

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 53, SERIES 2023**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE HARMONY MINOR SUBDIVISION – THIRD FILING, SECOND
AMENDMENT, GENERALLY LOCATED SOUTH OF BUSS GROVE ROAD, EAST OF
AND ADJACENT TO THE TIMNATH RESERVOIR OUTLET CANAL**

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, Harmony, LLC (the “Applicant”) has submitted a Minor Subdivision for the Harmony Third Filing, Second Amendment, more particularly described in Exhibit A (Minor Subdivision) and attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, a properly noticed public hearing with the Planning Commission was held on August 1, 2023, and the above described Minor Subdivision was recommended for approval by a unanimous vote (5-0); and

WHEREAS, a properly noticed public hearing with the Town Council was held on August 22, 2023 and upon hearing the statements of staff, the applicant(s) 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 Minor Subdivision 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 Minor Subdivision

TRACT B, HARMONY SUBDIVISION – THIRD FILING, FIRST AMENDMENT
RECORDED UNDER RECEPTION NO. 20160048302 IN THE RECORDS OF THE
LARIMER COUNTY CLECK AND RECORDER, LOCATED IN SECTION 36,
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF LARIMER, STATE OF COLORADO,

CONTAINING A CALCULATED AREA OF 5,706,826 SQUARE FEET OR 131.0107
ACRES.

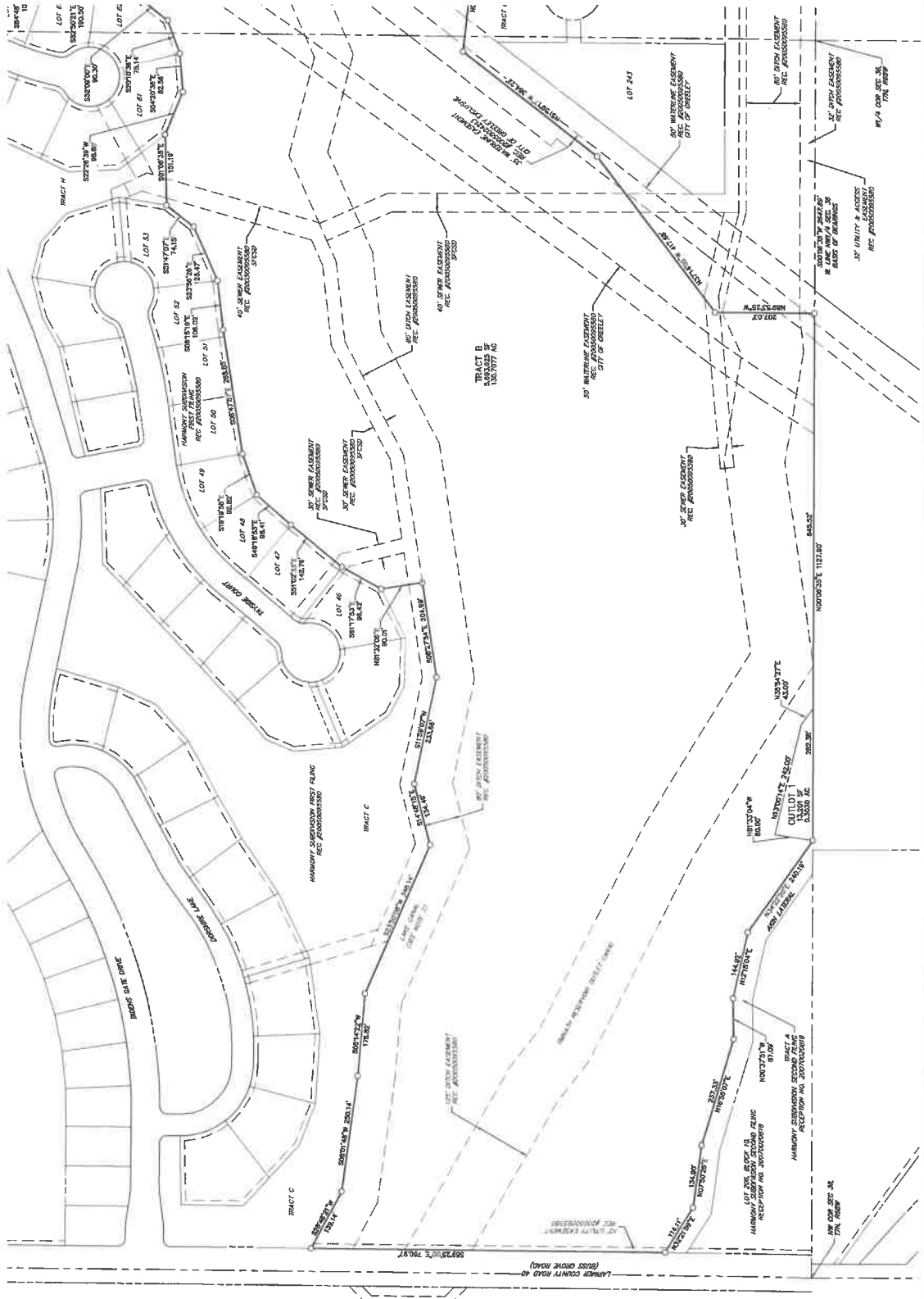
EXHIBIT B

Minor Subdivision

[attached]

HARMONY SUBDIVISION - THIRD FILING, SECOND AMENDMENT

TRACT B, HARMONY SUBDIVISION - THIRD FILING, FIRST AMENDMENT,
 LOCATED IN SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 3



JR
 ORIGINAL SCALE 1" = 100'

HARMONY SUBDIVISION - THIRD FILING, SECOND AMENDMENT
 JOB NO. 39811.00
 JULY 6, 2023
 SHEET 2 OF 4

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