

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 46, SERIES 2022**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE RED BARN COMPREHENSIVE PLAN AMENDMENT,
GENERALLY LOCATED NORTH OF WELD COUNTY ROAD 78 AND EAST OF
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, 5258 Ranch, LLC (the “Developer”) has submitted a Comprehensive Plan Amendment for the Red Barn property, more particularly described in Exhibit A (legal description), to change the designation of such property use from Rural Residential to Commercial Mixed Use, as shown in Exhibit B (Comprehensive Plan Future Land Use Map) and attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, a properly noticed public hearing was held on September 20, 2022, and the above described Comprehensive Plan Amendment was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (5-0) vote; and

WHEREAS, a properly noticed public hearing with the Town Council was held on October 11, 2022; and

WHEREAS, upon hearing the statements of staff, the applicant(s), the public, and giving consideration to the recommendations from Planning Commission, and in consideration of the unique nature of the property and proposed development, without creating any precedent for future Comprehensive Plan amendments, the Town Council determines as provided below.

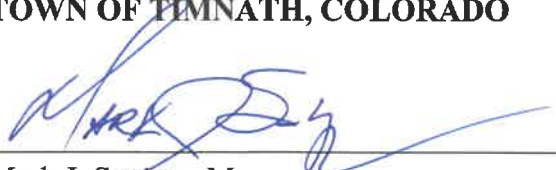
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

Section 1. Approval

The Comprehensive Plan 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 OCTOBER 11, 2022.

TOWN OF TIMNATH, COLORADO



Mark J. Soukup, Mayor

ATTEST:



Milissa Peters-Garcia, CMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Comprehensive Plan Amendment

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP SEVEN NORTH (T.7N.), RANGE SIXTEY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS A AND B OF RECORDED EXEMPTION NO. 0705-19-3 E-4309, RECORDED JUNE 6, 2006 AT RECEPTION NO.3393932, BEING A PART OF SOUTHWEST 1 / 4 SECTION 19, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXHIBIT B

Comprehensive Plan Amendment Future Land Use Map

[attached]

TIMNATH, CO

PREPARED BY:



ripley associates
LANDS & WATER - REAL ESTATE PLANNING
LAND PLANNERS ARCHITECTS

LAND PLANNERS ARCHITECTS

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SUITE 100
FAYETTEVILLE, CO 80601
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FAX: 303.231.4002
WWW.RIPLEYASSOCIATES.COM

APPLICANT:

Donna Kucharski
1400 S. University Blvd.
Fayetteville, CO 80601
P: 303.231.4000

ORIGINAL FILED: 06/06/2006
FILED IN: 19
COMPL. PLAN AMENDMENT NO.: 19-0222
DATE: 06/06/2006
COMPL. PLAN AMENDMENT NO.: 19-0222

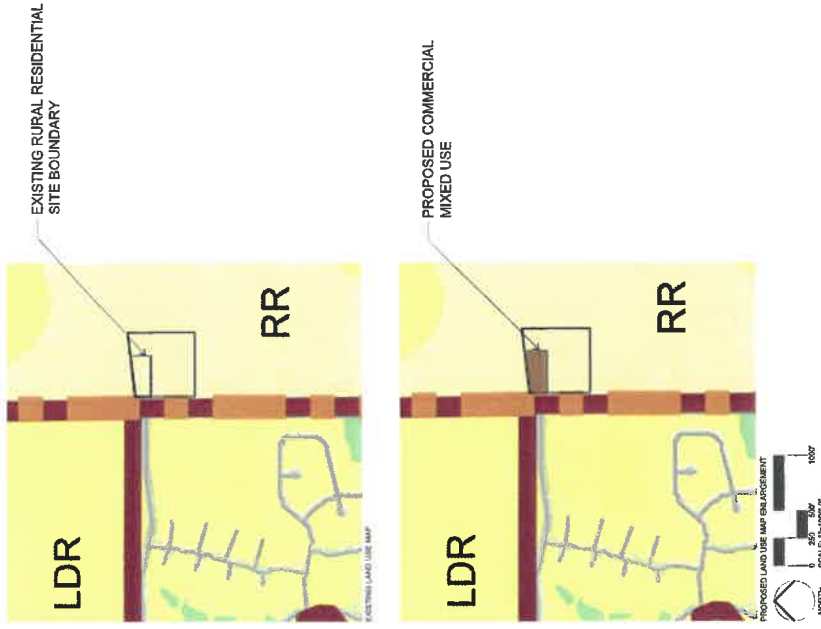
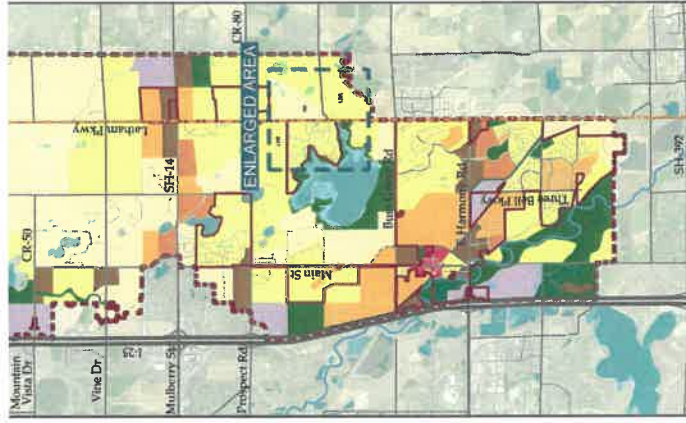
COMPREHENSIVE
PLAN



PREPARED BY: 06/06/2006
DRAWN BY: CH
CHECKED BY:
DRAWING NUMBER:

38434 COUNTY RD. 13 - COMPREHENSIVE PLAN AMENDMENT

Situate in the Southwest Quarter of Section 19. Township 7 North, Range 67 West of the 6th P.M.



PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP SEVEN NORTH (T.7N.), RANGE SIXTY-SEVEN WEST (R.67W.), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS A AND B OF RECORDED EXEMPTION NO. 0705-193 E-4098, RECORDED JUNE 6, 2006 AT RECEPTION NO. 0393302, BEING A PART OF SOUTHWEST 1/4 SECTION 19, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO. SAID PARCEL CONTAINS 485.643 SQUARE FEET OR 10.001 ACRES MORE OR LESS BY THIS SURVEY.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO

PLANNING COMMISSION CHAIRPERSON
: PHIL GOLDSTEIN

TOWN COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOWN COUNCIL, TIMNATH, COLORADO.

TOWN MAYOR
: MARK J. SOKUP

TIMNATH TOWN CLERK

CERTIFICATE OF OWNERSHIP

I / WE CERTIFY THAT _____ IS / ARE THE OWNERS OF THE PROPERTY, _____ AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAN AND JOIN IN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS, AND PLACES SHOWN HERE ON.

OWNER'S SIGNATURE _____