TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 25, SERIES 2020

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE TIMNATH LANDING SUBDIVISION PRELIMINARY PLAT
AMENDMENT NO. 1, GENERALLY LOCATED NORTH OF ADJACENT TO
HARMONY ROAD, AND SOUTH OF AND ADJACENT TO SECOND AVENUE

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, CAC Timnath, LLC (the "Developer") has submitted a Preliminary Plat Amendment for the Timnath Landing 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 February 4, 2020, and the above described Final Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous vote (4-0); and

WHEREAS, a properly noticed public hearing with the Town Council was held on February 25, 2020 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 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.


TOWN OF TIMNATH, COLORADO

Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Garcia-Peters, CMC
Town Clerk
EXHIBIT A

Legal Description of Property Proposed for Preliminary Plat

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS D AND E, TIMNATH LANDING FILING NO. 1, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO, PER PLAT RECORDED AUGUST 28, 2019 AT RECEIPT NO. 20190051031 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY.

CONTAIN 437,718 SQUARE FEET OR 10.0486 ACRES, MORE OR LESS.
EXHIBIT B

Preliminary Plat

[attached]

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