TOWN OF TIMNATH, COLORADO

RESOLUTION NO. 45, SERIES 2013

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE
SKETCH PLAN FOR GATEWAY TIMNATH SOUTH SUBDIVISION, GENERALLY LOCATED
SOUTH OF AND ADJACENT TO HARMONY ROAD AND EAST OF AND ADJACENT TO
INTERSTATE 25

WHEREAS, CACHE LA POUDRE INVESTORS, LLC (the “Developer”) has submitted a
Sketch Plan for Gateway Timnath South Subdivision, more particularly described in
Exhibit A and attached hereto and incorporated herein by this reference (the
“Property”); and

WHEREAS, a properly noticed public hearing was held on December 03, 2013, and the
above described Sketch Plan was recommended to the Town Council for approval by
the Town of Timnath Planning Commission with the following conditions:

a. Prior to approval of the Sketch Plan by the Timnath Town Council, the I-25 and
   Harmony Southeast Annexation is to be annexed and zoned within the Town of
   Timnath; and

b. Applicant to address all unresolved technical comments as outlined in the attached
   “Gateway Timnath South Costco Comments,” dated 11/21/13, to the satisfaction of
   the town staff and referral agencies prior to recording the Final Plat; and

WHEREAS, a properly noticed public hearing with the Town Council was held on
December 10, 2013, and upon hearing the statements of staff, the applicant(s) and
giving consideration to the recommendations, the Town Council determines as provided
below.

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

Section 1. Sketch Plan

The Sketch Plan for Gateway Timnath South Subdivision is approved as presented with
the following condition:

a. Allow staff to work with the applicant to address all unresolved technical
   comments as outlined in the attached “Gateway Timnath South Costco
   Comments,” dated 11/21/13, to the satisfaction of the town staff and referral
   agencies prior to recording the Final Plat.

PASSED, APPROVED AND ADOPTED THIS 10 DAY OF DECEMBER, 2013.