

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 3, SERIES 2024**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE 4017 KERN STREET MINOR SUBDIVISION, GENERALLY
LOCATED WEST OF AND ADJACENT TO KERN 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, Twin Pines Investment Group, LLC (the “Applicant”) has submitted a Minor Subdivision for his property at 4017 Kern Street, 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 December 19, 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 January 9, 2024 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 4017 Kern Street 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 JANUARY 9, 2024.

TOWN OF TIMNATH, COLORADO

DocuSigned by:

Mark Soukup

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Mark J. Soukup, Mayor

ATTEST:

DocuSigned by:

Milissa Peters-Garcia

07A6AF3B02114D7...

Milissa Peters-Garcia, CMC

Town Clerk

EXHIBIT A

Minor Subdivision

[attached]

