

**TOWN OF TIMNATH, COLORADO  
ORDINANCE NO. 2, SERIES 2018**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY TO BE KNOWN AS SOUTHSIDE 2<sup>nd</sup> ANNEXATION GENERALLY LOCATED SOUTH OF 3<sup>rd</sup> AVE AND WEST OF AND ADJACENT TO THE TIMNATH LANDING SUBDIVISION**

**WHEREAS**, The Town of Timnath has submitted a request for zoning of real property within the Town of Timnath more particularly described in **Exhibit A** and attached hereto and incorporated herein by this reference; and

**WHEREAS**, the Town Council finds the location of the zoning to be appropriate and in conformance with the Town Comprehensive Plan;

**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:

CMU (Commercial Mixed Use) – See attached **Exhibit A** (legal description) and **Exhibit B** (zoning map)

**Section 2. Public Hearing**

The Town Council held a public hearing on Tuesday, January 9, 2018 regarding the zoning of the property.

**Section 3. 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 4. 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.

RECEPTION #20180004119, 1/19/2018 3:18:59 PM,  
1 of 5, \$33.00  
Angela Myers, Clerk & Recorder, Larimer County, CO

**Please Return to:**  
Town of Timnath  
4800 Goodman Street  
Timnath, CO 80547

INTRODUCED, MOVED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING ON DECEMBER 12, 2017, SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M. ON JANUARY 9, 2018 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH, COLORADO AND ORDERED PUBLISHED BY TITLE THIS 12TH DAY OF DECEMBER, 2017.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON THE 9TH DAY OF JANUARY, 2018.

TOWN OF TIMNATH, COLORADO



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Jill Grossman-Belisle, Mayor

ATTEST:



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Milissa Peters, CMC  
Town Clerk



## EXHIBIT A

### Legal Description of Property Proposed for Zoning

A parcel of land lying in Lots 24, 25, 26 and 27, Block 2 of the Deannexed Portion of The Town of Timnath and a portion of the vacated Kern Street in the Town of Timnath, all being located in the NW1/4 of the SW1/4 of Section 35, Township 7 North, Range 68 West of the 6th P.M., Larimer County, Colorado, described as follows:  
BEGINNING at a point on the centerline of Kern Street whence the Northwest corner of the NW1/4 of the SW1/4 of said Section 35 bears N 39°55'56" W 732.42 feet;  
Thence S 00°11'44" W along the centerline of Kern Street 204.92 feet to the Northeastery right-of-way boundary of the Colorado and Southern Railroad;  
Thence N 50°08'13" W along the Colorado and Southern Railroad Right-of-way 285.40 feet;  
Thence N 00°11'44" E 25.98 feet;  
Thence S 50°08'13" E 110.31 feet;  
Thence N 63°50'34" E 150.75 feet, more or less, to the Point of Beginning.  
County of Larimer, State of Colorado.

**EXHIBIT B**

**Zoning Map**

[attached]

