



**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.

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

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

<b>Project:</b>	<b>Timnath Landing Preliminary Plat Amendment #1</b>
<b>Location:</b>	<b>Generally located just north of the intersection of Timnath Parkway and Harmony Road.</b>
<b>Property Size:</b>	<b>5.5 acres</b>
<b>Current Zoning:</b>	<b>MU</b>
<b>Proposed Zoning:</b>	<b>MU</b>
<b>Case #</b>	<b>PP-2019-0002</b>
<b>Property Owner:</b>	<b>CAC Timnath, LLC</b>
<b>Summary:</b>	<b>Timnath Landing Amendment #1 will consist of 56 Duplex Homes on approximately 5.5 acres of land.</b>

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

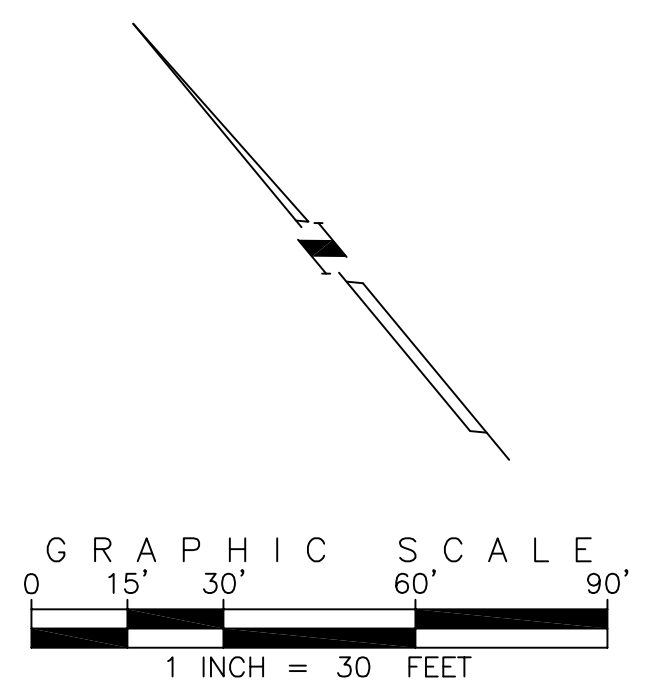
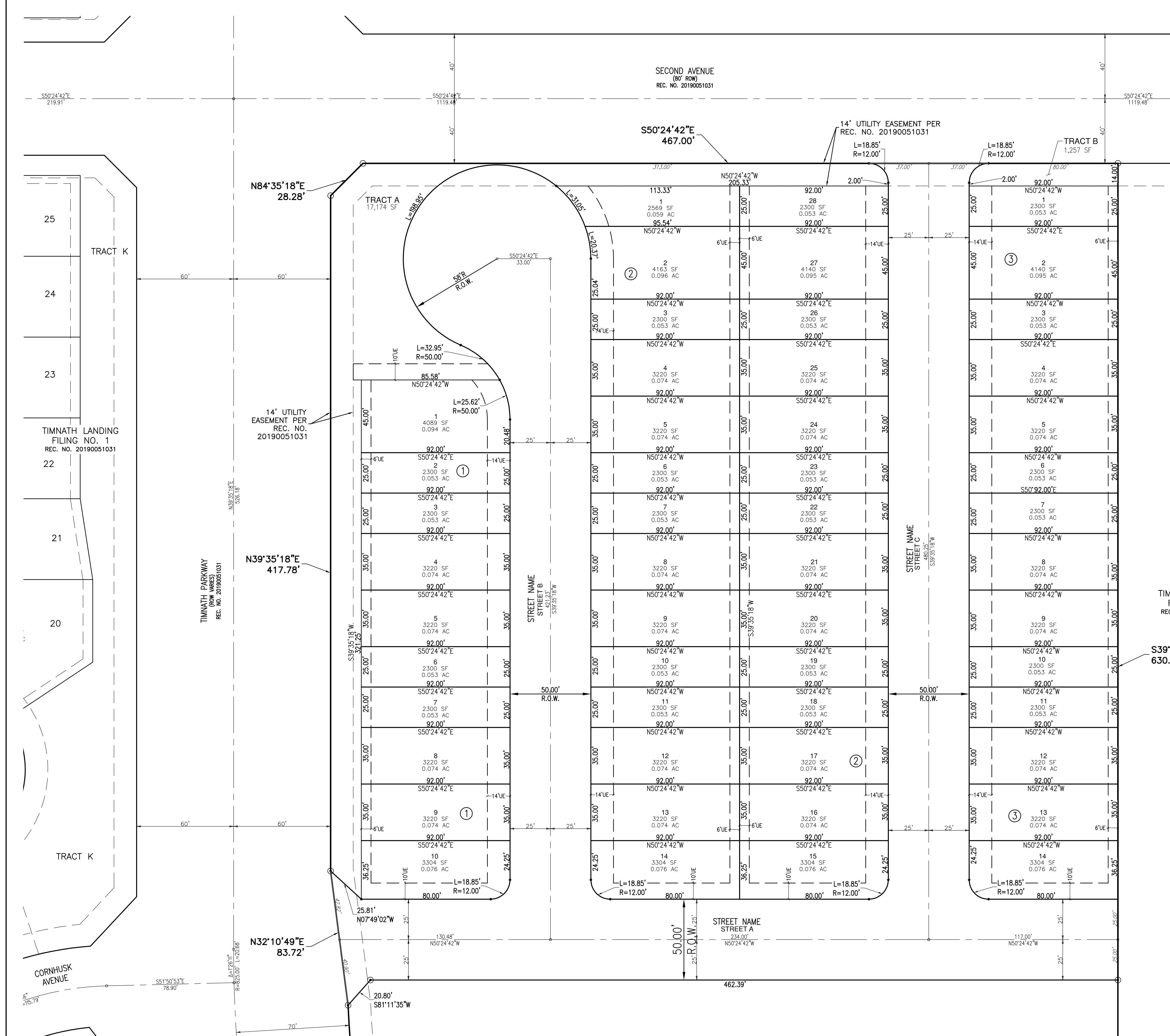
Kevin Koelbel, BSP, APA  
Town Planner  
Attached:

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

**Town of Timnath**  
**Phone: (970) 224-3211 Fax: (970) 224-3217**  
**www.timnath.org**  
**4750 Signal Tree Drive, Timnath, CO 80547**

# TIMNATH LANDING PRELIMINARY PLAT AMENDMENT NO. 1

BEING A REPART OF TRACTS D AND E, TIMNATH LANDING FILING NO. 1  
 LYING IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



- EASEMENT LEGEND**
- UE UTILITY EASEMENT
  - EXISTING EASEMENT
  - - - PROPOSED EASEMENT
  - ① BLOCK NUMBER

- MONUMENT LEGEND**
- SET NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP  
"EMK PLS 29040"

PREPARED BY  
**EMK** CONSULTANTS, INC.  
 LAND DEVELOPMENT  
 ENGINEERING & SURVEYING  
 7006 SOUTH ALTON WAY, BLDG. F  
 CENTENNIAL, COLORADO 80112-2019  
 (303)694-1520 www.EMK.com

JOB NO. 12345.67  
**TIMNATH LANDING PRELIMINARY  
 PLAT AMENDMENT NO. 1**  
 DATE PREPARED: JULY 19, 2019

APPLICANT/DEVELOPER  
 CAC TIMNATH, LLC  
 7108 SOUTH ALTON WAY, BLDG. M  
 CENTENNIAL, COLORADO 80112-2019  
 ATTN: THOMAS J. BRINKMAN II

**SHEET 3 OF 5**