TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 1, SERIES 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY LOCATED IN THE TIMNATH RANCH SUBDIVISION

WHEREAS, JON TURNER, HILLSIDE COMMERCIAL GROUP, has submitted a request for zoning of real property within the Town of Timnath more particularly described in Exhibit A and attached hereto and incorporated herein by this reference; and

WHEREAS, the Town Council finds the location of the zoning to be appropriate and in conformance with the Town Comprehensive Plan; and

WHEREAS, the zone change was recommended for approval to R-3 (Two Family and Multi-Family Residential) at a public hearing held by the Town of Timnath Planning Commission on Tuesday, December 1, 2015.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. Property Zoned
That Article 3 of the Timnath Land Use Codes and the map referred to therein as the "Official Zoning Map of the Town of Timnath", said map being part of said Zoning Code and showing the boundaries of the district specified, shall be and the same is hereby amended in the following particulars, to wit:

R-3 – Two Family and Multi-Family – See attached Exhibit A

Section 2. Public Hearing
The Town Council held a public hearing on Tuesday, January 12, 2016 regarding the zoning of the property.

Section 3. Severability
If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or parts be declared unconstitutional or invalid.

Section 4. Effective Date
This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter. The Town Clerk shall certify to the passage of this Ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.
INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON DECEMBER 8, 2015, AND SET FOR PUBLIC HEARING, AND SECOND READING AT 6:00 P.M. ON JANUARY 12, 2016 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS 8 DAY OF DECEMBER, 2015.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON JANUARY 12, 2016.

TOWN OF TIMNATH, COLORADO

Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Peters, CMC
Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Zoning

PROPERTY DESCRIPTION

A tract of land located in Section 1, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado and being more particularly described as follows:

Tract B, Timnath Ranch Subdivision - Sixth Filing

The above described tract of land contains 371,601 square feet or 8.533 acres more or less and is subject to all easements and right-of-way now on record or existing.
TIMNATH RANCH SEVENTH FILING REZONING MAP
A TRACT OF LAND LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE
6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION
A tract of land located in Section 1, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Larimer, State of Colorado and being more particularly described in Exhibit.

Town of Timnath Zoning Ordinance: Exhibit A

The above described tract of land contains 57.19 acres that are 0.375 acres more or less used as subject to all covenants and rights of ways as outlined on the map.

CERTIFICATE OF ADOPTION BY THE TOWN COUNCIL

Appended are true and correct copies of the resolutions calling for approval of the plat map by the Town of Timnath, Colorado. The above mentioned plat must be recorded in the office of the County Clerk of Larimer County, Colorado, with all necessary conveyances. The plat map shall be recorded in the office and file of the Town of Timnath.

Board of Trustees

[Signature]

Town of Timnath

TOWN PLANNING COMMISSION RESOLUTION

The Planning Commission of Timnath, Colorado, does hereby recommend the Plat map as a means of land assignment to be recorded.

[Signature]

TOWN COUNCIL RESOLUTION

The Council of the Town of Timnath, Colorado, is hereby resolves that the Plat map is in accordance with the Town's Zoning Ordinance.

[Signature]

TOWN STAFF REPORT

[Report]

[Signature]

Tim 5 South

City Planning Professional

Larimer County

DRAFT

10-9-15