

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 49, SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE TIMNATH LANDING SUBDIVISION PRELIMINARY PLAT
AMENDMENT NO. 4, GENERALLY LOCATED NORTH OF AND ADJACENT TO
HARMONY ROAD, AND EAST OF AND ADJACENT TO TIMNATH PARKWAY**

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”) has submitted a Preliminary Plat Amendment for the Timnath Landing Subdivision, more particularly described in Exhibit A (legal description) and Exhibit B (Preliminary 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 Preliminary Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (4-1) vote; and

WHEREAS, a properly noticed public hearing with the Town Council was held on July 8, 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 Preliminary Plat 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 JULY 8, 2025.

TOWN OF TIMNATH, COLORADO



Luke Wagner, Mayor Pro Tem

ATTEST:



Milissa Peters-Garcia, CMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Preliminary Plat

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.

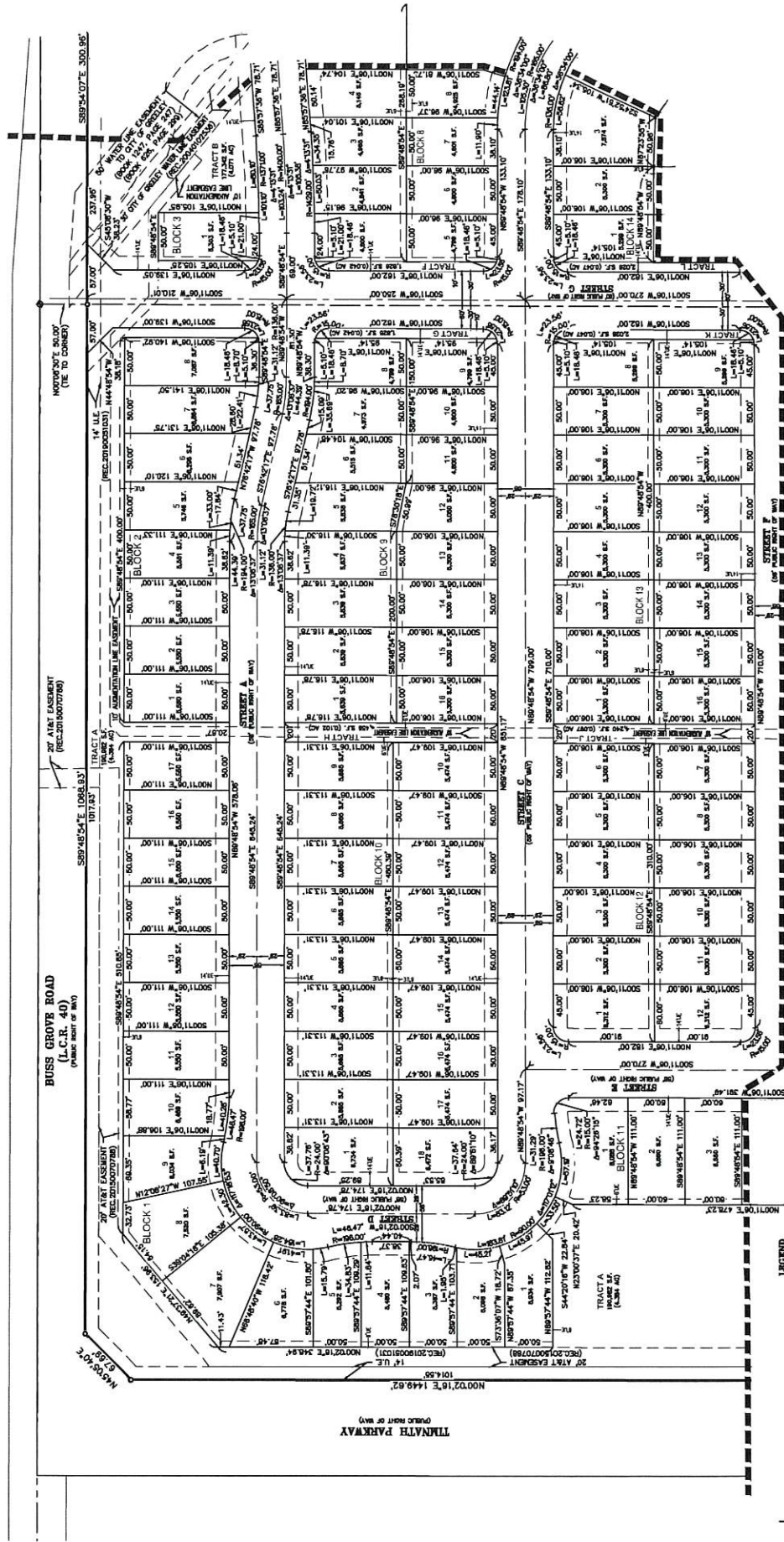
EXHIBIT B

Preliminary Plat

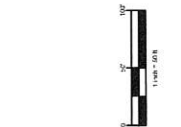
[attached]

TIMNATH LANDING NORTH PRELIMINARY PLAT AMENDMENT NO. 4

BEING A REPLAT OF TRACTS A & B, TIMNATH LANDING FILING NO. 3
 A PART OF THE SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO
 PRELIMINARY PLAT



- LEGEND**
- ROAD, TRAIL OR RAIL
 - ROAD, TRAIL OR RAIL, 10' WIDE
 - ROAD, TRAIL OR RAIL, 20' WIDE
 - ROAD, TRAIL OR RAIL, 30' WIDE
 - ROAD, TRAIL OR RAIL, 40' WIDE
 - ROAD, TRAIL OR RAIL, 50' WIDE
 - ROAD, TRAIL OR RAIL, 60' WIDE
 - ROAD, TRAIL OR RAIL, 70' WIDE
 - ROAD, TRAIL OR RAIL, 80' WIDE
 - ROAD, TRAIL OR RAIL, 90' WIDE
 - ROAD, TRAIL OR RAIL, 100' WIDE
 - ROAD, TRAIL OR RAIL, 110' WIDE
 - ROAD, TRAIL OR RAIL, 120' WIDE
 - ROAD, TRAIL OR RAIL, 130' WIDE
 - ROAD, TRAIL OR RAIL, 140' WIDE
 - ROAD, TRAIL OR RAIL, 150' WIDE
 - ROAD, TRAIL OR RAIL, 160' WIDE
 - ROAD, TRAIL OR RAIL, 170' WIDE
 - ROAD, TRAIL OR RAIL, 180' WIDE
 - ROAD, TRAIL OR RAIL, 190' WIDE
 - ROAD, TRAIL OR RAIL, 200' WIDE
 - ROAD, TRAIL OR RAIL, 210' WIDE
 - ROAD, TRAIL OR RAIL, 220' WIDE
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 - ROAD, TRAIL OR RAIL, 390' WIDE
 - ROAD, TRAIL OR RAIL, 400' WIDE
 - ROAD, TRAIL OR RAIL, 410' WIDE
 - ROAD, TRAIL OR RAIL, 420' WIDE
 - ROAD, TRAIL OR RAIL, 430' WIDE
 - ROAD, TRAIL OR RAIL, 440' WIDE
 - ROAD, TRAIL OR RAIL, 450' WIDE
 - ROAD, TRAIL OR RAIL, 460' WIDE
 - ROAD, TRAIL OR RAIL, 470' WIDE
 - ROAD, TRAIL OR RAIL, 480' WIDE
 - ROAD, TRAIL OR RAIL, 490' WIDE
 - ROAD, TRAIL OR RAIL, 500' WIDE



TIMNATH LANDING NORTH
 PRELIMINARY PLAT

EMK CONSULTANTS, INC.
 REGISTERED PROFESSIONAL ENGINEER
 ENGINEERING & SURVEYING
 2008 1/2 10th Avenue, Suite 100
 Fort Collins, Colorado 80504
 PHONE: 970.225.1111
 FAX: 970.225.1112
 WWW.EMKCONSULTANTS.COM

DATE: 07/20/2023
 DRAWN BY: JAC
 CHECKED BY: JAC
 SHEET 3 OF 16 SHEETS

TRACTS A & B, TIMNATH LANDING FILING NO. 3
 TOWN OF TIMNATH, COUNTY OF LARIMER, COLORADO

REPLAT/REDEVELOPER
 CAC TIMNATH, LLC
 2008 1/2 10th Avenue, Suite 100
 Fort Collins, Colorado 80504
 PHONE: 970.225.1111
 FAX: 970.225.1112
 WWW.CACTIMNATH.COM
 ATTN: MICHAEL RUMSINDL
 JOB NO. 184133



SEE SHEET 4

SEE SHEET 6

TIMNATH PARKWAY

BUSS GROVE ROAD

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

STREET H

STREET I

STREET J

STREET K

STREET L

STREET M

STREET N

STREET O

STREET P

STREET Q

STREET R

STREET S

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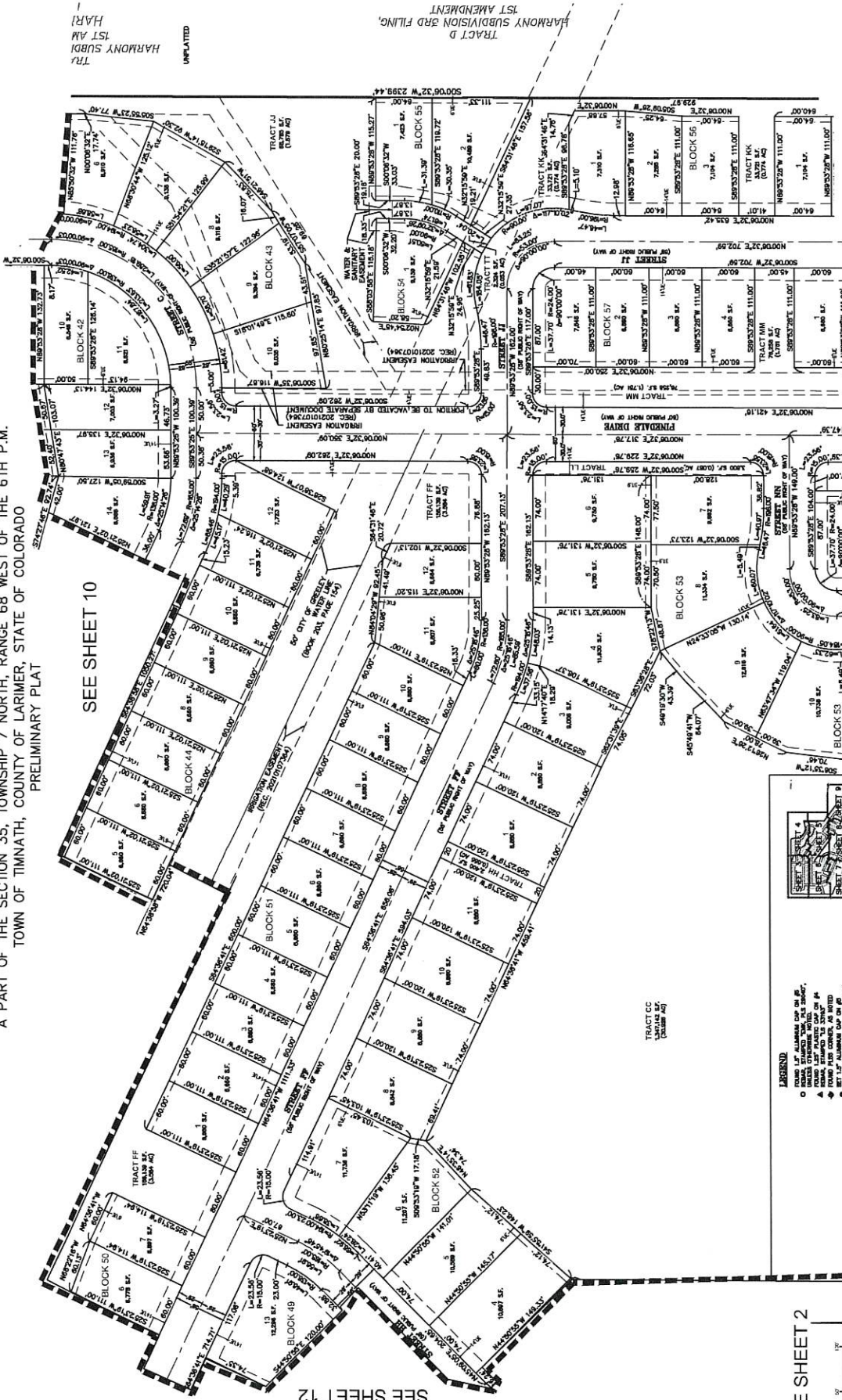
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TIMNATH LANDING NORTH PRELIMINARY PLAT AMENDMENT NO. 4

BEING A REPLAT OF TRACTS A & B, TIMNATH LANDING FILING NO. 3
 A PART OF THE SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO
 PRELIMINARY PLAT



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TRACT D
 HARMONY SUBDIVISION 3RD FILING,
 1ST AMENDMENT

TRACTS A & B, TIMNATH LANDING FILING NO. 3
 TOWN OF TIMNATH, COUNTY OF LARIMER, COLORADO
 DATE: 07/20/2023
 BY: EMK CONSULTANTS, INC.
 ENGINEER: MICHAEL R. HORN
 SURVEYING: MICHAEL R. HORN
 PREPARED BY: MICHAEL R. HORN
 SHEET 13
 OF 16 SHEETS

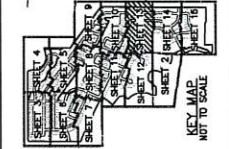


TIMNATH LANDING NORTH
 PRELIMINARY PLAT

SEE SHEET 10

SEE SHEET 12

SEE SHEET 14



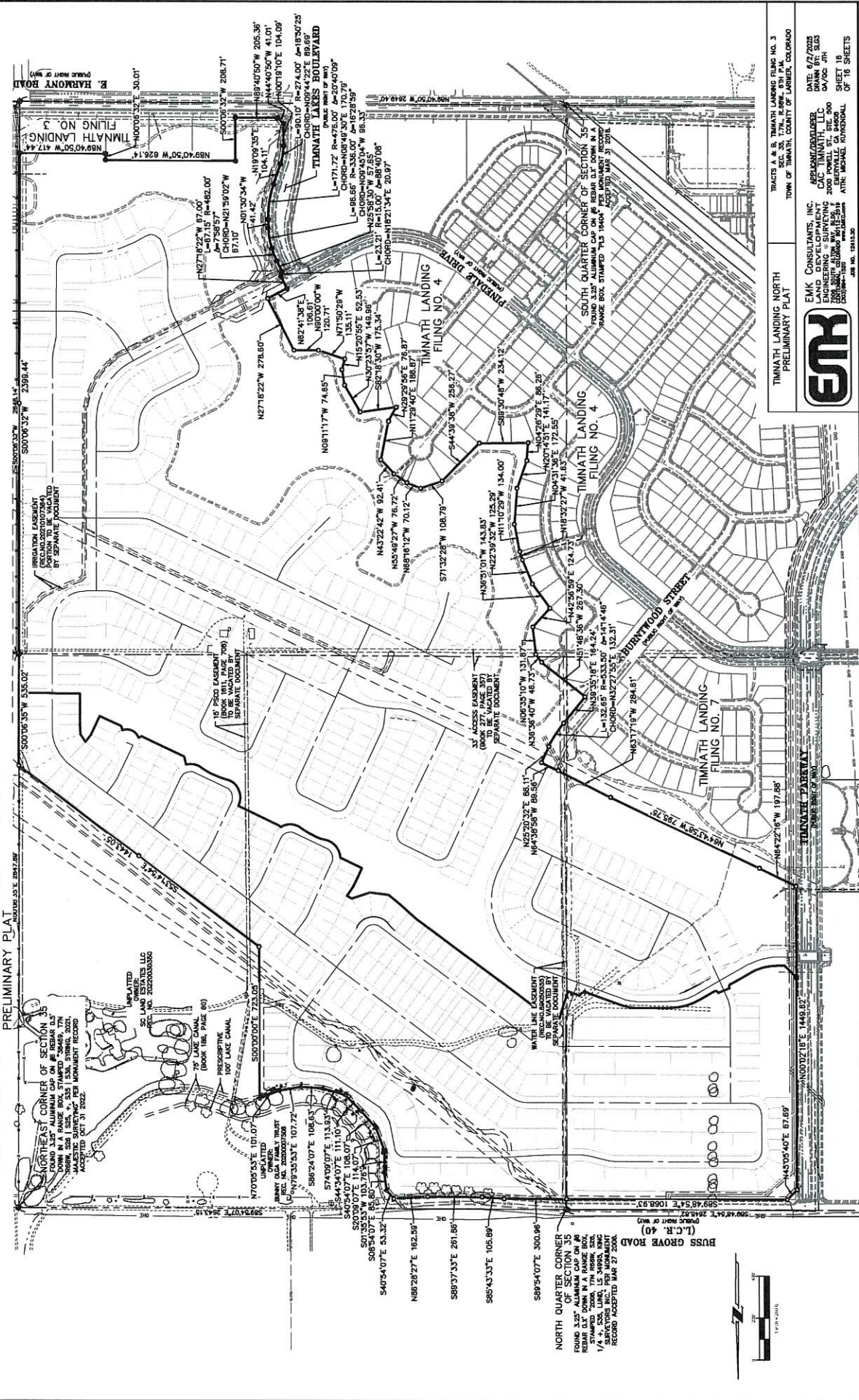
- LEGEND:
- BOUNDARY LINE
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 - BOUNDARY LINE WITH ADJACENT PROPERTY (SEE SHEET 100)

SEE SHEET 2



TIMNATH LANDING NORTH PRELIMINARY PLAT AMENDMENT NO. 4

BEING A REPLAT OF TRACTS A & B, TIMNATH LANDING FILING NO. 3
 A PART OF THE SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO
 PRELIMINARY PLAT



TRACTS A & B, TIMNATH LANDING FILINGS NO. 3
 SEC. 35, T. 7N., R. 68W., 6TH P.M.
 TOWN OF TIMNATH, COUNTY OF LARIMER, COLORADO

EMK CONSULTANTS, INC.
 REGISTERED PROFESSIONAL ENGINEER
 ENGINEERING & SURVEYING
 1000 1/2 AVENUE JTH
 CHARLOTTE, NC 28203
 PHONE: 704.366.1111
 FAX: 704.366.1112

DATE: 1/2/2008
 DRAWN BY: SJS
 CHECKED BY: JTH
 APPROVED BY: JTH
 SHEET 18
 OF 16 SHEETS

