

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 32, SERIES 2022**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE SKETCH PLAN FOR THE DREHLE PROPERTY, GENERALLY  
LOCATED AT THE NORTHWEST CORNER OF THREEBELL PARKWAY AND  
RIVER PASS ROAD.**

**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**, Landhuis Company (the “Developer”) has submitted a Sketch Plan for the Fisher 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 June 7, 2022, and the above described Sketch Plan 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 June 28, 2022 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 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 JUNE 28, 2022.**

**TOWN OF TIMNATH, COLORADO**

DocuSigned by:

*Mark Soukup*

3BDD94680F9C4E8...

Mark J. Soukup , Mayor

**ATTEST:**

DocuSigned by:

*Milissa Peters-Garcia*

07A6AF3B02114D7...

Milissa Peters-Garcia, CMC

Town Clerk

**EXHIBIT A**

Legal Description of Property Proposed for Sketch Plan

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTER QUARTER CORNER OF SAID SOUTHEAST QUARTER OF SECTION 22;  
THENCE NORTH 89°46'15" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 22 A DISTANCE OF 2,611.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5 AND A POINT ON THE TOWN LIMITS OF THE TOWN OF TIMNATH;  
THENCE SOUTH 00°03'13" EAST ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 22 AND ALONG SAID TOWN LIMITS A DISTANCE OF 2,647.77 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 27;  
THENCE SOUTH 89°43'34" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 22 AND ALONG SAID TOWN LIMITS A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 5;  
THENCE SOUTH 00°08'45" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID TOWN LIMITS A DISTANCE OF 998.35 FEET;  
THENCE SOUTH 89°51'15" WEST A DISTANCE OF 168.00 FEET;  
THENCE SOUTH 00°08'45" EAST A DISTANCE OF 237.00 FEET;  
THENCE NORTH 89°51'15" EAST A DISTANCE OF 168.00 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE AND SAID TOWN LIMITS;  
THENCE SOUTH 00°08'45" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID TOWN LIMITS A DISTANCE OF 1,330.14 FEET;  
THENCE NORTH 89°56'10" WEST A DISTANCE OF 1,286.02 FEET;  
THENCE NORTH 00°06'28" WEST A DISTANCE OF 1,914.41 FEET;  
THENCE NORTH 28°26'45" WEST A DISTANCE OF 729.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 22;  
THENCE SOUTH 89°43'34" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 22 A DISTANCE OF 967.83 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER;  
THENCE NORTH 00°06'26" WEST ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 22 A DISTANCE OF 2,649.79 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS A CALCULATED AREA OF 10,276,877 SQUARE FEET, OR 235.92 ACRES,

MORE OR LESS.

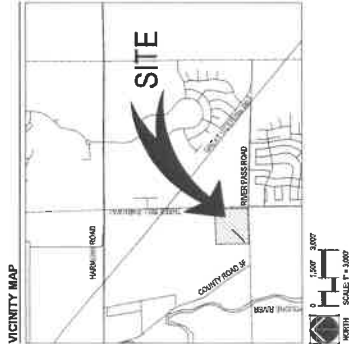
**EXHIBIT B**

Sketch Plan

[attached]

# DREHLE Sketch Plan

SITUATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 2, T6N, R68W OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO



**SHEET INDEX**

1	OWNER'S TRUST
2	CONCEPT MAP
3	SKETCH PLAN EXHIBIT
4	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

**LEGAL DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, T6N, R68W, S4E1/4, LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS: 6TH/1/4 LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST SIXTEENTH CORNER COMMON TO ALUMINUM CAP IN A RANGE BOX, STAMPED L.S. 37911; THENCE N02°06'32"W, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF SAID FELDMAN ANNEXATION TO THE SOUTHEAST CORNER OF BRUNNER FARM ANNEXATION RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20140019166 AND THE POINT OF BEGINNING; THENCE N02°06'32"W, A DISTANCE OF 1164.79 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE FELDMAN ANNEXATION RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20140019166;

THENCE N87°14'44"E, A DISTANCE OF 1253.51 FEET ON THE SOUTH LINE OF SAID FELDMAN ANNEXATION TO THE SOUTHEAST CORNER OF BRUNNER FARM ANNEXATION RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20140019166; THENCE S87°13'45"W, A DISTANCE OF 1240.77 FEET ON SAID NORTH RIGHT OF WAY LINE AND NORTH LINE OF BRUNNER FARM ANNEXATION TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,452,417 SQUARE FEET OR 33.343 ACRES

### OWNERSHIP CERTIFICATE

OWNER: JAMES R DREHLE TRUST

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

DAY OF \_\_\_\_\_, 2022, A.D. BY \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

### PLANNING COMMISSION CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO.

BY: CHAIRPERSON: PHIL GOLDSTEIN

### TOWN COUNCIL CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY THE TOWN BOARD, TIMNATH, COLORADO.

MAYOR: MARK J. SOUKUP

TIMNATH TOWN CLERK

### BASIS OF BEARING

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE FINAL PLAT OF RENDEZVOUS FILING NO 2 IN WHICH THE SOUTH LINE OF RENDEZVOUS BEARS NORTH 87°14'44" EAST, MONUMENTED ON THE NORTHWEST BY A NO. 5 REBAR, NO CAP AND ON THE NORTHEAST BY A NO. 5 REBAR WITH A 1-1/4" ORANGE PLASTIC CAP STAMPED PLS 379065, WITH ALL BEARINGS BEING RELATIVE THERETO.

### OWNERSHIP CERTIFICATE

OWNER: EDWIN L DREHLE TRUST

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

DAY OF \_\_\_\_\_, 2022, A.D. BY \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

### OWNERSHIP CERTIFICATE

OWNER: KAREL F DREHLE TRUST

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

DAY OF \_\_\_\_\_, 2022, A.D. BY \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

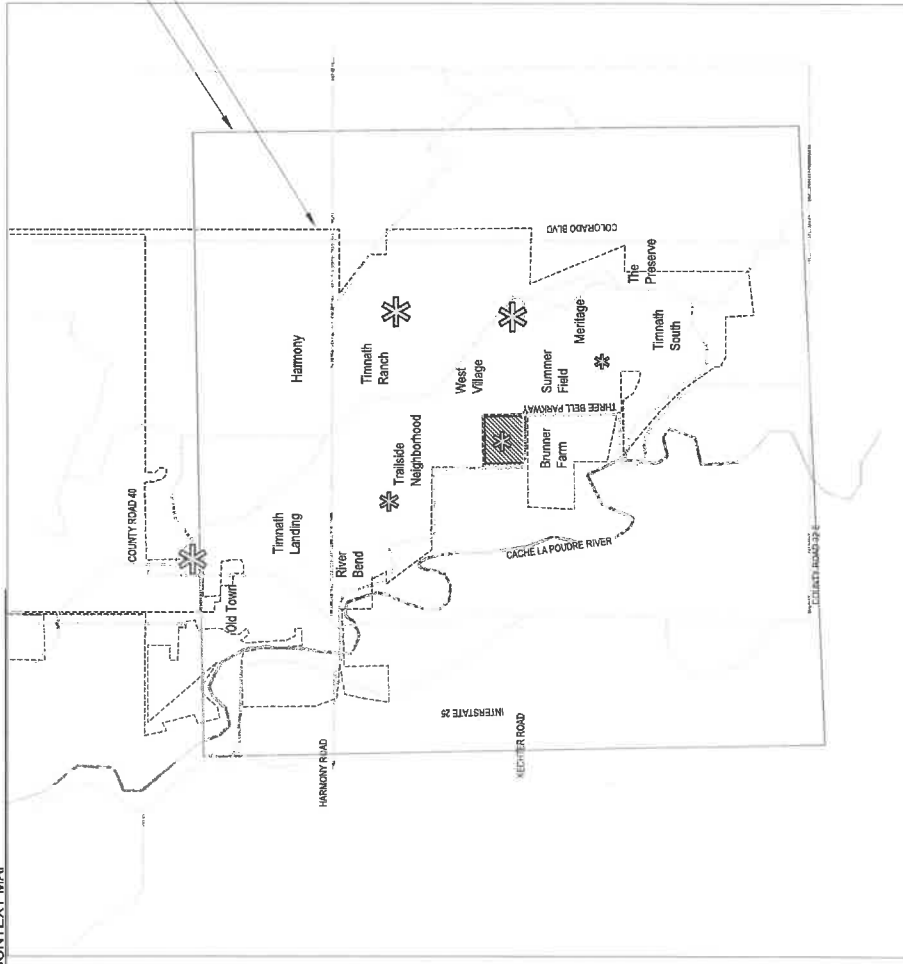
NOTARY PUBLIC



# DREHLE Sketch Plan






SITUATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 2, T6N, R68W OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO

CONTEXT MAP



1.5 MILE OFFSET FROM SITE  
TOWN BOUNDARY

LEGEND

-  DREHLE PROPERTY
-  REGIONAL TRAIL NETWORK AND THE TOWN PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN
-  POCKET PARK (PER THE TOWN PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN)
-  NEIGHBORHOOD PARK (PER THE TOWN PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN)
-  COMMUNITY PARK (PER THE TOWN PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN)

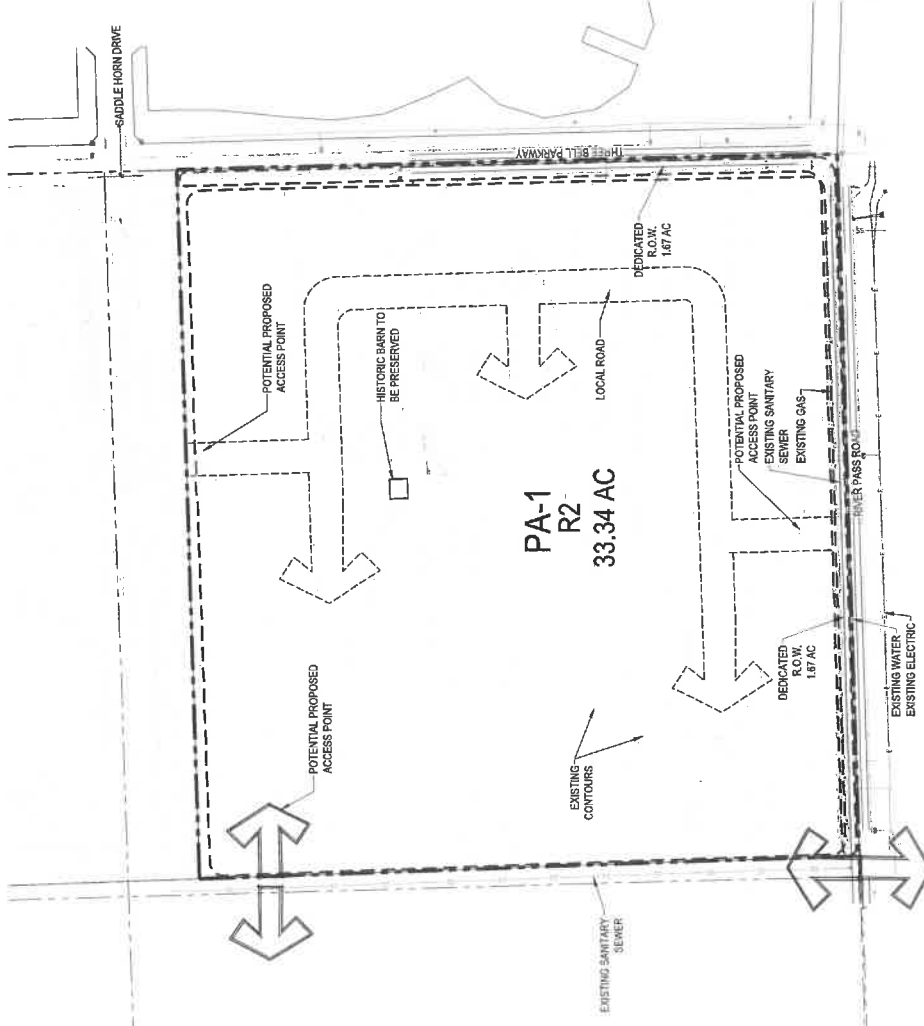
NOTES:

- DREHLE IS CURRENTLY ZONED R22, RURAL RESIDENTIAL IN LARIMER COUNTY. ADJACENT PROPERTIES ARE ZONED TWO-FAMILY/MULTI-FAMILY RESIDENTIAL (R22) TO THE NORTH, SINGLE-FAMILY RESIDENTIAL (R-2) TO THE EAST, MIXED-USE (RMU) TO THE SOUTH, PROPERTIES TO THE WEST AND ARE ZONED R22 AND ARE ZONED R22.
- PROPOSED ZONING INCLUDES R-2 SINGLE-FAMILY RESIDENTIAL WITH A PD OVERLAY. SEE SHEET 3 FOR PROPOSED ZONING PLANNING AREAS AND ZONING BOUNDARIES.



# DREHLE Sketch Plan

SITUATED IN THE EAST 1/4 OF THE EAST 1/2 OF SECTION 2, T8N, R68W OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO



LAND USE SUMMARY			
PLANNING AREA	EXISTING ZONING	PROPOSED ZONING	PERCENT (%)
PA-1	R-2	R-2	100.0
TOTAL			100.0

**SKETCH PLAN EXHIBIT NOTES:**

1. TOPOGRAPHIC DATA FOR THIS SKETCH PLAN WAS SURVEYED BY SITE ENGINEER IN PLACE OF USGS TOPOGRAPHIC COURTOURS.
2. PROPERTY LINES ARE BASED ON TOPOGRAPHY, GEOLOGY, OR HYDROLOGY. MARK ARE THERE ANY KNOWN ENVIRONMENTAL ISSUES.
3. BOUNDARY LINES OF PLANNING AREAS ARE REPRESENTATIONS OF ANTICIPATED LAND USE AND ARE SUBJECT TO CHANGE DURING REZONING PRELIMINARY PLAT.
4. MINIMUM LOT SIZE WILL BE DETERMINED AT THE TIME OF FINAL PLAT. THE DISTRIBUTION OF UNITS WILL BE DETERMINED AT THE TIME OF FINAL PLAT. A TOTAL OF 133 SINGLE FAMILY EQUIVALENT (SFE) UNITS IS ANTICIPATED, INCLUSIVE OF ALL PLANNING AREAS.
5. DREHLE PLANNED DEVELOPMENT OVERLAY OR CURRENT ZONING.
6. AT MINIMUM, 20% OF THE TOTAL SITE AREA WILL BE OPEN SPACE, INCLUDING A PARK OR TRAIL WILL BE DETERMINED AT THE TIME OF FINAL PLAT.
7. POTABLE WATER WILL BE PROVIDED BY THE FORT COLLINS LOVELAND WATER TREATMENT PLANT. SANITATION DISTRICT, AND ELECTRICITY WILL BE PROVIDED BY XCEL ENERGY/POUDRE VALLEY AREA.
8. NO LIFT STATIONS ARE CURRENTLY PLANNED.
9. ADJACENT PROPERTIES ARE CURRENTLY ZONED TWO-FAMILY MULTIFAMILY RESIDENTIAL (R-3) WITH A PD OVERLAY TO THE NORTH, SINGLE-FAMILY RESIDENTIAL (R-2) TO THE EAST, SINGLE-FAMILY RESIDENTIAL (R-2) AND RESIDENTIAL MIXED-USE (RMU) TO THE WEST, AND ARE ZONED R-2.
10. PROPOSED ZONING INCLUDES R-2 SINGLE-FAMILY RESIDENTIAL WITH A PD OVERLAY. SEE SHEET J FOR PROPOSED PLANNING AREAS AND ZONING BOUNDARIES. THE DISTRIBUTION OF UNITS WILL BE DETERMINED AT THE TIME OF FINAL PLAT. A TOTAL OF 133 SINGLE FAMILY EQUIVALENT (SFE) UNITS IS ANTICIPATED, INCLUSIVE OF ALL PLANNING AREAS.

**NORRIS DESIGN**  
ARCHITECTURAL & ENGINEERING

**DREHLE**  
SKETCH PLAN

OWNER:  
HARTFORD INVESTMENTS, LLC  
4601 GOODMAN ROAD  
THAMPA, CO 80647  
(970) 841-1185

NOT FOR  
CONSTRUCTION

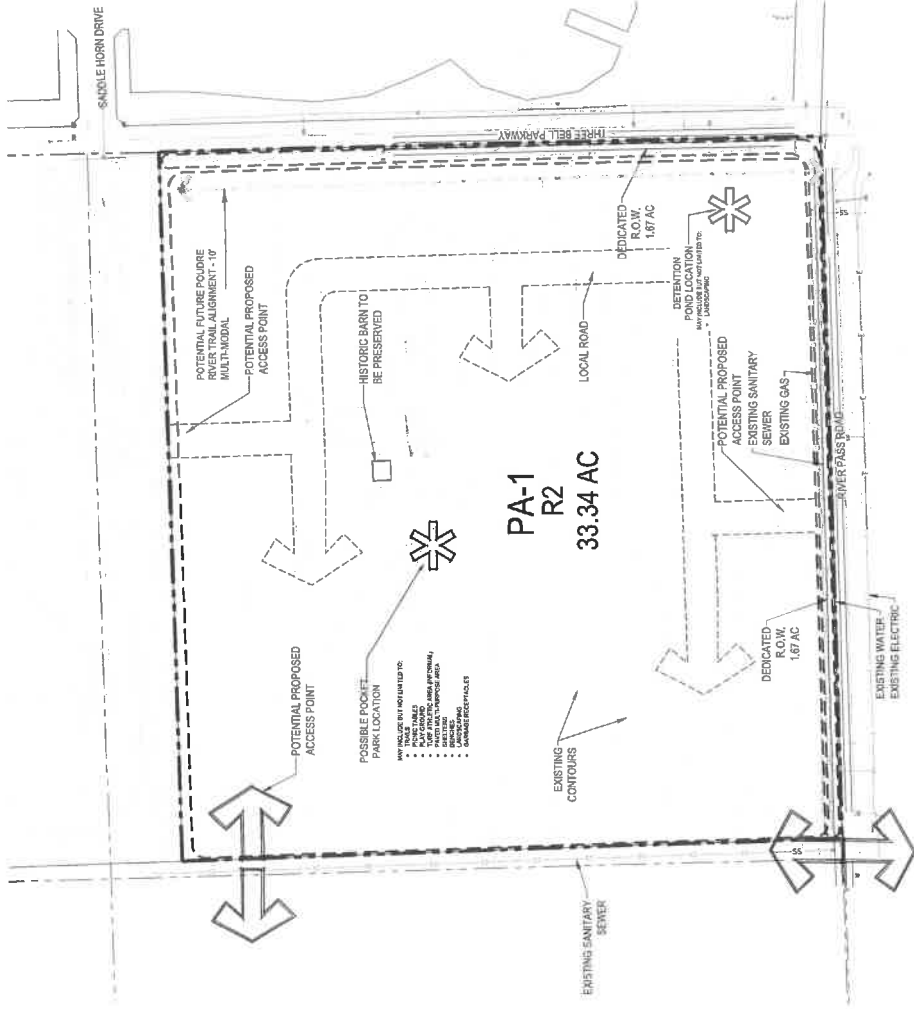
DATE
01/08/22 SUBMITTAL
04/05/22 2ND SUB
05/02/22 3RD SUB

SHEET TITLE  
SKETCH PLAN  
EXHIBIT



# DREHLE Sketch Plan

SITUATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 2, T6N, R68W OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO



CHECKED BY: XX  
DRAWN BY: XX

**NORRIS DESIGN**  
LANDSCAPE ARCHITECTURE  
1111 11th Street, Suite 1111  
Fort Collins, Colorado 80526  
970.221.1111  
www.norrisdesign.com

**DREHLE**  
SKETCH PLAN  
TINNAPAH, CO

**OWNER:**  
HARTFORD INVESTMENTS, LLC  
480 GOODMAN ROAD  
TINNAPAH, CO 80547  
(970) 854-1199

NOT FOR  
CONSTRUCTION

**DATE:**  
01/26/22 SUBMITTAL  
04/06/22 2ND SUB  
05/20/22 3RD SUB

CONCEPTUAL  
LANDSCAPE AND  
OPEN SPACE PLAN



- CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN NOTES:
- BOUNDARY LINES OF PLANNING AREAS, AS WELL AS THE LOCATIONS OF PARKS AND TRAILS ARE REPRESENTATIONS OF ANTICIPATED LAND USE AND ARE SUBJECT TO CHANGE DURING REZONING / PRELIMINARY PLAN. FINAL PARKS AND OPEN SPACE SIZE AND LOCATIONS WILL BE DETERMINED DURING THE PLANNING PROCESS.
  - TRAILS RELATED TO POCKET HEIGHT AND VARIETY WILL BE FOLLOWED IN SIGHT TRIANGLES.
  - LOW WATER AND/OR NATIVE PLANTS MAY BE USED WHEN FEASIBLE.
  - THE LOCATION, NUMBER, AND SIZE OF ACCESS POINTS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING THE PLANNING PROCESS.
  - THE DESIGN FOR DREHLES PARKS, OPEN SPACE AND TRAILS IS TO CREATE AN INTERCONNECTED NETWORK OF RECREATION OPPORTUNITIES. TRAILS AND WALKS WILL PROVIDE PEDESTRIANS AND CYCLISTS WITH SOME ALTERNATIVES TO THE ROAD NETWORK. TRAILS AND WALKS WILL BE DESIGNED TO SERVE ALL USERS, COOPERATE WITH LAND REGULATIONS. FINAL CONFIGURATION OF OPEN SPACE AND NATURAL LAND USES WILL BE DETERMINED DURING THE PLANNING PROCESS. GENERALLY BREAKING UP THE DEVELOPED PORTION OF THE SITE INTO SMALLER TRACTS WILL BE USED TO IMPROVE LANDSCAPE QUALITY.
  - TREE LAWNS WILL BE LOCALIZED THROUGHOUT THE SITE AND WILL INCLUDE LANDSCAPING. DESIGN OF ALL TRAILS WILL BE FINALIZED AT THE TIME OF FINAL PLAN.