TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 67, SERIES 2018

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE HARMONY SUBDIVISION PRELIMINARY PLAT AMENDMENT
NO. 4, GENERALLY LOCATED NORTH OF AND ADJACENT TO HARMONY ROAD,
AND WEST OF AND ADJACENT TO LATHAM 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, Harmony, LLC (the "Developer") has submitted a Preliminary Plat Amendment for the Harmony Subdivision, 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 October 16, 2018, and the above described Preliminary Plat Amendment was recommended for denial to the Town Council by the Town of Timnath Planning Commission by a 2-3 vote with the following conditions:

1. The Comprehensive Plan Amendment from VLR to MDR for the Harmony Subdivision is approved by Town Council.
2. The Rezoning application from R-E to R-3 for the Harmony Subdivision is approved by Town Council.
3. Allow staff to continue to work with applicant to address all unresolved non-substantive technical modifications prior to final signatures.

WHEREAS, a properly noticed public hearing with the Town Council was held on October 23, 2018 and the action was tabled to the November 13, 2018 Meeting.

WHEREAS, a properly noticed public hearing with the Town Council was held on November 13, 2018 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 Amendment 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 NOVEMBER 13, 2018
TOWN OF TIMNATH, COLORADO

Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Peters-Garcia, CMC
Town Clerk

TOWN OF TIMNATH
COLORADO

SEAL
EXHIBIT A

Legal Description of Property Proposed for Preliminary Plat

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

SAID DESCRIBED TRACT CONTAINS 642.03 ACRES (26,005,993 SQUARE FEET), MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.
EXHIBIT B

Preliminary Plat Amendment

[attached]