TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 17, SERIES 2015

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE SKETCH PLAN FOR TIMNATH LANDING SUBDIVISION, GENERALLY LOCATED EAST OF AND ADJACENT TO CR 5/MAIN STREET, AND NORTH OF AND ADJACENT TO CR 38 (HARMONY RD)

WHEREAS, CAC Timnath, LLC (the "Developer") has submitted a Sketch Plan for the Timnath Landing Subdivision, more particularly described in Exhibit A (legal description) and Exhibit B (Sketch Plan) and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, a properly noticed public hearing was held on March 17, 2015, and the above described Sketch Plan was recommended for approval to the Town Council by the Town of Timnath Planning Commission with the following conditions:

1. Allow staff to continue to work with applicant to address all unresolved non-substantive technical comments to the satisfaction of Town Staff and Referral Agencies

WHEREAS, a properly noticed public hearing with the Town Council was held on November 11, 2014 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 Timnath Landing Subdivision is approved as presented with the following condition:

1. Allow staff to continue to work with applicant to address all unresolved non-substantive technical comments to the satisfaction of Town Staff and Referral Agencies

PASSED, APPROVED AND ADOPTED THIS 24TH DAY OF MARCH, 2015.

TOWN OF TIMNATH, COLORADO

[Signature]
Jill Grossman-Belisle, Mayor

ATTEST:

[Signature] Milissa Peters, Town Clerk

[Seal]
EXHIBIT A

Legal Description of Property Proposed for Sketch Plan

Parcel A:

A Parcel of land located in Section 35, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of the Northeast quarter of said Section 35; Thence S 89 Degrees 54’07” E along the North line of said Northeast quarter of Section 35, 788.31 feet to the westerly and southerly line of a 75 feet wide right-of-way as described in Book 186, Page 60 of the Larimer County Records; Thence along said right-of-way line the following ten (10) courses:
1) S 40 Degrees 54’07” E, 117.85 feet;
2) S 08 Degrees 54’07” E, 85.80 feet;
3) S 01 Degrees 35’53” W, 103.76 feet;
4) S 20 Degrees 09’07” E, 114.07 feet;
5) S 40 Degrees 54’07” E, 108.07 feet;
6) S 44 Degrees 34’07” W, 111.10 feet;
7) S 74 Degrees 09’07” E, 113.93 feet;
8) S 86 Degrees 24’07” W, 108.63 feet;
9) N 79 Degrees 35’53” E, 107.72 feet;
10) N 70 Degrees 05’53” E, 101.07 feet;
Thence S 00 Degrees 00’00” E, 723.05 feet; Thence S 53 Degrees 14’54” E, 1443.05 feet to the East line of said Northeast quarter of Section 35; Thence S 00 Degrees 06’35” W along said East line, 535.02 feet to the East quarter corner of said Section 35; Thence S 00 Degrees 06’32” W along the East line of the Southeast quarter of said Section 35, 423.09 feet; Thence N 89 Degrees 46’32” W, 4814.63 feet; Thence N 00 Degrees 14’31” E, 42.94 feet; Thence S 89 Degrees 45’29” E, 30.00 feet; Thence N 00 Degrees 14’31” E, 380.15 feet to the North line of the Southwest quarter of said Section 35; Thence S 89 Degrees 46’32” E along said North line, 905.61 feet; Thence N 00 Degrees 13’28” E, 300.00 feet; Thence N 00 Degrees 05’50” E, 282.85 feet; Thence N 89 Degrees 54’10” W, 906.87 feet; Thence N 00 Degrees 02’16” E, 70.79 feet; Thence N 89 Degrees 57’44” W, 60.00 feet; Thence N 00 Degrees 02’16” E, 465.00 feet to the South line of a Parcel of land described at Reception No. 99073702 of the Larimer County Records; Thence S 89 Degrees 57’44” E along said South line, 987.48 feet; Thence N 00 Degrees 02’16” E along the East line of said parcel of land described at Reception No. 99073702, 1521.58 feet to the North line of the Northwest quarter of said Section 35; Thence S 89 Degrees 48’54” E along said North line, 1216.33 feet to the point of beginning, excepting therefrom a portion of Larimer County Road 40 right-of-way described in Book 1122 at Page 167 of the Larimer County Records more particularly described as follows:
Beginning at the Northwest corner of the Northeast quarter of said Section 35; Thence S 89 Degrees 54’07” W along the North line of said Northeast quarter of said Section 35, 788.31 feet; Thence S 40
Degrees 54' 07" E, 64.52 feet to the South line of Larimer County Road 40; thence along said South right-of-way line the following four (4) courses: 1) S 86 Degrees 28'27" W, 162.59 feet; 2) N 89 Degrees 37'33" W, 261.86 feet; 3) N 85 Degrees 43'33" W, 380.62 feet; 4) N 89 Degrees 49'02" W, 1243.21 feet to said East line of Reception No. 99073702; Thence N 00 Degrees 02'16" E, 30.00 feet to the North line of said Northwest quarter of Section 35; Thence S 89 degrees 48'54" E along said North line, 1216.33 feet to the Point of Beginning.

Excepting therefrom a Parcel of land located in the Southeast quarter of Section 35, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 35; Thence N 89 Degrees 40'50" W along the South line of said Southeast quarter of Section 35, 2649.40 feet to the Southwest corner of said Southeast quarter of Section 35; Thence N 00 Degrees 10'37" E along the West line of said Southwest quarter of Section 35, 2220.63 feet to the Point of Beginning; Thence continuing along said West line of the Southwest quarter N 00 Degrees 10'37" E, 390.09 feet; Thence S 89 Degrees 46'32" E, 1323.17 feet; Thence S 00 Degrees 08'35" W, 390.09 feet; Thence N 89 Degrees 46'32" W, 1323.40 feet to the Point of Beginning, County of Larimer, State of Colorado.

And also except Lot 1, in Block 7, of the Town of Timnath, per Plat of record, and the vacated alleys to the North and East thereof and adjacent thereto and heretofore vacated by instruments of record, County of Larimer, State of Colorado.

Parcel B:

A Parcel of land located in the Southeast quarter of Section 35, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 35; Thence N 89 Degrees 40'50" W along the South line of said Southeast quarter of Section 35, 2649.40 feet to the Southwest corner of said Southwest quarter of Section 35; Thence N 00 Degrees 10'37" E along the West line of said Southwest quarter of Section 35, 2220.63 feet to the Point of Beginning; Thence continuing along said West line of the Southwest quarter N 00 Degrees 10'37" E, 390.09 feet; Thence S 89 Degrees 46'32" E, 1323.17 feet; Thence S 00 Degrees 08'35" W, 390.09 feet; Thence N 89 Degrees 46'32" W, 1323.40 feet to the Point of Beginning, County of Larimer, State of Colorado.

Parcel C:

Lot 1, in Block 7, of the Town of Timnath, per Plat of record, and the vacated alleys to the North and East thereof and adjacent thereto and heretofore vacated by instruments of record, County of Larimer, State
of Colorado.

Parcel D:

A Parcel of land located in the South half of Section 35, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

Beginning at the Southeast corner of said Section 35; Thence N 89 Degrees 40'50" W along the South line of the Southeast quarter of said Section 35, 2649.40 feet; to the South quarter corner of said Section 35; Thence N 89 Degrees 39'13" W along the South line of the Southwest quarter of said Section 35, 2642.40 feet to the Southwest corner of said Section 35; Thence N 00 Degrees 14'31" E along the West line of said Southwest quarter of Section 35, 780.70 feet; Thence S 89 Degrees 45'29" E, 42.00 feet; Thence N 00 Degrees 14'31" E, 910.58 feet; Thence S 89 Degrees 39'28" E, 335.84 feet; Thence N 00 Degrees 11'20" E, 131.11 feet to the Southwesterly line of a 100 foot wide railroad right-of-way as described in Book T at Page 346 of the Larimer County Records; Thence S 50 Degrees 24'42" E along said Southwesterly right-of-way line, 432.26 feet; Thence N 00 Degrees 14'31" E, 129.31 feet to the Northeasterly line of said 100 foot wide railroad right-of-way; Thence N 50 Degrees 24'42" W along said Northeasterly right-of-way line, 310.35 feet; Thence N 00 Degrees 14'31" E, 341.36 feet; Thence S 89 Degrees 46'32" E, 4814.63 feet to the East line of the Southeast quarter of said Section 35; Thence S 00 Degrees 06'32" W along said east line of the Southeast quarter of Section 35, 2225.05 feet to the Point of beginning.

Excepting therefrom that portion conveyed to the Board of County Commissioners by Quit Claim Deed recorded in Book 512 at Page 140, and also except those portions described in Deeds of Dedication recorded May 6, 1997 at Reception No. 97027960 and July 27, 2005 at Reception No. 2005 0061972, and also except that portion as conveyed in instrument recorded August 16, 1881 in Book T at Page 346, County of Larimer, State of Colorado; And except the South Thirty (30) feet for Larimer County Road 38 as described in Book R at Page 27 of the Larimer County Records; And also excepting therefrom a Parcel of land located in the Southeast quarter of Section 35, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 35; Thence N 89 Degrees 40'50" W along the South line of said Southeast quarter of Section 35, 1324.70 feet to the Point of Beginning; Thence continuing along said South line of the Southeast quarter of Section 35 N 89 Degrees 40'50" W, 1203.44 feet to a point on the Northeasterly right-of-way way line of the Colorado and Southern Railroad as described in Book T at Page 346 of the Larimer County records; Thence along said Northeasterly right-of-way line, N 50 Degrees 24'42" W, 156.98 feet to the West line of said Southeast quarter of Section 35; Thence N 00 Degrees 10'37" W along said West line of the Southeast quarter of Section 35, 2121.29 feet; Thence S 89 Degrees 46'32" E, 1323.40 feet; Thence S 00 Degrees 08'35" W, 2222.85 feet to the Point of Beginning, excepting therefrom a portion of Larimer County Road 38 right-of-way described in Book R at
Pages 16 and 27 of the Larimer County Records, County of Larimer, State of Colorado.

Parcel E:

A Parcel of land located in the Southeast quarter of Section 35, Township 7 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 35; Thence N 89 Degrees 40' 50" W along the South line of said Southeast quarter of Section 35, 1324.70 feet to the Point of Beginning; Thence continuing along said South line of the Southeast quarter of Section 35 N 89 Degrees 40' 50" W, 1203.44 feet to a point on the Northeasterly right-of-way line of the Colorado and Southern Railroad as described in Book T at Page 346 of the Larimer County Records; Thence along said Northeasterly right-of-way line, N 50 Degrees 24' 42" W, 156.98 feet to the West line of said Southeast quarter of Section 35; Thence N 00 Degrees 10' 37" W along said West line of the Southeast quarter of Section 35, 2121.29 feet; Thence S 89 Degrees 46' 32" E, 1323.40 feet; Thence S 00 Degrees 08' 35" W, 2222.85 feet to the Point of Beginning, Excepting therefrom a portion of Larimer County road 38 right-of-way described in Book R at Page 16 and 27 of the Larimer County records, County of Larimer, State of Colorado.
EXHIBIT B

Sketch Plan

[attached]
TIMNATH LANDING • TIMNATH, CO.

SKETCH PLAN

APPLICANTS / LAND OWNERS

C&C TIMNATH, LLC
964 Duskwood Lane, Suite 200
Oakland, CA 94603
P: (510) 247-1419

RCX DEVELOPMENT, LLC
7108 W. Alton Way, M
Englewood, CO 80112
P: (303) 857-8611

LAND PLANNING & LANDSCAPE ARCHITECTURE

PNC GROUP, INC.
248 N 10th Street
Denver, CO 80203
P: (303) 563-4993

CIVIL ENGINEERING

SEAS CONSULTANTS, INC.
4305 N. Lake Shore Drive
Oakland, CA 94611
P: (510) 444-7202

CIVIL ENGINEERING / LAKE SPECIALTY

CIVIC CONSULTANTS, INC.
5125 W. 54th Ave.
Denver, CO 80216
P: (303) 297-7100

TRAFFIC ENGINEERING

ERICKSON HOUT & TOWERS
900 S. Speer Blvd, Suite 1000
Denver, CO 80204
P: (303) 726-1600

SUBSURFACE ANALYSIS

EARTH ENGINEERING CONSULTANTS, INC.
4600 East 12th Avenue
Denver, CO 80220
P: (303) 623-2800

GROUNDS DESIGN

GROUNDS DESIGN CONSULTANTS
4300 W. 44th Ave.
Denver, CO 80215
P: (303) 455-6666

TOWN COUNCIL CERTIFICATE

APPROVED THIS 7/12/19 BY THE TIMNATH TOWN COUNCIL, TIMNATH, COLORADO. THE APPEAL PROCESS IS AVAILABLE FOR ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAYING GRADING, LANDSCAPING, CURB, GUTTER, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN?

TIMNATH MAJOR

TIMNATH TOWN CLERK

GENERAL DEVELOPMENT INFORMATION:

Design Guidelines:

Timnath Landing has been thoughtfully designed around the creation of a series of lakes that will provide a connection to the land, a great feature that will include parks, trails, and other recreational opportunities for all residents. The community is intended to have a mix of residential and commercial uses throughout the entire built out of the development. A portion of the property is located on the west end of the proposed Parkway, and is intended for retail, or an open public space, and could be utilized for commercial development.

Water Supply Information:

The development anticipates connecting to the Municipal water system.

Commercial/Industrial Developments:

We do not anticipate any commercial/industrial development, except in the process of locating with the current property owners for the property.

Waterfronts:

A portion of the property is currently on the lakes. Between, the area is currently approved for a portion of a larger regional improvement for the Lakes of Timnath that will improve the floodplain character of the property.

Comprehensive Plan:

As part of our continuing dialogue with the Town Planning staff, we anticipate that we will be able to outline the potential use of the Comprehensive Plan Map for a portion of the property that is identified as a strip of future commercial along the Parkway.
Project Location:

The project is located approximately 50 miles north of Denver, just east of Old Town Timnath, CO. Fort Collins is the closest major city and is located just north west of the site 10 miles. Neighboring communities include Greeley, Loveland, and Windsor, CO.

The property is approximately 400 acres that is currently used for primarily agriculture. The project is bordered by E. Harmony road to the South, Main Street in part on the West, and County Line Road 40 to the North. The site is bisected by the existing Omnil Trax (100' ROW) rail road going north west by south east. There is an existing Reservoir outlet ditch to the east of the property as well as running through the middle from the Timnath Reservoir.

Timnath Public open space is directly north of the property within a mile, and the Cache La Poudre River just to the west, the existing Harmony golf course community is located directly to the east.

The project is located just east of Main Street in the town of Timnath and the Cache La Poudre River. Several regional trails are directly adjacent to the property, and in conjunction with the Timnath Trails Plan, will ultimately traverse through the property. The project has several existing easements which will allow for connectivity to the regional trail system, as part of the overall connected open space plan for the property.

The Parkway on the West portion of the site has been depicted in this site plan and a Collector road system through the property will provide main access through the site, as well as generous entries and trail opportunities. Side walks will allow pedestrian movement through the site as well as access to the open space, parks and major amenities.

The current design contains more than 25% open space, which significantly exceeds the required 12% (see land use map for open space park parcels.)
Regional Amenities:
Regional natural amenities within close proximity to the site include the Cache La Poudre River and Timnath Reservoir and Open Space. As per Town of Timnath Trails Plan there are several opportunities to connect regional trails, planned bicycle paths, and general pedestrian access. Further, local access to Towns such as Windsor and Fort Collins are within reasonable distances, all less than 15 miles.