



## Town of Timnath Public Hearing Notice

**Date:** 8/16/2019

Dear Resident/Property Owner,

The Town of Timnath would like to notify you of an updated Public Hearing date on a proposed development project in your neighborhood. The Timnath Town Council will hold a public hearing on the development action as indicated below.

**Tue, Sep 10, 2019 6 P.M. Town Council Public Hearing UPDATED HEARING DATE**

This meeting will be held at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado at 6pm.

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<b>Project:</b>	Serratoga Falls Amended Sketch Plan
<b>Location:</b>	Northwest corner of County Road 3 and Prospect Road
<b>Property Size:</b>	388 acres
<b>Current Zoning:</b>	R-2
<b>Proposed Zoning:</b>	R-2
<b>Property Tax ID:</b>	8714440015
<b>Case #</b>	SP-2019-0001
<b>Property Owner:</b>	Kitchel Lake Partners LLC

**Summary:** Amended sketch plan from 250 single family lots to roughly 346 single family residential lots with open space and parks.

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](mailto: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:

For a PDF version of this mailing, please go to  
<https://timnath.org/public-hearings-notices/>

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