

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 63, SERIES 2024**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE TIMNATH SHORES COMPREHENSIVE PLAN AMENDMENT,
GENERALLY LOCATED SOUTH OF E PROPECT ROAD AND EAST OF S COUNTY
ROAD 5**

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, Cottonwood Development Partners LLC (the “Developer”) has submitted a Comprehensive Plan Amendment for the Timnath Shores property, more particularly described in Exhibit A (legal description), to change the designation of such property use from Rural Residential to Low Density Residential, as shown in Exhibit B (Comprehensive Plan Future Land Use Map) and attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, a properly noticed public hearing was held on August 20, 2024, and the above described Comprehensive Plan Amendment 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 September 10, 2024; and

WHEREAS, upon hearing the statements of staff, the applicant(s), the public, and giving consideration to the recommendations from Planning Commission, and in consideration of the unique nature of the property and proposed development, without creating any precedent for future Comprehensive Plan amendments, the Town Council determines as provided below.

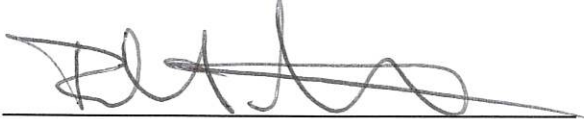
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

Section 1. Approval

The Comprehensive Plan Amendment 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 SEPTEMBER 10, 2024.

TOWN OF TIMNATH, COLORADO



Robert Axmacher, Mayor

ATTEST:



Milissa Peters-Garcia, CMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Comprehensive Plan Amendment

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP SEVEN NORTH (T.7N.), RANGE SIXTEY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS A AND B OF RECORDED EXEMPTION NO. 0705-19-3 E-4309, RECORDED JUNE 6, 2006 AT RECEPTION NO.3393932, BEING A PART OF SOUTHWEST 1 / 4 SECTION 19, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXHIBIT B

Comprehensive Plan Amendment Future Land Use Map

[attached]

