

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 7, SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE SKETCH PLAN AMENDMENT NO. 1 FOR THE TIMNATH  
LANDING SUBDIVISION GENERALLY LOCATED NORTH OF AND ADJACENT TO  
HARMONY ROAD 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**, CAC TIMNATH, LLC (the “Developer”) have submitted a Sketch Plan Amendment for the Timnath Landing 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 January 21, 2025, 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 28, 2025 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 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 JANUARY 28, 2025.**

TOWN OF TIMNATH, COLORADO



Robert Axmacher, Mayor

ATTEST:



Milissa Peters-Garcia, CMC  
Town Clerk



## **EXHIBIT A**

### Legal Description of Property Proposed for Sketch Plan

TRACTS A AND B, TIMNATH LANDING FILING NO. 3, PER PLAT RECORDED NOVEMBER 24, 2021, AT RECEPTION NO. 20210107364 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID LARIMER COUNTY.

CONTAINS 10,974,590 SQUARE FEET (251.942 ACRES), MORE OR LESS.

**EXHIBIT B**

Sketch Plan

[attached]

# Planning for the City of Timnath  
 3200 POWELL ST., SUITE 500  
 BREVILLE, CO 80803

# Land Planning #  
 creating spaces  
 1027 1/2 W. 1st Ave. # 1027  
 DENVER, CO 80202

# Engineering #  
**EMK ENGINEERING**  
 7006 S. Alan Way, Building F  
 Englewood, Colorado - 80112  
 (303) 694-1117 (fax)

# Timnath Landing Sketch Plan Amendment 1

Timnath, Colorado

Drawn by: **ACE SHAFER**  
 Checked by: **ACE SHAFER**  
 Revisions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# Sheet Name #  
**CONTEXT MAP**

# Sheet Number #  
**1**

## TIMNATH LANDING SKETCH PLAN AMENDMENT 1

A PART OF THE TOWN OF TIMNATH, COLORADO, LOCATED IN THE COUNTY OF GARFIELD, STATE OF COLORADO

**LEGAL DESCRIPTION**  
 TRACTS A AND B, TIMNATH LANDING FILING NO. 3, PER PLAT RECORDED NOVEMBER 24, 2010 IN PUBLIC RECORDS OF GARFIELD COUNTY, COLORADO, AS SHOWN ON THE SKETCH PLAN AMENDMENT 1 OF SAID TOWN OF TIMNATH, WITH ALL OTHER BEARINGS RELATIVE THEREOF.  
 CONTAINS 10,974,950 SQUARE FEET (251,942 ACRES), MORE OR LESS.

**BASIS OF BEARINGS**  
 THE BEARINGS OF THE BOUNDARY QUARTERS OF SAID SECTION 36 TO BEAR 189°40'50" AS SHOWN ON THE TIMNATH TOWNS FORTH ANTI-CLOCKWISE TO THE TOWN OF TIMNATH, WITH ALL OTHER BEARINGS RELATIVE THEREOF.

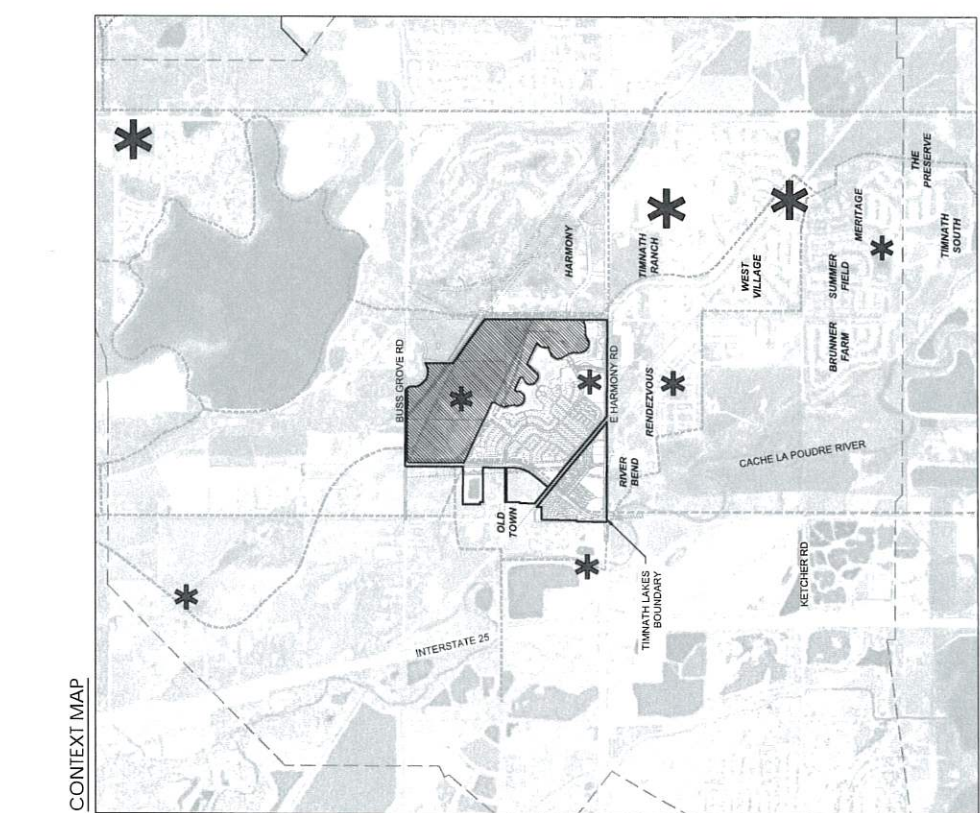
**PROJECT BENCHMARKS**  
 BM 1348 1934 - IN THE NEW TIMNATH CONSOLIDATED SCHOOL AT THE NORTH ENTRANCE TO THE CHANGHAI, IMMEDIATELY BELOW AND 4 FEET WEST OF CORNER OF THE TRACTS A AND B, TIMNATH LANDING, BEARING 189°40'50" (NAD 83) SET VERTICALLY. ELEVATION = 6981.25 (NAD 83).

**CERTIFICATE OF OWNERSHIP**  
 WE CERTIFY THAT CAC TIMNATH, LLC, IS THE OWNER OF THE PROPERTY, CAC TIMNATH, LLC IS THE MORTGAGEE AND HOLDER OF LENS UPON THE PROPERTY.  
 OWNER: CAC TIMNATH, LLC  
 A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ OF CAC TIMNATH, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 DATE COMMISSION EXPIRES \_\_\_\_\_  
 WITNESS MY HAND AND SEAL  
 NOTARY PUBLIC \_\_\_\_\_

**CERTIFICATES**  
 PLANNING COMMISSION DELEGATE  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE TOWN OF TIMNATH, COLORADO.  
 CHAIRPERSON: PHIL GOLDSTEIN  
 TOWN COUNCIL DELEGATE  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE TOWN COUNCIL, TIMNATH, COLORADO.  
 MAYOR: ROBERT AXMACHER  
 TOWN CLERK \_\_\_\_\_

## CONTEXT MAP



**LEGEND**

- TIMNATH LANDING NORTH PROPERTY
- REGIONAL TRAIL NETWORK
- NEIGHBORHOOD PARK
- COMMUNITY PARK
- OPEN SPACE AND TRAILS MASTER PLAN

**NOTES**

- TIMNATH LANDING IS CURRENTLY ZONED SINGLE FAMILY RESIDENTIAL (SFR). THE PROPOSED SKETCH PLAN AMENDMENT 1 WILL REZONE CERTAIN RESIDENTIAL UNITS (R1 AND R2) AND PART OF THE PROPERTY TO ZONE R1. THE PROPOSED REZONING IS SUBJECT TO THE TOWN OF TIMNATH'S REZONING (P-1), SOUTH OF THE PROPERTY LINE IS ZONED CC.

**SHEET INDEX**

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	3

SCALE 1"=1,500'  
 0 750 1500 3000 4500 NORTH

Timmath Landing  
 Sketch Plan Amendment 1  
 Timmath, Colorado

**EXISTING LAND USES SUMMARY**

PLANNING AREA	EXISTING ZONING	APPROX. ACRES	EXISTING DENSITY UNITS	EXISTING DENSITY
PHASES 1&2	R-2, PAU, OAL, OC	273.156	620	2.23/A-C

**PROPOSED LAND USES SUMMARY**

PLANNING AREA	EXISTING ZONING	APPROX. ACRES	PERCENT (PA-1-PA-7)	TOTAL REMAINING DENSITY UNITS (APPROX. SKETCH PLAN)	MAXIMUM DENSITY UNITS (PA-1-PA-7)
PA-1	R-2	88	45%	342	342
PA-2	R-2	90.6	44%	330	330
PA-3	CAU	28.3	14%	794	97
<b>TOTAL</b>		<b>207</b>	<b>100%</b>		<b>704</b>

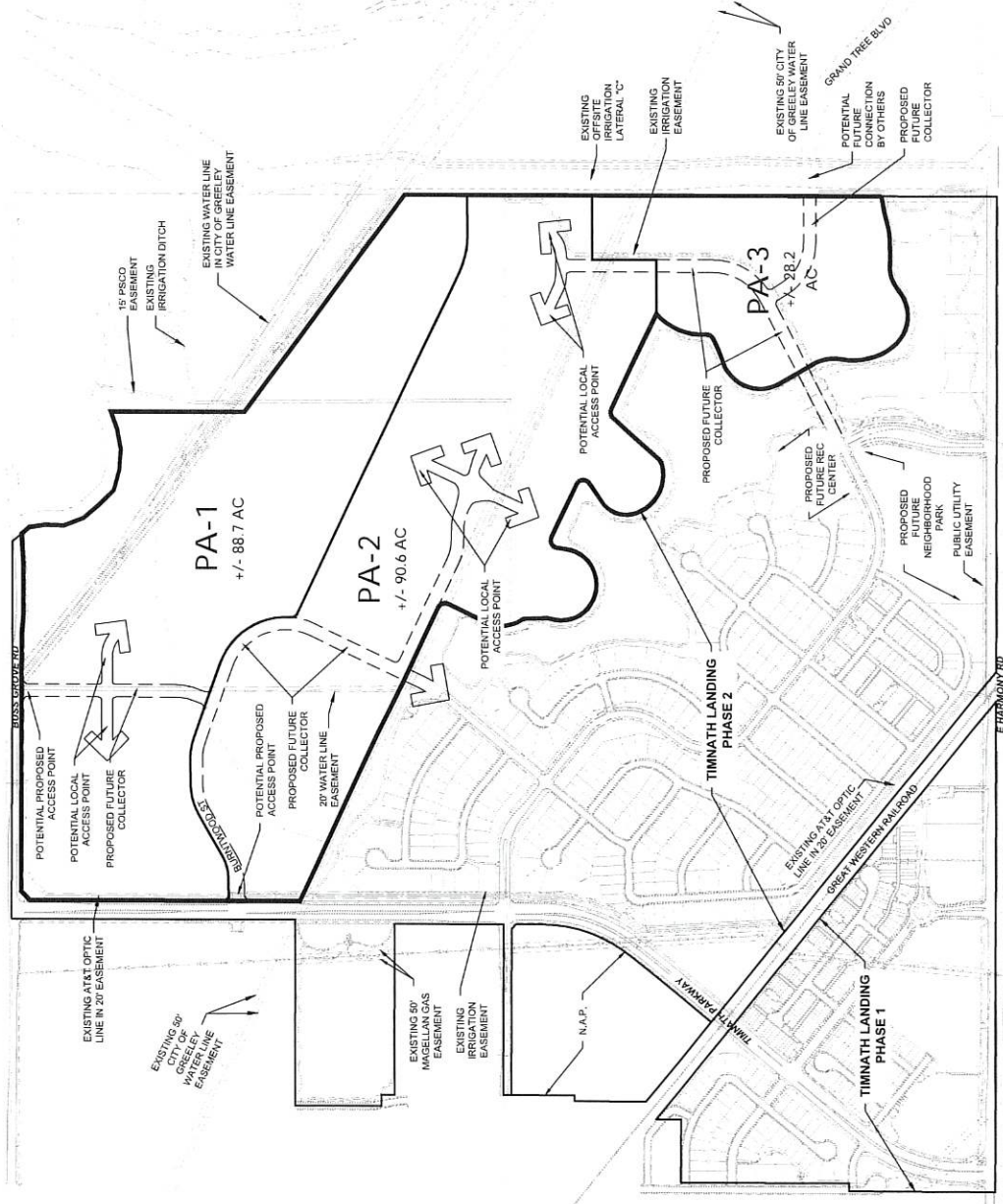
NOTE: ANY PLANNING AREA MAY EXCEED THE MAXIMUM DENSITY UNITS PERMITTED ABOVE BY UP TO 15% PROVIDED THE TOTAL DENSITY OF PHASES 1, 2 & 3 AT TIMMATH LANDING NORTH DOES NOT EXCEED 704 UNITS.

**TIMMATH LANDING OVERALL FUNCTIONAL OPEN SPACE**

TOTAL GROSS OPEN SPACE	807 AC
REQUIRED OPEN SPACE (20% CROSS-SECTION)	161 AC
PROVIDED OPEN SPACE - PHASE 1&2	115 AC
PROVIDED OPEN SPACE - PHASE 3	31 AC
ANTICIPATED OPEN SPACE TOTAL	146 AC

- SKETCH PLAN EXHIBIT NOTES**
- TOPOGRAPHIC DATA FOR THIS SKETCH PLAN WAS SUBMITTED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THIS DATA.
  - BOUNDARY LINES OF PLANNING AREAS ARE SHOWN FOR INFORMATION ONLY AND ARE SUBJECT TO CHANGE DURING THE PERMITTING PROCESS.
  - FINAL DENSITY AND PERMITS WILL BE DETERMINED AT THE TIME OF THE PERMITTING PROCESS. THE DENSITY OF THE PLANNING AREA LOT SIZE WILL COMPLY WITH THE TIMMATH LANDING NORTH REGULATIONS.
  - AT MINIMUM 20% OF THE OVERALL SITE AREA INCLUDING EXISTING PHASES WILL BE DEDICATED TO THE PROVISION OF OPEN SPACE. THIS OPEN SPACE WILL BE PROVIDED AS NEIGHBORHOOD PARKS, LAKES, TRAILS, AND OTHER RECREATION FACILITIES. THE OPEN SPACE WILL BE PROVIDED AT THE TIME OF FINAL PLAT OR SHALL BE PROVIDED BY THE SOUTH PORT COLUMBIAN SANITATION DISTRICT.
  - POTENTIAL WATER MAIN AND SANITATION LINES WILL BE PROVIDED BY THE SOUTH PORT COLUMBIAN SANITATION DISTRICT. THE LOCATION OF THESE LINES WILL BE PROVIDED BY THE SOUTH PORT COLUMBIAN SANITATION DISTRICT.
  - NO SANITARY SEWER LIFT STATIONS ARE CURRENTLY REQUIRED FOR THIS SKETCH PLAN.
  - TIMMATH LANDING IS CURRENTLY ZONED SINGLE-FAMILY RESIDENTIAL (SFR). THE SKETCH PLAN PROPOSES COMMERCIAL (C) IN THE FORM OF TRADING AND SERVICE (T&S) AND RECREATION (R) IN THE FORM OF PARKS AND RECREATION (P&R) AND IS PROPOSED TO BE ZONED COMMERCIAL (C), RECREATION (R), OR RESIDENTIAL (R). THE ZONING OF THE PROPERTY LINE IS ZONED COMMERCIAL (C), RECREATION (R), OR RESIDENTIAL (R).
  - MAXIMUM SCENIC VIEWS FROM TIMMATH LANDING NORTH (PA-1, PA-2, PA-3) DEVELOPMENTS, THE LOCATION OF WHICH WILL BE DETERMINED AT THE TIME OF FINAL PLAT.

**TIMMATH LANDING SKETCH PLAN AMENDMENT 1**  
 A PART OF THE CITY OF TIMMATH, COLORADO, AS SHOWN IN THE CITY OF TIMMATH  
 TOWN OF TIMMATH, COUNTY OF LAMBERT, STATE OF COLORADO



Prepared For:  
2000 POWELL ST., SUITE 500  
DENVER, CO 80202



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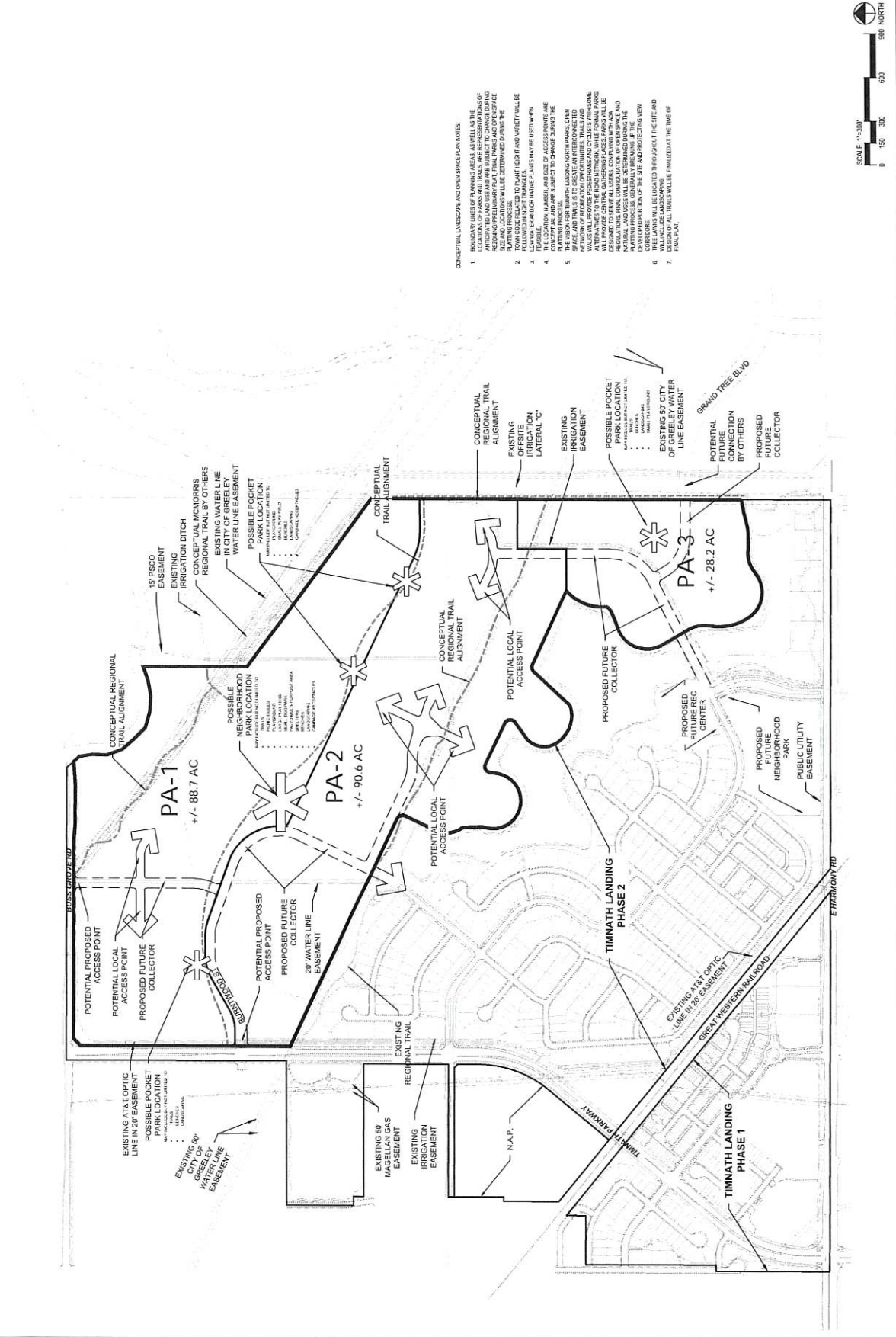
# Timnath Landing Sketch Plan Amendment 1

Timnath, Colorado

Sheet Name #  
**CONCEPTUAL  
LANDSCAPE  
AND OPEN  
SPACE PLAN**  
Sheet Number #  
**3**

## TIMNATH LANDING SKETCH PLAN AMENDMENT 1

A PART OF THE SKETCH PLAN AMENDMENT FOR THE DEVELOPMENT OF THE TIMNATH LANDING COMMUNITY, COUNTY OF LARIMER, STATE OF COLORADO



- CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN NOTES:**
- BOUNDARY LINES OF PLANNING AREAS AS WELL AS THE LOCATION OF TRAILS AND OPEN SPACE AREAS ARE INDICATED AND SHOWN AS SUBJECT TO CHANGE DURING THE PLANNING PROCESS. THE LOCATION, NUMBER, AND SIZE OF ACCESS POINTS ARE SUBJECT TO CHANGE DURING THE PLANNING PROCESS.
  - LOW WATER AND/OR WETLAND PLANTS MAY BE USED WHEN THE LOCATION, NUMBER, AND SIZE OF ACCESS POINTS ARE SUBJECT TO CHANGE DURING THE PLANNING PROCESS.
  - THE DESIGN FOR TIMNATH LANDING (PHASES 1 AND 2) WILL PROVIDE CENTRAL GATHERING PLACES, PARKS, AND RECREATION OPPORTUNITIES. TRAILS AND OPEN SPACE AREAS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT OF THE SITE AND PROTECTING VIEW CORRIDORS WILL BE MAINTAINED THROUGHOUT THE PLANNING PROCESS. GENERALLY, PLANNING FOR THE OPEN SPACE AND TRAILS WILL BE FINALIZED AT THE TIME OF FINAL PLAN.



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Timnath Landing  
 Sketch Plan Amendment 1  
 Timnath, Colorado

Drawn by: ACS, SMIT  
 Checked by: JEB, SMIT  
 Issue Date: 12.24.2014  
 Revisions:

Sheet Name #  
**ZONING  
 OVERLAY  
 EXHIBIT**  
 Sheet Number #

TIMNATH LANDING SKETCH PLAN AMENDMENT 1  
 A PART OF AN UNINCORPORATED TOWN OF THE COUNTY OF LARIMER, STATE OF COLORADO

LEGEND

- SKETCH PLAN AMENDMENT 1 BOUNDARY
- SKETCH PLAN AMENDMENT 1 PLANNING AREAS
- EXISTING ZONING BOUNDARIES

