

**TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 10, SERIES 2026**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH  
APPROVING THE WHITEWING AT TIMNATH MANOR PRELIMINARY PLAT,  
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 Preliminary Plat for the Whitewing at Timnath Manor 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 October 7, 2025, and the above described Preliminary Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (5-0) vote; and

**WHEREAS**, a properly noticed public hearing with the Town Council was held on October 14, 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 determined to postpone approval indefinitely to apply applicant to work with staff on addressing concerns about compliance with the Comprehensive Plan; and

**WHEREAS**, a second noticed public hearing with the Town Council was held on January 27, 2026 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**

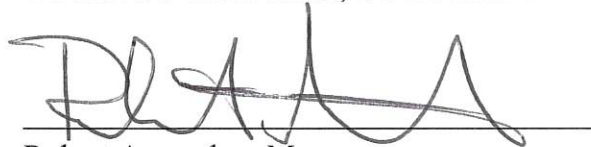
The Preliminary Plat is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants with the following conditions:

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

2. Prior to final plat approval, the applicant shall revise the Preliminary Plat to remove the proposed gated entry from the development. No vehicular, pedestrian, or bicycle access gates or other physical barriers restricting public access shall be permitted, regardless of hours of operation, except for a gate on the emergency egress route. This requirement is intended to ensure consistency with Comprehensive Plan goals and objectives related to connectivity, inclusivity, and active community design.
3. Prior to final plat approval, the applicant shall continue coordination and communication with the Lake Canal Company and execute any required agreement for improvements within the Company's easement. All improvements within the easement shall be completed or guaranteed in accordance with the executed agreement.

**INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON JANUARY 27, 2026.**

**TOWN OF TIMNATH, COLORADO**



Robert Axmacher, Mayor

**ATTEST:**



Milissa Peters-Garcia, MMC

Town Clerk



## EXHIBIT A

### Legal Description of Property Proposed for Preliminary Plat

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**

Preliminary Plat

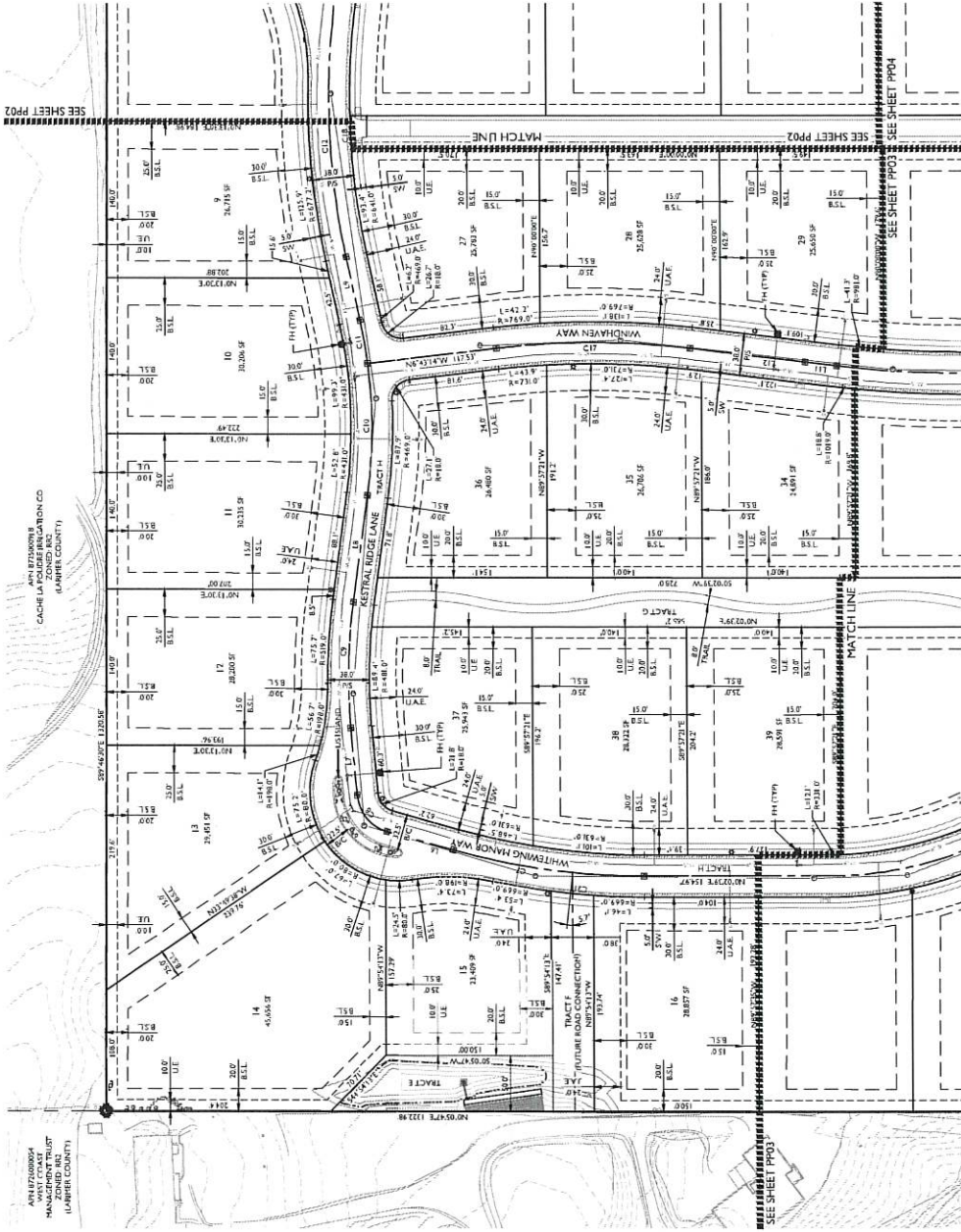
[attached]



# PRELIMINARY PLAT

## WHITewing AT TIMNATH MANOR

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST,  
LARIMER COUNTY, COLORADO



LINE TABLE

LINE	LENGTH	BEARING
L1	30.00	N00°00'00"W
L2	16.15	S00°00'00"W
L3	37.00	S45°33'33"W
L4	46.00	S00°00'00"W
L5	12.25	N00°00'00"E
L6	62.25	N45°00'00"E
L7	60.00	N45°00'00"E
L8	76.64	S45°00'00"E
L9	58.45	N77°58'45"E
L10	50.87	N00°00'00"W
L11	29.20	N00°00'00"W
L12	10.75	N00°00'00"W

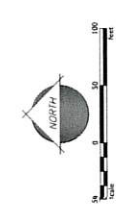
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	316.67	201.00	316.56	67°47'45"
C2	51.67	201.00	51.57	67°47'45"
C3	101.67	90.00	101.56	60°00'00"
C4	201.67	90.00	201.56	60°00'00"
C5	301.67	90.00	301.56	60°00'00"
C6	401.67	90.00	401.56	60°00'00"
C7	501.67	90.00	501.56	60°00'00"
C8	601.67	90.00	601.56	60°00'00"
C9	701.67	90.00	701.56	60°00'00"
C10	801.67	90.00	801.56	60°00'00"
C11	901.67	90.00	901.56	60°00'00"
C12	1001.67	90.00	1001.56	60°00'00"
C13	1101.67	90.00	1101.56	60°00'00"
C14	1201.67	90.00	1201.56	60°00'00"
C15	1301.67	90.00	1301.56	60°00'00"
C16	1401.67	90.00	1401.56	60°00'00"
C17	1501.67	90.00	1501.56	60°00'00"
C18	1601.67	90.00	1601.56	60°00'00"
C19	1701.67	90.00	1701.56	60°00'00"
C20	1801.67	90.00	1801.56	60°00'00"
C21	1901.67	90.00	1901.56	60°00'00"
C22	2001.67	90.00	2001.56	60°00'00"
C23	2101.67	90.00	2101.56	60°00'00"
C24	2201.67	90.00	2201.56	60°00'00"
C25	2301.67	90.00	2301.56	60°00'00"
C26	2401.67	90.00	2401.56	60°00'00"
C27	2501.67	90.00	2501.56	60°00'00"
C28	2601.67	90.00	2601.56	60°00'00"
C29	2701.67	90.00	2701.56	60°00'00"
C30	2801.67	90.00	2801.56	60°00'00"
C31	2901.67	90.00	2901.56	60°00'00"
C32	3001.67	90.00	3001.56	60°00'00"
C33	3101.67	90.00	3101.56	60°00'00"
C34	3201.67	90.00	3201.56	60°00'00"
C35	3301.67	90.00	3301.56	60°00'00"
C36	3401.67	90.00	3401.56	60°00'00"
C37	3501.67	90.00	3501.56	60°00'00"
C38	3601.67	90.00	3601.56	60°00'00"
C39	3701.67	90.00	3701.56	60°00'00"
C40	3801.67	90.00	3801.56	60°00'00"
C41	3901.67	90.00	3901.56	60°00'00"
C42	4001.67	90.00	4001.56	60°00'00"
C43	4101.67	90.00	4101.56	60°00'00"
C44	4201.67	90.00	4201.56	60°00'00"
C45	4301.67	90.00	4301.56	60°00'00"
C46	4401.67	90.00	4401.56	60°00'00"
C47	4501.67	90.00	4501.56	60°00'00"
C48	4601.67	90.00	4601.56	60°00'00"
C49	4701.67	90.00	4701.56	60°00'00"
C50	4801.67	90.00	4801.56	60°00'00"
C51	4901.67	90.00	4901.56	60°00'00"
C52	5001.67	90.00	5001.56	60°00'00"
C53	5101.67	90.00	5101.56	60°00'00"
C54	5201.67	90.00	5201.56	60°00'00"
C55	5301.67	90.00	5301.56	60°00'00"
C56	5401.67	90.00	5401.56	60°00'00"
C57	5501.67	90.00	5501.56	60°00'00"
C58	5601.67	90.00	5601.56	60°00'00"
C59	5701.67	90.00	5701.56	60°00'00"
C60	5801.67	90.00	5801.56	60°00'00"
C61	5901.67	90.00	5901.56	60°00'00"
C62	6001.67	90.00	6001.56	60°00'00"
C63	6101.67	90.00	6101.56	60°00'00"
C64	6201.67	90.00	6201.56	60°00'00"
C65	6301.67	90.00	6301.56	60°00'00"
C66	6401.67	90.00	6401.56	60°00'00"
C67	6501.67	90.00	6501.56	60°00'00"
C68	6601.67	90.00	6601.56	60°00'00"
C69	6701.67	90.00	6701.56	60°00'00"
C70	6801.67	90.00	6801.56	60°00'00"
C71	6901.67	90.00	6901.56	60°00'00"
C72	7001.67	90.00	7001.56	60°00'00"
C73	7101.67	90.00	7101.56	60°00'00"
C74	7201.67	90.00	7201.56	60°00'00"
C75	7301.67	90.00	7301.56	60°00'00"
C76	7401.67	90.00	7401.56	60°00'00"
C77	7501.67	90.00	7501.56	60°00'00"
C78	7601.67	90.00	7601.56	60°00'00"
C79	7701.67	90.00	7701.56	60°00'00"
C80	7801.67	90.00	7801.56	60°00'00"
C81	7901.67	90.00	7901.56	60°00'00"
C82	8001.67	90.00	8001.56	60°00'00"
C83	8101.67	90.00	8101.56	60°00'00"
C84	8201.67	90.00	8201.56	60°00'00"
C85	8301.67	90.00	8301.56	60°00'00"
C86	8401.67	90.00	8401.56	60°00'00"
C87	8501.67	90.00	8501.56	60°00'00"
C88	8601.67	90.00	8601.56	60°00'00"
C89	8701.67	90.00	8701.56	60°00'00"
C90	8801.67	90.00	8801.56	60°00'00"
C91	8901.67	90.00	8901.56	60°00'00"
C92	9001.67	90.00	9001.56	60°00'00"
C93	9101.67	90.00	9101.56	60°00'00"
C94	9201.67	90.00	9201.56	60°00'00"
C95	9301.67	90.00	9301.56	60°00'00"
C96	9401.67	90.00	9401.56	60°00'00"
C97	9501.67	90.00	9501.56	60°00'00"
C98	9601.67	90.00	9601.56	60°00'00"
C99	9701.67	90.00	9701.56	60°00'00"
C100	9801.67	90.00	9801.56	60°00'00"
C101	9901.67	90.00	9901.56	60°00'00"
C102	10001.67	90.00	10001.56	60°00'00"

1135 N. 18th Street, Suite 120  
Fort Collins, CO 80521  
Tel: 970.225.1135  
Fax: 970.225.1136  
www.epsgrp.com

Whitewing at Timnath Manor  
Preliminary Plat

Project: Whitewing at Timnath Manor  
Date: 12/23/2025  
Sheet No: 2 of 5  
Scale: 1" = 40'



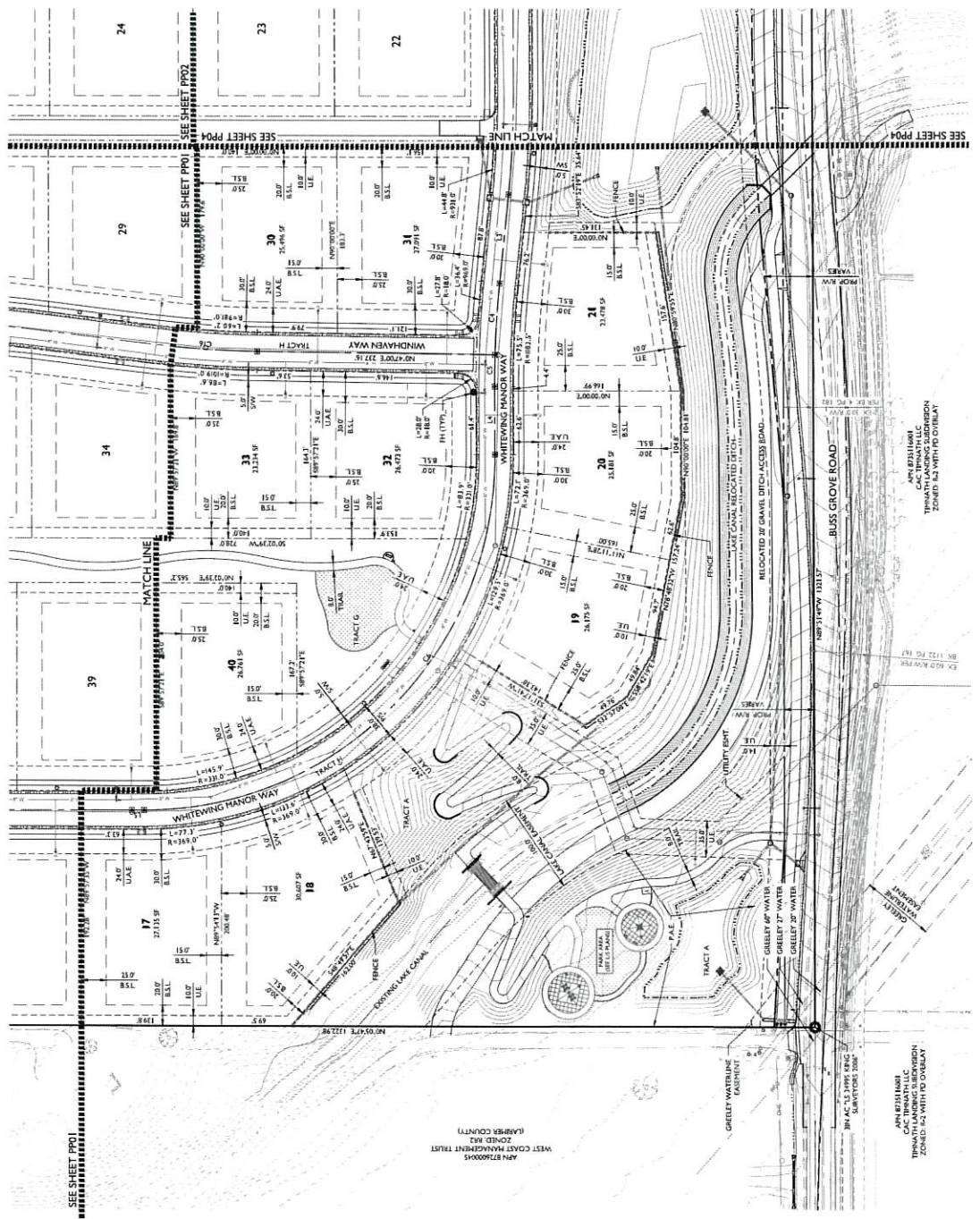
- LEGEND
- PROBITY CORNER
  - IRE INDICANT (RI)
  - MONUMENT SETBACK LINE
  - SETBACK
  - LANDSCAPE
  - PRIVATE STREET TRACT
  - HIGHWAY
  - UTILITY ACCESS EASEMENT
  - PROPERTY BOUNDARY
  - STREET CENTERLINE
  - STREET RIGHT-OF-WAY
  - LOT LINE
  - PROPERTY SETBACK LINE
  - POLE



# PRELIMINARY PLAT

## WHITEWING AT TIMNATH MANOR

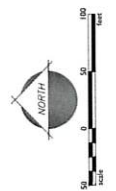
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST,  
LARIMER COUNTY, COLORADO



LINE	LENGTH	BEARING
L1	50.82	S80°00'00"W
L2	86.12	N00°00'00"W
L3	87.00	N00°00'00"W
L4	46.77	N00°00'00"W
L5	12.29	N00°00'00"W
L6	62.29	N00°00'00"W
L7	62.29	N00°00'00"W
L8	62.29	N00°00'00"W
L9	58.15	N77°33'45"E
L10	58.15	N77°33'45"E
L11	29.29	N00°00'00"W
L12	68.72	N00°00'00"W

CURVE	LENGTH	CHORD	DELTA
C1	246.07	215.00	077°44'50"
C2	33.47	33.00	08°15'00"
C3	618.41	605.00	08°07'04"
C4	78.07	76.00	08°01'54"
C5	35.07	35.00	08°01'54"
C6	510.00	350.00	095°17'00"00"
C7	174.44	174.00	08°23'00"
C8	44.44	44.00	08°23'00"
C9	113.33	113.00	08°23'00"
C10	183.33	183.00	08°23'00"
C11	253.33	253.00	08°23'00"
C12	323.33	323.00	08°23'00"
C13	393.33	393.00	08°23'00"
C14	463.33	463.00	08°23'00"
C15	533.33	533.00	08°23'00"
C16	603.33	603.00	08°23'00"
C17	673.33	673.00	08°23'00"
C18	743.33	743.00	08°23'00"
C19	813.33	813.00	08°23'00"
C20	883.33	883.00	08°23'00"
C21	953.33	953.00	08°23'00"

- LEGEND**
- PROPERTY CORNER
  - FIRE HYDRANT (FH)
  - WATER METER
  - SEWER MANHOLE
  - GAS METER
  - EJECTOR
  - PUBLIC ACCESS EASEMENT
  - PRIVATE STREET TRACT
  - UTILITY EASEMENT
  - UTILITY & ACCESS EASEMENT
  - PROPERTY BOUNDARY
  - LOT LINE
  - EASEMENT
  - STREET RIGHT-OF-WAY
  - SETBACK SETBACK
  - FENCE



**EPS GROUP**  
 1320 N. Alamo Street, Suite 404, 228  
 Fort Collins, CO 80526  
 Tel: 970.225.5555 | Fax: 970.225.5555  
 www.epsgrp.com

**Whitewing at Timnath Manor**  
 Preliminary Plat  
 Project: \_\_\_\_\_  
 Date: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET NO. 4 OF 5  
 21-0281

