TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 24, SERIES 2017

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE TIMNATH RANCH 7TH FILING PRELIMINARY PLAT,
GENERALLY LOCATED NORTH OF AND ADJACENT TO WHEATFIELD LANE,
AND EAST OF AND ADJACENT TO SCHOOL HOUSE 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, Hillside Commercial Group (the "Developer") has submitted a Preliminary Plat for the Timnath Ranch 7th Filing, 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 21, 2017, and the above described Preliminary Plat 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 28, 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 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.


Bryan Voronin, Mayor Pro Tem
ATTEST:

[Signature]

Milissa Peters, CMC
Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Preliminary Plat

LEGAL 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 371,691 square feet or 8.533 acres more or less and is subject to all easements and right-of-way now on record or existing.
EXHIBIT B

Preliminary Plat

[attached]
PRELIMINARY PLAT OF
TIMNATH RANCH SUBDIVISION - SEVENTH FILING
A REPLAT OF TRACT B, TIMNATH RANCH SUBDIVISION - SIXTH FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:
A tract of land located in Section 1, Timnath in Routt County, State of Colorado, lying entirely within the State of Colorado and being more particularly described as follows:

Tract B, Timnath Ranch Subdivision - Sixth Filing.

The above described tract of land contains 37.40 acres, more or less, and is subject to all restrictions and stipulations hereon mentioned or existing.

CERTIFICATE OF RULE

No person who knows to be in the present of violation of the terms and conditions of this plat is authorized to sell, assign, transfer, convey, lease, mortgage, or otherwise dispose of any part of the property or land in the state of Colorado, or any part thereof, without the consent of and approval of the Platting Committee.

Date: ____________________

CERTIFICATE OF OWNERSHIP

The property described in the Plat shall be governed by the terms and conditions of this plat and the Platting Committee shall have the power to impose such terms and conditions as it deems necessary for the protection and benefit of the property and its owners.

Owner:

Date: ____________________

SIGNED ON BEHALF OF:

The Platting Committee of the Timnath Ranch Subdivision has approved this plat as of ____________________.

Secretary

SIGNED ON BEHALF OF:

The Platting Committee of the Timnath Ranch Subdivision has approved this plat as of ____________________.

Secretary

PLANNING COMMISSION CERTIFICATE

Approved By: ____________________

Secretary, Planning Commission, Timnath, Colorado

COUNTY COUNCIL CERTIFICATE

Approved By: ____________________

By the Timnath Town Council, Timnath, Colorado.

FD-0630-2013

FLOODPLAIN STATEMENT:

This property does not lie within the 100-year floodplain as defined in the Federal Emergency Management Agency's Flood Insurance Rate Map for Larimer County, Timnath, Colorado.

SURVEYOR'S CERTIFICATE

The surveyor who surveyed the property described herein has inspected the plat and believes it to be correct and true to scale.

Date: ____________________

Timnath, Colorado

DRAFT

Sheet 3

Sheet 4

Sheet 1

Of 4 Sheets