

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 6, SERIES 2024**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE SKETCH PLAN FOR THE WHITEWING AT TIMNATH MANOR  
SUBDIVISION GENERALLY LOCATED NORTH 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**, Timnath Land Holdings, LLC (the “Developer”) have submitted a Sketch Plan for the Whitewing at Timnath Manor 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 December 19, 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 January 9, 2024 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 JANUARY 9, 2024.**

**TOWN OF TIMNATH, COLORADO**

DocuSigned by:

*Mark Soukup*

3BDD94680F9C4E8...

Mark J. Soukup, Mayor

**ATTEST:**

DocuSigned by:

*Milissa Peters-Garcia*

07A6AF3B02114D7...

Milissa Peters-Garcia, CMC

Town Clerk

## **EXHIBIT A**

### **Legal Description of Property Proposed for Sketch Plan**

The South half of the Southeast quarter of Section 26, Township 7 North, Range 68 West of the 6th P.M., Except that part conveyed in Deed recorded in [Book 1711 at Page 95](#), County of Larimer, State of Colorado.

**EXHIBIT B**

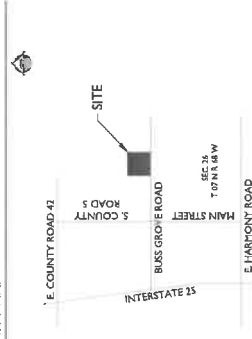
Sketch Plan

[attached]

# WHITEWING AT TIMNATH MANOR SKETCH PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST,  
LARIMER COUNTY, COLORADO

## VICINITY MAP



**LEGAL DESCRIPTION**  
THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST, LARIMER COUNTY, COLORADO, ALSO BEING LARIMER COUNTY ROAD 47, AS SHOWN ON PLAT 171, RECORD IN DEED RECORDED IN BOOK 1811, AT PAGE 46, COUNTY OF LARIMER, STATE OF COLORADO.

**BASIS OF BEARING**  
THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST, LARIMER COUNTY, COLORADO, ALSO BEING LARIMER COUNTY ROAD 47, AS SHOWN ON PLAT 171, RECORD IN DEED RECORDED IN BOOK 1811, AT PAGE 46, COUNTY OF LARIMER, STATE OF COLORADO.

## OWNERSHIP CERTIFICATE

OWNER: TIMNATH LAND HOLDINGS LLC  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_  
WITNESS BY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC \_\_\_\_\_

## PLANNING COMMISSION CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE TOWN PLANNING COMMISSION  
TIMNATH, COLORADO.  
BY: \_\_\_\_\_  
CHAIRPERSON - PHE GOLDSTEIN

## TOWN COUNCIL CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE TOWN COUNCIL, TIMNATH,  
COLORADO.  
MAYOR - HANK J. SOUAP  
TIMNATH TOWN CLERK \_\_\_\_\_

## PROJECT TEAM

**PROPERTY OWNER/DEVELOPER:**  
TIMNATH LAND HOLDINGS LLC  
1000 S. COUNTY ROAD 47  
GREATFALL, AZ 85001  
TEL: (480) 933-1127  
WWW.TLNH.COM  
CONTACT: BERENNAH MAHER  
bma@tlnh.com

**ENGINEERING & PLANNING:**  
EP GROUP, INC.  
1000 S. COUNTY ROAD 47, SUITE 110  
GREATFALL, AZ 85001  
TEL: (480) 933-1127  
WWW.EPGROUPINC.COM  
CONTACT: BERENNAH MAHER  
bma@epgroupinc.com

**LAND SURVEY:**  
EP GROUP, INC.  
1000 S. COUNTY ROAD 47, SUITE 110  
GREATFALL, AZ 85001  
TEL: (480) 933-1127  
WWW.EPGROUPINC.COM  
CONTACT: ROBERT JOHNSTON  
rjohn@epgroupinc.com

Whitewing at Timnath Manor  
Timnath, CO  
Cover Sheet



1130 N. ALPINE SCHOOL RD., STE. 120  
GREATFALL, AZ 85001  
TEL: (480) 503-2250 | F: (480) 503-2258  
WWW.EPGROUPINC.COM

Revised:	DESIGNED: NOVEMBER 17, 2023
	DRAWN: DECEMBER 15, 2023
	CHECKED: JANUARY 11, 2024
	APPROVED: FEBRUARY 16, 2024



Designer: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_  
Not For Construction Or Recording

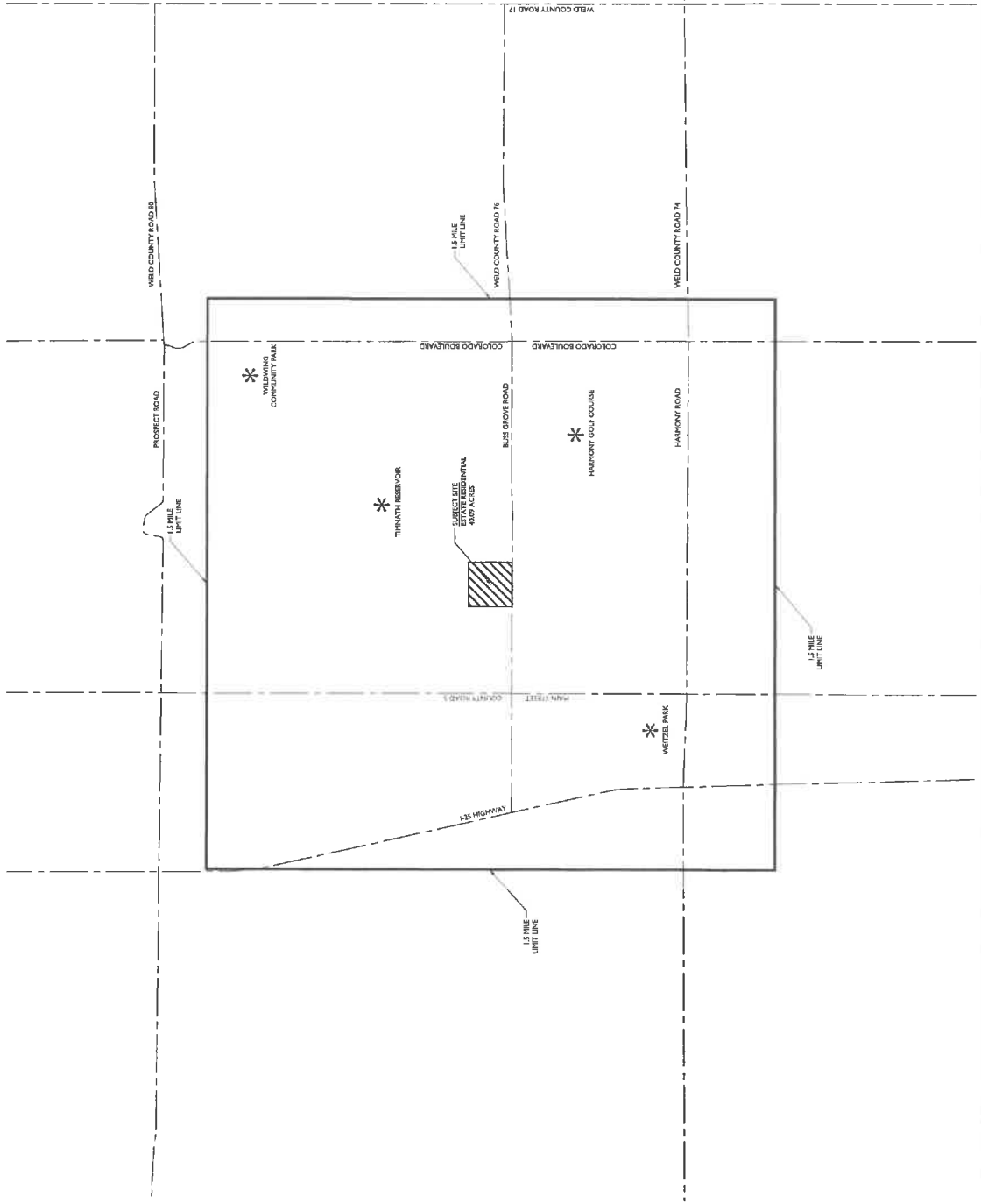
JOB No. 21-0281  
CS01  
Sheet No. 01 of 05

### SHEET INDEX

SHEET 1	CON COVER SHEET
SHEET 2	CON REGIONAL CONTEXT MAP
SHEET 3	CON SITE PLAN
SHEET 4	CON SKETCH PLAN
SHEET 5	CON LANDSCAPE & OPEN SPACE PLAN

# WHITEWING AT TIMNATH MANOR SKETCH PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST,  
LARIMER COUNTY, COLORADO



**EPS GROUP**  
1130 N. Alma School Rd., Ste. 120  
Mead, AZ 85210  
Tel: 480.503.2250 | Fax: 480.503.2259  
www.epsgroupinc.com

**Whitewing at Timnath Manor**  
Timnath, CO  
Regional Context Map

Revisions:

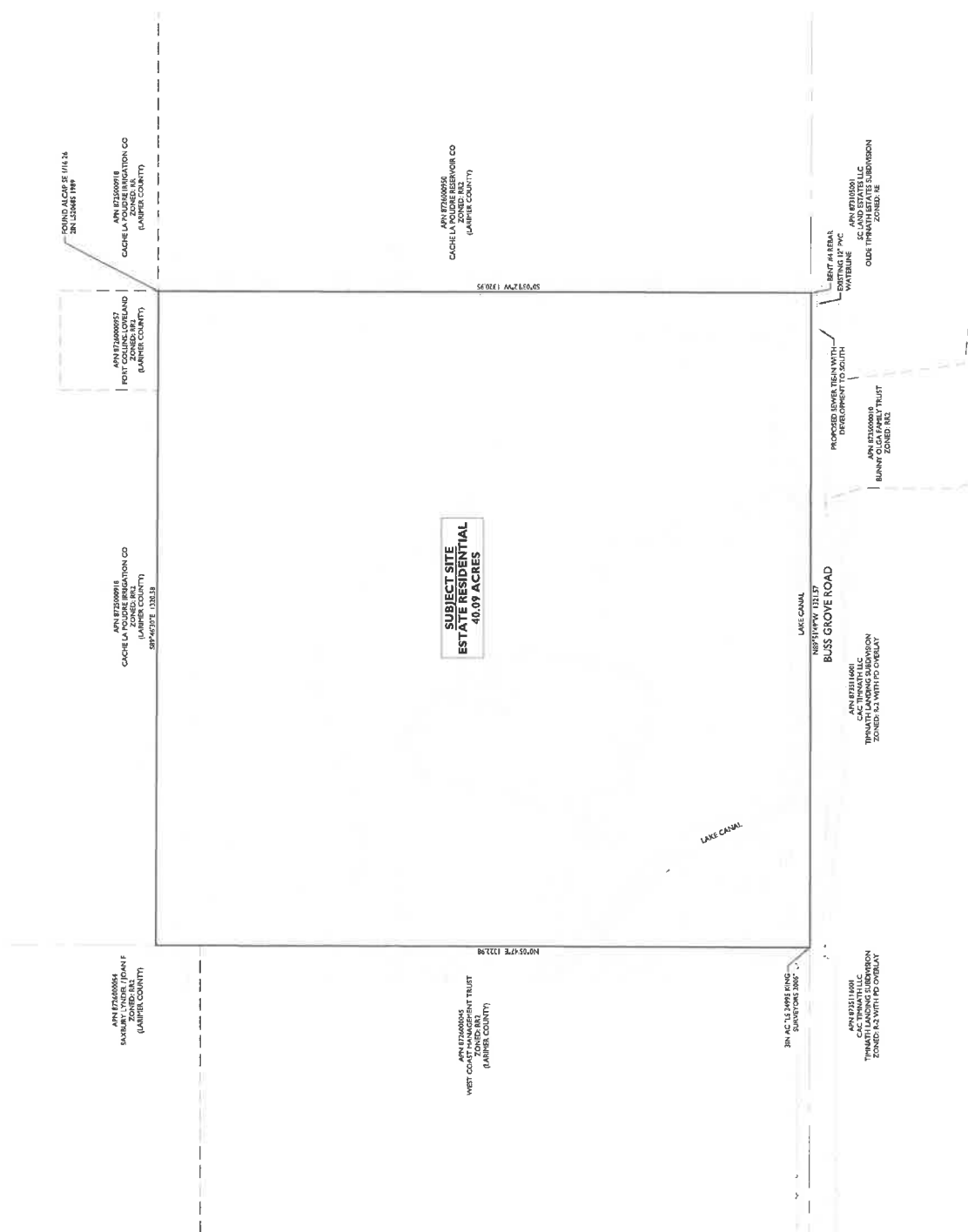
NO. 1	DATE	DESCRIPTION
1	MAY 18, 2021	ISSUED FOR PERMITS
2	AUGUST 11, 2021	REVISED PERMITS
3	OCTOBER 15, 2021	REVISED PERMITS
4	NOVEMBER 12, 2021	REVISED PERMITS

**EPS**  
Designer: [Name]  
Checker: [Name]  
Preparer: [Name]

Job No. **21-0281**  
Sheet No. **02**  
of **5**

# WHITEWING AT TIMNATH MANOR SKETCH PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST,  
LARIMER COUNTY, COLORADO



Whitewing at Timnath Manor  
Timnath, CO

Vicinity Map



Revisions:

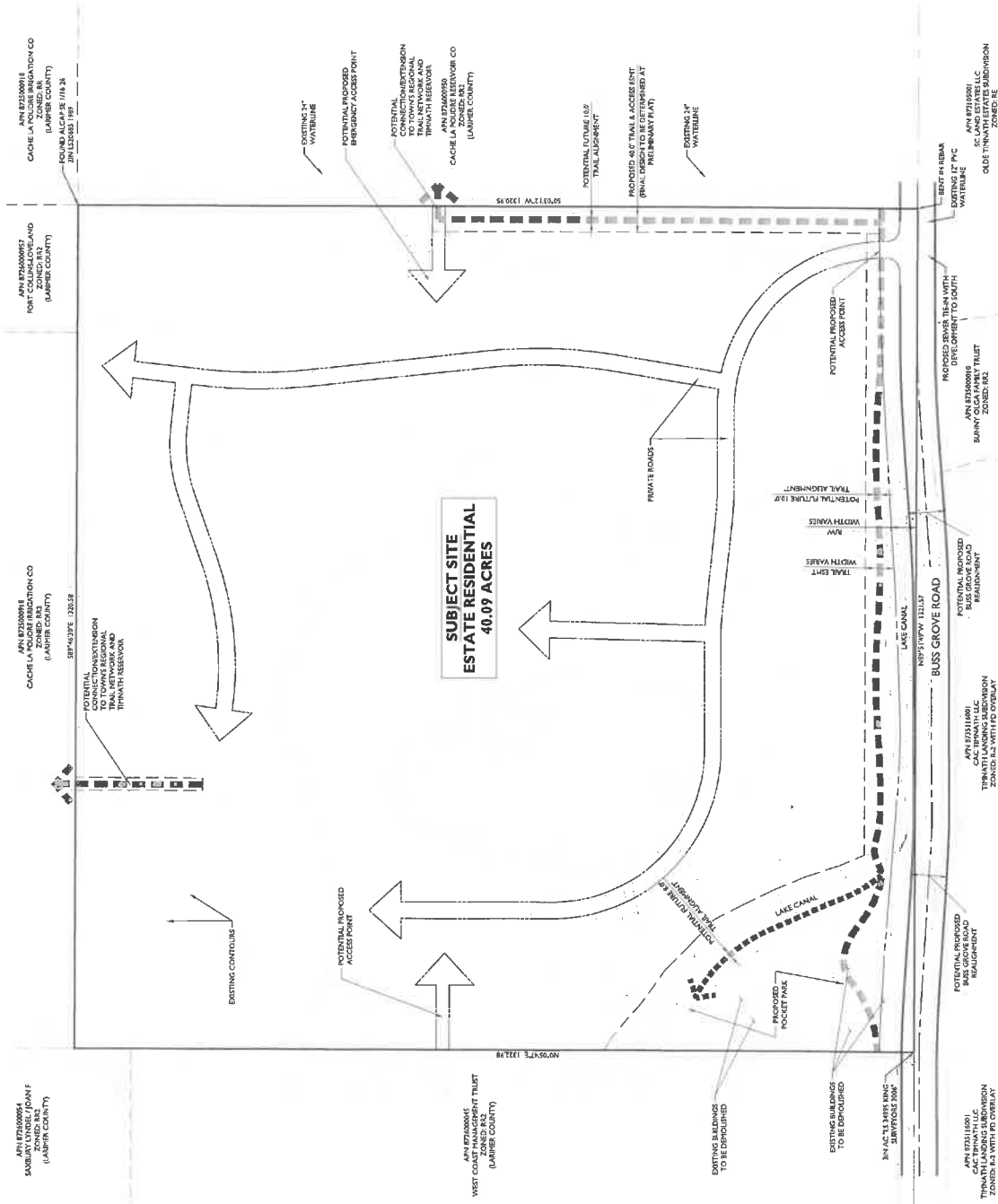
REVISED: AUGUST 11, 2021
REVISED: SEPTEMBER 16, 2021
REVISED: OCTOBER 13, 2021
REVISED: NOVEMBER 12, 2021

Design: EPT  
Quantity: 100  
Proficiency: Not For Construction Or Recording

Job No. 21-0281  
Sheet No. 03 of 5

# WHITTEWING AT TIMNATH MANOR SKETCH PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST,  
LARIMER COUNTY, COLORADO



### PROJECT DATA

EXISTING ZONING	RESIDENTIAL
EXISTING LAND USE	R & E
GROSS AREA	40.09 ACRES
NET AREA	38.89 ACRES
MAX NO. OF LOTS	48 LOTS
TRAIL ALIGNMENT	1/4 DUGAC
AVERAGE LOT SIZE	25,973 S.F.
TOTAL OPEN SPACE	8.6 AC (20% OF NET)

### SKETCH PLAN EXHIBIT NOTES

- TOPOGRAPHIC DATA FOR THIS SKETCH PLAN WAS SURVEYED BY SITE ENGINEER IN PLACE
- THERE ARE NO KNOWN HAZARDOUS PRESENT DUE TO GEOGRAPHY, GEOLOGY, OR
- BOUNDARY LINES OF PLANNING AREAS ARE REPRESENTATIONS OF ANTIPODAL LAND
- USE AND ARE SUBJECT TO CHANGE DURING PRELIMINARY PLAT.
- PROPOSED NUMBER OF UNITS, MINIMUM LOT SIZE WILL CORRELATE WITH THE CURRENT
- AT MINIMUM, 10% OF THE TOTAL SITE AREA WILL BE OPEN SPACE, INCLUDING A POCKET
- WATER AND SUBJECT TO CHANGE DURING PRELIMINARY PLAT.
- WATERWAYS AT TIMNATH MANOR ARE ZONED AS ESTATE RESIDENTIAL WITHIN THE
- RESIDENTIAL (R-7) WITH A PD OVERLAY PROPERTIES TO THE EAST, WEST, AND NORTH.
- THE MAXIMUM RESIDENTIAL DENSITY FOR THIS SITE IS AS LOW AS THE OVERLAPPING (R-7)
- UNITS WILL BE DETERMINED AT THE TIME OF FINAL PLAT. A TOTAL OF 40 SINGLE-FAMILY
- UNITS IS ANTICIPATED, INCLUDING OF ALL FORMING ANGLES.

### FEMA FLOOD ZONE

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE X AND FEMA SUB FLOOD ZONE. AREA OF



**EPS GROUP**  
1420 N. Arroyo Street, Ste. 120  
Mesa, AZ 85210  
480.503.2250 | 480.503.2258  
www.epsgroupinc.com

**Sketch Plan**  
Timnath, CO  
**Whitewing at Timnath Manor**

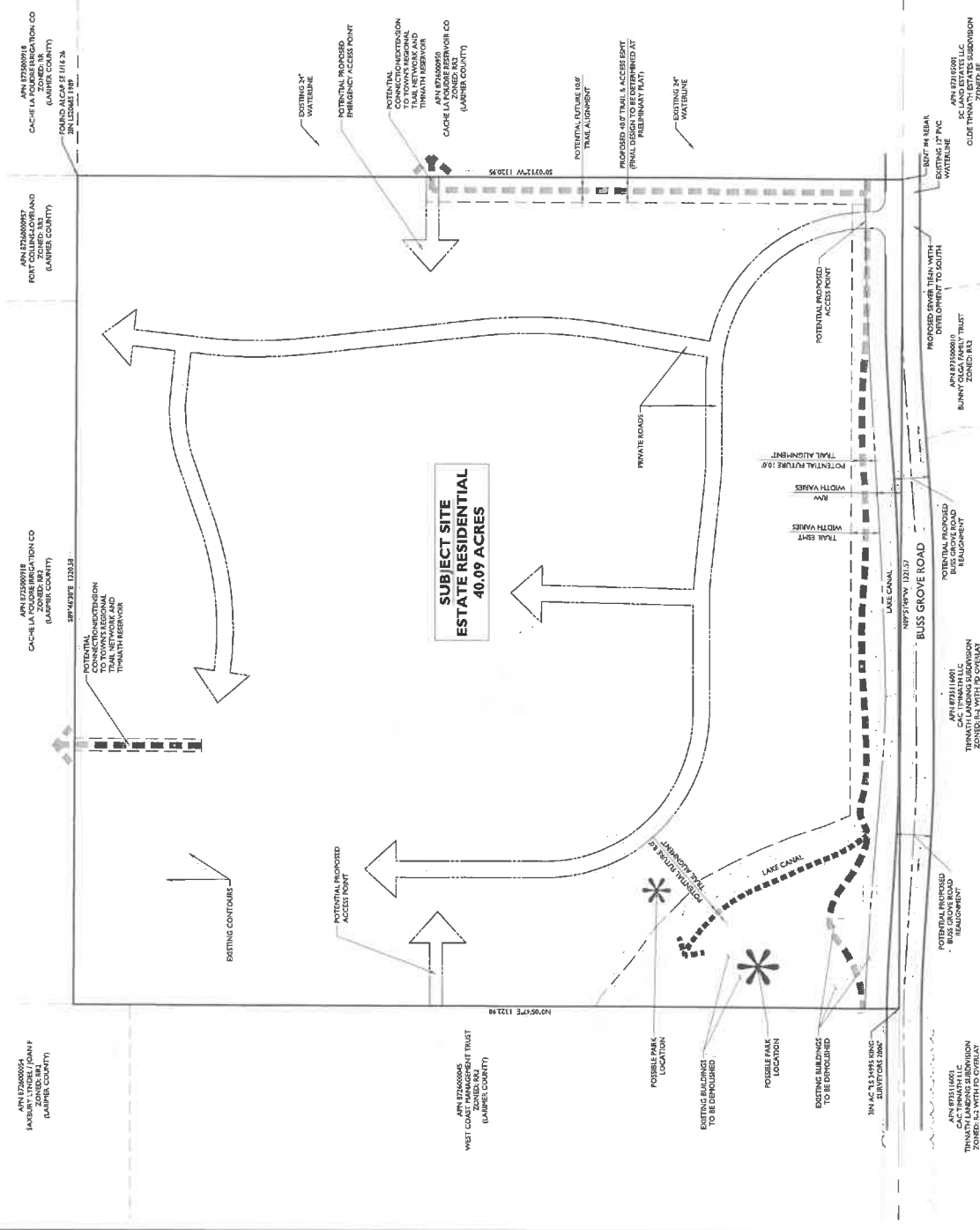
Revisions:  
1. REVISION: 12/15/2023  
2. REVISION: 12/15/2023  
3. REVISION: 12/15/2023  
4. REVISION: 12/15/2023  
5. REVISION: 12/15/2023  
6. REVISION: 12/15/2023  
7. REVISION: 12/15/2023  
8. REVISION: 12/15/2023  
9. REVISION: 12/15/2023  
10. REVISION: 12/15/2023  
11. REVISION: 12/15/2023  
12. REVISION: 12/15/2023  
13. REVISION: 12/15/2023  
14. REVISION: 12/15/2023  
15. REVISION: 12/15/2023  
16. REVISION: 12/15/2023  
17. REVISION: 12/15/2023  
18. REVISION: 12/15/2023  
19. REVISION: 12/15/2023  
20. REVISION: 12/15/2023  
21. REVISION: 12/15/2023  
22. REVISION: 12/15/2023  
23. REVISION: 12/15/2023  
24. REVISION: 12/15/2023  
25. REVISION: 12/15/2023  
26. REVISION: 12/15/2023  
27. REVISION: 12/15/2023  
28. REVISION: 12/15/2023  
29. REVISION: 12/15/2023  
30. REVISION: 12/15/2023  
31. REVISION: 12/15/2023  
32. REVISION: 12/15/2023  
33. REVISION: 12/15/2023  
34. REVISION: 12/15/2023  
35. REVISION: 12/15/2023  
36. REVISION: 12/15/2023  
37. REVISION: 12/15/2023  
38. REVISION: 12/15/2023  
39. REVISION: 12/15/2023  
40. REVISION: 12/15/2023  
41. REVISION: 12/15/2023  
42. REVISION: 12/15/2023  
43. REVISION: 12/15/2023  
44. REVISION: 12/15/2023  
45. REVISION: 12/15/2023  
46. REVISION: 12/15/2023  
47. REVISION: 12/15/2023  
48. REVISION: 12/15/2023  
49. REVISION: 12/15/2023  
50. REVISION: 12/15/2023  
51. REVISION: 12/15/2023  
52. REVISION: 12/15/2023  
53. REVISION: 12/15/2023  
54. REVISION: 12/15/2023  
55. REVISION: 12/15/2023  
56. REVISION: 12/15/2023  
57. REVISION: 12/15/2023  
58. REVISION: 12/15/2023  
59. REVISION: 12/15/2023  
60. REVISION: 12/15/2023  
61. REVISION: 12/15/2023  
62. REVISION: 12/15/2023  
63. REVISION: 12/15/2023  
64. REVISION: 12/15/2023  
65. REVISION: 12/15/2023  
66. REVISION: 12/15/2023  
67. REVISION: 12/15/2023  
68. REVISION: 12/15/2023  
69. REVISION: 12/15/2023  
70. REVISION: 12/15/2023  
71. REVISION: 12/15/2023  
72. REVISION: 12/15/2023  
73. REVISION: 12/15/2023  
74. REVISION: 12/15/2023  
75. REVISION: 12/15/2023  
76. REVISION: 12/15/2023  
77. REVISION: 12/15/2023  
78. REVISION: 12/15/2023  
79. REVISION: 12/15/2023  
80. REVISION: 12/15/2023  
81. REVISION: 12/15/2023  
82. REVISION: 12/15/2023  
83. REVISION: 12/15/2023  
84. REVISION: 12/15/2023  
85. REVISION: 12/15/2023  
86. REVISION: 12/15/2023  
87. REVISION: 12/15/2023  
88. REVISION: 12/15/2023  
89. REVISION: 12/15/2023  
90. REVISION: 12/15/2023  
91. REVISION: 12/15/2023  
92. REVISION: 12/15/2023  
93. REVISION: 12/15/2023  
94. REVISION: 12/15/2023  
95. REVISION: 12/15/2023  
96. REVISION: 12/15/2023  
97. REVISION: 12/15/2023  
98. REVISION: 12/15/2023  
99. REVISION: 12/15/2023  
100. REVISION: 12/15/2023

Job No. **21-0281**  
Sheet No. **04** of **5**



# WHITEWING AT TIMNATH MANOR SKETCH PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST,  
LARIMER COUNTY, COLORADO



**CONCEPTUAL LANDSCAPE & OPEN SPACE PLAN NOTES**

- BOUNDARY LINES OF PLANNING AREA, AS WELL AS THE LOCATIONS OF PARKS AND TRAILS, ARE SHOWN IN DASHED LINES. THE LOCATION OF TRAILS AND PARKS WILL BE DETERMINED DURING THE PLANNING PROCESS.
- LOCATIONS WILL BE DETERMINED DURING THE PLANNING PROCESS.
- TRAILS AND PARKS MAY BE LINED WITH TREES.
- THE LOCATION, NUMBER, AND SIZE OF ACCESS POINTS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING THE PLANNING PROCESS.
- TRAILS AND OPEN SPACE NETWORK FOR A RECREATION TRAIL, VALUABLE, AND HEALTHY TRAILS WILL REMAIN WHERE POSSIBLE.

**\* PARK MAY INCLUDE BUT NOT LIMITED TO:**

- TRAILS
- BENCHES
- ARTWORK
- CANINE RECIPITADES

**PARKS MAY INCLUDE BUT NOT LIMITED TO:**

- TRAILS
- BENCHES
- ARTWORK
- CANINE RECIPITADES

