TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 9, SERIES 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY LOCATED AT 4025 KERN STREET

WHEREAS, STEVE WHITTALL, has submitted a request for zoning 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 Business at a public hearing held by the Town of Timnath Planning Commission on Tuesday, July 7, 2015.

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 district specified, shall be and the same is hereby amended in the following particulars, to wit:

B - Business – See attached Exhibit A

Section 2. Public Hearing
The Town Council held a public hearing on Tuesday, July 28, 2015 regarding the zoning 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.

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 14, 2015, AND SET FOR PUBLIC HEARING, AND SECOND READING AT 6:00 P.M. ON JULY 28, 2015 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS 8 DAY OF JULY, 2015.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON JULY 28, 2015.

TOWN OF TIMNATH, COLORADO

[Signature]
Jill Grossman-Belisle, Mayor

ATTEST:

[Signature]
Milissa Peters, CMC
Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Zoning

Lot 23 Less North 8 2/3 feet and all Lot 24, Block 8, Timnath
4025 KERN STREET REZONING

Lot 24 and all of Lot 23, Except the North 8 2/3 Feet Thereof, Block 8
Town of Timnath, County of Larimer, State of Colorado

Preliminary

MAP: 4025 Kern S St
MSS: 4025 Kern S St
Lot: 24
Plan: 23

SECTION: 70
TOWNSHIP: 6 N
RANGE: 85 W

LEGAL DESCRIPTION:
Current Zoning: R-2A
Proposed Zoning: R-2A

SCALE: 1" = 100'

NOTES:
- The Plat of Subdivision shows the general curvatures of the property lines.
- All dimensions are approximate and are subject to survey.

[Map and diagram of the property with annotations]

[Scale: 1" = 100']