

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 54, SERIES 2023**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE SKETCH PLAN FOR THE MCMORRIS SUBDIVISION
GENERALLY LOCATED SOUTH OF AND ADJACENT TO BUSS GROVE ROAD**

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, SC Land Estates LLC, Post Modern Development Inc, Harmony LLC, and Timnath Estates LLC (the “Developers”) have submitted a Sketch Plan for the McMorris Subdivision, 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 held on August 1, 2023, and the above described Sketch Plan 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 August 22, 2023 and upon hearing the statements of staff, the applicant(s), the public, and giving consideration to the recommendations from Planning Commission, 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

Parcel 1:

Lots 1, 2 and 3, Olde Timnath Estates, Town of Timnath,
County of Larimer, State of Colorado

Parcel 2:

Being a portion of the East half of the NE1/4 of Section 35, Township 7 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado as generally described under Reception No. [2020-0016857](#) of the Larimer County Records, lying Southerly of an existing right of way for Poudre Reservoir Company as recorded in Book 186 at Page 60 of said records, being more particularly described as follows:

Considering the North line of the NE 1/4 of said Section 35 as bearing N89°54'07"W, and with all bearing contained herein lying relative thereto:

Commencing from the NE corner of said Section 35; thence along the East line of the NE 1/4 of said Section 35, S 00° 06'36"W, a distance of 30.00 feet, more or less, to a point on the Southerly right of way line of Larimer County Road 40; thence continuing along said East line of said NE1/4, S 00° 06'36"W, a distance of 887.39 feet to the True Point of Beginning; thence continuing along said East line of said NE1/4, S 00° 06'36"W, a distance of 1195.48 feet to the Southeasterly corner of that parcel described in Reception No. [2020-0016857](#) of the Larimer County Records; thence departing the East line of said NE1/4, and proceeding along the Southerly and Westerly lines of said Reception No. [2020-0016857](#), N 53° 14'54"W, a distance of 1443.05 feet and again N 00° 00'00"E, a distance of 723.05 feet, more or less, to a point on the South line of aforementioned 75 foot right of way as described in Book 186 at Page 60; thence departing said Southerly and Westerly lines and proceeding along said right of way line the following five (5) courses and distances:

1. N76° 20'44"E, a distance of 86.81 feet;
2. S70° 34'07"E, a distance of 193.97 feet;
3. S86° 04'07"E, a distance of 112.34 feet;
4. N72° 05'53"E, a distance of 211.84 feet;
5. N58° 05'53"E, a distance of 109.89 feet;

N42° 03'06"E, a distance of 572.87 feet, more or less to a point on the Southerly right of way line of Larimer County Road 40; thence departing said 75 foot right of way line and proceeding along said Southerly right of way line, S 89° 54'07"E, a distance of 42.56 feet, more or less, to a point on the Easterly line of said Reception No. [2020-0016857](#); thence departing said Southerly right of way line, and proceeding along said Easterly line, the following three (3) courses and distances:

1. S35° 59'20"W, a distance of 868.05 feet;
2. S00° 06'36"W, a distance of 184.21 feet;
3. S89° 54'28"E, a distance of 568.72 feet, more or less, the the East line of the NE1/4 of said Section 35 and the True Point of Beginning,

County of Larimer, State of Colorado

EXHIBIT B

Sketch Plan

[attached]

MCMORRIS SUBDIVISION - SKETCH PLAN
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO
 RESUBMITTAL 7/6/23

LEGAL DESCRIPTION
 THE 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST, 6TH 1/4M,
 RECORD 108 RECORDING DISTRICT 4-57 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON
 RECORD OR RECORDING.

BASIS OF BEARINGS
 THE NORTH LINE OF THE FORECAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH 1/4M, RECORD 108
 MONUMENTED AT THE WEST END BY A 3.25' ALUMINUM COP STANDARD THIS BEING 2008" AND AT THE EAST END BY A 3.25'
 ALUMINUM COP STANDARD THIS BEING 2008", ASSIGNED TO BEAR 093°10'17".

LAND USE TABLE

CURRENT ZONING	RE-ESTATE RESIDENTIAL & RE WITH PD OVERLAY (HOMERTY SUBVERSION)
PROPOSED ZONING	RE-ESTATE RESIDENTIAL
PROPOSED USE	RE-ESTATE RESIDENTIAL
TOTAL SITE AREA	47.0 ± AC (100%)
• LOT AREA	71.0 ± AC MAX (46%)
• OPEN SPACE	22.0 ± AC MAX (47%)
RESIDENTIAL LOTS PROPOSED	28 SF LOT HOMES (MAXIMUM)

PROPERTY OWNER
 ISLAND LLC
 3155 W. 14th Street, Suite 200
 7205 CRENSHAW ROAD #104
 P.O. BOX 110103
 PAPER CITY, MO 64581
 P-417-330-9272

PROPERTY OWNER
 ATRONIX ENERGY
 1525 S. WESTERN AVENUE, SUITE 100
 DENVER, CO 80202
 P-303-733-8277

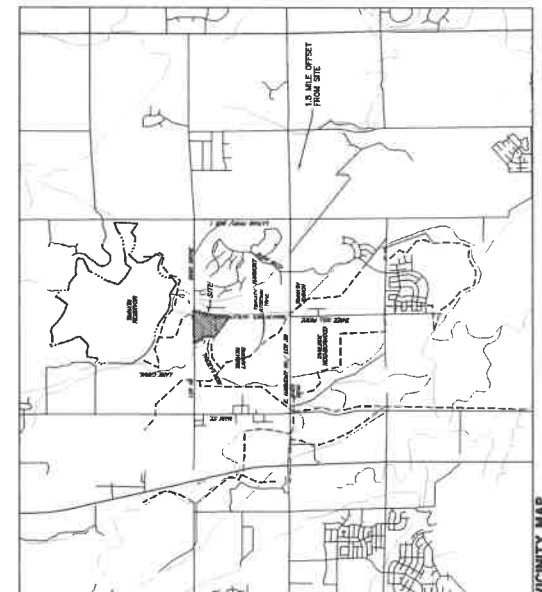
PROPERTY OWNER
 POST MODERN DEVELOPMENT INC
 144 N. MADISON ST. UNIT 3
 DENVER, CO 80202
 P-727-407-1708

PROPERTY OWNER
 ATRONIX ENERGY
 1525 S. WESTERN AVENUE, SUITE 100
 DENVER, CO 80202
 P-303-733-8277

PLANNER/LANDSCAPE ARCHITECT
 AS ENTHUSIASTIC LLP, P.A.
 2600 SOUTH COLLIER AVE
 DENVER, COLORADO 80231
 P-303-435-8734
 INFO@ENTHUSIASTIC.COM

ENGINEER
 J & R ENGINEERING
 2600 SOUTH COLLIER AVE. SUITE 200
 DENVER, CO 80231
 P-303-733-8277
 INFO@JRENG.COM

SURVEYOR
 ATRONIX ENERGY, P.L.S.
 2600 S. WESTERN AVENUE, SUITE 200
 DENVER, CO 80202
 P-303-733-8277
 INFO@ENTHUSIASTIC.COM



VICINITY MAP
 SCALE 1"=2000'

SHEET INDEX

- COVER SHEET
- PROPOSED LAYOUT
- LANDSCAPE & OPEN SPACE PLAN

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2023, BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO

PLANNING COMMISSION CHAIRPERSON
 PHILIP COLLIARD

TOWN COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2023, BY THE TOWN COUNCIL, TIMNATH, COLORADO

PLANNING COMMISSION CHAIRPERSON
 PHILIP COLLIARD

NOTES

- THE PROPERTY SUBMITTED IS CURRENTLY ZONED RESTATE RESIDENTIAL (RE).
- THE ADJACENT PROPERTY (MCMORRIS SUBDIVISION) IS ZONED RE WITH A PD OVERLAY.
- THE PROPERTY IS IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST, OF THE 6TH 1/4M, RECORD 108, RECORDING DISTRICT 4-57. THE PROPERTY IS IN A RECREATION MANAGEMENT DISTRICT (RE) ZONING DISTRICT.
- PROPERTIES TO THE NORTH ARE CURRENTLY ZONED RURAL RESIDENTIAL (RR) IN LARIMER COUNTY.

SEVEN MARK J. GENEUP
 TIMNATH TOWN CLERK

OWNER, POST MODERN DEVELOPMENT INC.

POST MODERN DEVELOPMENT INC.
 BY: JO PAULLA, PRESIDENT
 STATE OF COLORADO YES
 COUNTY OF LARIMER YES

THE FOREGOING INSTRUMENT WAS SUBSCRIBED, SIGNED TO, AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY PAULLA, AS PRESIDENT OF POST MODERN DEVELOPMENT INC., A COLORADO LIMITED LIABILITY COMPANY, WHOSE MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC: _____

OWNER, SC LAND ESTATES, LLC

SC LAND ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY:
 BY: ALEX SHUMAN, MANAGER
 STATE OF COLORADO YES
 COUNTY OF LARIMER YES

THE FOREGOING INSTRUMENT WAS SUBSCRIBED, SIGNED TO, AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY ALEX SHUMAN, AS MANAGER OF SC LAND ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY, WHOSE MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC: _____

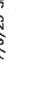
OWNER, TIMNATH ESTATES LLC

TIMNATH ESTATES LLC, A COLORADO LIMITED LIABILITY COMPANY:
 BY: ALEX SHUMAN, MANAGER
 STATE OF COLORADO YES
 COUNTY OF LARIMER YES

THE FOREGOING INSTRUMENT WAS SUBSCRIBED, SIGNED TO, AND ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY ALEX SHUMAN, AS MANAGER OF TIMNATH ESTATES LLC, A COLORADO LIMITED LIABILITY COMPANY, WHOSE MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC: _____

COVER SHEET
 MCMORRIS SUBDIVISION - SKETCH PLAN
 JOB NO. 38811.00
 REVISED PER TOWN OF TIMNATH COMMENTS
 7/6/23 SHEET 1 OF 3



J & R ENGINEERING
 A Wisconsin Company

Colin Hill 303-435-8277 • Colorado State PE-1941-2286
 Pat Oles 303-435-8277 • Landscape Architect

LEGEND

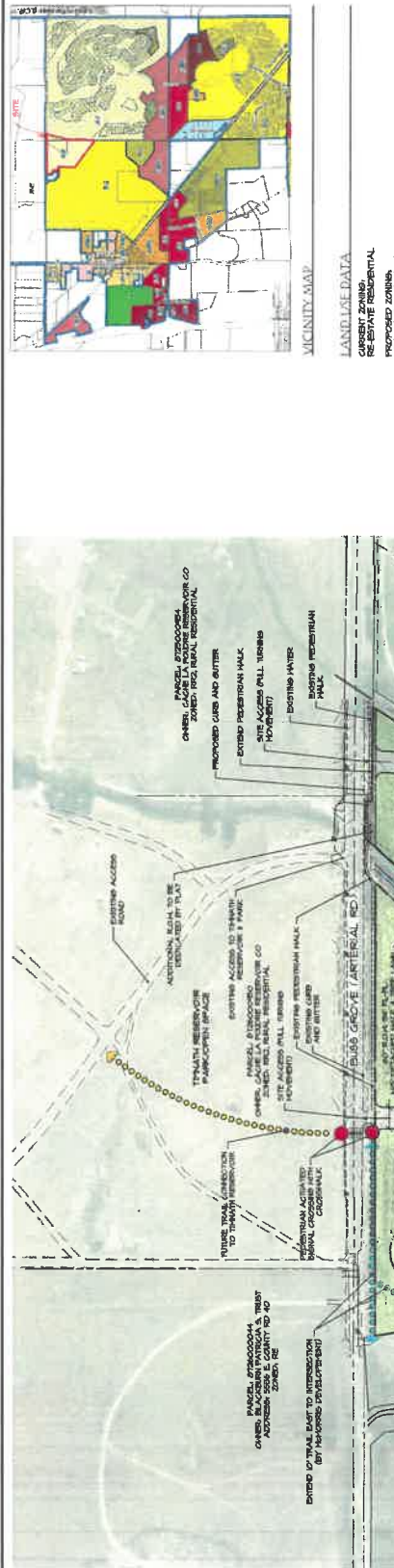
SITE BOUNDARY
 POCKET PARK (R1) ACRE OWNED & MAINTAINED BY ICA
 PEDESTRIAN CROSSING
 PEDESTRIAN TRAIL NETWORK BY MCMORRIS DEVELOPMENT
 FUTURE PEDESTRIAN TRAIL BY OTHERS
 PEDESTRIAN TRAIL NETWORK BY MCMORRIS & TRINITY NORTH SUBDIVISION
 APPROXIMATE EXTENT OF SINGLE-FAMILY RESIDENTIAL LOTS
 OPEN SPACE AREA

SKETCH PLAN NOTES

- TOPOGRAPHIC DATA FOR THIS SKETCH PLAN WAS SUPPLIED BY SITE VISITORS AND PROVIDED TO JRE ENGINEERING FOR CONFORMANCE WITH THE TOWN OF TRINITY DESIGN MANUAL FOR PRELIMINARY PLANS. THERE ARE NO ASSURANCES MADE REGARDING THE ACCURACY OF THE DATA PROVIDED OR THE DATA'S RELIABILITY FOR USE IN THIS PROJECT. THERE ARE NO ASSURANCES MADE REGARDING THE ACCURACY OF THE DATA PROVIDED OR THE DATA'S RELIABILITY FOR USE IN THIS PROJECT.
- THE BOUNDARY OF RESIDENTIAL LOTS & OPEN SPACE ARE REPRESENTATIONS OF A PRELIMINARY DESIGN AND ARE SUBJECT TO CHANGE DURING THE PRELIMINARY PLAN PROCESS.
- PLANT MATERIALS WILL BE SPECIFIED AT THE TIME OF THE PRELIMINARY PLAN PROCESS.
- OPEN SPACE AREAS WILL CONFORM WITH CURRENT ZONING REQUIREMENTS.
- WATER SUPPLY SHALL BE PROVIDED BY FORT COLLINS-WINDING WATER DISTRICT. WATER TO BE PROVIDED BY SOUTH FORK COLLING SANITATION DISTRICT.
- ELECTRIC & GAS SERVICE TO BE PROVIDED BY XCEL ENERGY. ALL NEW SERVICE SHALL BE PROVIDED BY THE CITY OF TRINITY. ALL EXISTING SERVICE SHALL BE PROVIDED BY THE CITY OF TRINITY.
- STREET TREES ALONG THE PUBLIC ROAD SHALL BE PLANTED AT A MINIMUM HEIGHT OF 4 FEET. TREES SHALL BE PLANTED AT THE TIME OF THE PRELIMINARY PLAN PROCESS.
- THE TOWN OF TRINITY DESIGN MANUAL SHALL BE REFERENCED FOR ALL APPLICABLE REQUIREMENTS.

LAND USE DATA

CURRENT ZONING: RE-ESTATE RESIDENTIAL
 PROPOSED ZONING: RE-ESTATE RESIDENTIAL
 SINGLE-FAMILY DETACHED RESIDENTIAL ESTIMATES: 41.0 ± AC (BOOK)
 TOTAL SITE AREA: 21.0 ± AC (R&D)
 DEDICATED ROAD: 4.0 ± AC (R&D)
 OPEN SPACE: 22.0 ± AC (R&D)
 20 SP LOT (MAXIMUM)



MCMORRIS SUBDIVISION -
SKETCH PLAN
LANDSCAPE & OPEN SPACE PLAN

CHECKED BY	AJH
DRAWN BY	AJH
DATE	7/6/23
Y-SCALE	N/A
X-SCALE	1" = 150'

NO.	DESCRIPTION	DATE
1	REVISED PER TOWN OF TRIMMATH COMMENTS	8/7/23

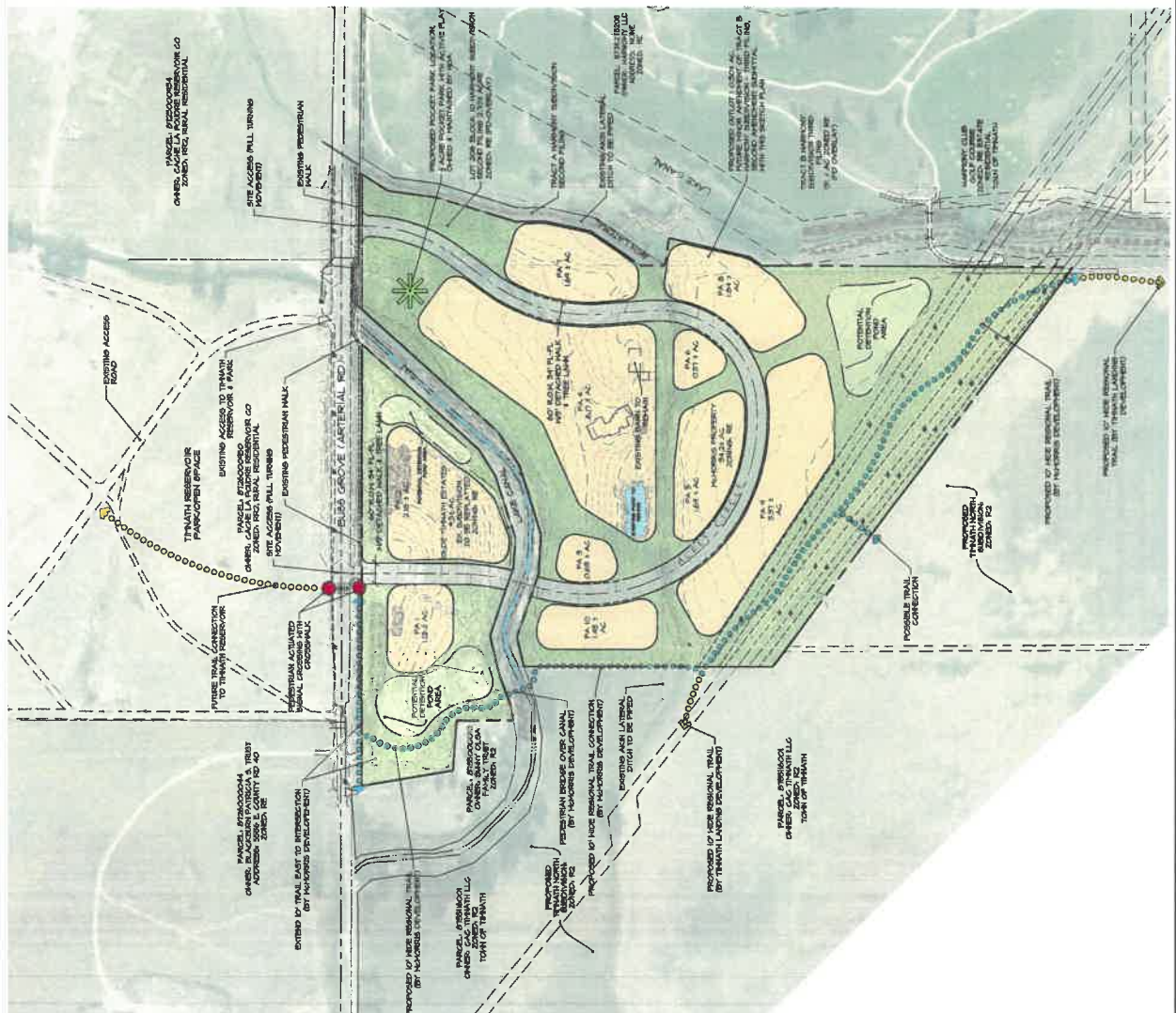


Know what's Below.
Call before you dig.

- LEGEND**
- SITE BOUNDARY
 - POCKET PARK, IN S-AGE OWNED & MAINTAINED BY ISA
 - PEDESTRIAN CROSSINGS
 - REGIONAL TRAIL NETWORK BY NEIGHBORS DEVELOPMENT
 - FUTURE REGIONAL TRAIL BY OTHERS
 - REGIONAL TRAIL NETWORK BY MCMORRIS & TRIMMATH NORTH SUBDIVISION
 - APPROPRIATE BIRTH OF SINGLE FAMILY RESIDENTIAL LOTS
 - OPEN SPACE AREA

LANDSCAPE & OPEN SPACE PLAN NOTES

1. BOUNDARY LINES OF PLANNING AREAS AS WELL AS THE LOCATIONS OF PARKS AND TRAILS ARE REPRESENTATIONS OF ANTICIPATED LAND USE AND LOCATIONS WILL BE DETERMINED DURING THE PLANNING PROCESS.
2. THE DISTANCE TRAILING REQUIREMENTS AND VARIETY WILL CORRELATE WITH THE LOCATION OF PLANNING AREAS AND SUBJECT TO CHANGING THE PRELIMINARY PLAN.
3. THE LOCATION OF PLANNING AREAS AND SUBJECT TO CHANGING THE PRELIMINARY PLAN.
4. THE LOCATION OF PLANNING AREAS AND SUBJECT TO CHANGING THE PRELIMINARY PLAN.
5. THE LOCATION OF PLANNING AREAS AND SUBJECT TO CHANGING THE PRELIMINARY PLAN.
6. THE LOCATION OF PLANNING AREAS AND SUBJECT TO CHANGING THE PRELIMINARY PLAN.
7. THESE LANDS WILL BE LOCATED THROUGHOUT THE SITE ALONG BOTH SIDES OF THE TRAIL NETWORK.
8. THE LOCATION OF PLANNING AREAS AND SUBJECT TO CHANGING THE PRELIMINARY PLAN.
9. THE LOCATION OF PLANNING AREAS AND SUBJECT TO CHANGING THE PRELIMINARY PLAN.
10. THE LOCATION OF PLANNING AREAS AND SUBJECT TO CHANGING THE PRELIMINARY PLAN.



PREPARED FOR
SC LAND ESTATES, LLC
7385 CRENSHAW ROAD #104
MINNERS CO. ROADS
ATTN: ALEX SHUMAN
970-219-1493

JR ENGINEERING
A Member Company
CHARTER 300-70-0535 • COUNSELORS 78-500-2503
P.O. BOX 914 • WESTMINSTER, CO 80056

APPROVED BY THE
DESIGNING ARCHITECT
APPROVED BY THE
APPROVED BY THE
DESIGNED BY WRITER
AUTHORIZATION.