

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 01, SERIES 2014**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING TIMNATH RANCH SUBDIVISION, FIRST FILING 2ND AMENDED
FINAL PLAT REVISED BLOCK DIVERSITY PLAN, GENERALLY LOCATED NORTH
OF AND ADJACENT TO RIVER PASS ROAD (CR36), EAST OF AND ADJACENT
TO THREE BELL PARKWAY (CR3), AND SOUTH OF AND ADJACENT TO THE
GREAT WESTERN RAILROAD ROW**

WHEREAS, THE PLANNING COMMISSION OF THE TOWN OF TIMNATH ON MAY 22, 2013, HAS REVIEWED THE BLOCK DIVERSITY PLAN MATRIX PER THE TOWN'S MUNICIPAL CODE SECTION 16.2.18 RESIDENTIAL ARCHITECTURE;

WHEREAS, THE PLANNING COMMISSION OF THE TOWN OF TIMNATH RECOMMENDED APPROVAL OF THE BLOCK DIVERSITY PLAN MATRIX IN LIEU OF A BLOCK DIVERSITY PLAN TO THE TOWN COUNCIL OF THE TOWN OF TIMNATH;

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. The Town Council of the Town of Timnath, Colorado hereby:

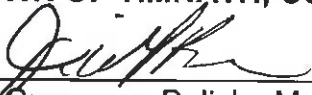
1. Approves the Timnath Ranch Subdivision, First Filing 2nd Amended Final Plat Revised Block Diversity Plan Matrix, attached hereto;
2. Authorizes staff to approve amendments administratively to the Block Diversity Plan Matrix that reflect minor changes (+/- 10%) to the architectural styles or residence locations.

Section 2. Effective Date:

This Resolution shall be effective upon adoption.


PASSED, APPROVED AND ADOPTED THIS 14TH DAY OF JANUARY, 2014.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, Town Clerk



Timnath Ranch 1st Filing, 2nd Amended Plat - Village Homes Block Diversity Matrix - Revised January 2014

Model Type Abbreviations	Model Type Abbreviations		Trim Options	
	EC-3 GAR GARAGE OPTION	HC-1 GAR GARAGE OPTION	A-Traditional	B-Cathedral
3003-B	X			
3003-B-4C	X			
3003-C	X			
3003-C-4C	X			
3003-D	X			
3003-D-4C	X			
3004-B	X			
3004-B-4C	X			
3004-C	X			
3004-C-4C	X			
3004-D	X			
3004-D-4C	X			
1006-B	X			
1006-B-3C	X			
1006-D	X			
1006-D-3C	X			
1007-B	X			
1007-B-3C	X			
1007-C	X			
1007-C-3C	X			
1007-D	X			
1007-D-3C	X			
3007-B	X			
3007-B-3C	X			
3009-B	X			
3009-B-4C	X			
3009-C	X			
3009-C-4C	X			
3009-D	X			
3009-D-4C	X			
3004-B	X			
3004-B-4C	X			
3004-C	X			
3004-C-4C	X			
3004-D	X			
3004-D-4C	X			
3007-B	X			
3007-B-3C	X			
3007-C	X			
3007-C-3C	X			
3007-D	X			
3007-D-3C	X			
3008-B	X			
3008-B-4C	X			
3008-C	X			
3008-C-4C	X			
3008-D	X			
3008-D-4C	X			
3009-B	X			
3009-B-4C	X			
3009-C	X			
3009-C-4C	X			
3009-D	X			
3009-D-4C	X			

Model Type Abbreviations	Model Type Abbreviations		Trim Options	
EC-3 GAR GARAGE OPTION	HC-1 GAR GARAGE OPTION	A-Traditional	B-Cathedral	C-Prairie
3009-D-4C	X			
3009-D	X			
3009-C-4C	X			
3009-C	X			
3009-B-4C	X			
3009-B	X			
3007-D-3C	X			
3007-D	X			
3007-C-3C	X			
3007-C	X			
3007-B-3C	X			
3007-B	X			
3006-D-3C	X			
3006-D	X			
3006-B-3C	X			
3006-B	X			
3004-D-4C	X			
3004-D	X			
3004-C-4C	X			
3004-C	X			
3004-B-4C	X			
3004-B	X			
3003-D-4C	X			
3003-D	X			
3003-C-4C	X			
3003-C	X			
3003-B-4C	X			
3003-B	X			
3701-B	X			
3701-D	X			
3701-F	X			
3702-A	X			
3702-A-6S	X			
3702-B	X			
3702-B-6S	X			
3702-D	X			
3702-D-6S	X			
3703-B	X			
3703-D	X			
3703-F	X			
3704-B	X			
3704-D	X			
3704-F	X			
3705-B	X			
3705-D	X			
3705-F	X			
3706-B	X			
3706-D	X			
3706-F	X			

- Notes:**
- The Congress 3003 Series also includes the Chalfield 3003G Series.
 - Models on the matrix indicated by an "X" cannot be located adjacent to each other or directly across the street from one another. Directly across the street shall be defined as lots sharing 50% or more frontage.
 - Each residential block face shall contain at least 4 residential models that have significant variation. Models shall be considered by Plan Name and Number, and does not include Codes or Trim Options (i.e. Washington/3004).
 - Any street-facing garage doors shall be setback at least 22 feet from back of sidewalk or property line, whichever is more restrictive.
 - Bay windows are not allowed to encroach into the side yard setbacks.
 - Color scheme must be different on houses located next to each other.

Park Collection - With Option 3 Tandem and 4 Front Load Garage Bays

Somerset Collection - Standard 3 Car Front Load Garages