TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 15, SERIES 2018

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF TIMNATH
FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY LOCATED IN THE
CENTENNIAL SUBDIVISION, GENERALLY LOCATED SOUTH OF AND ADJACENT TO
THE FAIRVIEW VILLAGE SUBDIVISION

WHEREAS, Scott Roys (the "Developer") has submitted a request for zoning of real property
within the Town of Timnath, more particularly described in Exhibit A (legal description) and
Exhibit B (Zoning Map) and attached hereto and incorporated herein by this reference (the
"Property"); and

WHEREAS, a properly noticed public hearing was held on September 18, 2018, and the above
described Zoning change was recommended for approval to the Town Council by the Town of
Timnath Planning Commission with the following conditions:

1. Allow staff to continue to work with applicant to address all unresolved non-
   substantive technical comments to the satisfaction of Town Staff and Referral
   Agencies

WHEREAS, a properly noticed public hearing with the Town Council was held on September
25, 2018 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 Code 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:

R-1 (Old Town Residential)– See attached Exhibits A&B

Section 2. Conditions

Allow staff to continue to work with applicant to address all unresolved non-substantive technical
comments to the satisfaction of Town Staff and Referral Agencies

Section 3. Public Hearing

The Town Council held a public hearing on Tuesday, September 25, 2018 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.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON SEPTEMBER 11, 2018, AND SET FOR PUBLIC HEARING, AND SECOND READING AT 6:00 P.M. ON SEPTEMBER 25, 2018 AT THE TIMNATH ADMINISTRATION BUILDING, 4800 GOODMAN STREET, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS 11 DAY OF SEPTEMBER, 2018.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON SEPTEMBER 25, 2018.

TOWN OF TIMNATH, COLORADO

[Signature]
Jill Grossman-Belisle, Mayor

ATTEST:

[Signature]
Milissa Peters-Garcia, CMC
Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Zoning

Lot 2, Centennial Subdivision Administrative Plat recorded July 3, 2018 as Reception No.
20180040130 of the Records of the Larimer County, located in the Northeast Quarter (NE1/4) of
Section Thirty-four (34), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth
Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado.

Said described parcel of land contains 110,355 square feet or 2.533 acres, more or less (±).
Zoning Map

[attached]
CENTENNIAL SUBDIVISION REZONE MAP

Being a Rezone of Lot 2, Centennial Subdivision Administrative Plat,
Situate in the Northeast Quarter of Section 34, Township 7 North, Range 68 West of the 6th P.M.,
Town of Timnath, County of Larimer, State of Colorado