



**Town of Timnath
Public Hearing Notice
January 24, 2020**

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, Feb 04, 2020	6:00 P.M.	Planning Commission Public Hearing
Tue, Feb 25, 2020	6:00 P.M.	Town Council Public Hearing

Both of these meetings will be held at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado, 80547

Project:	Rendezvous Filing 2 Final Plat
	Rendezvous Filing No. 2 Final Plat is generally located south of Harmony Road and west of Three Bell Parkway.
Location:	
Property Size:	±161.86 acres (platted)
Current Zoning:	R3
Proposed Zoning:	R3
Case #	FP-2019-0002
Property Owner:	Rendezvous Development LLC
Summary:	Rendezvous Filing No. 2 Final Plat is a planned development of residential units including a mix of 86 townhome lots, 58 paired-home lots, 115 rear-loaded single-family detached lots, and 93 traditional front-loaded single-family detached lots. This development will also include a 6-acre park along with trails and open space.

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 call Kevin Koelbel, Town Planner, at (970) 224-3211 or contact him 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:

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please go to
[https://timnath.org/public-hearings-
notices/](https://timnath.org/public-hearings-
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