

**TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 16, SERIES 2025**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF
TIMNATH FOR THE PURPOSE OF ZONING CERTAIN REAL PROPERTY KNOWN
AS TIMNATH LANDING
TO THE TOWN OF TIMNATH, COLORADO, GENERALLY LOCATED AT THE
NORTH OF HARMONY ROAD AND EAST OF TIMNATH PARKWAY**

WHEREAS, CAC Timnath, LLC (the “owner”) has submitted a request for zoning of real property within the Town of Timnath more particularly described in **Exhibit A** and attached hereto and incorporated herein by this reference; and

WHEREAS, the Town Council finds the location of the zoning to be appropriate and in conformance with the Town Comprehensive Plan; and

WHEREAS, the zoning map amendment was recommended for approval to Single-Family Residential R-2, Mixed Residential R-3, and Commercial Mixed-Use (CMU) districts at a public hearing held by the Town of Timnath Planning Commission on Tuesday, September 16, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. Property Zoned

That Article 3 of the Timnath Land Use Codes and the map referred to therein as the "Official Zoning Map of the Town of Timnath", said map being part of said Zoning Code and showing the boundaries of the district specified, shall be and the same is hereby amended in the following particulars, to wit:

R-2, Single-Family Residential, R-3, Mixed Residential, and CMU, Commercial Mixed-Use – See attached **Exhibit A** (legal description) and **Exhibit B** (zoning map)

Section 2. Public Hearing

The Town Council held a public hearing on Tuesday, October 14, 2025 regarding the zoning of the property.

Section 3. Severability

If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or parts be declared unconstitutional or invalid.

Section 4. Effective Date

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

INTRODUCED, MOVED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING ON SEPTEMBER 23, 2025, SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M. ON OCTOBER 14, 2025, AT THE TIMNATH TOWN CENTER, 4750 SIGNAL TREE DRIVE, TIMNATH, COLORADO AND ORDERED PUBLISHED BY TITLE THIS 23RD DAY OF SEPTEMBER, 2025.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON THE 14TH DAY OF OCTOBER, 2025.

TOWN OF TIMNATH, COLORADO



Robert Axmacher, Mayor

ATTEST:


Milissa Peters-Garcia, MMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for Zoning

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

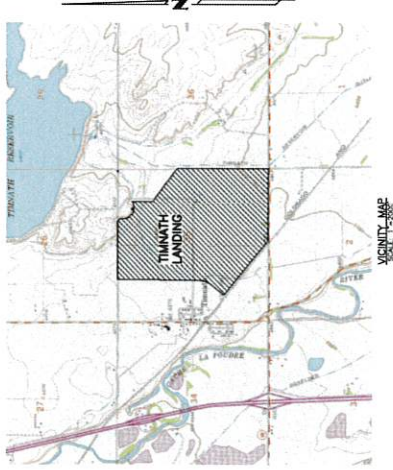
TRACTS A AND B, TIMNATH LANDING FILING NO. 3, PER PLAT RECORDED NOVEMBER 24, 2021, AT RECEPTION NO. [20210107364](#) IN THE OFFICE OF THE CLERK AND RECORDER OF SAID LARIMER COUNTY.

EXHIBIT B

Zoning Map

[attached]

AN IRREGULAR PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 NORTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF TIMMATH, COUNTY OF LARIMER, STATE OF COLORADO
TIMMATH LANDING
 ZONING AMENDMENT MAP
 COVER SHEET
 SHEET 1 OF 3



LEGAL DESCRIPTION
 A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 7 NORTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF TIMMATH, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35;
 THENCE SOUTH 89°24'07" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 117.80 FEET;
 THENCE SOUTH 06°54'30" EAST, A DISTANCE OF 68.63 FEET;
 THENCE SOUTH 20°09'07" EAST, A DISTANCE OF 14.67 FEET;
 THENCE SOUTH 42°54'07" EAST, A DISTANCE OF 19.10 FEET;
 THENCE SOUTH 74°09'07" EAST, A DISTANCE OF 13.83 FEET;
 THENCE NORTH 76°23'53" EAST, A DISTANCE OF 107.22 FEET;
 THENCE NORTH 70°09'33" EAST, A DISTANCE OF 101.07 FEET;
 THENCE SOUTH 53°14'34" EAST, A DISTANCE OF 144.50 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35;
 THENCE NORTH 22°02'16" WEST, A DISTANCE OF 538.50 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35;
 THENCE SOUTH 89°24'07" EAST, A DISTANCE OF 338.50 FEET TO A POINT OF THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 785.00 FEET AND A CENTRAL ANGLE OF 38°33'02";
 THENCE NORTH 01°30'58" WEST, A DISTANCE OF 64.02 FEET;
 THENCE NORTH 00°13'30" EAST, A DISTANCE OF 300.00 FEET;
 THENCE NORTH 02°02'16" EAST, A DISTANCE OF 538.73 FEET;
 THENCE SOUTH 89°24'07" EAST, A DISTANCE OF 2581.80 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;
 THENCE NORTH 89°24'07" EAST, A DISTANCE OF 117.83 FEET TO SAID NORTH QUARTER CORNER, BEING THE POINT OF BEGINNING, MORE OR LESS.

CEREDICATES
 PLANNING AND ZONING COMMISSION CERTIFICATE
 APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN PLANNING AND ZONING COMMISSION, TIMMATH, COLORADO.
TOWN COUNCIL CERTIFICATE
 APPROVED THIS _____ DAY OF _____ BY THE TOWN COUNCIL, TIMMATH, COLORADO.
PLANNING AND ZONING COMMISSION CERTIFICATE
 APPROVED THIS _____ DAY OF _____ BY THE TOWN PLANNING AND ZONING COMMISSION, TIMMATH, COLORADO.
TOWN COUNCIL CERTIFICATE
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TOWN COUNCIL CERTIFICATE
 APPROVED THIS _____ DAY OF _____ BY THE TOWN COUNCIL, TIMMATH, COLORADO.



EMK CONSULTANTS, INC.
 ENGINEERING & SURVEYING
 7008 SOUTH TOWN WAY, SUITE 100
 COLORADO SPRINGS, CO 80926
 (303) 594-1620
 WWW.EMK.COM

APPLICANT/DEVELOPER:
 PSC Group Inc
 1001 18th Street, B-180
 Timmath, CO 80712
 (303) 431-4900

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 EMK Consultants, Inc.
 7008 S. Town Way, Bldg. F
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ZONING AMENDMENT MAP
 COVER SHEET
 SHEET 1 OF 3

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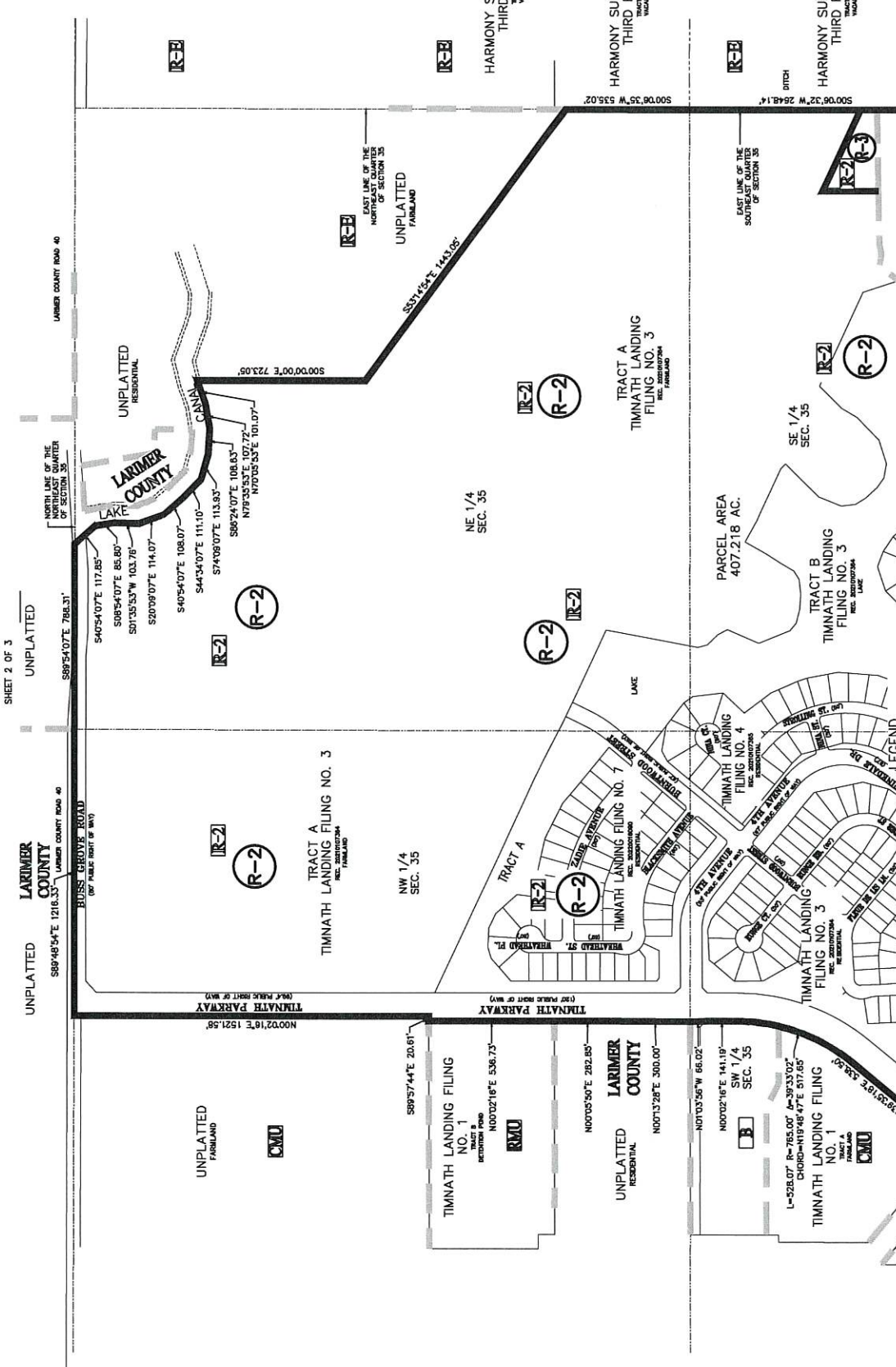
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TIMNATH LANDING
 AN IRREGULAR PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 7 NORTH, RANGE 107 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO
ZONING AMENDMENT MAP
 (NORTH)
 SHEET 2 OF 3



EMK

EMK CONSULTANTS, INC.
 LAND DEVELOPMENT
 ENGINEERING
 2000 SOUTH ALTON WAY, SUITE 100
 CENTRAL, COLORADO 80112-2010
 (303)884-1520 WWW.EMKCO.COM

NO.	DATE	BY	REVISIONS
1	06/27/12	EMK	INITIAL DESIGN
2	07/29/12	EMK	REVISION

ZONING AMENDMENT MAP
 MAP SHEET
 SHEET 2 OF 3

LEGEND

- EXISTING ZONING BOUNDARY AND DESIGNATION
- PROPOSED ZONING BOUNDARY AND DESIGNATION

GRAPHIC SCALE
 1" = 500' FT.

