

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 81, SERIES 2024**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH FINDING
A PETITION FOR ANNEXATION OF THE PROPERTY KNOWN AS THE
POUDRE SCHOOL DISTRICT TIMNATH 50 ANNEXATION
TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE ACT,
INITIATING ANNEXATION PROCEEDINGS AND SETTING A PUBLIC HEARING
THEREON**

WHEREAS, the Town Council for the Town of Timnath, Colorado has received a Petition for Annexation of certain property, signed by at least 50% of the land owners owning at least 50% of the land of said private property, exclusive of public streets and alleys moreover to be in substantial compliance with the requirements of Section 31-12-107(1), Colorado Revised Statutes and Article 13 of the Timnath Land Use Code; and

WHEREAS, the Town Council for the Town of Timnath, Colorado has reviewed the draft Annexation Agreement; and

WHEREAS, the Town Council wishes to initiate annexation proceedings for the Property and set a public hearing to determine if the proposed annexation of the Property complies with the applicable requirements of the Municipal Annexation Act of 1965, CRS 31-12-101 et. seq. and Article 10 of the Timnath Land Use Code.

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

Section 1. Annexation Proceedings Initiated

Annexation proceedings are hereby initiated upon the Petition for Annexation of the following described property to the Town, which Petition appears to be in substantial compliance with the applicable provisions of Chapter 31, Article 12, Colorado Revised Statutes:

Description of property proposed for annexation: See, attached: **EXHIBIT A**

Section 2. Public Hearing

The Council hereby sets and gives notice of a public hearing for 6 P.M. on January 28, 2025 at the Timnath Town Center, 4750 Signal Tree Drive, in Timnath, Colorado, to determine if the proposed annexation complies with Sections 31-12-104 and 31-12-105, C.R.S. or such parts thereof as may be required to establish eligibility under Part 1 of Chapter 31, Article 12 of said statutes.

INTRODUCED, MOVED, AND ADOPTED THIS 10TH DAY OF DECEMBER, 2024, THE VOTE UPON ROLL CALL BEING AS FOLLOWS:

For: 5

Against: 0

Abstain: 0



FOR THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO

Milissa Peters-Dance
Milissa Peters, Town Clerk

By: [Signature]
Robert Axmacher, Mayor

NOTICE IS HEREBY GIVEN that a Petition for Annexation of property hereinafter described has been presented to the Town Council of the Town of Timnath, Colorado and found to be in apparent compliance with the applicable provisions of law. The Town Council has adopted a Resolution setting a public hearing to be held at 6 P.M. on January 28, 2025 at the Timnath Town Center, 4750 Signal Tree Drive, Timnath, Colorado, to determine if the proposed annexation complies with the applicable requirements of the law.

Any person may appear at the hearing and present evidence upon any matter to be considered by the Council.

Published in the Fort Collins Coloradoan:

Published Weekly:

First Publication:	December 13, 2024
Second Publication:	December 20, 2024
Third Publication:	December 27, 2024
Fourth Publication:	January 3, 2025

EXHIBIT A

Legal Description of Property Proposed for Annexation

A parcel of land being portions of the Southwest Quarter of Section Twenty-six (26) and the Northwest Quarter of Section Thirty-five (35), all in Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado, and being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 35 and assuming the North line of the Northwest Quarter of said Section 35 as bearing South 89°48'53" East a distance of 2645.95 feet with all other bearings contained herein relative thereto:

THENCE South 89°48'53" East along the North line of the Northwest Quarter of said Section 35 a distance of 30.00 feet to an East line of the Smith-Bassett Annexation No. 1 to the Town of Timnath recorded August 11, 2005 as Reception No. 2005-0067350 of the Records of Larimer County and to the **POINT OF BEGINNING**;

THENCE South 89°48'53" East continuing along said North line of the Northwest Quarter a distance of 20.00 feet to the most Easterly line of said Smith-Bassett Annexation No. 1;

THENCE North 00°11'50" East along the Easterly line of said Smith-Bassett Annexation No. 1 a distance of 30.00 feet to the North Right of Way line of Larimer County Road 40, said North Right of Way line being parallel with and 30.00 feet North of the North line of the Northwest Quarter of said Section 35;

THENCE South 89°48'53" East along the North Right of Way line of Larimer County Road 40 a distance of 1379.49 feet to the West line of the North Timnath Farms Annexation recorded August 22, 2008 as Reception No. 20080054097 of the Records of Larimer County;

THENCE South 00°02'22" West along said West line a distance of 1551.53 feet to the most Westerly North line of said North Timnath Farms Annexation;

THENCE North 89°57'43" West along said most Westerly North line a distance of 1399.57 feet to the East line of said Smith-Bassett Annexation No. 1;

THENCE North 00°02'22" East along said East line a distance of 1525.13 feet to the **POINT OF BEGINNING**;

Said parcel of land contains 49.89 acres, more or less.