

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 12, SERIES 2016**

**A RESOLUTION APPROVING TIMNATH SOUTH 1ST FILING 3RD AMENDED FINAL
PLAT, GENERALLY LOCATED SOUTH OF AND ADJACENT TO SUMMERFIELDS
PARKWAY, AND SOUTH OF ADJACENT TO FOLSOM PARKWAY**

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, South Timnath Holdings, LLC (the “Developer”) has submitted a Final Plat for Timnath South 1st Filing 3rd Amended, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Final 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 February 16, 2016, and the above described Final Plat was unanimously recommended to Town Council for approval with the following conditions:

- a. Allow staff to continue to work with applicant to address all unresolved technical comments to the satisfaction of Town Staff and Referral Agencies.
- b. Town Council approves the Timnath South Rezoning prior to the Timnath South 1st Filing 3rd Amended Final Plat approval.

WHEREAS, a properly noticed public hearing with the Town Council was held on February 23, 2016 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:

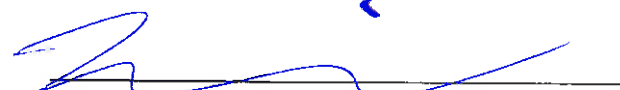
Section 1. Approval

The Final Plat for Timnath South 1st Filing 3rd Amended 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 FEBRUARY 23, 2016.

TOWN OF TIMNATH, COLORADO


Bryan Voronin, Mayor Pro Tem

ATTEST:



Milissa Peters, CMC
Town Clerk



EXHIBIT A
Legal Description of Property

LEGAL DESCRIPTION:

A tract of land located in Section 12, 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:

Blocks 59-69, Lots 3-6, Block 70; Blocks 71 and 73-74, Tracts S. Z. AA and CC, a portion of Yellowtail Street, Stillwater Drive, Coach Light Court, Gramery Road and Oak Grove Lane, Timnath South First Filing.

The above described tract of land contains 2,870,459 square feet or 65.897 acres more or less and is subject to all easements and right-of-way now on record or existing.

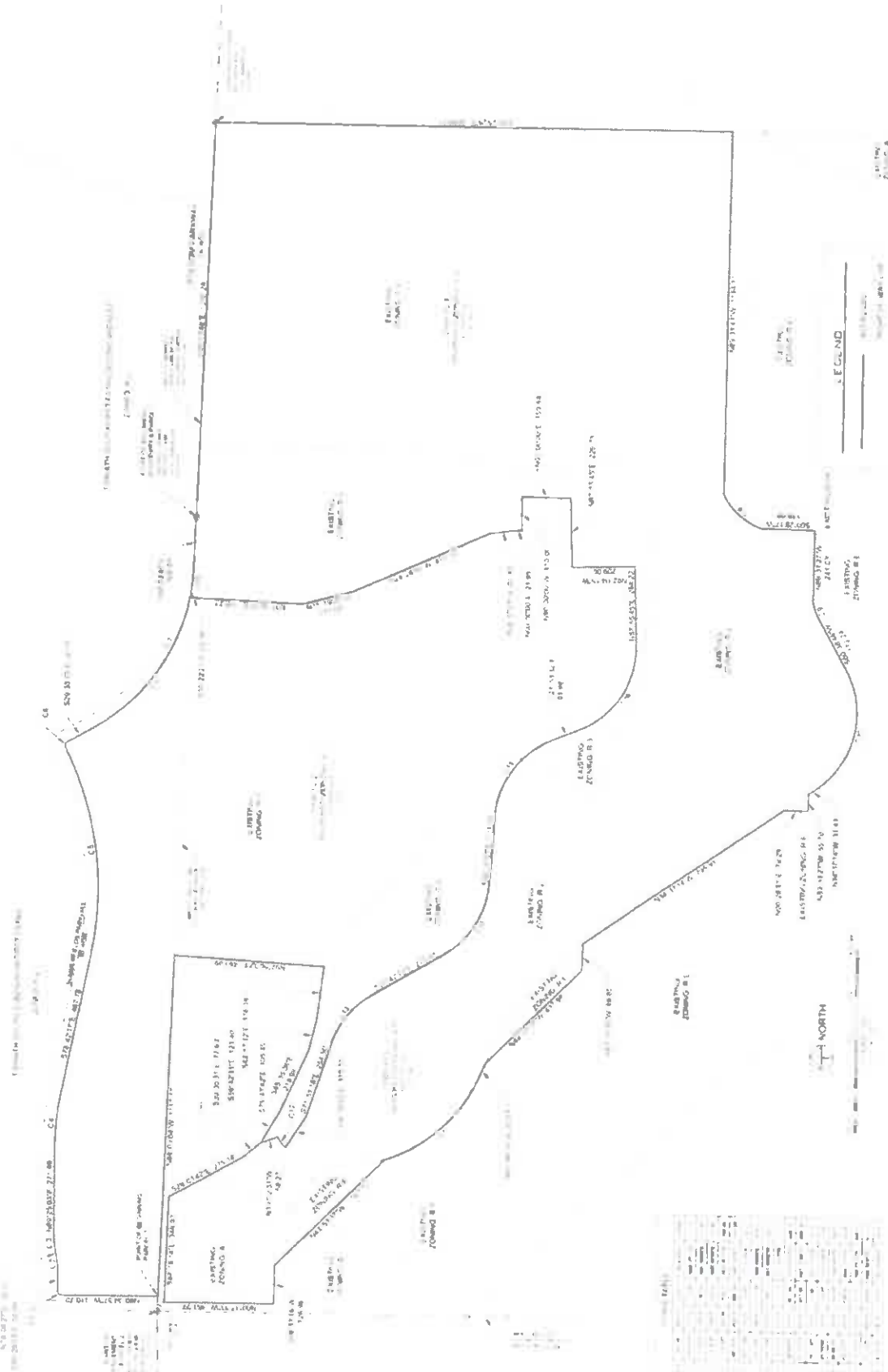
EXHIBIT B
Final Plat

[attached]

DRAFT

2-17-16

TIMNATH SOUTH SUBDIVISION REZONING MAP
LOCATED IN SECTION 12, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th
PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



REZONING MAP OF
TIMNATH SOUTH SUBDIVISION



Sheet
2
of 2 Sheets