TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 7, SERIES 2018

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE SKETCH PLAN FOR RENDEZVOUS SUBDIVISION
(FEWELL/FELDMAN), GENERALLY LOCATED SOUTH OF AND ADJACENT TO
HARMONY ROAD, AND WEST OF AND ADJACENT TO THREE BELL PARKWAY

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, Hartford Homes (the “Developer”) has submitted a Sketch Plan for the Rendezvous Subdivision, more particularly described in Exhibit A (legal description) and Exhibit B (Sketch Plan) and attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, a properly noticed public hearing was held on December 5, 2018, and the above described Sketch Plan was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (5-0) vote; and

WHEREAS, a properly noticed public hearing with the Town Council was held on January 9, 2018 and upon hearing the statements of staff, the applicant(s), the public, and giving consideration to the recommendations from Planning Commission, 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 Sketch Plan 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.

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

Legal Description of Property Proposed for Sketch Plan

A TRACT OF LAND SITUATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND BEING DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID SECTION 2 ASSUMED TO BEAR NORTH 89' 58" 33" EAST AND BEING MONUMENTED AT ITS NORTHEAST CORNER BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, INSCRIBED "LS 25619" AND AT ITS NORTHWEST CORNER BY A NUMBER 6 REBAR WITH A 3-1/4" ALUMINUM CAP, INSCRIBED "2006 - PLS 10734" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM.

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 2, THENCE, ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION 2, NORTH 89' 58" 33" EAST A DISTANCE OF 1534.85 FEET, THENCE, SOUTH 09' 06" 20" EAST A DISTANCE OF 30.46 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF A PARCEL CONVEYED TO THE TOWN OF TIMNATH AT RECESSION NUMBER 20130012132 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE.

THENCE, ALONG THE NORTH LINE OF THE SAID TOWN OF TIMNATH, PARCEL NORTH 09' 06" 20" EAST A DISTANCE OF 802.77 FEET TO THE SOUTHWESTERNLY RIGHT OF WAY LINE OF GREAT WESTERN RAILROAD.

THENCE, ALONG THE SOUTHWESTERNLY RIGHT OF WAY OF GREAT WESTERN RAILROAD, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 60° 46" 27" EAST A DISTANCE OF 1767.49 FEET TO THE MOST EASTERNLY NORTHEAST CORNER OF THE J. L. AND G. D. FEWELL LIVING TRUST PARCEL AS RECORDED IN RECEPTION NUMBER 192000034324;

2) SOUTH 50° 34" 22" EAST A DISTANCE OF 1662.11 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 290.76 FEET TO AN ANGLE CORNER;


THENCE, ALONG SAID WEST LINE OF LARIMER COUNTY ROAD 3, SOUTH 01° 28" 55" EAST A DISTANCE OF 1182.96 FEET TO THE INTERSECTION OF THE SAID WEST LINE 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 65° 14" 44" WEST A DISTANCE OF 1253.51 FEET TO THE SOUTHWEST CORNER OF SAID FELDMAN FAMILY REVOCABLE TRUST PARCEL;

THENCE, ALONG THE WEST LINE OF SAID FELDMAN FAMILY REVOCABLE TRUST PARCEL, SOUTH 89° 09" 32" WEST A DISTANCE OF 1469.43 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 1771.61 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° 13" 32" WEST A DISTANCE OF 1258.49 FEET TO ANGLE CORNER;

THENCE, ALONG THE WEST LINE OF SAID J. L. AND G. D. FEWELL LIVING TRUST PARCEL, NORTH 09° 58" 20" WEST A DISTANCE OF 1269.66 FEET TO THE SOUTHWEST CORNER OF THE SAID TOWN OF TIMNATH PARCEL;

THENCE, ALONG THE WEST LINE OF SAID TOWN OF TIMNATH PARCEL, NORTH 09° 58" 20" WEST A DISTANCE OF 41.01 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT CONTAINS 162.52 ACRES (7,083,727 SQUARE FEET), MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, CONDITIONS AND/OR RESTRICTIONS THAT MAY EXIST ON OR WITHIN IT'S LINES.
EXHIBIT B

Sketch Plan

[attached]
RENEZDOUS
(FORMALLY FEWELL AND FELDMAN PROPERTIES)
Sketch Plan

SITUATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 2, T9N, R86W OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO

CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN NOTES:

1. LINEAR USES OF PLANNING AREAS, AS WELL AS THE LOCATIONS OF PARKS AND TRAILS,
   ARE REPRESENTATIONS OF ANTICIPATED LAND USES AND ARE SUBJECT TO CHANGE DURING
   REZONING/PLANNING PROCESS. FINAL PLANS AND OPEN SPACE SIZE AND LOCATIONS WILL
   BE DETERMINED DURING THE PLANNING PROCESS.
2. TOWN CODE RELATED TO PLANT HEIGHT AND WASTE WILL BE FOLLOWED IN SIX
   YEARS.
3. LCP WATER AND NATIVE PLANTS MAY BE USED WHERE REASABLE.
4. THE LOCATIONS, WASHES, AND SIZE OF ACCESS Points ARE CONCEPTUAL AND ARE SUBJECT
   TO CHANGE DURING THE PLANNING PROCESS.
5. THE VIEW FOR RENDEZVOUS PARKS, OPEN SPACE, AND TRAILS IS TO CREATE AN
   INTERCONNECTED NETWORK OF RECREATION OPPORTUNITIES. TRAILS AND WALKS WILL
   PROVIDE NEEDLE WAKES AND CONNECT WITH THE ROAD NETWORK, PROVIDE ACCESS TO THE
   OPEN SPACE, AND PROVIDE A TIMELESS CONTEXT FOR THE OPEN SPACE. THE DESIGN IS DESIGNED
   TO SERVE ALL USERS, COMPLYING WITH ADA REGULATIONS. FINAL
6. PLACEMENT OF OPEN SPACE AND RENDEZVOUS WILL BE DETERMINED DURING
   THE PLANNING PROCESS, GENERALLY ENCOMPASS THE DEVELOPED PORTION OF THE SITE
   AND PROTECTING/view CORRIDORS.
7. TREE LINES WILL BE LOCATED THROUGHOUT THE SITE AND WILL INCLUDE LANDSCAPING.
8. DESIGN OF ALL TRAILS WILL BE FINISHED AT THE TIME OF FINAL PLAT.