



Town of Timnath Public Hearing Notice

Date: 9/20/2018

Dear Resident/Property Owner,

The Town of Timnath would like to notify you of two Public Hearings on a proposed development project in your neighborhood. The Timnath Planning Commission and Town Council will hold public hearings on the development action as indicated below.

Tue, Oct 02, 2018 6 P.M. Planning Commission Public Hearing
Tue, Oct 23, 2018 6 P.M. Town Council Public Hearing

Both of these meetings will be held at the Timnath Administration Building located at 4800 Goodman Street, Timnath, Colorado at 6pm.

Project: Harmony Subdivision Rezoning
Location: North of Harmony Road, east of Club Drive
Current Zoning: RE (Estate Residential)
Proposed Zoning: R-3 (Two Family/Multi-Family Residential)
Case # RZ-2018-0001
Property Owner: Harmony, LLC

Summary: Rezone 6.9 acres of land from RE (Estate Residential) to R-3 (Two Family/Multi-Family Residential) for the purpose of creating townhome product

The Town of Timnath considers your interest and input in this matter, as well as your neighbor's input, an important part of the Town's review of this proposal. If you are unable to attend either public hearing, but would like to provide input, written comments are welcome. You may contact Kevin Koelbel at (970) 224-3211 or by e-mail at kkoelbel@timnathgov.com.

The list of affected property owners for this public notice is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of these pending meetings so all neighbors may have the opportunity to attend.

Cordially,
TOWN OF TIMNATH

Kevin Koelbel, BSP, APA
Town Planner
Attached: Rezoning Map

For a PDF version of this mailing please visit
<https://timnath.org/public-hearings-notice/>

Town of Timnath
Phone: (970) 224-3211 Fax: (970) 224-3217
<http://www.timnath.org/>
4800 Goodman St. Timnath, CO 80547

HARMONY SUBDIVISION - ZONING MAP

A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTIONS

SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST, 6TH P.M.

SAID DESCRIBED TRACT CONTAINS 642.93 ACRES (28,005,993 SQUARE FEET), MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.

LEGAL DESCRIPTION R-E ZONING DISTRICT

A PARCEL OF LAND BEING ALL OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

EXCEPT FOR TWO (2) PARCELS OF LAND IN THE SOUTHERN HALF OF SAID SECTION 36 BEING DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING N89°33'31"W A DISTANCE OF 2,649.62 FEET, BEING MONUMENTED AT THE EAST END BY A 2 1/2" ALUMINUM CAP STAMPED "S1, 10N R68W, S36, 77N R68W, 1/4, 2000, PLS 31169, TST INC. CONSULTING ENGINEERS" AND AT THE WEST END BY AN ILLEGIBLE 2 1/2" ALUMINUM CAP.

EXCEPTION PARCEL 1

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36;
THENCE ON THE WEST LINE OF SAID SECTION 36, N00°06'32"E A DISTANCE OF 1,048.39 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND TREE BOULEVARD, AS SHOWN IN THE PLAT OF HARMONY SUBDIVISION SECOND FILING RECORDED UNDER RECEPTION NO. 20070020818 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER;
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. N00°00'00"E A DISTANCE OF 261.52 FEET;
2. JOIN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 45°03'45" AND AN ARC LENGTH OF 503.35 FEET;
3. S44°56'15"E A DISTANCE OF 55.14 FEET;
THENCE N45°03'45"E A DISTANCE OF 142.70 FEET;
THENCE N47°39'47"E A DISTANCE OF 112.71 FEET;
THENCE N60°38'40"E A DISTANCE OF 93.37 FEET;
THENCE S75°48'13"E A DISTANCE OF 98.17 FEET;
THENCE S67°40'55"E A DISTANCE OF 110.92 FEET;
THENCE S82°45'01"E A DISTANCE OF 110.00 FEET;
THENCE S82°44'59"E A DISTANCE OF 110.00 FEET;
THENCE S89°49'46"E A DISTANCE OF 76.59 FEET;
THENCE N34°45'01"E A DISTANCE OF 56.39 FEET;
THENCE N45°27'20"E A DISTANCE OF 364.29 FEET, TO A POINT ON THE SOUTHERLY LINE OF A 50' WIDE WATERLINE EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER THE RECEPTION NO. 20050056580

- THENCE ON SAID SOUTHERLY LINE S63°25'43"E A DISTANCE OF 231.70 FEET;
- THENCE ON SAID SOUTHERLY LINE S49°34'13"E A DISTANCE OF 98.92 FEET;
- THENCE DEPARTING SAID SOUTHERLY LINE, S49°54'08"W A DISTANCE OF 246.29 FEET;
- THENCE S09°08'46"W A DISTANCE OF 60.44 FEET;
- THENCE S32°20'21"E A DISTANCE OF 45.02 FEET;
- THENCE S51°41'44"E A DISTANCE OF 188.73 FEET;
- THENCE S38°20'33"W A DISTANCE OF 80.71 FEET;
- THENCE S03°15'07"E A DISTANCE OF 86.21 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GRAND TREE BOULEVARD.

- THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:
1. JOIN THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS N03°15'07"W, HAVING A RADIUS OF 2302.50 FEET, A CENTRAL ANGLE OF 06°07'23" AND AN ARC LENGTH OF 246.07 FEET, TO A POINT OF COMPOUND CURVE TO THE LEFT;
2. JOIN THE ARC OF SAID CURVE WITH A RADIUS OF 66.00 FEET, HAVING A CHORD BEARING OF N55°41'54"E AND A CHORD DISTANCE OF 55.63, HAVING A CENTRAL ANGLE OF 49°51'12" AND AN ARC LENGTH OF 57.43 FEET, TO A POINT OF REVERSE CURVE TO THE RIGHT;
3. JOIN THE ARC OF SAID CURVE WITH A RADIUS OF 110.00 FEET, HAVING A CHORD BEARING OF N64°24'07"E AND A CHORD DISTANCE OF 121.84, HAVING A CENTRAL ANGLE OF 67°15'39" AND AN ARC LENGTH OF 129.13 FEET, TO A POINT OF REVERSE CURVE TO THE LEFT;
4. JOIN THE ARC OF SAID CURVE WITH A RADIUS OF 66.00 FEET, HAVING A CHORD BEARING OF N73°09'40"E AND A CHORD DISTANCE OF 55.62, HAVING A CENTRAL ANGLE OF 49°50'34" AND AN ARC LENGTH OF 57.41 FEET, TO A POINT OF TANGENT;
5. N48°11'23"E A DISTANCE OF 86.08 FEET, TO A POINT LYING ON THE NORTHERLY LINE OF AN 80' DITCH EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER THE RECEPTION NO. 20050056580.

- THENCE ON SAID NORTHERLY LINE, S41°48'37"E A DISTANCE OF 36.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLUB DRIVE;
- THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1. N46°11'23"E A DISTANCE OF 122.98 FEET;
2. JOIN THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 647.50 FEET, HAVING A CHORD BEARING OF N27°26'04"E AND A CHORD DISTANCE OF 458.91, A CENTRAL ANGLE OF 41°30'36" AND AN ARC LENGTH OF 469.11 FEET;
3. N06°40'46"E A DISTANCE OF 132.44 FEET TO A POINT ON THE EASTERLY LINE OF OUTLOT 4 HARMONY SECOND FILING;

- THENCE ON SAID EASTERLY LINE, S26°25'08"E A DISTANCE OF 793.96 FEET;
 - THENCE ON SAID EASTERLY LINE AND THE PROLONGATION THEREOF, S41°12'28"E A DISTANCE OF 768.68 FEET, TO A POINT ON THE SOUTHERN LINE OF SAID SECTION 36;
 - THENCE ON SAID SOUTHERN LINE, N89°33'48"W A DISTANCE OF 1,149.09 FEET, TO THE SOUTH 1/4 CORNER OF SAID SECTION 36;
 - THENCE ON SAID SOUTHERN LINE, N89°33'31"W A DISTANCE OF 2,649.62 FEET, TO THE POINT OF BEGINNING.
- EXCEPTION PARCEL 2**
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID SOUTHEAST CORNER BEING S89°33'48"E A DISTANCE OF 2,649.62 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 36;
- THENCE N41°10'40"W A DISTANCE OF 904.77 FEET, TO THE POINT OF BEGINNING;
 - THENCE S65°28'31"W A DISTANCE OF 50.40 FEET;
 - THENCE S55°23'20"W A DISTANCE OF 150.39 FEET;
 - THENCE S72°09'34"W A DISTANCE OF 145.19 FEET;
 - THENCE S82°04'25"W A DISTANCE OF 108.70 FEET;
 - THENCE S82°37'39"W A DISTANCE OF 42.79 FEET;
 - THENCE N54°28'58"W A DISTANCE OF 437.61 FEET;
 - THENCE N40°51'57"E A DISTANCE OF 135.84 FEET, TO A POINT OF NON-TANGENT CURVE;
 - THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N08°00'30"E, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 136°17'41" AND AN ARC LENGTH OF 927.73 FEET, WITH A CHORD OF N60°51'39"E A DISTANCE OF 723.95 FEET, TO A POINT OF TANGENT;
 - THENCE N07°17'12"W A DISTANCE OF 149.76 FEET, TO A POINT OF CURVE;
 - THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 03°38'05" AND AN ARC LENGTH OF 61.85 FEET, WITH A CHORD OF N05°28'09"W A DISTANCE OF 61.84 FEET, TO A POINT OF REVERSE CURVE;
 - THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 01°48'47" AND AN ARC LENGTH OF 30.85 FEET, WITH A CHORD OF N02°44'44"W A DISTANCE OF 30.85 FEET, TO A POINT OF NON-TANGENT CURVE;
 - THENCE S89°53'29"E A DISTANCE OF 143.55 FEET;
 - THENCE S06°22'04"E A DISTANCE OF 324.46 FEET;
 - THENCE S09°50'33"E A DISTANCE OF 81.21 FEET;
 - THENCE S10°09'00"E A DISTANCE OF 85.00 FEET;
 - THENCE S09°32'34"E A DISTANCE OF 61.53 FEET;
 - THENCE S11°11'00"W A DISTANCE OF 71.65 FEET;
 - THENCE S18°14'22"W A DISTANCE OF 66.46
 - THENCE S37°09'21"W A DISTANCE OF 114.40 FEET, FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 24,553,668 SQUARE FEET OR 563.6747 ACRES

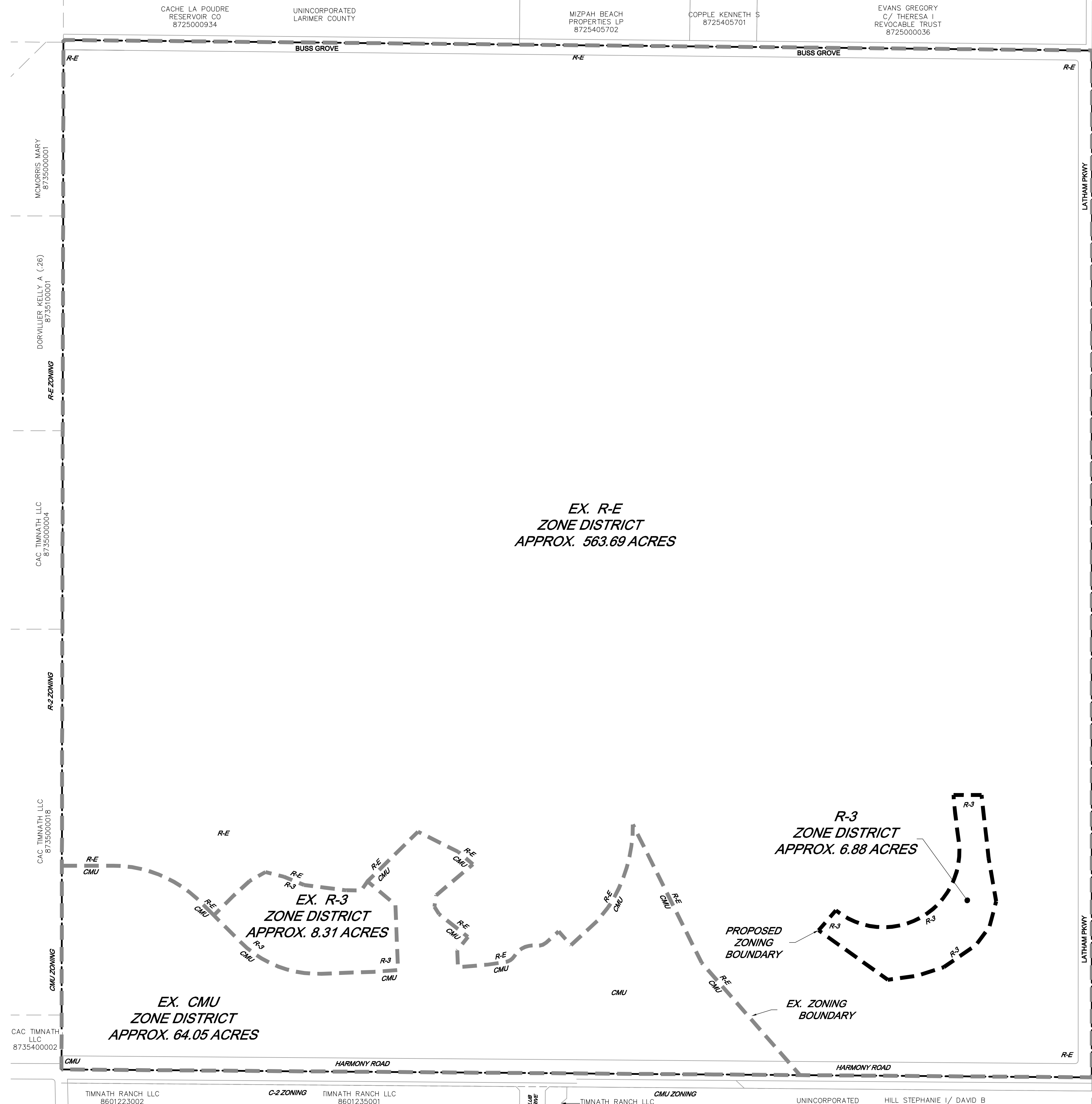
LEGAL DESCRIPTION R-3 ZONING DISTRICT

A PARCEL OF LAND BEING A PORTION OF OUTLOT 1, HARMONY SUBDIVISION - FOURTH FILING RECORDED UNDER RECEPTION NO. 20130055319 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3 1/2" ALUMINUM CAP "ILLEGIBLE" AND AT THE SOUTH QUARTER CORNER BY A 2 1/2" ALUMINUM CAP "ILLEGIBLE" BEARING N89°33'48"W A DISTANCE OF 2,649.62 FEET AS SHOWN ON THE PLAT OF HARMONY SUBDIVISION - FOURTH FILING.

- COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;
- THENCE N41°10'40"W A DISTANCE OF 904.77 FEET, TO THE POINT OF BEGINNING;
- THENCE S65°28'31"W A DISTANCE OF 50.40 FEET;
- THENCE S55°23'20"W A DISTANCE OF 150.39 FEET;
- THENCE S72°09'34"W A DISTANCE OF 145.19 FEET;
- THENCE S82°04'25"W A DISTANCE OF 108.70 FEET;
- THENCE S82°37'39"W A DISTANCE OF 42.79 FEET;
- THENCE N54°28'58"W A DISTANCE OF 437.61 FEET;
- THENCE N40°51'57"E A DISTANCE OF 135.84 FEET, TO A POINT OF NON-TANGENT CURVE;
- THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N08°00'30"E, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 136°17'41" AND AN ARC LENGTH OF 927.73 FEET, WITH A CHORD OF N60°51'39"E A DISTANCE OF 723.95 FEET, TO A POINT OF TANGENT;
- THENCE N07°17'12"W A DISTANCE OF 149.76 FEET, TO A POINT OF CURVE;
- THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 03°38'05" AND AN ARC LENGTH OF 61.85 FEET, WITH A CHORD OF N05°28'09"W A DISTANCE OF 61.84 FEET, TO A POINT OF REVERSE CURVE;
- THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 01°48'47" AND AN ARC LENGTH OF 30.85 FEET, WITH A CHORD OF N02°44'44"W A DISTANCE OF 30.85 FEET, TO A POINT OF NON-TANGENT CURVE;
- THENCE S89°53'29"E A DISTANCE OF 143.55 FEET;
- THENCE S06°22'04"E A DISTANCE OF 324.46 FEET;
- THENCE S09°50'33"E A DISTANCE OF 81.21 FEET;
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- THENCE S11°11'00"W A DISTANCE OF 71.65 FEET;
- THENCE S18°14'22"W A DISTANCE OF 66.46
- THENCE S37°09'21"W A DISTANCE OF 114.40 FEET, FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 299,842 SQUARE FEET OR 6.8834 ACRES.



SURVEYOR'S STATEMENT

I, (ALEX RONDALL PERKINS), A LICENSED LAND SURVEYOR, IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY STATE THAT, AS A RESULT OF A LAND SURVEY MADE UNDER MY RESPONSIBLE CHARGE ON (1/21/16), TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THIS PLAT WAS MADE. DIMENSIONS AND BEARINGS SHOWN HEREON ACCURATELY REPRESENT SAID LAND SURVEY. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.

(ALEX RONDALL PERKINS), PROFESSIONAL LAND SURVEYOR
COLORADO NO. 34176
FOR AND ON BEHALF OF JR ENGINEERING, LLC

GENERAL NOTE

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED.

LEGEND

- EXISTING ZONING BOUNDARY TO REMAIN UNCHANGED
- - - PROPOSED ZONING BOUNDARY AFTER REZONING

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO

PLANNING COMMISSION CHAIRPERSON _____

TOWN COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE TIMNATH TOWN COUNCIL, TIMNATH, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS THAT SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

TIMNATH MAYOR _____ TIMNATH TOWN CLERK _____



HARMONY SUBDIVISION
ZONING MAP
39718.10
7/9/18
SHEET 1 OF 1



Centennial 303-740-9933 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com