

**TOWN OF TIMNATH, COLORADO  
ORDINANCE NO. 7, SERIES 2023**

**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 RED BARN ANNEXATION LOCATED EAST OF LATHAM  
PARKWAY**

**WHEREAS**, The Property Owner – 5258 Ranch, LLC 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 CC-Community Commercial at a public hearing held by the Town of Timnath Planning Commission on Tuesday, February 21, 2023.

**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:

CC – Community Commercial – See attached **Exhibit A** (legal description) and **Exhibit B** (zoning map)

**Section 2. Public Hearing**

The Town Council held a public hearing on Tuesday, March 14, 2023 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, ADOPTED AND ORDERED PUBLISHED BY TITLE BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON FEBRUARY 28, 2023, AND SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M. ON MARCH 14, 2023 AT THE TIMNATH ADMINISTRATION BUILDING, 4750 SIGNAL TREE DRIVE, TIMNATH COLORADO.**

**MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON MARCH 14, 2023.**

**TOWN OF TIMNATH, COLORADO**

DocuSigned by:

*Mark Soukup*

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Mark J. Soukup, Mayor

**ATTEST:**

DocuSigned by:

*Milissa Peters-Garcia*

07A66F3B02114D7

Milissa Peters-Garcia, CMC  
Town Clerk

## **EXHIBIT A**

### **Legal Description of Property Proposed for Zoning**

A tract of land, being part of Lot A of Recorded Exemption No. 0705-19-3 RE-4309 as recorded June 6, 2006 as Reception No.3393932 of the Records of the Weld County Clerk and Recorder, situate in the Southwest Quarter (SW1/4) of Section Nineteen (19), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter Corner of said Section 19, being a #6 rebar with a 3.25" aluminum cap stamped LS 34995, and assuming the West line of said Southwest Quarter as bearing South 00°10'32" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2654.46 feet, monumented at the Southwest Corner of said Section 19 by a #6 rebar with 2.5" aluminum cap stamped LS 36073 and with all other bearings contained herein relative thereto;

THENCE North 86°10'59" East along the North line of said Southwest Quarter a distance of 30.06 feet to the POINT OF BEGINNING;

THENCE North 86°10'59" East, continuing along said North line, a distance of 430.16 feet;

THENCE South 00°00'00" East a distance of 258.51 feet;

THENCE South 89°49'28" West a distance of 428.50 feet to the East line of Boekel Annexation #4, being the Easterly Right of way of Weld County Road 13;

THENCE North 00°10'32" West, along said East line, a distance of 231.19 feet to the POINT OF BEGINNING.

Said described parcel of land contains 105,011 Square Feet or 2.411 Acres, more or less (±).

**EXHIBIT B**

**Zoning Map**

[attached]

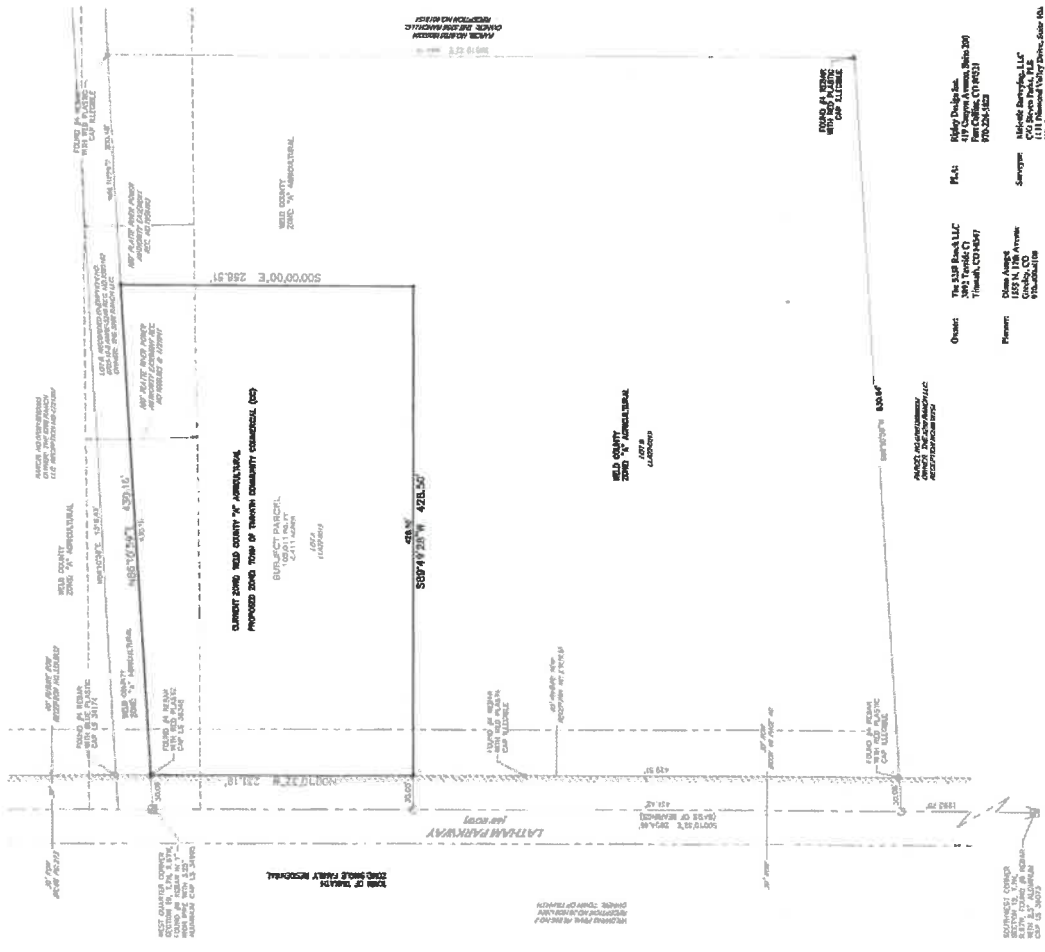
# THE 5258 RANCH ZONING MAP

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH,  
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO  
2.411 ACRES



**LEGEND**

	TOWNSHIP BOUNDARY
	EASEMENT LINE
	COUNTY LINE
	SECTION LINE
	PARCEL LINE
	SURVEY CORNER AS DESCRIBED
	FIELD BOUNDARY AS ENCLOSED
	CALCULATOR POSITION
	POINT OF BEGINNING



**PLANNING COMMISSION CERTIFICATE**  
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Town Planning Commission, Township \_\_\_\_\_, Colorado.

**PLANNING COMMISSION MEMBERS**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

**TOWNSHIP COMMISSION CERTIFICATE**  
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the \_\_\_\_\_ Township Commission, \_\_\_\_\_, Colorado. This report is a confidential document and its contents are not to be disseminated to the public without the express written consent of the Planning Commission. The Planning Commission is not responsible for the accuracy of the information provided herein.

**PLANNING COMMISSION MEMBERS**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

**TOWNSHIP COMMISSION MEMBERS**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**  
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**PLANNING COMMISSION MEMBERS**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

**TOWNSHIP COMMISSION MEMBERS**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

**MAJESTIC SURVEYING**  
1111 Pennsylvania Street, Suite 100  
Ft. Collins, CO 80526  
Phone: 970-228-5823  
Fax: 970-228-5823

**CLIENT:** The 5258 Ranch LLC  
1111 Pennsylvania Street, Suite 100  
Ft. Collins, CO 80526

**PROJECT:** 5258 Ranch Zoning Map

**DATE:** 10-15-2024

**PROJECT NO.:** 2024-048

**CLIENT NAME:** RED BUSH COPPER

**CLIENT NAME:** KUPFERSTERN

**FILE NAME:** 2024-048\_ZONING

**CHECKED BY:** JP

**SCALE:** 1" = 60'

**DATE:** \_\_\_\_\_

**REVISIONS:** \_\_\_\_\_

**1**

**SHEET 1 OF 1**