

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 12, SERIES 2023**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING TOWN COUNCIL WAIVERS TO THE RAINTREE ANIMAL HOSPITAL
SITE PLAN, GENERALLY LOCATED NORTH OF HARMONY ROAD AND EAST OF
SIGNAL TREE DRIVE**

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, The Town of Timnath (the “Developer”) has submitted a Waiver Request for The Timnath Police Station Site Plan, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Requested Waivers) and attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, a hearing with the Town Council was held on February 14, 2023 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

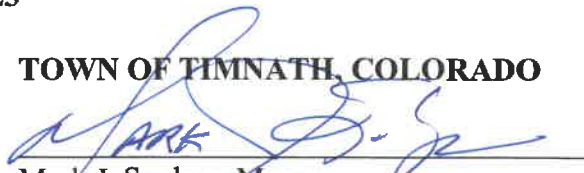
BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. Approval

The Waivers are 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 following condition:

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON FEBRUARY 14, 2023

TOWN OF TIMNATH, COLORADO


Mark J. Soukup, Mayor

ATTEST:



Milissa Garcia-Peters, CMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for the Site Plan

LOT 4, TIMNATH LANDING FILING NO. 5

EXHIBIT B

Requested Waivers

5.3.5.1.F. Fences, Walls, and Hedges - Height

No more than 6 feet high for the rear property line, or the side yard to the front building face of the building.

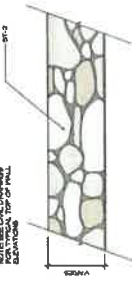


SITE PLAN APPLICATION

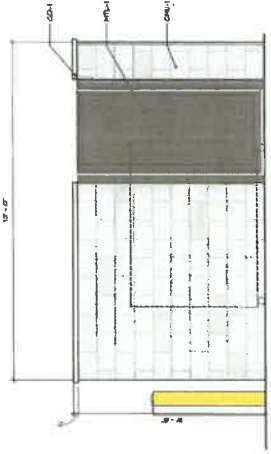


MATERIAL KEY

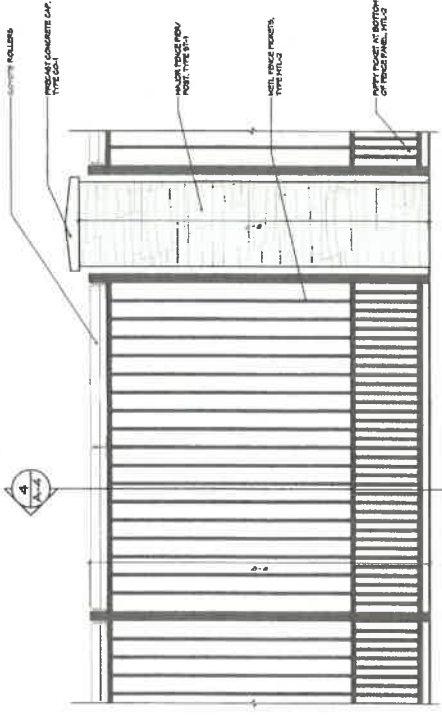
CM-1	SPRINKLER CONCRETE MANDATORY Joints
CG-1	PRECAST CONCRETE CURB (WALL CAP)
MF-1	CORROSION RESISTANT METAL PANEL (TRASH ENCLOSURE GATE)
MF-2	ALUMINUM FINISH SLIVER FENCE (TRASH ENCLOSURE GATE)
RF-1	PERFORATED CONCRETE BOARD (BATTERY BENCH)
RF-2	PERFORATED CONCRETE BOARD (BATTERY BENCH)
RF-3	PERFORATED CONCRETE BOARD (BATTERY BENCH)
RF-4	PERFORATED CONCRETE BOARD (BATTERY BENCH)
RF-5	PERFORATED CONCRETE BOARD (BATTERY BENCH)
RF-6	PERFORATED CONCRETE BOARD (BATTERY BENCH)
RF-7	PERFORATED CONCRETE BOARD (BATTERY BENCH)
RF-8	PERFORATED CONCRETE BOARD (BATTERY BENCH)
RF-9	PERFORATED CONCRETE BOARD (BATTERY BENCH)
RF-10	PERFORATED CONCRETE BOARD (BATTERY BENCH)



6 RETAINING WALL - ELEVATION
 SCALE: 1" = 1'-0"



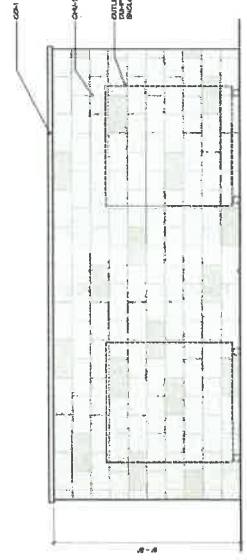
9 SIDE ELEVATION - TRASH ENCLOSURE
 SCALE: 1/2" = 1'-0"



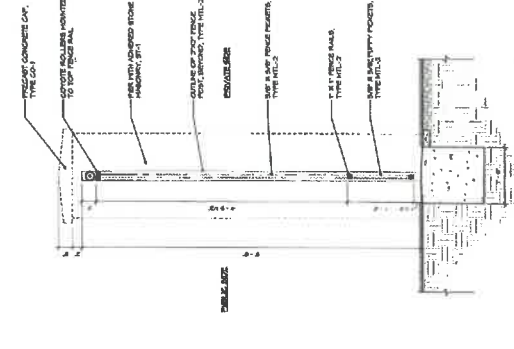
9 METAL FENCE - ELEVATION
 SCALE: 1" = 1'-0"



1 FRONT ELEVATION - TRASH ENCLOSURE
 SCALE: 1/2" = 1'-0"



2 REAR ELEVATION - TRASH ENCLOSURE
 SCALE: 1/2" = 1'-0"



4 METAL FENCE - SECTION
 SCALE: 1" = 1'-0"