

TOWN OF TIMNATH, COLORADO

RESOLUTION NO. 27, SERIES 2013

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE
CONDITIONAL USE FOR NOCO STORAGE, GENERALLY LOCATED
SOUTH OF AND ADJACENT TO IRON FORGE, EAST OF AND ADJACENT TO THREE
BELL PARKWAY, AND WEST OF AND ADJACENT TO GOODMAN STREET.**

WHEREAS, JEFF MEYERS has made application to the Town for a Conditional Use Permit (CU-2013-001) for a conditional use at 4925, 4949, 4973 Goodman Street; and

WHEREAS, all notice, hearing, and referral processes as identified in the Timnath Land Use Code have been completed regarding the approval of a conditional use on this property; and

WHEREAS, the conditional use application meets all review criteria found in the Town Code for approval of such use; and

WHEREAS, the above described conditional use was recommended for approval with conditions by the Town of Timnath Planning Commission on July 16th, 2013; and

WHEREAS, the Town Council, upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, determines as provided below.

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


Section 1. The Town of Timnath Town Council approves a conditional use for 4925, 4949, 4973 Goodman Street, Timnath, Colorado with the following conditions:

1. Hours of operation are limited to 6am to 10pm unless there is a 24 hour care taker present on site.
2. This building must conform to section 16.2.19.E.4.a with the following modification: "Buildings having single walls exceeding 50 feet in length shall incorporate TWO or More of the following for every 50 feet:" (See code for the full section).
3. No chain link fencing on the South side of the property, and screening must meet Land Use Code Section 16.2.17.
4. The following landscaping requirements must be met in addition to those listed in the Land Use Code:
 - a. 15% Open Space is required per section 16.2.12. D. 3. b. ii. of the Land Use Code (this does not include parkway landscape areas within the ROW).
 - b. Along the Three Bell Parkway frontage:
 - Provide 1 tree per 1,000 sq. ft. of open space
 - Provide 1 shrub per 150 sq. ft. of open space

- A Minimum of 25% of the trees must be evergreen (the remaining 75% shall be a mix of shade trees and ornamental trees with a minimum of at least 25% shade trees)
- 16.2.15.C.1.a. – street trees shall be provided at a rate of one shade tree per 40 feet of linear frontage (street trees along Three Bell do not count toward the 1 tree per 1,000sf of open space)
- c. Along the Iron Forge and Goodman frontage:
 - Provide 1 tree per 500 sq. ft. of open space
 - 1 shrub per 150 sq. ft. of open space
 - A Minimum of 25% of the trees must be evergreen (the remaining 75% shall be a mix of shade trees and ornamental trees with a minimum of at least 25% shade trees)
 - 16.2.15.C.1.a. – street trees shall be provided at a rate of one shade tree per 40 feet of linear frontage (street trees along Iron Forge and Goodman may count toward the 1 tree per 500sf of open space)

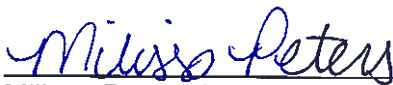
PASSED, APPROVED AND ADOPTED THIS 13 DAY OF AUGUST, 2013.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, Town Clerk

