TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 28, SERIES 2017

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE TIMNATH TRAIL AT RIVERBEND MINOR SUBDIVISION,
TRACT 1 RIVERBEND SUBDIVISION, GENERALLY LOCATED EAST OF CR 5,
SOUTH OF HARMONY ROAD, AND WEST OF AND ADJACENT TO SIGNAL TREE
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, Heartland Contractors, Inc. (the "Applicant") has submitted a Minor Subdivision for Tract 1 of the Riverbend Subdivision, more particularly described in Exhibit A (Minor Subdivision) and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, a properly noticed public hearing was held on April 18, 2017, and the above described Minor Subdivision was recommended for approval by a vote of 4 in favor and 1 opposed 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 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 Trail at Riverbend Minor Subdivision 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

[Seal]
EXHIBIT A

Minor Subdivision

[attached]