TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 38, SERIES 2015

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR TIMNATH RANCH  
6th FILING SUBDIVISION, GENERALLY LOCATED NORTH OF AND ADJACENT  
TO WHEATFIELD DR, AND EAST OF SCHOOL HOUSE DR, AND WEST OF  
LATHAM PARKWAY IN THE TIMNATH RANCH SUBDIVISION

WHEREAS, the Town Council of the Town of Timnath ("Town") pursuant to C.R.S. § 31-15-  
103, has the power to pass resolutions; and

WHEREAS, Timnath Ranch, LLC (the "Developer") has submitted a Preliminary Plat for  
Timnath Ranch 6th Filing Subdivision, more particularly described in Exhibit A (legal  
description) and Exhibit B (Preliminary Plat) and attached hereto and incorporated herein by this  
reference (the "Property"); and

WHEREAS, a properly noticed public hearing with the Planning Commission was held on June  
2, 2015, and the above described Preliminary Plat was unanimously recommended to Town  
Council for approval with the following condition:

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

WHEREAS, a properly noticed public hearing with the Town Council was held on June 8, 2015  
and upon hearing the statements of staff, the applicant(s) and giving consideration to the  
recommendations, the Town Council determines as provided below;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN  
of TIMNATH, COLORADO as follows:

Section 1. Approval
The Preliminary Plat for Timnath Ranch 6th Filing Subdivision is approved with the following  
condition:

a. Allow staff to continue to work with applicant to address all unresolved technical  
comments to the satisfaction of Town Staff and Referral Agencies.
INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON JUNE 8, 2015.

TOWN OF TIMNATH, COLORADO

Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Peters, CMC
Town Clerk
EXHIBIT A
Legal Description of Property

PARCEL A:

Tract B,
Timnath Ranch Subdivision Second Filing,
County of Larimer, State of Colorado.

Lots 1-40, Block 2, inclusive,
Lots 1-14, Block 3, inclusive,
Lots 1-29, Block 4, inclusive,
Lots 1-14, Block 8, inclusive,
Lots 17-21, Block 8, inclusive,
Lots 20-37, Block 9, inclusive,
Lots 9-46, Block 10, inclusive,
Lots 1-66, Block 11, inclusive,
Tracts A,B,C,D,E,F,G,H,I,J,M,N,O,P,Q,R,
Timnath Ranch Subdivision Third Filing,
County of Larimer, State of Colorado.

Lots 2-10, Block 1, inclusive,
Timnath Ranch Subdivision Fourth Filing,
County of Larimer, State of Colorado.

Parcel B:

Lot 1, 26 and 27, Block, 5,
Timnath Ranch Subdivision Third Filing,
County of Larimer, State of Colorado.
EXHIBIT B
Preliminary Plat

[attached]
PRELIMINARY PLAT OF
TIMNATH RANCH SUBDIVISION - SIXTH FILING
A REPLAT OF TRACT B, TIMNATH RANCH SUBDIVISION - FIFTH FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

DRAFT
5-8-15