

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 23, SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING TOWN COUNCIL WAIVERS TO TIMNATH RANCH 8<sup>TH</sup> FILING  
REPLAT NO. 1, GENERALLY LOCATED EAST OF SCHOOL HOUSE DRIVE,  
SOUTH OF STONEBROOK DRIVE, AND NORTH OF SUGAR CREEK 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**, Hartford Construction, LLC (the “Developer”) has submitted a Waiver Request for Timnath Ranch 8<sup>th</sup> Filing Rear Yard Setbacks, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Requested Waivers) and attached hereto and incorporated herein by this reference (the “Property”); and

**WHEREAS**, a hearing with the Town Council was held on March 11, 2025 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

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

**Section 1. Approval**

The Waivers are 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 with the following condition:

1. To maintain a cohesive streetscape, building permits for Blocks 11, 19, and 20 shall be submitted in accordance with the existing setback requirements of the R-4 dimensional standards. This is to ensure consistency with the building permits previously issued within the development.

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

**TOWN OF TIMNATH, COLORADO**



Robert Axmacher, Mayor

**ATTEST:**



Milissa Garcia-Peters, MMC  
Town Clerk



## **EXHIBIT A**

### **Legal Description of Property**

Timnath Ranch Subdivision Eighth Filing Replat Nol 1.

Being a replat of Blocks 11, and 13 through 24, Timnath Ranch Subdivision-Eighth Filing, Situate in the North Half of Section 1, Township 6 North, Range 68 West of the 6<sup>th</sup> Principal Meridian (6<sup>th</sup> P.M.), Town of Timnath, County of Larimer, State of Colorado, and being more particularly described as follows:

Blocks 11 and 13 through 24, Timnath Ranch Subdivision-Eighth Filing as recorded October 29, 2024 as Reception No. 20240045873 of the Larimer County Clerk and Recorder, Town of Timnath, County of Larimer, State of Colorado.

**EXHIBIT B**

**Requested Waivers**

**Dimension Standards – Setbacks**

**R-4 Multi-Family Residential - Rear Yard Setback**

<b>Existing Per Table 5.2</b>	<b>Approved</b>
<b>15'</b>	<b>6'</b>