TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 20, SERIES 2017

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE AMENDED PRELIMINARY PLAT NO. 2 FOR WILDWING
SUBDIVISION, GENERALLY LOCATED WEST OF AND ADJACENT TO CR 1/MAIN
LATHAM PARKWAY, AND SOUTH OF AND ADJACENT TO WILDWING DRIVE

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, WW Development, LLC (the "Developer") has submitted a Preliminary Plat for the Wildwing 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 was held on March 7, 2017, and the above described Preliminary Plat Amendment 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 March 14, 2017 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. Approval
The Preliminary Plat Amendment is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON MARCH 14, 2017
TOWN OF TIMNATH, COLORADO

Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Peters, CMC
Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Preliminary Plat

PROPERTY DESCRIPTION

Lots 1 through 8, Block 31; Lots 1 through 7, Block 34; Lots 1 through 5, Block 35; Lots 1 through 8, Block 36; Lots 1 through 12, Block 37; Lots 1 through 10, Block 38; Lots 1 through 6, Block 39; Lots 1 through 13, Block 40; Lots 1 through 9, Block 41; Tract N; Tract O; Tract P; Vallecito Street Right of way; Trap Creek Drive Right of way and San Cristobal Court Right of way, all located in Wildwing Final Plat Filing No. 2 recorded March 2, 2016 as Reception No. 20160012605 of the Records of Larimer County, situate in the South Half of Section Twenty-four (24), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado.

Said described parcel of land contains 35.929 Acres, more or less (±).
EXHIBIT B

Preliminary Plat

[attached]