

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 11, SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE CONDITIONAL USE FOR THE HARMONY ASSISTED LIVING
AND MEMORY CARE COMMUNITY, GENERALLY LOCATED AT THE
NORTHEAST INTERSECTION OF HARMONY ROAD AND CLUB DRIVE.**

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, Elton Development, Inc has made application to the Town for a Conditional Use Permit for a conditional use in the Harmony Subdivision – Second Filing, Second Amendment; and

WHEREAS, all notice, hearing, and referral processes as identified in the Timnath Land Use Code have been completed regarding the approval of a conditional use on this property; and

WHEREAS, the conditional use application meets all review criteria found in the Town Code for approval of such use; and

WHEREAS, the above described conditional use was recommended for approval with conditions by the Town of Timnath Planning Commission on December 17, 2024; and

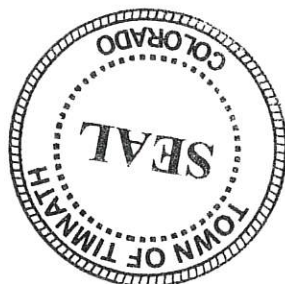
WHEREAS, the Town Council, upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, determines as provided below.

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

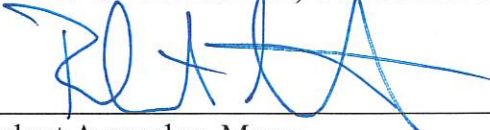
Section 1. The Town of Timnath Town Council approves a conditional use for the Harmony Assisted Living and Memory Care Community with the following conditions:

1. Site lighting shall not exceed 3000k threshold in color temperature and be designed to limit light spill and glare to adjacent uses;
2. Increased evergreen plantings along the site's eastern boundary where possible to aid year round screening.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON FEBRUARY 11, 2025



TOWN OF TIMNATH, COLORADO



Robert Axmacher, Mayor

ATTEST:


Milissa Garcia-Peters, MMC
Town Clerk