



**Town of Timnath  
Public Hearing Notice  
August 28, 2020**

Dear Resident/Property Owner:

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

**Tue, Sep 08, 2020 6:00 P.M. Town Council Public Hearing**

This meeting will be held at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado, 80547

<b>Project:</b>	<b>Timnath Ranch Rezoning</b>
<b>Location:</b>	<b>West of Club Drive and School House Drive, south of Harmony Road.</b>
<b>Property Size:</b>	<b>98.8 acres</b>
<b>Current Zoning:</b>	<b>CC, RMU, R-2</b>
<b>Proposed Zoning:</b>	<b>CC, R-4, R-3</b>
<b>Case #</b>	<b>RZ-2018-0002</b>
<b>Property Owner:</b>	<b>Timnath Ranch LLC</b>
<b>Summary:</b>	<b>Proposed rezone to adjust approximately 98.8 acres of existing Community Commercial (CC) boundary, remove Residential Mixed-Use (RMU), and replace Single-Family Residential (R-2) with Multi-Family Residential (R-4) and two family and multi-family residential (R-3).</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/>

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

# TIN TRACTS OF LAND L

**DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and petition Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Timnath, County of Lar described as follows:

**TIMNATH RANCH SUBDIVISION THIRD FILING REZONING:**

That portion of Section 1, Township 6 North, Range 68 West of the 6th Principal Meridian, Town Colorado, more particularly described as follows:

Considering the North line of Tract P, Timnath Ranch Subdivision Third Filing as bearing South 8 contained herein relative thereto:

**AREA 1: R-2 to R-4**

COMMENCING at the Northwest corner of Tract P, Timnath Ranch Subdivision Third Filing, the having a central angle of 23° 20' 08" with a radius of 773.69 feet, an arc length of 315.11 feet and 1 04" East, 312.94 feet; thence, South 00° 00' 00" East, 0.41 feet to POINT OF BEGINNING 1; the thence, North 42° 35' 47" East, 250.22 feet; thence along a curve concave to the Northeast hav of 700.62 feet, an arc length of 335.77 feet and the chord of which bears South 57° 41' 24" East, 3 to the West having a central angle of 06° 10' 23" with a radius of 489.00 feet, an arc length of 52.6 08° 53' 54" West, 52.66 feet; thence, South 11° 59' 05" West, 294.23 feet; thence along a curve con 10° 26' 42" with a radius of 1271.00 feet, an arc length of 231.70 feet and the chord of which bears thence, South 89° 46' 03" East, 188.07 feet; thence, South 00° 15' 42" West, 298.30 feet; thence, S South 55° 26' 44" West, 921.20 feet to the West line of Tract P; thence along said West line the fol curve concave to the East having a central angle of 33° 39' 35" with a radius of 755.37 feet, an arc which bears North 16° 49' 48" West, 437.41 feet; thence North 00° 00' 00" West, 1179.27 feet to P 1,013,311 square feet or 23.262 acres more or less.

**AREA 2: R-2 to C-C**

BEGINNING at the Northwest corner of Tract P, Timnath Ranch Subdivision Third Filing, said pt thence along the Northerly line of Tract P, South 89° 33' 31" East, 715.72 feet; thence, South 00° 2 curve concave to the West having a central angle of 05° 22' 13" with a radius of 489.00 feet, an arc which bears South 03° 07' 35" West, 45.82 feet; thence along a curve concave to the Northeast hav radius of 700.62 feet, an arc length of 335.77 feet and the chord of which bears North 57° 41' 24" \ 47" West, 250.22 feet; thence, South 89° 52' 48" West, 197.57 feet to the West line of Tract P; the courses and distances: North 00° 00' 00" East, 0.41 feet; thence along a curve concave to the West with a radius of 773.69 feet, an arc length of 315.11 feet and the chord of which bears North 11° 4 BEGINNING 2, containing 166,038 square feet or 3.812 acres more or less.

**AREA 3: RMU to C-C**

COMMENCING at the Northwest corner of Tract P, Timnath Ranch Subdivision Third Filing, the South 89° 33' 31" East, 715.72 feet to POINT OF BEGINNING 3; thence continuing along said N distances: South 89° 33' 31" East, 430.10 feet; thence, South 39° 34' 04" East, 278.00 feet; thence curve concave to the Southeast having a central angle of 01° 14' 18" with a radius of 883.00 feet, a which bears South 49° 48' 47" West, 19.08 feet; thence, South 65° 26' 36" West, 91.25 feet; thence having a central angle of 43° 06' 03" with a radius of 700.62 feet, an arc length of 527.05 feet and 1 48" West, 514.71 feet; thence along a curve concave to the West having a central angle of 05° 22' length of 45.83 feet and the chord of which bears North 03° 07' 35" East, 45.82 feet; thence, North OF BEGINNING 3, containing 164,172 square feet or 3.769 acres more or less.

**AREA 4: RMU to R-4**

COMMENCING at the Northwest corner of Tract P, Timnath Ranch Subdivision Third Filing, the South 89° 33' 31" East, 715.72 feet; thence departing said Northerly line, South 00° 26' 29" West, to the West having a central angle of 05° 22' 13" with a radius of 489.00 feet, an arc length of 45.8 03° 07' 35" West, 45.82 feet to POINT OF BEGINNING 4; thence along a curve concave to the N with a radius of 700.62 feet, an arc length of 97.29 feet and the chord of which bears South 75° 23' 15' 42" West, 545.88 feet; thence, North 89° 46' 03" West, 188.07 feet; thence along a curve conca 10° 26' 42" with a radius of 1271.00 feet, an arc length of 231.70 feet and the chord of which bears thence, North 11° 59' 05" East, 294.23 feet; thence along a curve concave to the West having a cer 489.00 feet, an arc length of 52.69 feet and the chord of which bears North 08° 53' 54" East, 52.66 containing 82,895 square feet or 1.903 acres more or less.

**AREA 5: R-2 to C-C**

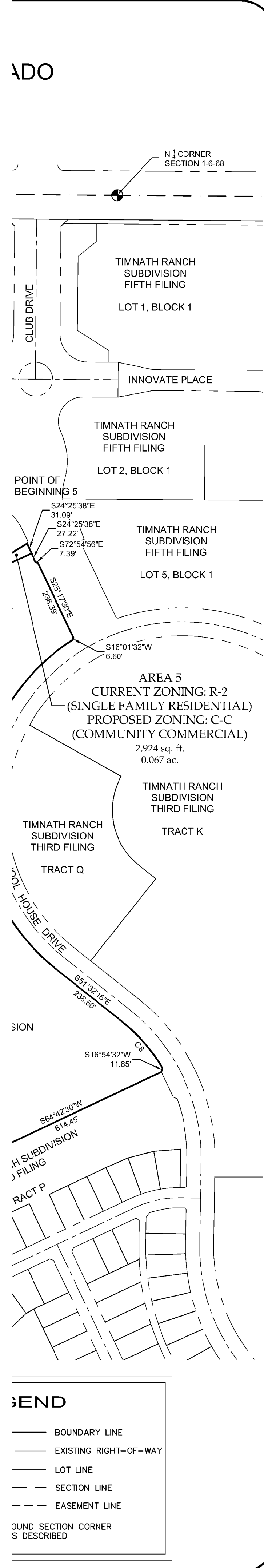
COMMENCING at the Northwest corner of Tract P, Timnath Ranch Subdivision Third Filing, the following 3 courses and distance: South 89° 33' 31" East, 715.72 feet; thence, South 89° 33' 31" E East, 278.00 feet to POINT OF BEGINNING 5; thence continuing along said Northerly line and al having a central angle of 09° 25' 52" with a radius of 883.00 feet, an arc length of 145.35 feet and 1 52" East, 145.18 feet to the Westerly right-of-way line of Club Drive; thence along said Westerly l thence departing said Westerly line, South 65° 26' 36" West, 161.15 feet; thence along a curve con angle of 01° 14' 18" with a radius of 883.00 feet, an arc length of 19.09 feet and the chord of whic to POINT OF BEGINNING 5, containing 2,924 square feet or 0.067 acres more or less.

**AREA 6: RMU to R-3**

COMMENCING at the Northwest corner of Tract P, Timnath Ranch Subdivision Third Filing, the South 89° 33' 31" East, 715.72 feet; thence departing said Northerly line, South 00° 26' 29" West, to the West having a central angle of 05° 22' 13" with a radius of 489.00 feet, an arc length of 45.8 03° 07' 35" West, 45.82 feet; thence along a curve concave to the North having a central angle of 0 are length of 97.29 feet and the chord of which bears South 75° 23' 52" East, 97.21 feet to POINT concave to the North having a central angle of 35° 08' 41" with a radius of 700.62 feet, an arc lengt bears North 83° 03' 07" East, 423.05 feet; thence, North 65° 26' 36" East, 91.25 feet; thence along central angle of 46° 34' 53" with a radius of 883.00 feet, an arc length of 717.88 feet and the chord 698.27 feet; thence, South 46° 25' 21" West, 11.08 feet; thence, North 89° 46' 03" West, 192.37 feet to POINT OF BEGINNING 6, containing 150,903 square feet or 3.464 acres more or less.

**AREA 7: R-2 to R-3**

COMMENCING at the Northwest corner of Tract P, Timnath Ranch Subdivision Third Filing, the following 4 courses and distances: along a curve concave to the West having a central angle of 23° arc length of 315.11 feet and the chord of which bears South 11° 40' 04" West, 312.94 feet; thence thence, South 00° 00' 00" East, 1179.27 feet; thence along a curve concave to the East having a ce 755.37 feet, an arc length of 443.76 feet and the chord of which bears South 16° 49' 48" East, 437. thence, North 55° 26' 44" East, 921.20 feet; thence, North 34° 33' 16" West, 259.38 feet; thence, N South 89° 46' 03" East, 192.37 feet; thence, North 46° 25' 21" East, 11.08 feet; thence along a curv central angle of 46° 34' 53" with a radius of 883.00 feet, an arc length of 717.88 feet and the chord 698.27 feet; thence, North 65° 26' 36" East, 161.15 feet to the West right-of-way line of Club Drive following 4 courses and distances: South 24° 25' 38" East, 27.22 feet; thence, South 72° 54' 56" E East, 236.39 feet; thence, South 16° 01' 32" West, 6.60 feet to the Westerly right-of-way line of Se line the following 8 courses and distances: along a curve concave to the East having a central angl feet, an arc length of 545.33 feet and the chord of which bears South 30° 24' 26" West, 525.46 feet feet; thence, South 00° 13' 57" West, 58.00 feet; thence, South 46° 23' 14" East, 5.49 feet; thence a having a central angle of 48° 31' 51" with a radius of 580.00 feet, an arc length of 491.27 feet and 1 20" East, 476.72 feet; thence, South 51° 32' 16" East, 238.50 feet; thence along a curve concave to 20° 38' 50" with a radius of 500.00 feet, an arc length of 180.18 feet and the chord of which bears : thence, South 16° 54' 32" West, 11.85 feet; thence departing said Westerly line, South 64° 42' 30" concave to the Southeast having a central angle of 25° 05' 33" with a radius of 640.00 feet, an arc l which bears South 52° 09' 44" West, 278.05 feet; thence, South 39° 36' 57" West, 441.61 feet to th West line the following 4 courses and distances: North 50° 23' 30" West, 561.24 feet; thence along a central angle of 16° 42' 29" with a radius of 755.37 feet, an arc length of 220.27 feet and the cho 219.49 feet to POINT OF BEGINNING 7, containing 1,330,232 square feet or 30.538 acres more



**NOTICE:**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 1	TOWNSHIP: 6N	RANGE: 68E
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**NORTHERN ENGINEERING**

**NE**  
FORT COLLINS, CO | North-Haven Street, Suite 100, 80521  
970.221.4188

PROJECT: 103-081	DATE: 7/10/19	SCALE: 1"=200'	REVIEWED BY: RC, TERRYBY
CLIENT:			
DRAWN BY: C. Smith			

**TIMNATH RANCH SUBDIVISION THIRD FILING  
REZONING MAP  
TOWN OF TIMNATH  
LARIMER COUNTY, COLORADO**

Sheet  
**1**  
Of 1 Sheet

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