

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 61, SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE LADERA SOUTH SUBDIVISION PRELIMINARY PLAT,
GENERALLY LOCATED WEST OF AND ADJACENT TO LARIMER COUNTY ROAD
5, AND NORTH OF AND ADJACENT TO KECHTER 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, Connell, LLC (the “Developer”) has submitted a Preliminary Plat for the Ladera South 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 September 16, 2025, and the above described Preliminary Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (4-0) vote; and

WHEREAS, a properly noticed public hearing with the Town Council was held on September 23, 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:

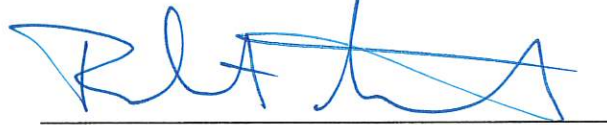
Section 1. Approval

The Preliminary Plat is hereby approved in substantially the form as attached hereto, subject to the following condition:

1. Allow staff to work with the owner applicant to address minor, non-substantive modifications during the final plat.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON SEPTEMBER 23, 2025.

TOWN OF TIMNATH, COLORADO



Robert Axmacher, Mayor

ATTEST:



Milissa Peters-Garcia, MMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Preliminary Plat

LADERA SOUTH SUBDIVISION

BEING A REPLAT OF LOTS 4 AND 5, LADERA SUBDIVISION FILING NO. 3, A PORTION OF LOT 3 AND 2A
AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXEMPTION PLAT AND CWH PROPERTIES
LLC BOUNDARY LINE ADJUSTMENT-FILE # 21-LAND4085

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., TOWN OF TIMNATH, LARIMER COUNTY,
STATE OF COLORADO.

EXHIBIT B

Preliminary Plat

[attached]

