TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 17, SERIES 2017

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE
PLANNED DEVELOPMENT OVERLAY FOR THE TIMNATH LANDING SUBDIVISION,
GENERALLY LOCATED EAST OF AND ADJACENT TO MAIN STREET, AND NORTH OF
AND ADJACENT TO HARMONY ROAD

WHEREAS, CAC Timnath, LLC (the "Developer") has submitted a Planned Development
Overlay for the Timnath Landing Subdivision, more particularly described in Exhibit A (legal
description) and Exhibit B (Planned Development Overlay) and attached hereto and
incorporated herein by this reference (the "Property"); and

WHEREAS, a properly noticed public hearing was held on July 18, 2017, and the above
described Final Planned Development Overlay was recommended for approval to the Town
Council by the Town of Timnath Planning Commission; and

WHEREAS, a properly noticed public hearing with the Town Council was held on July 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 ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
TIMNATH, COLORADO:

Section 1. Property Zoned
That Article 3 of the Timnath Land Use Codes and the map referred to therein as the "Official
Zoning Map of the Town of Timnath", said map being part of said Zoning Code and showing the
boundaries of the district specified, shall be and the same is hereby amended in the following
particulars, to wit:

The existing R-2, R-3, MU, and C-2 zoning is amended with the addition of a Planned
Development Overlay – See attached Exhibits A&B

Section 3. Public Hearing
The Town Council held a public hearing on Tuesday, July 27, 2017 regarding the zoning of the
property.

Section 4. Severability
If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be
unconstitutional or invalid for any reason, such decision shall not affect the validity or
constitutionality of the remaining portions of this Ordinance. The Council hereby declares that it
would have passed this Ordinance and each part or parts hereof irrespective of the fact that any
one or parts be declared unconstitutional or invalid.

Section 5. Effective Date
This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5
of the Charter. The Town Clerk shall certify to the passage of this ordinance and make not less
than one copy of the adopted Ordinance available for inspection by the public during regular
business hours.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON JULY 25, 2017.

TOWN OF TIMNATH, COLORADO

[Signature]
Jill Grossman-Belisle, Mayor

ATTEST:

[Signature]
Milissa Peters, CMC
Town Clerk

TOWN OF TIMNATH, COLORADO

[ SEAL ]
EXHIBIT A

Legal Description of Property Proposed for Amended Planned Development Overlay

ALL OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST, 6TH P.M.

SAID DESCRIBED TRACT CONTAINS 642.93 ACRES (28,005,993 SQUARE FEET), MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.
EXHIBIT B

Amended Planned Development Overlay

[attached]