same was surveyed and planned by me or under my direct supervision and that the same comply with the provisions of the Surveyors' Code of Ethics and the laws of the State of Colorado.

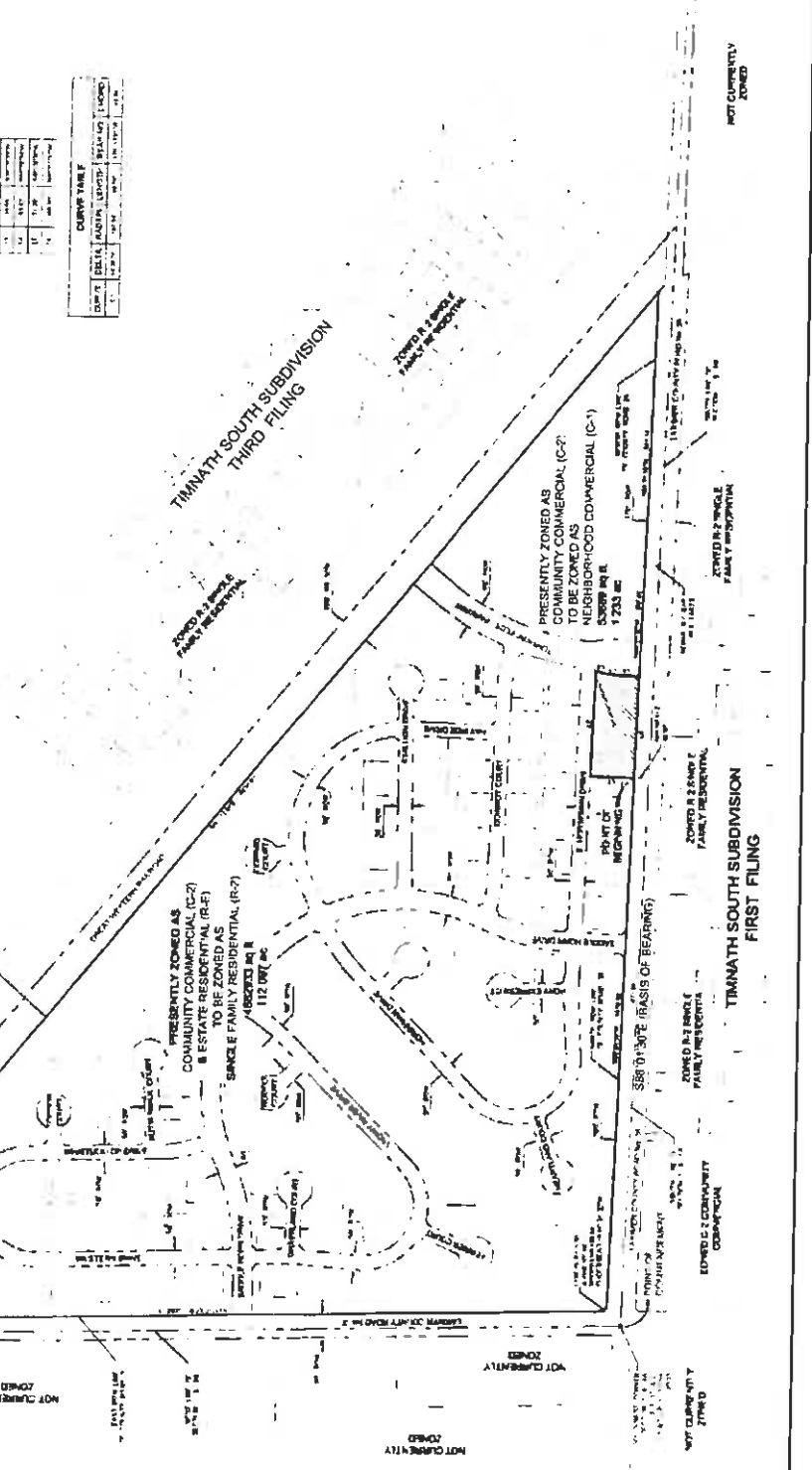
**STATE OF COLORADO**  
Larimer County  
Charley D. Smith, State Registered Professional Surveyor No. 12345

**WET TABLE**

NO.	DATE	NO. OF SHEETS	TOTAL NO. OF SHEETS
1	1/25/24	1	1
2	2/20/24	1	2
3	3/15/24	1	3
4	4/10/24	1	4
5	5/5/24	1	5

**CURVE TABLE**

NO.	DATE	NO. OF SHEETS	TOTAL NO. OF SHEETS
1	1/25/24	1	1
2	2/20/24	1	2
3	3/15/24	1	3
4	4/10/24	1	4
5	5/5/24	1	5



**DATE**

DATE	BY	CHECKED	DATE

**NO.**

NO.	DATE	NO. OF SHEETS	TOTAL NO. OF SHEETS



**DATE**

DATE	BY	CHECKED	DATE

TOWN OF TIMNATH  
COUNTY OF LARIMER, COLORADO