

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 6, SERIES 2018**

**A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR THE
FEWELL/FELDMAN PROPERTY LOCATED SOUTH OF HARMONY ROAD AND
WEST OF THREE BELL PARKWAY TO MAKE MODIFICATIONS TO THE FUTURE
LAND USE MAP FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY
RESIDENTIAL**

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, the Town of Timnath, Colorado, acting through its Planning Commission and Town Council is empowered pursuant to C.R.S. § 31-23-201, *et seq.*, to make and adopt a comprehensive plan; and

WHEREAS, public notice has been posted that the Planning Commission will be considering the Comprehensive Plan Amendment at a Public Hearing at the December 5, 2017 meeting; and

WHEREAS, the Planning Commission of the Town of Timnath has conducted a public hearing on December 5, 2017 and has recommended approval of the Comprehensive Plan Amendment to the Town Council by a passing vote of 5-0; and

WHEREAS, public notice has been posted that the Town Council of the Town of Timnath will be considering the Comprehensive Plan Amendment at a Public Hearing at the January 9, 2018 meeting; and

WHEREAS, the Town Council of the Town of Timnath has determined it is in the best interest of the citizens and the Town of Timnath to amend the Future Land Use Map within the Town’s adopted Comprehensive Plan.

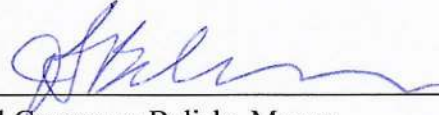
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO as follows:

Section 1. Approval

The Comprehensive Plan Amendment is hereby approved in substantially the form as attached hereto **Exhibit A**, 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.

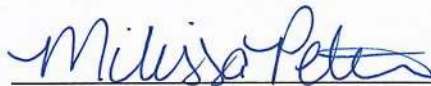
INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON JANUARY 9, 2018.

TOWN OF TIMNATH, COLORADO



Jill Grossman-Belisle, Mayor

ATTEST:



Milissa Peters, CMC
Town Clerk

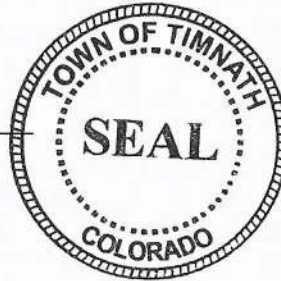
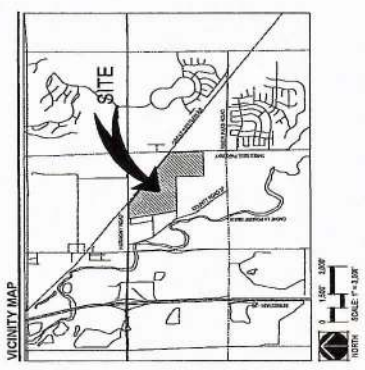


EXHIBIT A

Amended Future Land Use Plan Map



SHEET INDEX
 1
 2
 3

NOTICE OF OTHER DOCUMENTS
 ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN FILED WITH THE COUNTY CLERK OF LARIMER COUNTY, COLORADO, AND OBLIGATIONS OF ALL OR PORTIONS OF THE PROJECT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF THE PROJECT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE PROJECT SITE, MANY OF WHICH ARE SUBJECT TO THE EASEMENTS, RIGHTS AND INTERESTS OF THE STATE OF COLORADO, THE COUNTY OF LARIMER, COLORADO, AND THE TOWN OF TIMMATH, COLORADO, WHICH ARE SET FORTH IN THESE DOCUMENTS AND OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF TIMMATH AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTIONS OF THE PROJECT SITE.

RENDEZVOUS (FORMALLY FEWELL AND FELDMAN PROPERTIES) Comprehensive Plan Amendment

SITUATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 2, T6N, R68W OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 2, T6N, R68W OF THE 6TH P.M., AND BEING DESCRIBED AS FOLLOWS: 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., AND BEING CONSIDERING THE NORTH LINE OF SAID SECTION 2 ASSUMED TO BEAR NORTH 87° 56' 37" EAST AND BEING MONUMENTED AT ITS NORTHEAST CORNER BY A NUMBER 8 REBAR WITH A 2-1/2" ALUMINUM CAP, INSCRIBED "LS 258187" AND AT ITS NORTHEAST CORNER BY A NUMBER 8 REBAR WITH A 3-1/4" ALUMINUM CAP, INSCRIBED "LS 10724" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 1, THENCE, NORTH 87° 56' 37" EAST A DISTANCE OF 134.60 FEET, THENCE, SOUTH 01° 56' 20" EAST A DISTANCE OF 30.68 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2, AS SHOWN ON THE PLAT OF RECEPTION NUMBER 2013010130 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE, ALONG THE NORTH LINE OF THE SAID TOWN OF TIMMATH, PARCEL NORTH 01° 00' 00" EAST A DISTANCE OF 802.77 FEET TO THE SOUTHWESTERN RIGHT OF WAY LINE OF GREAT WESTERN RAILROAD, THENCE, ALONG THE SOUTHWESTERN RIGHT OF WAY OF GREAT WESTERN RAILROAD, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 69° 48' 27" EAST A DISTANCE OF 137.49 FEET TO THE MOST EASTERLY, NORTHEAST CORNER OF THE J.L. AND G.D. FEWELL LIVING TRUST PARCEL, AS RECORDED IN RECEPTION NUMBER 1993003424;
- 2) SOUTH 60° 48' 27" EAST A DISTANCE OF 1892.61 FEET TO THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 3 AS RECORDED IN BOOK 2120 AT PAGE 403;

THENCE, ALONG SAID WEST LINE OF LARIMER COUNTY ROAD 3, SOUTH 01° 34' 47" EAST A DISTANCE OF 280.78 FEET TO AN ANGLE CORNER;

THENCE, ALONG SAID WEST LINE OF LARIMER COUNTY ROAD 3, SOUTH 01° 28' 56" EAST A DISTANCE OF 770.89 FEET TO THE INTERSECTION OF THE SAID WEST LINE OF LARIMER COUNTY ROAD 3 WITH THE COMMON LINE OF THE NORTH-SOUTH NUMBER 8 OF THE FELDMAN FAMILY REVOCABLE TRUST RECORDED IN RECEPTION NUMBER 810588161;

THENCE, ALONG SAID WEST LINE OF LARIMER COUNTY ROAD 3, SOUTH 01° 28' 56" EAST A DISTANCE OF 117.81 FEET TO THE WEST LINE OF THE FELDMAN FAMILY REVOCABLE TRUST PARCEL OF LARIMER COUNTY ROAD 3 WITH SOUTH LINE OF THE SAID FELDMAN FAMILY REVOCABLE TRUST PARCEL;

THENCE, ALONG THE SOUTH LINE OF SAID FELDMAN FAMILY REVOCABLE TRUST PARCEL, SOUTH 88° 14' 44" WEST A DISTANCE OF 1233.51 FEET TO THE SOUTHWEST CORNER OF SAID FELDMAN FAMILY REVOCABLE TRUST PARCEL;

THENCE, ALONG THE WEST LINE OF SAID FELDMAN FAMILY REVOCABLE TRUST PARCEL, NORTH 02° 09' 32" WEST A DISTANCE OF 1,488.43 FEET TO THE SOUTHEAST CORNER OF THE SAID J.L. AND G.D. FEWELL LIVING TRUST PARCEL;

THENCE, ALONG THE SOUTH LINE OF SAID J.L. AND G.D. FEWELL LIVING TRUST PARCEL, SOUTH 89° 07' 27" WEST A DISTANCE OF 1771.81 FEET TO THE SOUTHWEST CORNER OF SAID J.L. AND G.D. FEWELL LIVING TRUST PARCEL;

THENCE, ALONG THE WEST LINE OF SAID J.L. AND G.D. FEWELL LIVING TRUST PARCEL, NORTH 10° 19' 32" WEST A DISTANCE OF 1258.48 FEET TO ANGLE CORNER;

THENCE, ALONG THE WEST LINE OF SAID J.L. AND G.D. FEWELL LIVING TRUST PARCEL, NORTH 09° 59' 20" WEST A DISTANCE OF 1,298.56 FEET TO THE SOUTHWEST CORNER OF THE SAID TOWN OF TIMMATH PARCEL;

THENCE, ALONG THE WEST LINE OF SAID TOWN OF TIMMATH PARCEL, NORTH 08° 59' 20" WEST A DISTANCE OF 41.01 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT CONTAINS 162.62 ACRES (7,583,732 SQUARE FEET), MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, CONDITIONS AND/OR RESTRICTIONS THAT MAY EXIST ON OR WITHIN ITS LINES.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN PLANNING COMMISSION, TIMMATH, COLORADO.

BY: _____
 PHIL GOLDSTEIN, CHAIRPERSON

TOWN COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN BOARD, TIMMATH, COLORADO.

 JILL GROSSMAN-BELIELE, TIMMATH MAYOR

 TIMMATH TOWN CLERK

BASIS OF BEARING

THE NORTH LINE OF SAID SECTION 2 ASSUMED TO BEAR NORTH 87° 56' 37" EAST AND BEING MONUMENTED AT ITS NORTHEAST CORNER BY A NUMBER 8 REBAR WITH A 2-1/2" ALUMINUM CAP, INSCRIBED "LS 258187" AND AT ITS NORTHEAST CORNER BY A NUMBER 8 REBAR WITH A 3-1/4" ALUMINUM CAP, INSCRIBED "LS 10724" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM:

NORRIS DESIGN
 Planning & Surveying Services
 1101 Elmwood Street
 Denver, Colorado 80204
 P 303.692.1166
 F 303.692.1168
 www.norris-design.com

RENDEZVOUS (FORMALLY FEWELL AND FELDMAN PROPERTIES)
 COMPREHENSIVE PLAN AMENDMENT
 TIMMATH, COLORADO

DEVELOPER:
 HARTWOOD INVESTMENTS, LLC
 407 GOODMAN RD.
 TIMMATH, CO 80688
 (970) 674-1188

ENGINEER:
Galloway
 9706 16TH STREET
 SUITE 203
 LOVELAND, CO 80538
 (970) 683-3300

DATE:
 06/20/2017 09:00:00 AM
 06/20/2017 09:00:00 AM

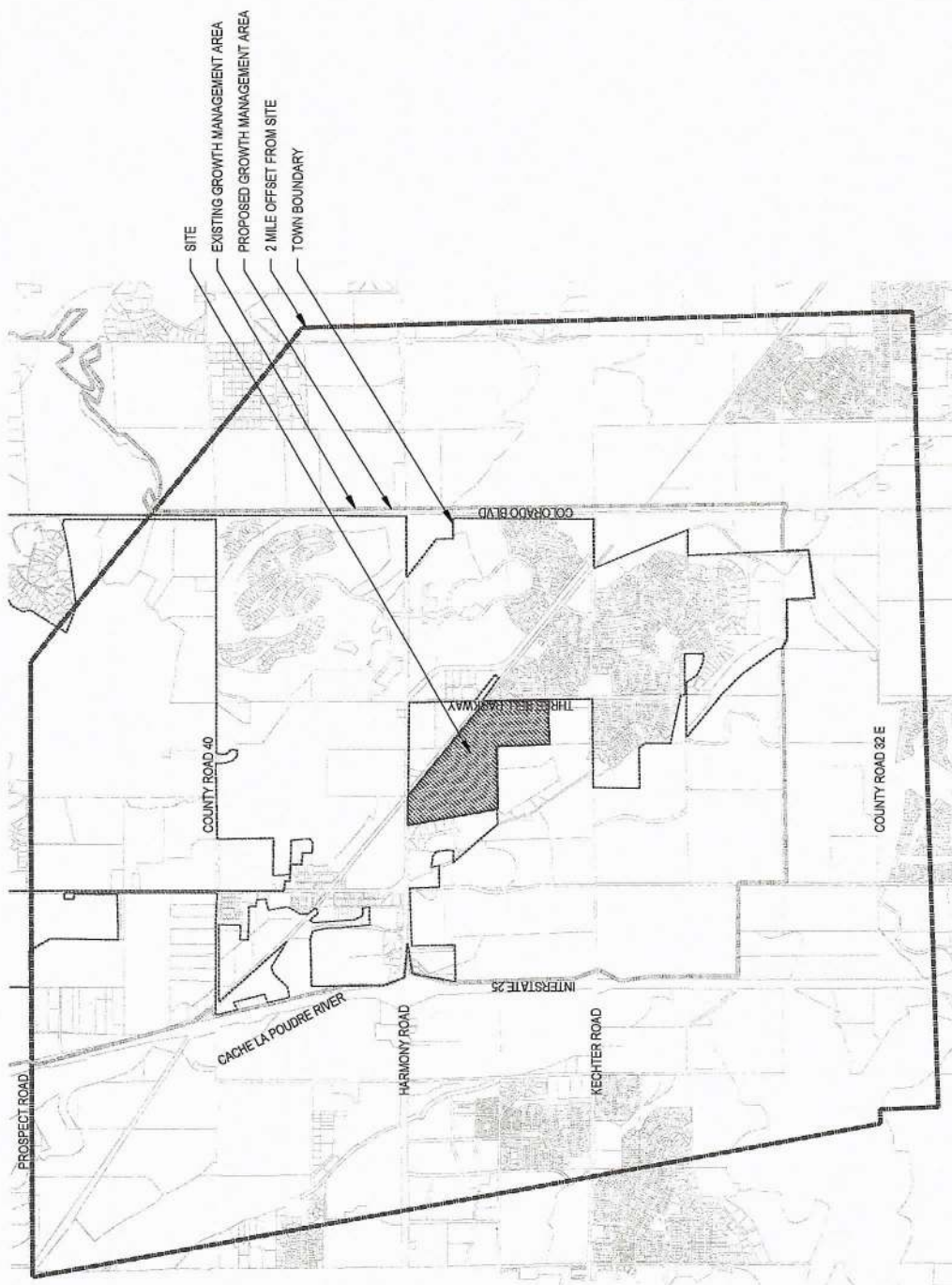
SHEET TITLE:
COVER SHEET
 SHEET NUMBER:
 1 of 3

NOT FOR CONSTRUCTION



NOTES

- 1. FOR THE SHOWN PORTION OF THE TOWN OF TIMMATH GROWTH MANAGEMENT AREA, THE EXISTING AND PROPOSED GROWTH MANAGEMENT AREAS OVERLAP.



SHEET TITLE:
GMA DIAGRAM

SHEET NUMBER:
2 of 3

DATE:
02/20/17
PROJECT: 17-0000017-0000

ENGINEER:
Galloway
701 E. 15TH STREET
SUITE 202
LOVELAND, CO 80538
(970) 535-5300

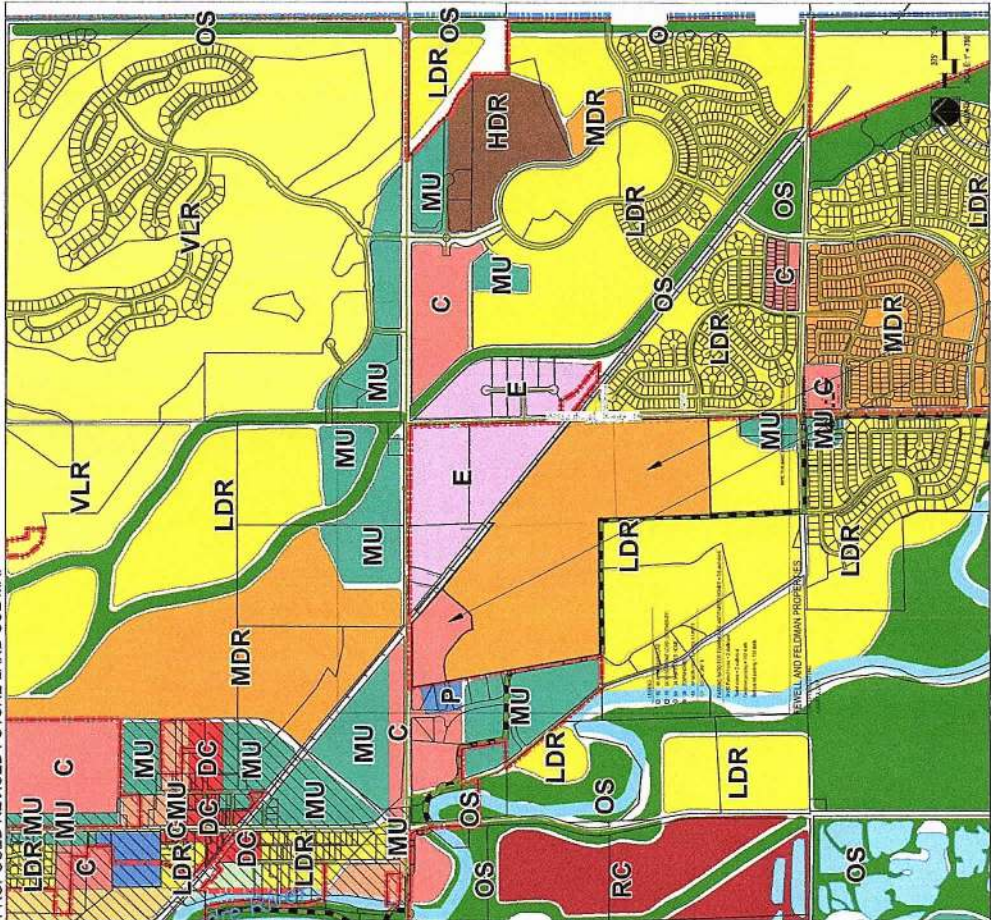
DEVELOPER:
HARTFORD
INVESTMENTS, LLC
481 GOODMAN RD.
DENVER, CO 80202
(970) 974-1199

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(FORMALLY FEWELL AND FELDMAN PROPERTIES)
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TIMMATH, COLORADO

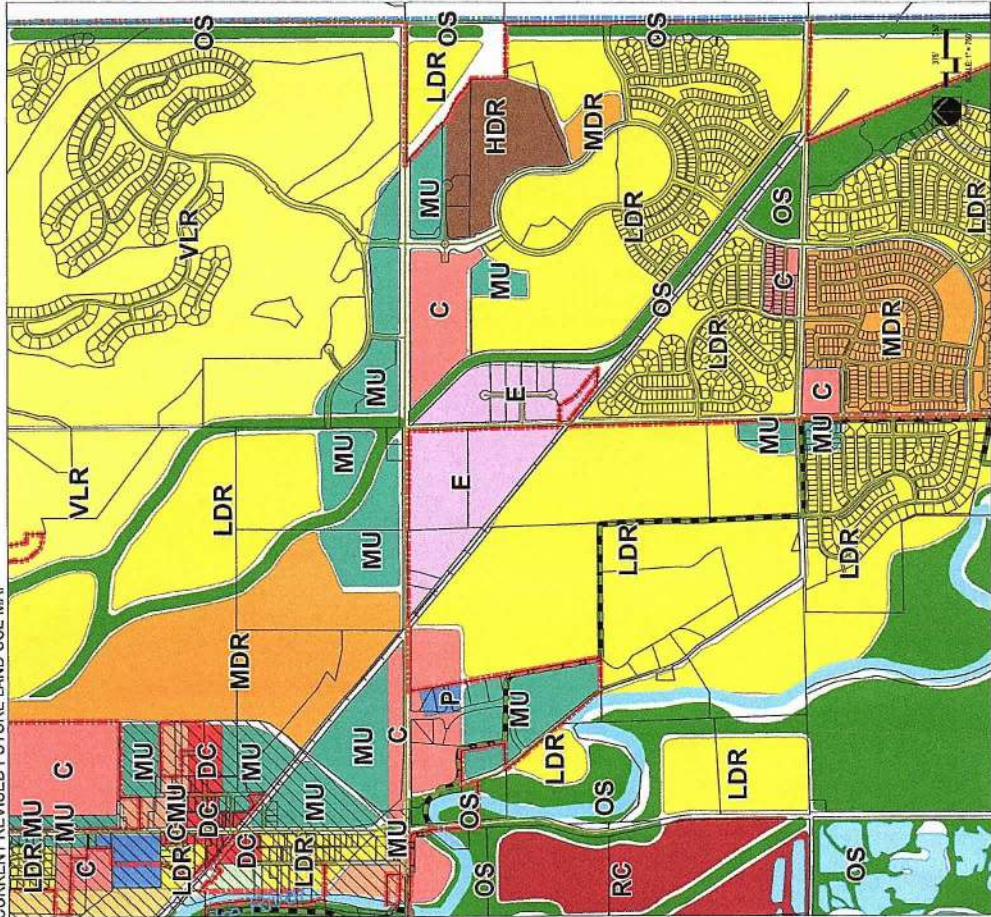
NORRIS DESIGN
1109 Elmwood Street
Denver, Colorado 80204
P 303.652.1199
F 303.652.1198
www.norris-design.com

NOT FOR CONSTRUCTION

PROPOSED REVISED FUTURE LAND USE MAP



CURRENT REVISED FUTURE LAND USE MAP



- LEGEND**
- GMA 2015
 - Timmath Town Limit
 - Downtown Area - See Detail
 - Apache La Poudre River
 - County Density Residential/Agr-Business (COR-AB)
 - Low Density Residential (LDR)
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - Commercial (C)
 - Commercial Mixed Use (CMU)
 - Downtown Core (DC)
 - Mixed Use (MU)
 - Regional Commercial (RC)
 - Residential Mixed Use (RMLU)
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - Commercial (C)
 - Commercial Mixed Use (CMU)
 - Downtown Core (DC)
 - Mixed Use (MU)
 - Regional Commercial (RC)
 - Employment (E)
 - Open Space (OS)
 - Public (P)

LOW DENSITY RESIDENTIAL
 CHANGED TO MEDIUM DENSITY
 RESIDENTIAL
 COMMERCIAL AREA MODIFIED

SOURCE: REVISED FUTURE LAND USE MAP, ADOPTED APRIL 23, 2013
 TIMMATH GROWTH MANAGEMENT AREA
 COORDINATE SYSTEM: NAD 1983 HARN STATE PLANE COLORADO NORTH

NOT FOR CONSTRUCTION