

**TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 9, SERIES 2022**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF
TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY TO BE
KNOWN AS THE DREHLE ANNEXATIONS LOCATED AT THE NORTHWEST
CORNER OF THREE BELL PARKWAY AND RIVER PASS ROAD**

WHEREAS, Hartford Homes has submitted a request for zoning of real property within the Town of Timnath more particularly described in **Exhibit A** and attached hereto and incorporated herein by this reference; and

WHEREAS, the Town Council finds the location of the zoning to be appropriate and in conformance with the Town Comprehensive Plan; and

WHEREAS, the zone change was recommended for approval to RC – Regional Commercial at a public hearing held by the Town of Timnath Planning Commission on Tuesday, June 7, 2022.

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 Codes 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:

R2 – Single-Family Residential – See attached **Exhibit A** (legal description) and **Exhibit B** (zoning map)

Section 2. Public Hearing

The Town Council held a public hearing on Tuesday, June 28, 2022 regarding the zoning of the property.

Section 3. 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 4. 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 JUNE 14, 2022, SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M. ON JUNE 28, 2022 AT THE TIMNATH TOWN CENTER, 4750 SIGNAL TREE DRIVE, TIMNATH, COLORADO AND ORDERED PUBLISHED BY TITLE THIS 14TH DAY OF JUNE, 2022.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON THE 28TH DAY OF JUNE, 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 Zoning

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, IN TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST SIXTEENTH CORNER COMMON WITH SECTION 2 AND 11, MONUMENTED WITH A NO. 6 REBAR WITH 3" ALUMINUM CAP IN A RANGE BOX, STAMPED LS 37911;

THENCE N02°06'32"W, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT OF WAY OF LARIMER COUNTY ROAD 36 AND NORTH LINE OF BRUNNER FARM ANNEXATION RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20140099166 TO 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 20180016894;

THENCE N88°14'44"E, A DISTANCE OF 1253.51 FEET ON THE SOUTH LINE OF SAID FELDMAN ANNEXATION TO THE SOUTHEAST CORNER THEREOF AND THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 3, MONUMENTED WITH A NO. 6 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37065;

THENCE S01°28'56"E, A DISTANCE OF 1164.44 FEET ON SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY OF LARIMER COUNTY ROAD 36 AND NORTH LINE OF BRUNNER FARM ANNEXATION;

THENCE S88°13'46"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

EXHIBIT B

Zoning Map

[attached]

Galloway
City and County of Larimer, Colorado
Professional Engineer
No. 100000000

100000000

NOT TO SCALE
THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING PURPOSES.
IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THIS MAP AND TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



DREHLE - ZONING AMENDMENT MAP
TO THE TOWN OF TIMNATH, COLORADO
PART OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 2 AND THE
NORTHEAST QUARTER OF SECTION 11, ALL IN T.8 N., R. 68 W.
OF SECTION 11, ALL IN T.8 N., R. 68 W. OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO

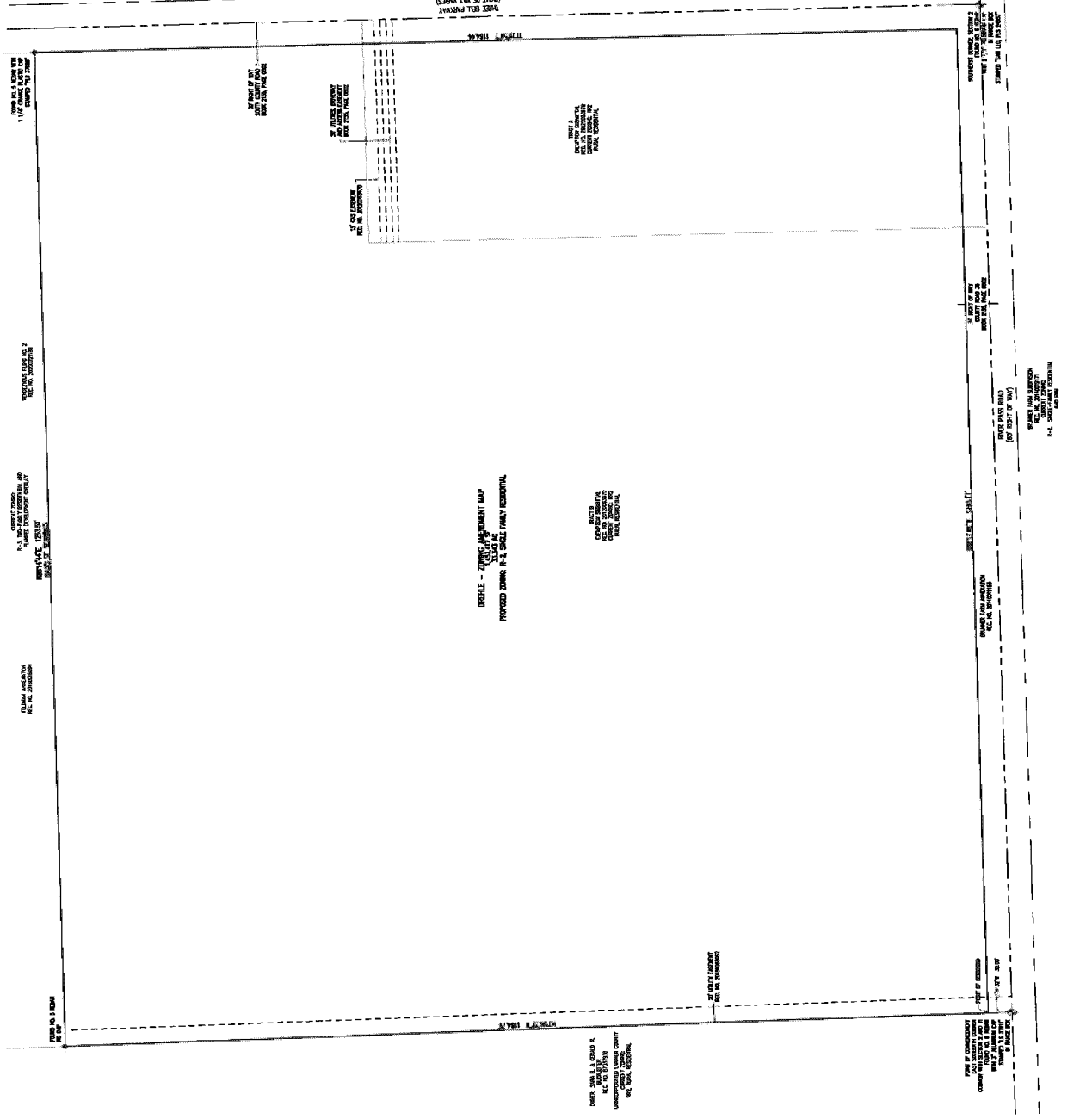
1. Date: 7/27/2022
2. Description: ZONING AMENDMENT MAP
3. Author: GALLOWAY ENGINEERS
4. Version: 1.0

Project No.: 2022-0047005
Drawn By: [Blank]
Checked By: [Blank]
Date: 7/27/2022

2
Sheet of 2

DREHLE - ZONING AMENDMENT MAP
TO THE TOWN OF TIMNATH, COLORADO
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 11, ALL IN T.8 N., R. 68 W. OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

LEGEND
- - - - - PROPOSED ZONING BOUNDARY
- - - - - EXISTING ZONING BOUNDARY
- - - - - PUBLIC UTILITY LINE
- - - - - EASEMENT LOCATION
- - - - - SECTION BOUNDARY
- - - - - MAJOR CORNER (AS EXISTING)
- - - - - CORNER BOUNDARY AS SHOWN
ALL DIMENSIONS ARE IN METERS (M)



1. DATE: 7/27/2022
2. DESCRIPTION: ZONING AMENDMENT MAP
3. AUTHOR: GALLOWAY ENGINEERS
4. VERSION: 1.0