TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 27, SERIES 2017

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE SKETCH PLAN FOR RIVERBEND SUBDIVISION, GENERALLY
LOCATED WEST OF TO CR 5, AND SOUTH OF AND ADJACENT TO HARMONY
ROAD

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, Harrison Resource Company (the "Developer") has submitted a Sketch Plan for
the Riverbend 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 November 1, 2016, 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 8,
2016 and upon hearing the statements of staff, the applicant(s) and giving consideration to the
recommendations, the Town Council continued the item to a future date; and

WHEREAS, a properly noticed public hearing with the Town Council was held on April 25,
2017 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 FOLLOW:

Section 1. Approval
The Sketch Plan 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.

TOWN OF TIMNATH, COLORADO

[Signature]
Jill Grossman-Belisle, Mayor

ATTEST:

[Signature]
Milissa Peters, CMC
Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Sketch Plan

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 MONUMENTED WITH A 3" X 3" ALUMINUM CAP STAMPED "LS 10734"; THENCE SOUTH 09°56'19" EAST A DISTANCE OF 1834.70 FEET ALONG THE NORTH LINE OF SAID SECTION 2 TO THE NORTHWEST CORNER OF THAT PARCEL RECORDED AS RECEPTION NO. 93033424 IN THE LARIMER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE; THENCE SOUTH 09°54'21" EAST A DISTANCE OF 71.07 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF EAST HARMONY ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 09°54'21" EAST A DISTANCE OF 1209.50 FEET ALONG SAID WEST LINE TO AN ANGLE POINT THEREIN; THENCE SOUTH 10°09'12" EAST A DISTANCE OF 1258.43 FEET ALONG SAID West LINE; THENCE SOUTH 89°04'46" WEST A DISTANCE OF 444.85 FEET ALONG THE NORTH LINE OF THAT PARCEL RECORDED AS RECEPTION NO. 90053581 IN THE LARIMER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND THAT NORTH LINE EXTENDED EASTERLY TO THE CENTER LINE OF LARIMER COUNTY ROAD 3F; THENCE ALONG SAID CENTER LINE THE FOLLOWING 3 COURSES:

1) THENCE NORTH 34°19'20" WEST A DISTANCE OF 128.98;
2) THENCE NORTH 39°07'20" WEST A DISTANCE OF 1456.05 FEET;
3) THENCE NORTH 33°22'03" WEST A DISTANCE OF 29.34 FEET TO THE SOUTH LINE OF LOT 2, RAE M.K.D. NO. 97-EX1013;

THENCE NORTH 88°22'14" EAST A DISTANCE OF 266.23 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 09°54'09" WEST A DISTANCE OF 578.95 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°56'52" WEST A DISTANCE OF 448.45 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND SAID LINE EXTENDED WESTERLY TO THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 3F; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING 2 COURSES:

1) THENCE SOUTH 18°50'21" EAST A DISTANCE OF 28.21 FEET;
2) THENCE SOUTH 18°29'04" EAST A DISTANCE OF 196.87 FEET TO THE NORTH LINE OF THAT PARCEL RECORDED IN BOOK 1517, PAGE 471 AS RECEPTION NO. 34969 IN THE LARIMER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE; THENCE SOUTH 89°42'36" WEST A DISTANCE OF 525.33 FEET ALONG SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 5; THENCE NORTH 03°38'02" WEST A DISTANCE OF 874.89 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF HARMONY ROAD; THENCE NORTH 03°38'02" WEST A DISTANCE OF 874.89 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF HARMONY ROAD; THENCE SOUTH 89°56'19" EAST A DISTANCE OF 1775.27 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

THE GROSS ACREAGE OF THE SUBJECT PARCEL CONTAINS 2,885,326 SQUARE FEET OR 66.238 ACRES SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.
EXHIBIT B

Sketch Plan

[attached]
# Riverbend Sketch Plan

## Timnath, Colorado

### Legal Description:
[Description of the legal description of the property, indicating its boundaries and ownership details.]

### Land Use Table:

<table>
<thead>
<tr>
<th>Area</th>
<th>Approximate Acreage</th>
<th>Density</th>
<th>Floor Area Ratio</th>
<th>Percentage Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Mixed Use/Residential</td>
<td>18.6 AC</td>
<td>0.5 F.A.R (188,793 SF)</td>
<td>38%</td>
<td>Commercial/Mixed Use/Residential</td>
</tr>
<tr>
<td>Residential/Mixed Use</td>
<td>8.6 AC</td>
<td>0.5 F.A.R (188,793 SF)</td>
<td>18%</td>
<td>Residential/Mixed Use</td>
</tr>
<tr>
<td>Community Public Safety</td>
<td>6.2 AC</td>
<td>0.5 F.A.R (188,793 SF)</td>
<td>6%</td>
<td>Community Public Safety</td>
</tr>
<tr>
<td>Total</td>
<td>33.4 AC</td>
<td>-</td>
<td>-</td>
<td>100%</td>
</tr>
</tbody>
</table>

*Residential density shall not exceed the sanitary sewer master plan allowance without water/sanitation district approval.*

### Notes:
- This sketch plan serves as an update to the previously approved zoning document and amendment agreement dated December 22, 1999.
- Nothing in this sketch plan precludes uses and setbacks not indicated in the zoning document and amendment agreement dated December 22, 1999.

### Endorsements:
- **Town Council Certificate:** Signed by [Name], Town Council Member.
- **Preparer's Certificate:** Signed by [Name], [Preparer's Title].
- **Planning Commission Certificate:** Signed by [Name], [Commissioner's Title].