

**TOWN OF TIMNATH, COLORADO  
ORDINANCE NO. 9, SERIES 2025**

**AN ORDINANCE INCLUDING CERTAIN PROPERTY  
INTO THE BOUNDARIES OF THE LADERA BUSINESS  
IMPROVEMENT DISTRICT**

**WHEREAS**, the Town Council received a Petition for Inclusion of Property (“Petition”) filed pursuant to Section 31-25-1220, C.R.S., for the inclusion of certain property described in the Petition attached and made a part of this Ordinance as Exhibit A (the “Property”) into the Ladera Business Improvement District (“District”); and

**WHEREAS**, in accord with the law, a public notice of the Petition has been given and published in the Coloradoan, regarding a public hearing on the inclusion request set forth in the Petition, proof of publication for which is attached and made a part of this Ordinance as Exhibit B; and

**WHEREAS**, the Town Council has conducted a Public Hearing and heard all persons having objections to the inclusion of the Property into the District; and

**WHEREAS**, the area sought to be included into the District is located entirely within the Town of Timnath, Larimer County, Colorado, and does not include property within any other county or within any other incorporated city, town, or city and county.

**NOW, THEREFORE, THE COUNCIL OF THE TOWN OF TIMNATH, COLORADO, ORDAINS:**

**SECTION 1 – APPROVING INCLUSION**

The Town Council finds and determines that it has jurisdiction in this matter pursuant to the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. The Town Council finds and determines that the Petition meets the requirements of Section 31-25-1220, C.R.S., and that the change in boundaries of the Ladera Business Improvement District as proposed in the Petition does not adversely affect the District. Pursuant to Section 31-25-1220, C.R.S., the Town Council hereby grants the Petition and orders the inclusion of the Property into the boundaries of the District. The Town Clerk is directed to file a certified copy of this Ordinance with the County Clerk and Recorder of Larimer County, Colorado.

**SECTION 2 – EFFECTIVE DATE**

This Ordinance shall be in full force and effect upon adoption at second reading, as provided by Section 3.5.5 of the Town of Timnath Charter.

**INTRODUCED, MOVED, ADOPTED AND ORDERED PUBLISHED BY TITLE BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON JUNE 24, 2025, AND SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M. ON JULY 8, 2025 AT THE TIMNATH ADMINISTRATION BUILDING, 4750 SIGNAL TREE DRIVE, TIMNATH, COLORADO.**

**MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON JULY 8, 2025.**

TOWN OF TIMNATH, COLORADO



\_\_\_\_\_  
Luke Wagner, Mayor Pro Tem

ATTEST:



\_\_\_\_\_  
Milissa Peter-Garcia, MMC  
Town Clerk



Exhibit A

[copy of Petition for Inclusion of Property]

**PETITION FOR INCLUSION OF PROPERTY  
INTO  
LADERA BUSINESS IMPROVEMENT DISTRICT**

TO: Town Council, Town of Timnath, Colorado.

The undersigned, Connell LLC, hereby respectfully petitions the Town Council of the Town of Timnath ("Town Council") in accordance with the provisions of Section 31-25-1220, C.R.S., for the inclusion of the hereinafter described property into the Ladera Business Improvement District ("District").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "Property"), be included in the District and that an Ordinance be adopted by the Town Council including the Property into the District, and that from and after the effective date of such Ordinance, the Property shall be liable for assessments and other obligations of the District.

The undersigned represents to the Town Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the Town Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the Town incurs for the publication of notice of the hearing on inclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District, whether or not such inclusion is approved.

The legal description of said property situated in the County of Larimer, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

*[Signature page to follow]*

Petitioner:  
CONNELL LLC

By: Sheri C. Welch

Name: Sheri C. Welch

Its: Manager

Petitioner's Address: 7785 Highland Meadows Parkway, Suite 100  
Fort Collins, CO 80528

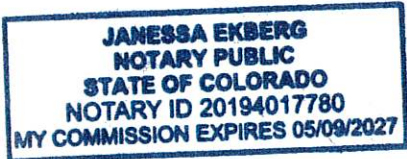
STATE OF Colorado )  
 )ss.  
COUNTY OF Larimer )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June, 2025, by Sheri C. Welch as Manager of CONNELL LLC, Petitioner.

Witness my hand and official seal.

My Commission Expires: 05/09/2027

Janessa Ekberg  
Notary Public



**EXHIBIT A**

**Ladera Business Improvement District  
Petition for Inclusion**

**LEGAL DESCRIPTION**

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**BID AREA**

A PARCEL OF LAND BEING A PORTION OF LOT 3, AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXEMPTION PLAT AND CWH PROPERTIES LLC BOUNDARY LINE ADJUSTMENT-FILE # 21-LAND4085 PLAT RECORDED AT RECEPTION NO. 20210098821 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF TIMNATH, LARIMER COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTER QUARTER CORNER OF SAID SECTION 3, MONUMENTED BY A NO. 6 REBAR WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 25384";

THENCE N02°04'13"W, A DISTANCE OF 201.50 FEET ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, LADERA SUBDIVISION FILING NO. 2 RECORDED JUNE 17, 2024 AT RECEPTION NO. 20240024330 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE N88°43'55"E, A DISTANCE OF 921.34 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 4, BLOCK 1 TO THE EASTERLY LINE OF SAID LOT 3, SAID LINE IS COINCIDENT WITH WESTERLY RIGHT-OF-WAY FOR WEITZEL STREET, TO A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID EASTERLY AND WESTERLY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 12°24'23", A DISTANCE OF 186.22 FEET, A CHORD BEARING OF S23°38'11"E WITH A CHORD DISTANCE OF 185.85 FEET;

THENCE CONTINUING ON SAID EASTERLY AND WESTERLY LINE, S29°50'22"E, A DISTANCE OF 437.28 FEET TO A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°32'13", A DISTANCE OF 5.03 FEET, A CHORD BEARING OF S65°55'44"W WITH A CHORD DISTANCE OF 5.03 FEET;

THENCE S60°09'38"W, A DISTANCE OF 16.09 FEET TO A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 224.00 FEET, A CENTRAL ANGLE OF 27°16'41", A DISTANCE OF 106.64 FEET, A CHORD BEARING OF S73°47'58"W WITH A CHORD DISTANCE OF 105.64 FEET TO A COMPOUND CURVE;

THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 05°06'56", A DISTANCE OF 8.93 FEET, A CHORD BEARING OF S89°59'46"W WITH A CHORD DISTANCE OF 8.93 FEET;

THENCE N87°26'46"W, A DISTANCE OF 79.38 FEET TO A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 03°49'19", A DISTANCE OF 13.34 FEET, A CHORD BEARING OF N89°21'26"W WITH A CHORD DISTANCE OF 13.34 FEET;

THENCE S88°43'55"W, A DISTANCE OF 970.74 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3;

THENCE N02°03'45"W, A DISTANCE OF 385.39 FEET ALONG SAID WEST LINE TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 619,167 SQUARE FEET OR 14.214 ACRES, MORE OR LESS.

**BASIS OF BEARING:** CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO HAVE AN ASSUMED BEARING OF N 2°04'13" W, MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 3 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 25384" AND TO THE NORTH BY A 24", NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED "PLS 37067", AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO.

**EXHIBIT B** IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT EXHIBIT A - LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT A IS IN AMBIGUITY, EXHIBIT B MAY BE USED TO RESOLVE SAID AMBIGUITY.






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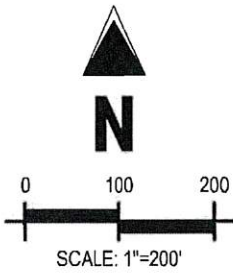
PREPARED FOR AND ON BEHALF OF GALLOWAY  
BY READE COLIN ROSELLES, PLS# 37911

EXHIBIT B

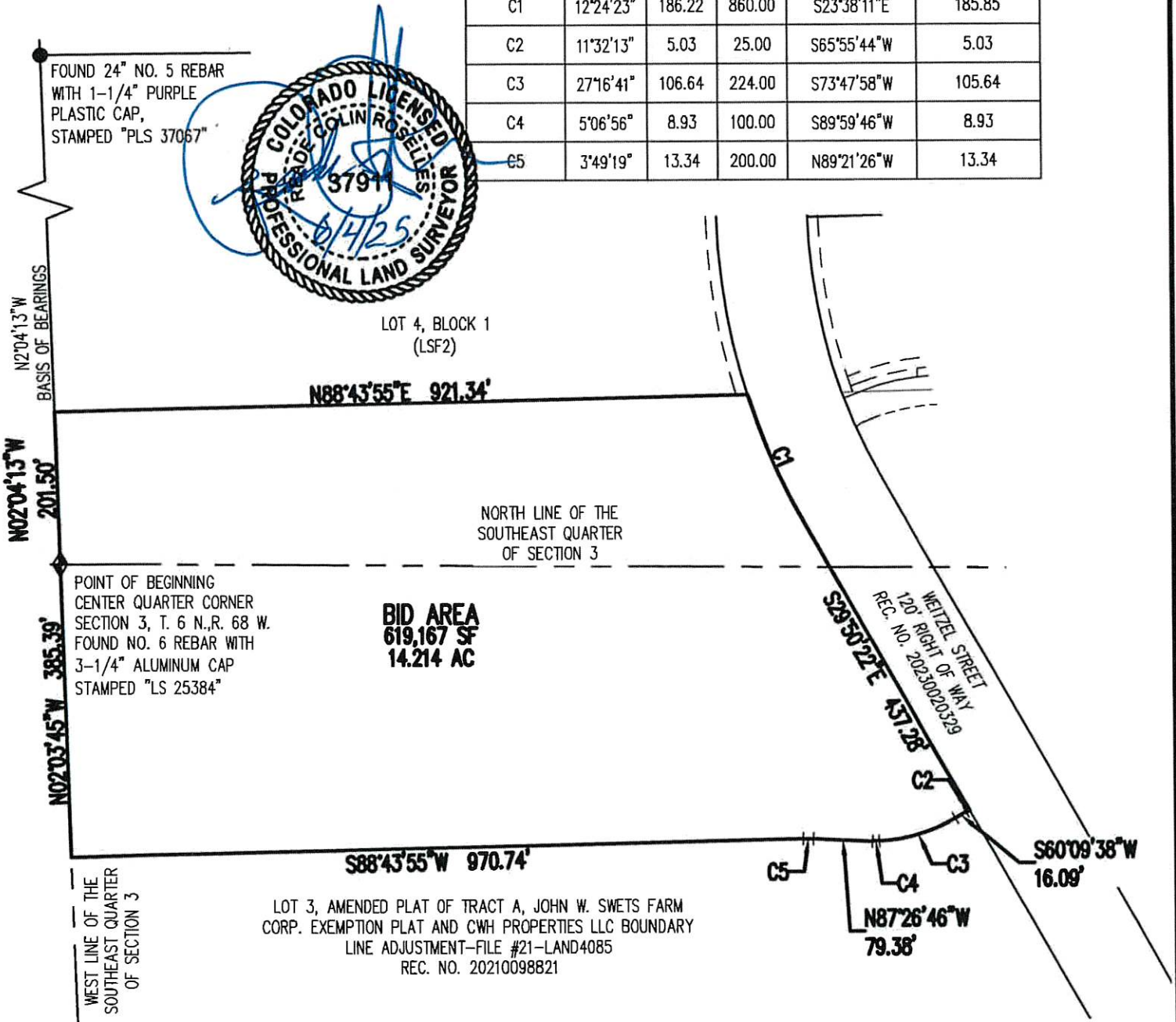
LEGEND

-  BOUNDARY LINE
-  PLS ALJQOUT LINE
- LSF2 LADERA SUBDIVISION FILING NO. 2
-  FOUND MONUMENT

ALL LINEAL UNITS ARE US SURVEY FEET



CURVE TABLE					
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	12°24'23"	186.22	860.00	S23°38'11"E	185.85
C2	11°32'13"	5.03	25.00	S65°55'44"W	5.03
C3	27°16'41"	106.64	224.00	S73°47'58"W	105.64
C4	5°06'56"	8.93	100.00	S89°59'46"W	8.93
C5	3°49'19"	13.34	200.00	N89°21'26"W	13.34



LOCATED IN THE EAST HALF OF SECTION 3  
T. 6 N., R. 68 W., OF THE 6TH P.M.,  
TOWN OF TIMNATH, LARIMER COUNTY, COLORADO

BID AREA EXHIBIT

Project No: CNL000006.11  
 Drawn By: AN  
 Checked By: RCR  
 Date: 6/3/2025



5235 Ronald Reagan Blvd., Suite 200  
Johnstown, CO 80534  
970.800.3300 • GalowayUS.com

Exhibit B  
[Proof of publication]



Colorado  
GANNETT

PO Box 631823 Cincinnati, OH 45263-1823

**AFFIDAVIT OF PUBLICATION**

TOWN OF TIMNATH  
Town Of Timnath Legals  
4750 Signal Tree Dr  
Timnath CO 80547

STATE OF WISCONSIN, COUNTY OF BROWN

The Fort Collins Coloradoan, a daily newspaper printed and published in the city of Fort Collins, Larimer County, State of Colorado, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

06/24/2025

and that the fees charged are legal.  
Sworn to and subscribed before on 06/24/2025

Legal Clerk

*Nancy Heyrman*  
Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$39.48

Tax Amount: \$0.00

Payment Cost: \$39.48

Order No: 11419788

Customer No: 1249062

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

NOTICE OF PETITION FOR  
INCLUSION  
LADERA BUSINESS  
IMPROVEMENT DISTRICT  
NOTICE IS HEREBY GIVEN that there has been filed with the Town Council of the Town of Timnath, Colorado, a petition praying for the inclusion of certain land into the Ladera Business Improvement District (the "District").  
1. The name and address of the petitioner and the description of the property mentioned in such petition are as follows:  
Petitioner: CONNELL LLC, a Colorado limited liability company  
Petitioner's Address: 7785 Highland Meadows Parkway, Unit 100, Windsor, CO 80528  
General Description of Generally located north of East County Road 36, east of Interstate 25, Property petitioning for west of Weitzel Road, and south of Luna Vista Drive, and partially inclusion: located within Larimer County Parcel Identification Number 8603406003 and partially within Larimer County Parcel Identification Number 8603110004. A full legal description of the property is on file with the Town and available from the Town Clerk at 4750 Signal Tree Dr, Timnath, CO 80547, (970) 224-3211.

2. The prayer of the Petition is that the above property be included within the boundaries of the District.  
3. The property sought to be included into the District is located entirely within the Town of Timnath, County of Larimer, State of Colorado, and the same is not included within any other county or within any other incorporated city, town, or city and county.  
Accordingly, notice is hereby given to all interested persons to appear at the public hearing before the Town Council of the Town of Timnath, to be held at the Town Center, 4750 Signal Tree Drive, Timnath, Colorado, on Tuesday, the 8th day of July, 2025, at 6:00 p.m. and show cause, if any they have, why such petition should not be granted. The failure of any interested person to show cause shall be taken as an assent on their part to the inclusion of the area described in this notice.  
TOWN OF TIMNATH, COLORADO  
By: /s/ Milissa Peters-Garcia  
Town Clerk  
June 24