

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 47, SERIES 2022**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE TIMNATH SOUTH COMPREHENSIVE PLAN AMENDMENT,
SOUTH OF SUMMERFIELDS PARKWAY AND EAST OF THREE BELL 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, Overland Trail Farm, LLC (the “Developer”) has submitted a Comprehensive Plan Amendment for the Timnath South property, more particularly described in Exhibit A (legal description), Low Density Residential to Medium Density Residential, 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, with the condition that the north property located at Three Bell Parkway and River Pass Road be removed from consideration.


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 being annexed into the Town of Timnath and being a portion of the Southwest Quarter of Section 12, Township 6 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado, and being more particularly described as follows:

Lot 1, Ochsner M.R.D. S-18-91, recorded July 17, 1991 at Reception No. 91032623

(Also known as "Out Parcel", Timnath South Subdivision First Filing, recorded at Reception No. 20050101411)

Said parcel of land contains 6.811 acres, more or less.

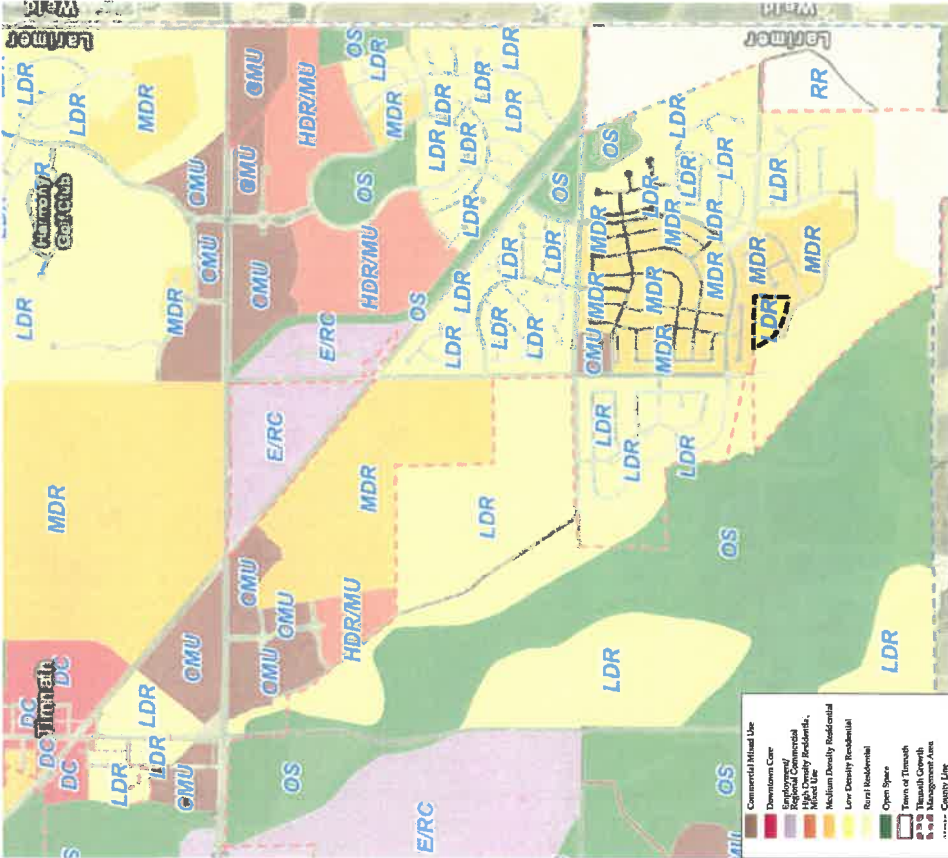
EXHIBIT B

Comprehensive Plan Amendment Future Land Use Map

[attached]

Timnath South Amended Comprehensive Plan

Timnath, Colorado



Existing Comprehensive Plan

Legal Description:

ZABSELL
A PORTION OF LAND BEING AMENDED INTO THE TOWN OF TIMNATH AND BEING A PORTION OF THE SOUTHWEST
QUARTER OF SECTION 36, T1N31R4W, COUNTY OF GARFIELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 1, CORNER M/D, & 1/4, RECORDED JULY 17, 1991 AT RECEPTION NO. 4032933
(ALSO KNOWN AS "OUT PARCEL", TIMNATH SOUTH SUBDIVISION FIRST PLUNG, RECORDED AT RECEPTION NO.
2008091417)
AND PARCEL OF LAND CONTAINING 8.11 ACRES, MORE OR LESS.

Certificate of Ownership:

WE CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY,
SOURCE:
BY _____
ATTEST: _____
THIS FORGIVING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
BY _____ OF _____ TOWN OF TIMNATH, COLORADO.
MY COMMISSION EXPIRES: _____
WIT MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
Timnath Mayor: Mark L. Soaboz
Timnath Town Clerk

Planning Commission Certificate:

Approved by the
Town Planning Commission: _____ on _____ by the _____

By City Manager: Phil Goheen

Town Council Certificate:

Approved by the
Town Council: _____ on _____ by the _____



TIMNATH SOUTH

Timnath, CO
OWNER:
OVERLAND
FARMS LLC.
1927 Washington Drive, #101
Fort Collins, CO 80528

STATE COMMENTS

June 14, 2022

Camp Plan
Amendment