

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 47, SERIES 2023**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE SKETCH PLAN FOR THE LADERA PROPERTY, GENERALLY  
LOCATED SOUTH OF SWETSVILLE ZOO ROAD AND EAST AND WEST OF  
WEITZEL STREET.**

**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**, Connell, LLC (the “Developer”) has submitted a Sketch Plan for the Ladera Property, more particularly described in Exhibit A (legal description) and Exhibit B (Sketch Plan) and attached hereto and incorporated herein by this reference (the “Property”); and

**WHEREAS**, a properly noticed public hearing was scheduled for May 16, 2023, on the Sketch Plan, and the above described Sketch Plan was tabled by the Town of Timnath Planning Commission until July 18, 2023; and

**WHEREAS**, a public hearing was held on July 18, 2023, and the above described Sketch Plan was recommended for approval to the Town Council by the Town of Timnath Planning Commission; and

**WHEREAS**, a properly noticed public hearing with the Town Council was held on August 8, 2023 and continued on August 22, 2023, and upon hearing the statements of staff, the applicant(s), the public, and giving consideration to the recommendations, 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 Sketch Plan 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 AUGUST 22, 2023.**

**TOWN OF TIMNATH, COLORADO**

  
\_\_\_\_\_  
Mark J. Soukup, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Milissa Peters-Garcia, CMC  
Town Clerk



## EXHIBIT A

### Legal Description of Property Proposed for Sketch Plan

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF LAND BEING LOT 1, BLOCK 2, TRACT B, TRACT C AND PART OF TRACT A, LADERA SUBDIVISION RECORDED AT RECEPTION NO. 20220009456 AND LOT 1B, AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXEMPTION PLAT AND CWH PROPERTIES LLC BOUNDARY LINE ADJUSTMENT—FILE # 21—LAND4085, RECORDED AT RECEPTION NO. 20210098821 ALL RECORDED IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, LARIMER COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT B;

THENCE N02°04'13"W, A DISTANCE OF 1119.42 FEET ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO THE SOUTH LINE OF GATEWAY TIMNATH SOUTH SUBDIVISION RECORDED AT RECEPTION NO. 20140010830 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N89°30'43"E, A DISTANCE OF 310.97 FEET ON SAID SOUTH LINE;

THENCE S01°16'05"E, A DISTANCE OF 59.94 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, LADERA SUBDIVISION;

THENCE ON THE WEST, SOUTH AND NORTH LINES OF SAID LOT 1, BLOCK 1 FOR THE FOLLOWING SEVEN (7) COURSES;

1. S01°16'05"E, A DISTANCE OF 566.79 FEET;
2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 04°17'44", A DISTANCE OF 22.49 FEET, A CHORD BEARING OF S03°24'57"E WITH A CHORD DISTANCE OF 22.49 FEET;
3. N88°43'55"E, A DISTANCE OF 591.23 FEET;
4. N01°16'05"W, A DISTANCE OF 530.85 FEET TO A NON-TANGENT CURVE;
5. ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 57.50 FEET, A CENTRAL ANGLE OF 76°12'11", A DISTANCE OF 76.47 FEET, A CHORD BEARING OF N52°22'52"W WITH A CHORD DISTANCE OF 70.96 FEET;
6. THENCE S89°31'02"W, A DISTANCE OF 140.60 FEET;
7. THENCE N88°15'05"W, A DISTANCE OF 166.95 FEET TO THE NORTH LINE OF SAID LADERA SUBDIVISION;

THENCE ON THE NORTH, WEST AND EAST LINES OF SAID LADERA SUBDIVISION FOR THE FOLLOWING SIX (6) COURSES;

1. THENCE N89°31'02"E, A DISTANCE OF 506.70 FEET;
2. THENCE N00°29'50"W, A DISTANCE OF 60.00 FEET;
3. THENCE S89°30'43"W, A DISTANCE OF 34.92 FEET;
4. THENCE N01°16'05"W, A DISTANCE OF 247.88 FEET;
5. THENCE N89°31'11"E, A DISTANCE OF 1038.31 FEET;
6. THENCE S01°16'05"E, A DISTANCE OF 1339.12 FEET;

THENCE S88°43'55"W, A DISTANCE OF 2035.55 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,127,601 SQUARE FEET OR 48.843 ACRES, MORE OR LESS.

**EXHIBIT B**

Sketch Plan

[attached]



#	Date	Issue / Description	By
1.	02/24/2020	PRELIMINARY SUBMITTAL	JKL
2.	03/24/2020	REVISIONS	JKL
3.	03/24/2020	REVISIONS	JKL
4.	03/24/2020	REVISIONS	JKL
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Project No: 02/24/2020  
Drawn By: ALL  
Checked By: JKL  
Date: 03/24/2020  
COVER SHEET

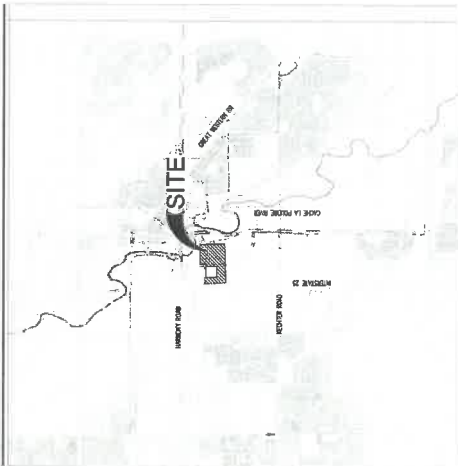
# LADERA Sketch Plan

SITUATED IN THE EAST HALF OF SECTION 3, T8N, R68W OF THE 6TH P.M.,  
COUNTY OF LARIMER, STATE OF COLORADO

### SHEET INDEX

- 1 COVER SHEET
- 2 CONTEXT MAP
- 3 SKETCH PLAN EXHIBIT
- 4 CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

### NEIGHBORHOOD MAP



### LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED HEREBY ARE THE OWNER OF LAND BEING LOT 1, BLOCK 2, TRACT B, PART C AND PART OF TRACT C, LADERA SUBDIVISION RECORDED AT SECTION 2 PLAN AND CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN (LADERA SKETCH PLAN EXHIBIT) IN THE COUNTY OF LARIMER, STATE OF COLORADO. THE PROPERTY IS PART OF A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 3, T8N, R68W, OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY RECORDED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT B;  
THENCE N60°07'16" E, A DISTANCE OF 108.04 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO THE SOUTH LINE OF GARDEN TOWNHOMES SUBDIVISION RECORDED AT SECTION NO. 120 SUBDIVISION IN THE COUNTY OF LARIMER AND SOUTHWEST 1/4; THENCE N20°07'16" E, A DISTANCE OF 342.07 FEET TO SAID SOUTH LINE;  
THENCE N06°07'16" E, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, LADERA SUBDIVISION;  
THENCE ON THE WEST, SOUTH AND NORTH LINES OF SAID LOT 1, BLOCK 1 FOR THE FOLLOWING SEVERAL (7)  
1. S81°07'16" E, A DISTANCE OF 66.00 FEET;  
2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 90°34'14" A DISTANCE OF 128.32 FEET TO THE NORTH LINE OF SAID TRACT B;  
3. S89°07'16" E, A DISTANCE OF 94.35 FEET;  
4. S80°07'16" E, A DISTANCE OF 170.00 FEET TO THE WEST LINE OF SAID TRACT B;  
5. ON SAID WEST LINE OF SAID TRACT B, A CHORD BEARING OF N22°25'21" W WITH A CHORD DISTANCE OF 29.77 FEET, A CURVE BEARING OF N22°25'21" W WITH A CHORD DISTANCE OF 170.00 FEET;  
6. THENCE S80°07'16" E, A DISTANCE OF 10.00 FEET;  
7. THENCE N60°07'16" E, A DISTANCE OF 10.00 FEET TO THE NORTH LINE OF SAID LADERA SUBDIVISION;  
THENCE ON THE NORTH, WEST AND EAST LINES OF SAID LADERA SUBDIVISION FOR THE FOLLOWING SIX (6) CORNERS:  
1. THENCE S80°07'16" E, A DISTANCE OF 10.00 FEET;  
2. THENCE N60°07'16" E, A DISTANCE OF 66.00 FEET;  
3. THENCE S80°07'16" E, A DISTANCE OF 10.00 FEET;  
4. THENCE N60°07'16" E, A DISTANCE OF 10.00 FEET;  
5. THENCE S80°07'16" E, A DISTANCE OF 10.00 FEET;  
6. THENCE N60°07'16" E, A DISTANCE OF 10.00 FEET;  
THENCE S80°07'16" E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.  
PARCEL CONTAINS 2,122.001 SQUARE FEET OR ABOUT 48,483 SQUARE FEET OR LESS.

### PLANNING COMMISSION CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO.

COMMISSIONER, PHIL GARDNER

### TOWN COUNCIL CERTIFICATE

APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD, BY THE TOWN COUNCIL, TIMNATH, COLORADO.

MAYOR, MARK J. SCHUPP TOWN CLERK

### BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, BEARS N 22°24'14" W FOR 290.81'. MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 2 BY THE 8' X 8' PIERCE WITH A 1/4" ALUMINUM CAP, STAMPED 'LS 22284' AND BY THE SOUTH 1/4' CORNER OF SAID SECTION 2 BY THE 8' X 8' PIERCE WITH A 1/4" ALUMINUM CAP, STAMPED 'LS 31867'. AS SHOWN HEREON WITH ALL OTHER BEARINGS RELATIVE THEREBY.



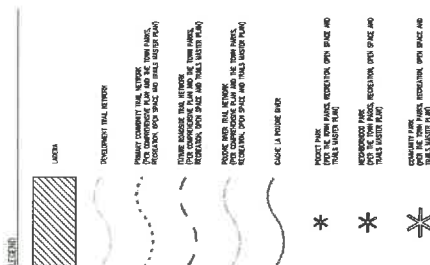
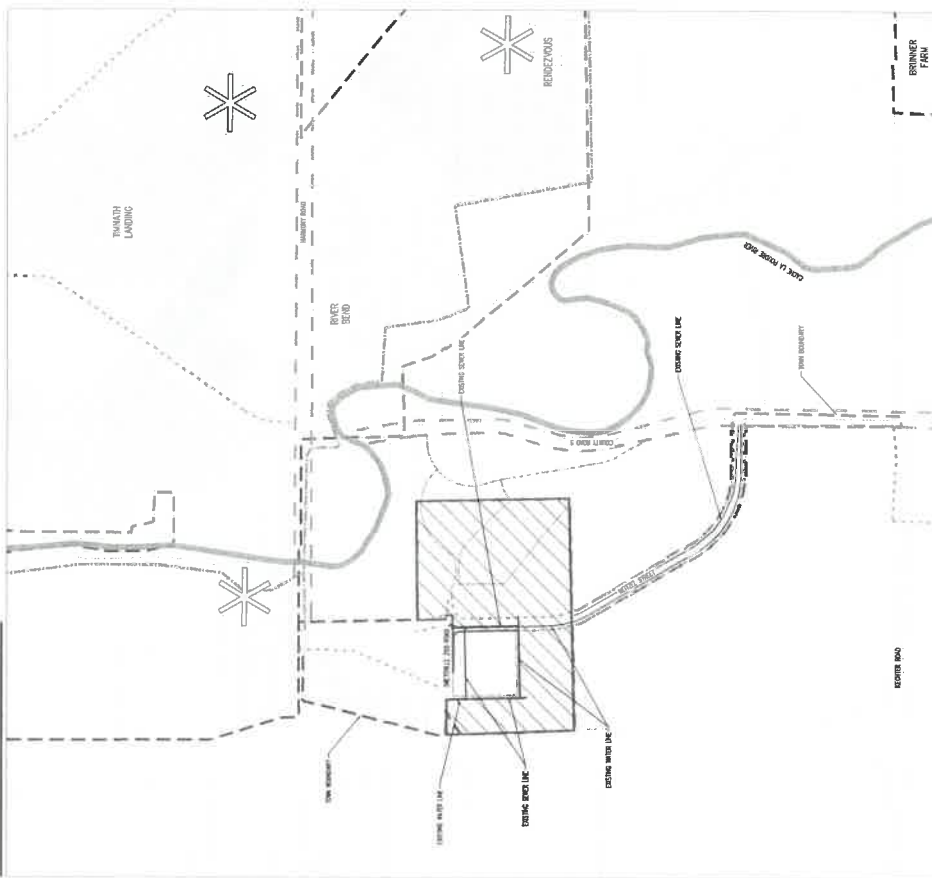
Rev.	Date	Description
1	12/15/23	Initial Sketch Plan
2	12/15/23	Revised Sketch Plan
3	12/15/23	Final Sketch Plan

Project No.	24-0008
Client	ALD
Created By	JRM
Date	12/15/23

# LADERA Sketch Plan

SITUATED IN THE EAST HALF OF SECTION 5, T6N, RBWM OF THE 6TH P. M.  
 COUNTY OF LARIMER, STATE OF COLORADO

**CONTEXT MAP**



**NOTES**

- ALL EXISTING UTILITIES FOR THE LADERA IMPROVEMENTS IS DEPICTED ON THE 2023 SURVEY MAP. ANY CHANGES TO THE UTILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE SHOWN ON THE FINAL PLANS.
- EXISTING RIVER LINE IS DEPICTED ON THE 2023 SURVEY MAP. ANY CHANGES TO THE RIVER LINE ARE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE SHOWN ON THE FINAL PLANS.
- EXISTING BOUNDARY LINE IS DEPICTED ON THE 2023 SURVEY MAP. ANY CHANGES TO THE BOUNDARY LINE ARE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE SHOWN ON THE FINAL PLANS.
- EXISTING WATER LINE IS DEPICTED ON THE 2023 SURVEY MAP. ANY CHANGES TO THE WATER LINE ARE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE SHOWN ON THE FINAL PLANS.
- EXISTING SERVICE LINE IS DEPICTED ON THE 2023 SURVEY MAP. ANY CHANGES TO THE SERVICE LINE ARE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE SHOWN ON THE FINAL PLANS.



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**PRELIMINARY**  
 NOT FOR CONSTRUCTION

CONTRACT NO. 18-01-0001  
 COUNTY OF LARIMER, COLORADO  
 PROJECT NO. 18-01-0001-01  
 SHEET NO. 18-01-0001-01-01  
 DATE: 08/14/2018



LADERA  
 SKETCH PLAN  
 TIMNATH, CO

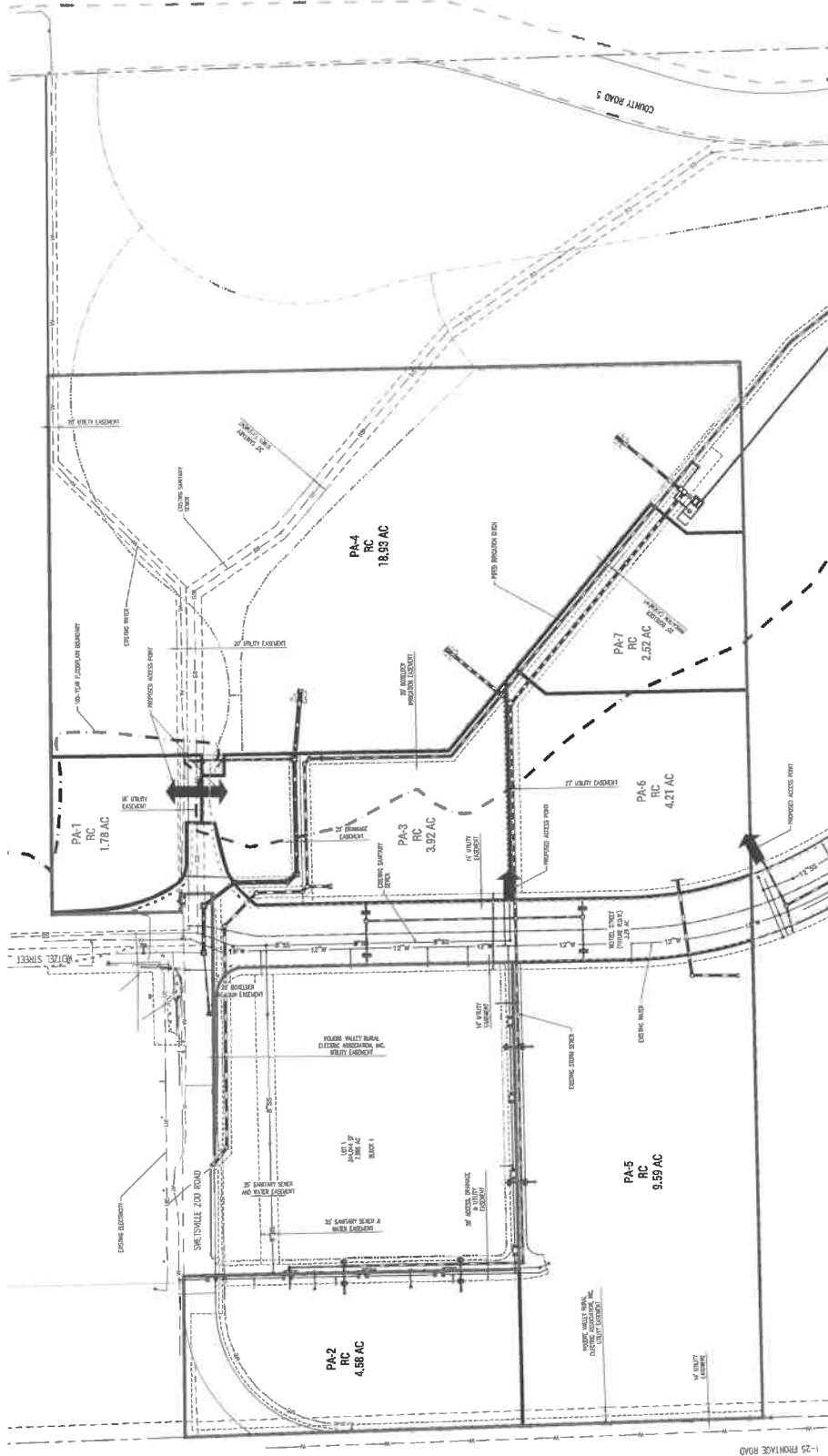
NO.	DATE	DESCRIPTION	BY	APP.
1.	08/14/2018	PRELIMINARY SKETCH PLAN	ALC	
2.	08/14/2018	REVISIONS	ALC	

DATE	BY	APP.
08/14/2018	ALC	
08/14/2018	ALC	

SKETCH PLAN

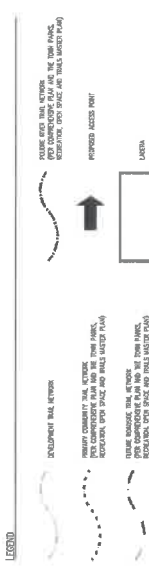
# LADERA Sketch Plan

SITUATED IN THE EAST HALF OF SECTION 3, T6N, R68W OF THE 6TH P.M.  
 COUNTY OF LARIMER, STATE OF COLORADO



LAND USE DESIGNATION	EXISTING ZONING	PROPOSED ZONING	PRINCIPAL USE	LAND AREA - AC.	PERCENT
PA-1	RESIDENTIAL COMMERCIAL	RESIDENTIAL COMMERCIAL	INDUSTRIAL	1.78	3.84%
PA-2	RESIDENTIAL COMMERCIAL	RESIDENTIAL COMMERCIAL	BUSINESS COMMERCIAL / RETAIL	4.58	10.2%
PA-3	RESIDENTIAL COMMERCIAL	RESIDENTIAL COMMERCIAL	OFFICE SPACE	3.92	8.7%
PA-4	RESIDENTIAL COMMERCIAL	RESIDENTIAL COMMERCIAL	BUSINESS COMMERCIAL / RETAIL	18.93	42.5%
PA-5	RESIDENTIAL COMMERCIAL	RESIDENTIAL COMMERCIAL	BUSINESS COMMERCIAL / RETAIL	9.59	21.5%
PA-6	RESIDENTIAL COMMERCIAL	RESIDENTIAL COMMERCIAL	BUSINESS COMMERCIAL / RETAIL	4.21	9.5%
PA-7	RESIDENTIAL COMMERCIAL	RESIDENTIAL COMMERCIAL	BUSINESS COMMERCIAL / RETAIL	2.52	5.7%
TOTAL				46.51	100%

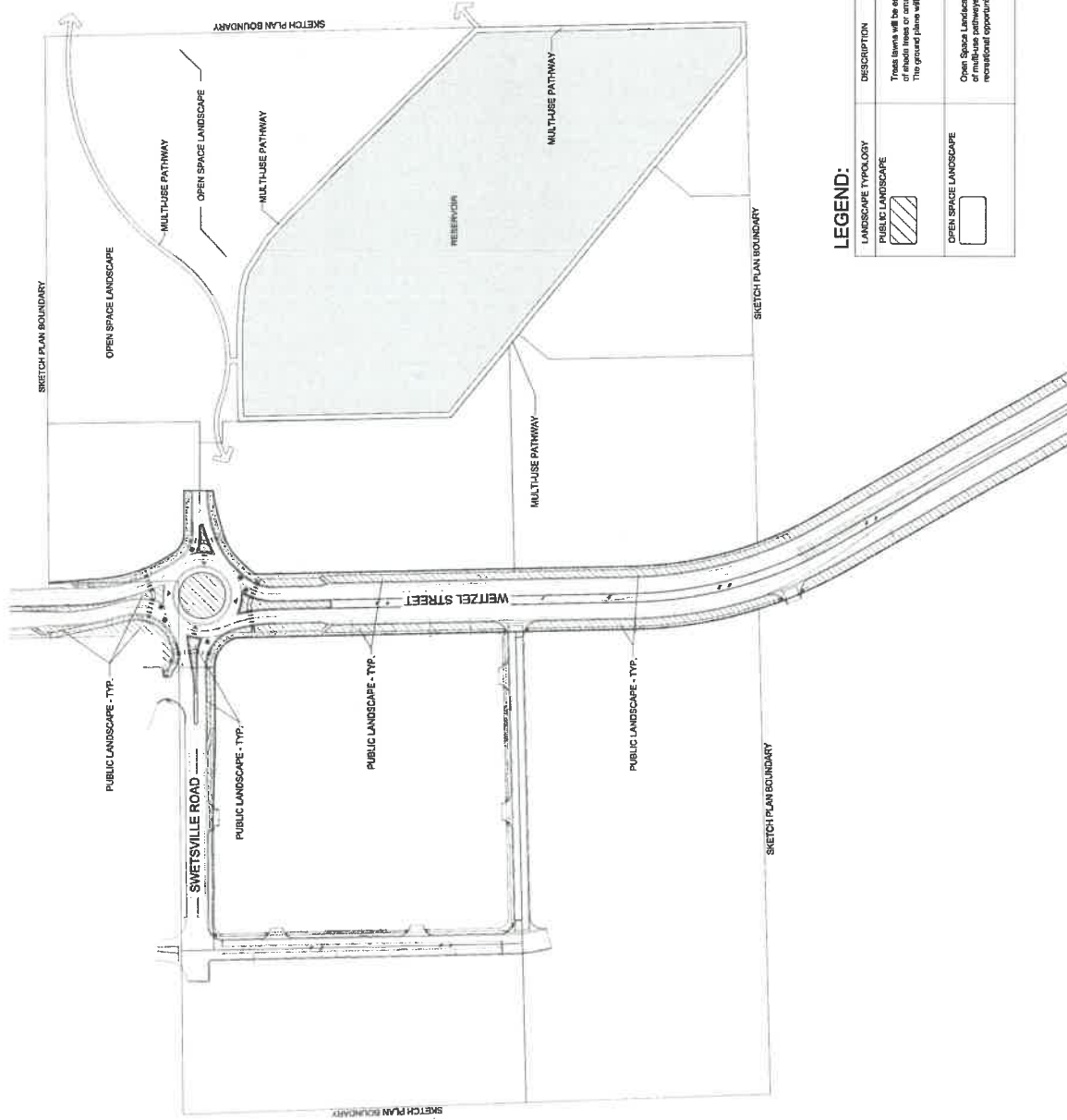
- SKETCH PLAN SHEET NOTES:
- THIS PLAN IS A PRELIMINARY SKETCH PLAN AND IS NOT FOR CONSTRUCTION.
  - THESE ARE THE UNOFFICIAL RECORDS OF THE COUNTY OF LARIMER AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
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#	Date	Issue / Description	PK
1.	7/24/20	PRELIMINARY	001
2.	8/10/20	REVISION	002

Project:	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN
Client:	STACKlot
Designer:	Galloway LLC



**LEGEND:**

LANDSCAPE TYPOLOGY	DESCRIPTION
	<b>PUBLIC LANDSCAPE</b> Trees lawns will be established along private roads within the development will be planted with a combination of shade trees or ornamental trees at 35' x 35' o.c., with the exception of advance trees to proposed development. The ground plane will be finished with a sandy substrate soil. Tree lawns will be a minimum of 6'-0" to 8'-0".
	<b>OPEN SPACE LANDSCAPE</b> Open Space Landscape is located within a 100-year flood plain. Improvements will be limited to the construction of a 100-year flood plain. Improvements will be limited to the construction of seasonal native grasses with recreational opportunities. Landscaping improvements will consist of seasonal native grasses.

**CONCEPTUAL LANDSCAPE**