

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 47, SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE LADERA MINOR SUBDIVISION, 3RD FILING GENERALLY
LOCATED SOUTH OF AND ADJACENT TO LUNA VISTA DRIVE, AND WEST OF
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") has submitted a Minor Subdivision Plat for the Ladera Subdivision 3rd Filing, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Minor Subdivision Plat) and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, a properly noticed public hearing was held on June 17, 2025, and the above described Minor Subdivision was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous vote (x-x); and

WHEREAS, a properly noticed public hearing with the Town Council was held on June 24, 2025 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

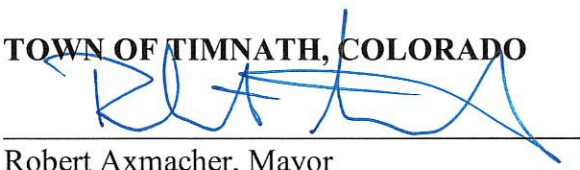
BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. Approval

The Minor Subdivision 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 JUNE 24, 2025

TOWN OF TIMNATH, COLORADO


Robert Axmacher, Mayor

ATTEST:


Milissa Garcia-Peters, MMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Minor Subdivision

LADERA SUBDIVISION FILING NO. 3

A REPLAT OF LOT 4, BLOCK 1, LADERA SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3
TOWNSHIP 6 NORTH, RANGE 68 WEST, OF THE 6TH P.M. TOWN OF TIMNATH,
COUNTY OF LARIMER, STATE OF COLORADO

EXHIBIT B

Minor Subdivision

[attached]

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