

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 18, SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE LADERA SOUTH SKETCH PLAN FOR THE LADERA
SUBDIVISION GENERALLY LOCATED NORTH OF AND ADJACENT TO
KECHTER ROAD, SOUTH OF AND ADJACENT TO COUNTY ROAD 5, AND EAST
AND WEST OF AND ADJACENT TO WEITZEL STREET**

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, Connell, LLC (the “Developer”) have submitted a Sketch Plan for the Ladera 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 February 18, 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 February 25, 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.

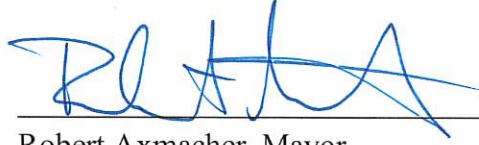
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

Section 1. Approval

The Sketch Plan 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 FEBRUARY 25, 2025.

TOWN OF TIMNATH, COLORADO



Robert Axmacher, Mayor

ATTEST:



Milissa Peters-Garcia, MMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Sketch Plan

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO.

PARCEL CONTAINS 8,211,041 SQUARE FEET OR 188.500 ACRES, MORE OR LESS.

EXHIBIT B

Sketch Plan

[attached]

LADERA SOUTH SKETCH PLAN

SITUATED IN THE EAST HALF OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 2, T6N, R18W, OF THE 6TH PM
COUNTY OF LARIMER, STATE OF COLORADO

PROJECT TEAM:
Development Applicant:

Cornell LLC
19 Old Town Square
Suite 238
Fort Collins, Colorado 80524

Site Engineer:

United Civil Design Group
19 Old Town Square
Suite 238
Fort Collins, Colorado 80524

Planner / Landscape Architect:

StackLot LLC
5638 South Corliss Street
Littleton, Colorado 80120

Sunny:

Gallopway & Company
1450 West Nighthawk Blvd.
Suite 210
Johnstown, Colorado 80524

Project Coordinator:

TJ Corp
444 Mountain Avenue
Berthoud, Colorado 80513

SHEET INDEX

- L1.1 COVER SHEET
- L1.2 OVERALL SKETCH PLAN
- L1.3 SKETCH PLAN 'A'
- L1.4 SKETCH PLAN 'B'
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- L1.6 CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN 'B'
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- L1.8 CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN 'D'
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- L1.10 CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN 'F'
- L1.11



SITE VICINITY MAP



N.T.S.

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH 2011 EDITION, ADJUSTED AT THE CENTER QUARTER CORNER OF SECTION 3 BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 5338A" AND TO THE SOUTH BY A NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP, STAMPED "LS 31169" AS SHOWN HEREON WITH ALL OTHER BEARINGS RELATIVE THERE TO.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____ 2025 BY
THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO.

CHAIRPERSON: PHIL GOUSTEIN

TOWN COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____ 2025 A.D., BY
THE TOWN COUNCIL, TIMNATH, COLORADO.

CHAIRPERSON: ROBERT ANMACHER

TOWN CLERK

CERTIFICATE OF OWNER

WE CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY.

OWNER:

BY _____

NOTARY CERTIFICATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025

BY:

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

TOWN CLERK

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY, STATE OF COLORADO.

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. RECEPTION NO. 2021009821 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE NORTHERLY AND EASTERLY LINES OF SAID LOT 3, BEING THE FOLLOWING SIX (6) COURSES;

1. N88°32'55"E, A DISTANCE OF 921.34 FEET TO AN ON-TANGENT CURVE;
2. ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 12°24'23", A DISTANCE OF 182.2 FEET;
3. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 523.3811"E WITH A CHORD DISTANCE OF 185.85 FEET;
4. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 501.35 FEET, A CHORD BEARING OF S59°57'49"E WITH A CHORD DISTANCE OF 863.17 FEET;
5. ON THE WESTERLY LINE OF SAID SECTION 3, A DISTANCE OF 144.88 FEET TO THE EASTERLY LINE OF COUNTY ROAD 5 AS DEPICTED IN THE COUNTY ROAD DEDICATION RECORDED AT RECEPTION NO. 2004008830;
6. S00°02'01"E, A DISTANCE OF 485.00 FEET TO THE SOUTHWESTERLY CORNER OF CONNELL LLC ANNEXATION NO. 2 RECORDED AT RECEPTION NO. 2021010692 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SOUTHERLY, EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID CONNELL LLC ANNEXATION NO. 2 FOR THE FOLLOWING SIX (6) COURSES;

1. S89°54'59"W, A DISTANCE OF 399.00 FEET;
2. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 691.15 FEET ON SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 5;
3. N65°25'31"W, A DISTANCE OF 102.55 FEET TO SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 5;
4. S84°34'29"W, A DISTANCE OF 65.59 FEET TO A NON-TANGENT CURVE;
5. ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 149.00 FEET, A CENTRAL ANGLE OF 06°58'29", A DISTANCE OF 144.88 FEET, A CHORD BEARING OF S05°24'30"E WITH A CHORD DISTANCE OF 144.77 FEET;
6. S00°02'01"E, A DISTANCE OF 37.26 FEET TO THE SOUTHEAST CORNER OF LOT 2A, AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXCEPTION PLAT AND CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN 'A' AND 'B' LANGUAGES RECORDED AT RECEPTION NO. 2023059861 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID LOT 2A FOR THE FOLLOWING SEVEN (7) COURSES;

1. S89°54'59"W, A DISTANCE OF 399.00 FEET;
2. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 778.08 FEET, A CHORD BEARING OF N07°58'58"E;
3. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 69°41'37", A DISTANCE OF 125.30 FEET, A CHORD BEARING OF N04°59'24"W WITH A CHORD DISTANCE OF 125.05 FEET;
4. N65°25'31"W, A DISTANCE OF 102.55 FEET;
5. N89°31'11"E, A DISTANCE OF 579.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A;
6. THENCE N07°03'10"W, A DISTANCE OF 113.88 FEET ON THE EAST LINE OF NORTHEAST QUARTER OF SAID SECTION 3 SAID LINE ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5 AS SHOWN ON THE DOCUMENT RECORDED AT RECEPTION NO. 86042107, BOOK 4, PAGE 206 TO THE SOUTHERLY LINE OF RIVERBEND ANNEXATION RECORDED AT RECEPTION NO. 2009003237 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;
7. THENCE N89°44'53"E, A DISTANCE OF 96.79 FEET ON SAID SOUTHERLY LINE TO THE EASTERLY LINE OF A RIGHT-OF-WAY DEED RECORDED AT RECEPTION NO. 99066794 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S03°56'21"E, A DISTANCE OF 350.19 FEET ON SAID EASTERLY LINE;

THENCE ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 5 BEING 30 FEET EASTERNLY OF THE EXISTING CENTERLINE OF SAID ROAD TO THE S15°01'51"E, A DISTANCE OF 251.88 FEET TO A NON-TANGENT CURVE;
- 1. S03°46'21"E, A DISTANCE OF 251.88 FEET TO A NON-TANGENT CURVE;
- 2. ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1143.65 FEET, A CENTRAL ANGLE OF 18°14'57", A DISTANCE OF 324.34 FEET TO THE EASTERLY LINE OF COUNTY ROAD 5 BEING 30 FEET EASTERNLY OF THE EXISTING CENTERLINE OF SAID SECTION 3;
- 3. S15°01'51"E, A DISTANCE OF 220.58 FEET TO EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;
- 4. THENCE S07°00'01"E, A DISTANCE OF 42.78 FEET ON SAID EAST LINE TO THE NORTHEAST CORNER OF THE RIGHT-OF-WAY DEED RECORDED AT RECEPTION NO. 2004008830 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON SAID EASTERLY LINE FOR THE FOLLOWING THREE (3) COURSES;

1. S11°12'22"E, A DISTANCE OF 151.52 FEET;
2. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 652.44 FEET, A CENTRAL ANGLE OF 34°47'38", A DISTANCE OF 282.39 FEET, A CHORD BEARING OF S03°56'21"W WITH A CHORD DISTANCE OF 280.12 FEET;
3. ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1143.65 FEET, A CENTRAL ANGLE OF 18°14'57", A DISTANCE OF 324.34 FEET TO THE EASTERLY LINE OF COUNTY ROAD 5 BEING 30 FEET EASTERNLY OF THE EXISTING CENTERLINE OF SAID COUNTY ROAD 5;

THENCE ON EASTERLY RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES;

1. N88°13'03"E, A DISTANCE OF 252.25 FEET;
2. ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5791.08 FEET, A CENTRAL ANGLE OF 0°53'52", A DISTANCE OF 100.97 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER;
3. N00°45'22"E, A DISTANCE OF 302.7 FEET;
4. N00°45'22"E, A DISTANCE OF 100.97 FEET ON SAID SOUTH LINE;
5. N89°32'48"W, A DISTANCE OF 415.38 FEET;
6. N00°45'22"E, A DISTANCE OF 302.7 FEET;
7. N02°03'44"W, A DISTANCE OF 205.193 FEET ON SAID WEST LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 3;
8. N02°01'13"W, A DISTANCE OF 201.50 FEET ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO THE POINT OF BEGINNING.

PARCEL CONTAINS 8,211,041 SQUARE FEET OR 188,500 ACRES, MORE OR LESS.

NO.	DESCRIPTION	DATE
1	COVER SHEET	08/12/24
2	OVERALL SKETCH PLAN	08/12/24
3	SKETCH PLAN 'A'	08/12/24
4	SKETCH PLAN 'B'	08/12/24
5	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN 'A'	08/12/24
6	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN 'B'	08/12/24
7	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN 'C'	08/12/24
8	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN 'D'	08/12/24
9	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN 'E'	08/12/24
10	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN 'F'	08/12/24

DATE	BY
08/12/24	PHIL GOUSTEIN
08/12/24	ROBERT ANMACHER
08/12/24	PHIL GOUSTEIN

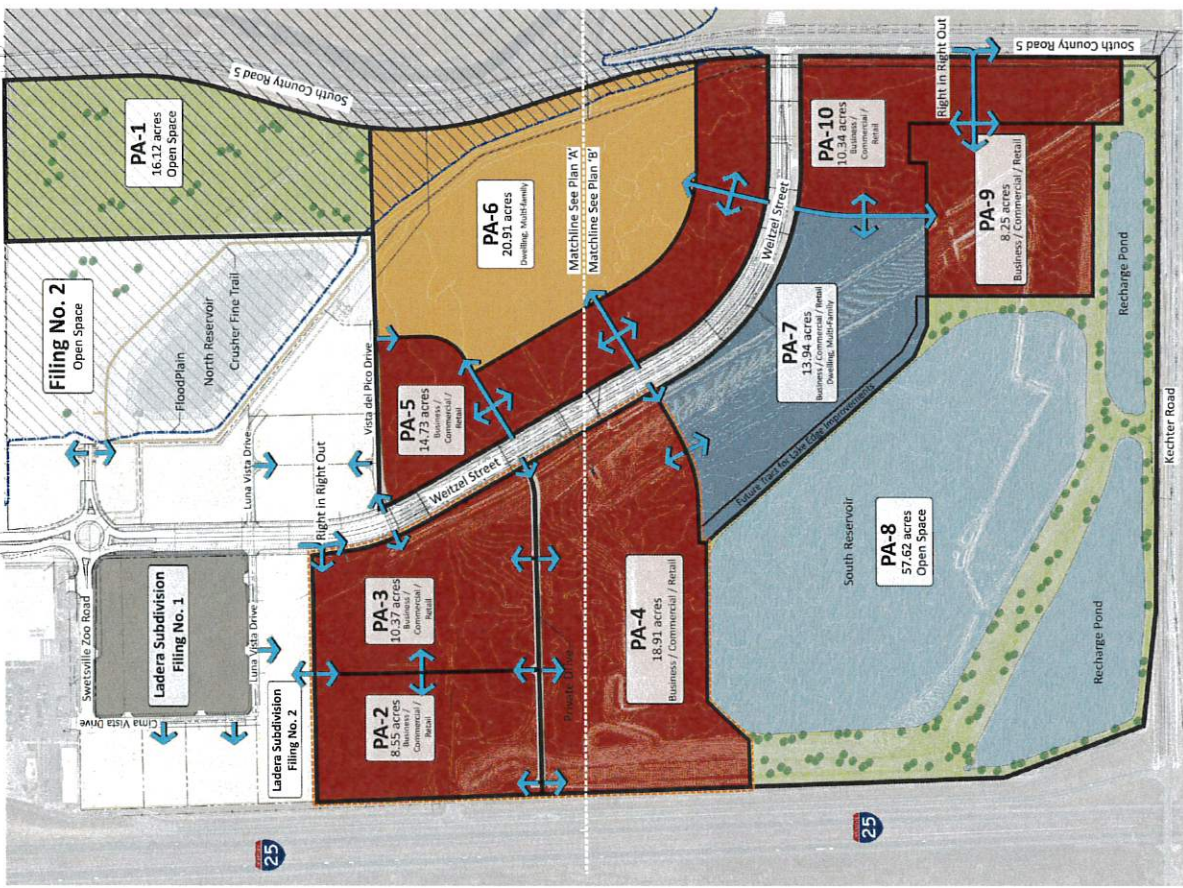
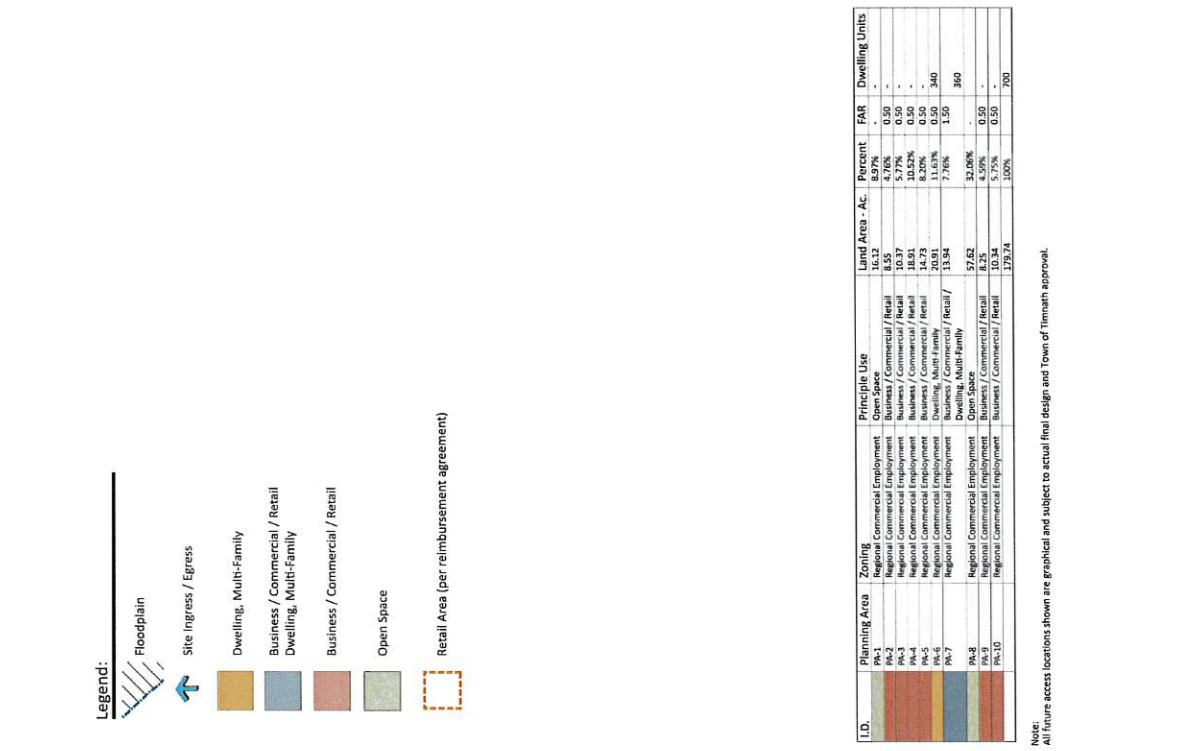
COVER SHEET

L1.1

1 OF 5

I.D.	Planning Area	Zoning	Principle Use	Land Area - Ac.	Percent	FAR	Dwelling Units
PA-1	Regional Commercial Employment	Open Space	Open Space	16.12	8.97%	-	-
PA-2	Regional Commercial Employment	Business / Commercial / Retail	Business / Commercial / Retail	8.55	4.60%	0.50	-
PA-3	Regional Commercial Employment	Business / Commercial / Retail	Business / Commercial / Retail	10.37	5.62%	0.50	-
PA-4	Regional Commercial Employment	Business / Commercial / Retail	Business / Commercial / Retail	18.91	10.52%	0.50	-
PA-5	Regional Commercial Employment	Business / Commercial / Retail	Business / Commercial / Retail	14.73	8.20%	0.50	-
PA-6	Regional Commercial Employment	Dwelling, Multi-Family	Dwelling, Multi-Family	20.91	11.62%	0.50	340
PA-7	Regional Commercial Employment	Dwelling, Multi-Family	Dwelling, Multi-Family	13.94	7.76%	0.50	860
PA-8	Regional Commercial Employment	Open Space	Open Space	57.62	32.06%	-	-
PA-9	Regional Commercial Employment	Business / Commercial / Retail	Business / Commercial / Retail	8.25	4.52%	0.50	-
PA-10	Regional Commercial Employment	Business / Commercial / Retail	Business / Commercial / Retail	10.34	5.76%	0.50	-
				179.74	100%		700

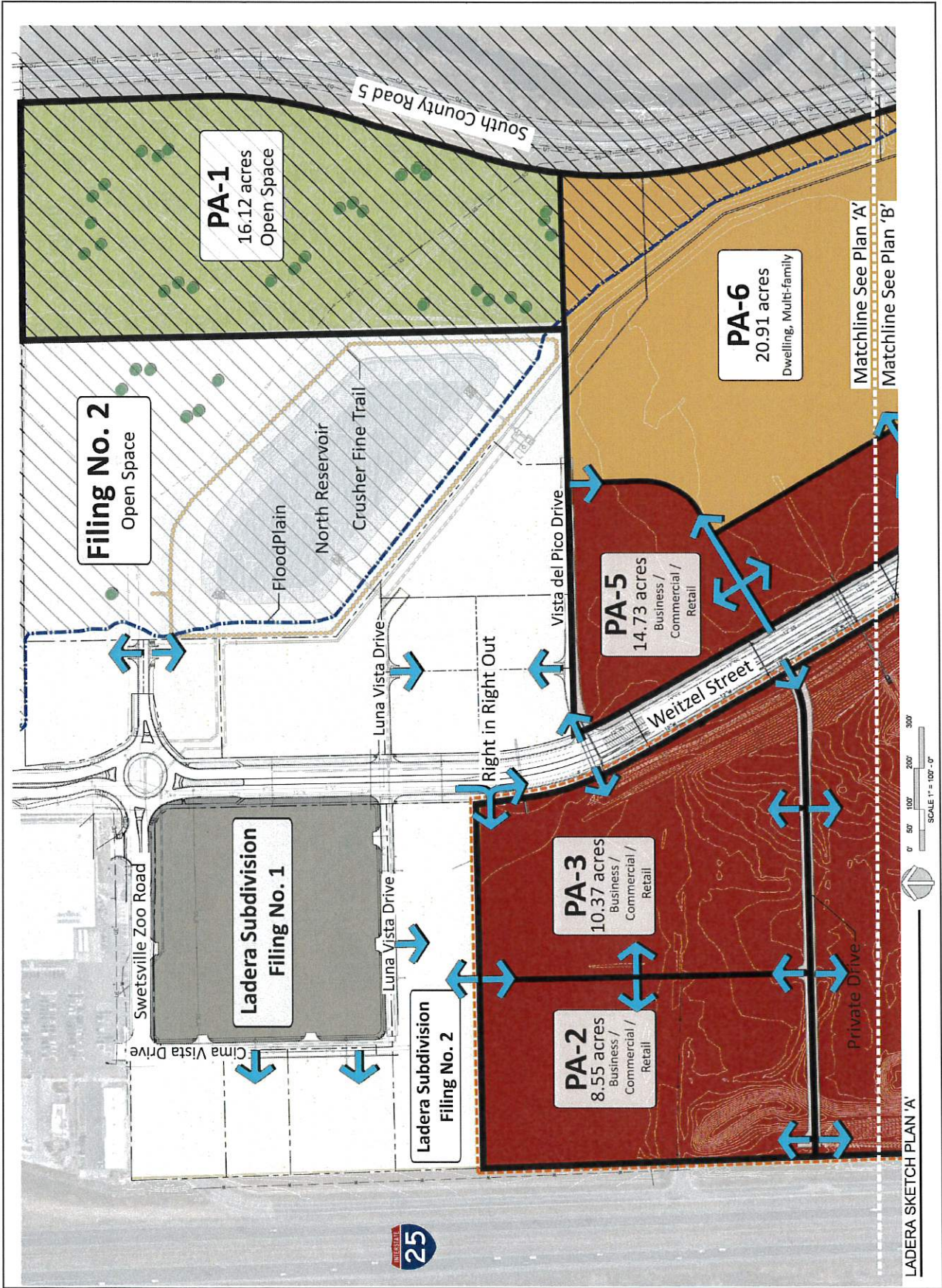
Note: All future access locations shown are graphical and subject to actual final design and Town of Timmath approval.



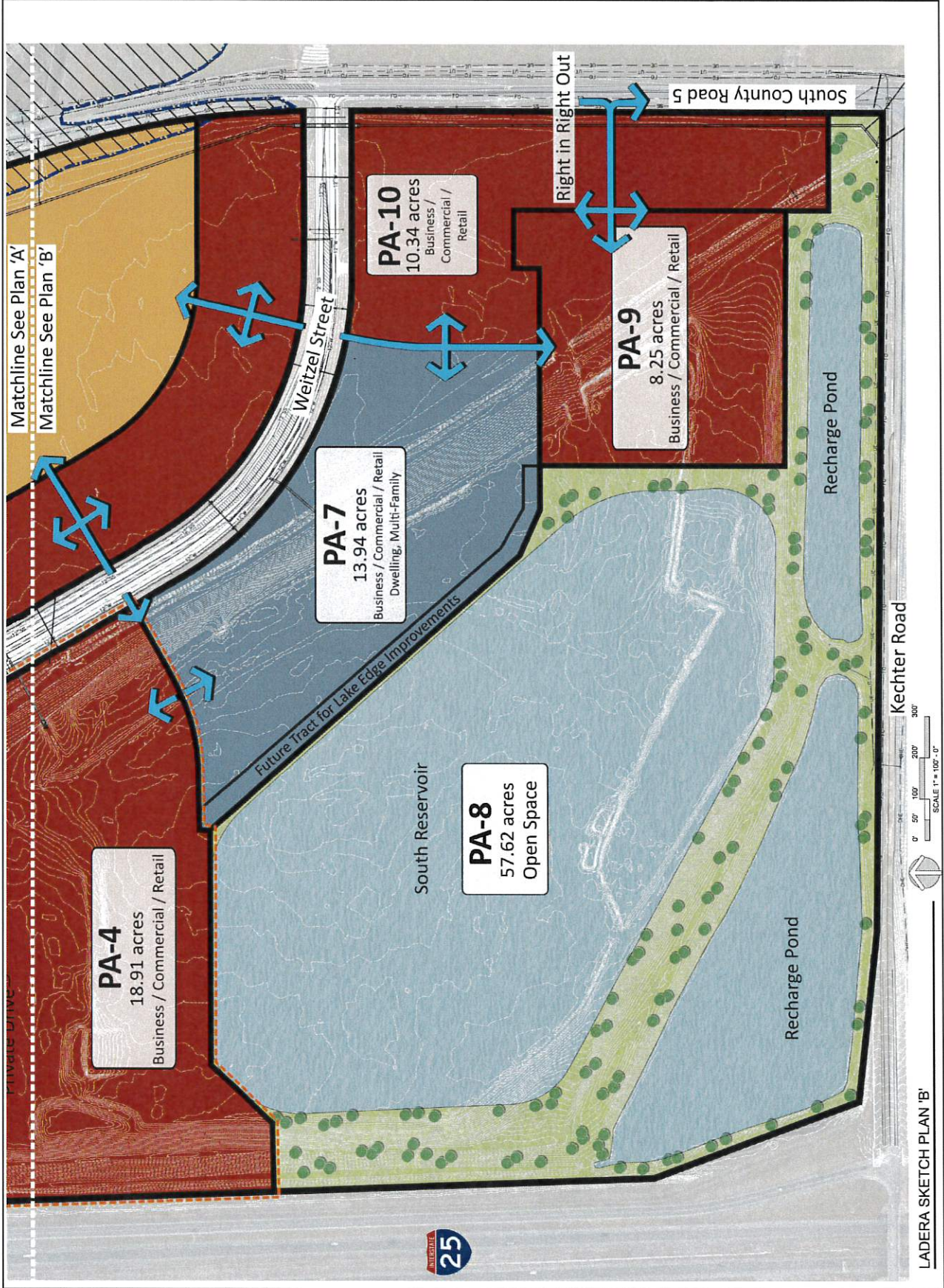
0' 100' 200' 400' 600'
 SCALE 1" = 200' - 0"

NO.	REVISION	DATE
1	ISSUE	08/12/24
2	REVISED	08/12/24
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18	REVISED	08/12/24
19	REVISED	08/12/24
20	REVISED	08/12/24



LADERA SKETCH PLAN 'A'



NO.	DESCRIPTION	DATE
1	PRELIMINARY	08/11/2014
2	REVISED	08/11/2014
3	REVISED	08/11/2014
4	REVISED	08/11/2014
5	REVISED	08/11/2014
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7	REVISED	08/11/2014
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16	REVISED	08/11/2014
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18	REVISED	08/11/2014
19	REVISED	08/11/2014
20	REVISED	08/11/2014

PROJECT NO.	DATE
14-001	08/11/2014
14-002	08/11/2014
14-003	08/11/2014
14-004	08/11/2014
14-005	08/11/2014
14-006	08/11/2014
14-007	08/11/2014
14-008	08/11/2014
14-009	08/11/2014
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14-012	08/11/2014
14-013	08/11/2014
14-014	08/11/2014
14-015	08/11/2014
14-016	08/11/2014
14-017	08/11/2014
14-018	08/11/2014
14-019	08/11/2014
14-020	08/11/2014

1	ARCHITECT	STACK OT
2	OWNER	WINDMILL REALTY
3	DESIGNER	WINDMILL REALTY
4	ENGINEER	WINDMILL REALTY
5	PLANNER	WINDMILL REALTY
6	CONTRACTOR	WINDMILL REALTY
7	LANDSCAPE ARCHITECT	WINDMILL REALTY
8	ENVIRONMENTAL ENGINEER	WINDMILL REALTY
9	TRAIL DESIGNER	WINDMILL REALTY

Project No.	24-0018
Drawn By	
Checked By	
Date	06/15/24

