



**Town of Timnath
Public Hearing Notice
March 6, 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, Mar 17, 2020	6:00 P.M.	Planning Commission Public Hearing
Tue, Apr 14, 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:	Timnath Landing Final Plat Filing No. 2
Location:	Generally located just north of the intersection at Timnath Parkway and Harmony Road.
Property Size:	10 acres
Current Zoning:	RMU
Proposed Zoning:	RMU
Case #	FP-2020-0001
Property Owner:	CAC Timnath LLC
Summary:	This development will consist of 56 duplex homes on 10 acres of land with the Timnath Landing development.

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

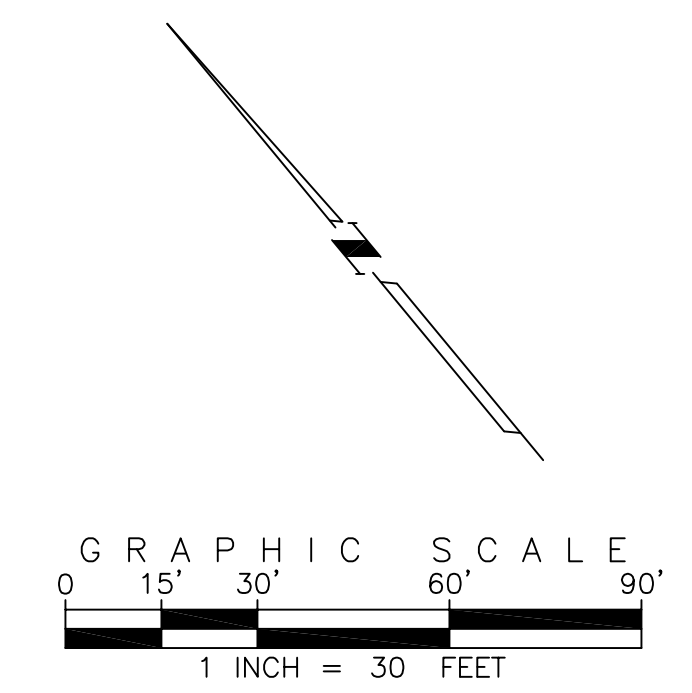
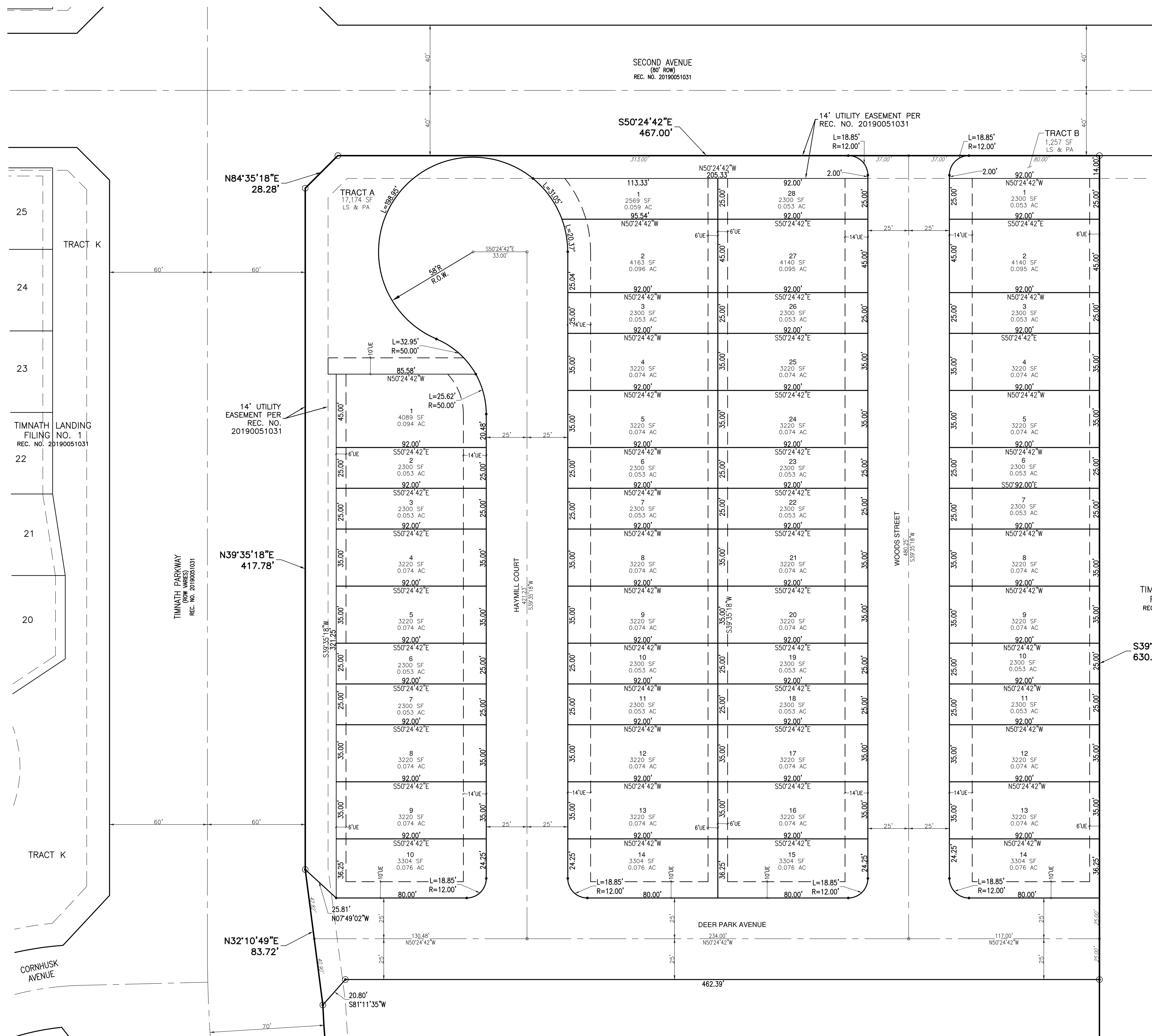
Kevin Koelbel, BSP, APA
Town Planner
Attached:

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

<p>Town of Timnath Phone: (970) 224-3211 Fax: (970) 224-3217 www.timnath.org 4750 Signal Tree Drive, Timnath, CO 80547</p>
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TIMNATH LANDING FILING NO. 2

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
- TRACT USES**
- DR - DRAINAGE USES
 - LS - LANDSCAPING USES
 - PA - PUBLIC ACCESS USES

- 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. 12415

TIMNATH LANDING FILING NO. 2

DATE PREPARED: JANUARY 22, 2020

APPLICANT/DEVELOPER
CAC TIMNATH, LLC
66 FRANKLIN STREET, SUITE 200
OAKLAND, CA 94607
ATTN: MICHAEL KUYKENDALL

SHEET 3 OF 4