

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 63, SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING TOWN COUNCIL WAIVERS TO WHITEWING AT TIMNATH MANOR
SUBDIVISION, GENERALLY LOCATED NORTH OF AND ADJACENT TO BUSS
GROVE 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, Timnath Land Holdings, LLC (the “Developer”) has submitted a Waiver Request for Whitewing at Timnath Manor Side 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 meeting with the Town Council was held on October 14, 2025 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

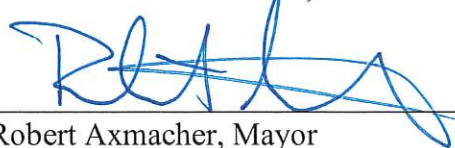
BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

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.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON OCTOBER 14, 2025

TOWN OF TIMNATH, COLORADO



Robert Axmacher, Mayor

ATTEST:



Milissa Garcia-Peters, MMC
Town Clerk



EXHIBIT A

Legal Description of Property

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH, LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 26, FROM WHICH AN ALUMINUM CAP AT THE SOUTH QUARTER-CORNER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST BEARS NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, 2,643.14 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, 1,321.57 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, 1321.57 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 47 SECONDS EAST, 1322.98 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, 1320.58 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 12 SECONDS WEST, 1320.95 FEET, TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINING 1,746,414 SQUARE FEET, OR 40.0922 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

EXHIBIT B

Requested Waivers

Dimension Standards – Setbacks

R-E Estate Residential - Side Yard Setback

Existing Per Table 5.2	Approved
20'	Alternating 15' and 25'