



**Town of Timnath
Public Hearing Notice
May 26, 2022**

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, Jun 07, 2022	6:00 P.M.	Planning Commission Public Hearing
Tue, Jun 14, 2022	6:00 P.M.	Town Council Public Hearing - 1st Reading
Tue, Jun 21, 2022	6:00 P.M.	Town Council Public Hearing - 2nd Reading

These meetings will be held in a hybrid format both at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado, 80547 and live streamed on our website. Please visit our website, www.timnath.org, for more information.

Project:	Drehle Annexation and Zoning
Location:	5409 S County Road 3, Fort Collins, CO 80528
Property Size:	35.1 Acres
Current Zoning:	Rural Residential - Larimer County
Proposed Zoning:	R-2
Case #	RZ-2021-0006
Property Owner:	Drehle James R Trust
Summary:	Zoning application concurrent with annexation of 35.1 acres northwest of the Three Bell Parkway and River Pass Road intersection, for future residential 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 Chad Kemper, Town Planner, at (970) 224-3211 or contact him by e-mail at ckemper@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

Chad Kemper, BUP, APA
Town Planner

Attached:

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

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

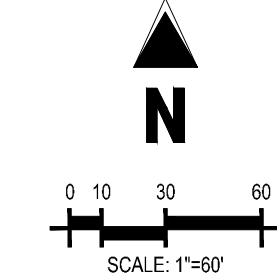
DREHLE - ZONING AMENDMENT MAP

TO THE TOWN OF TIMNATH, COLORADO
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 11, ALL IN T.6 N., R. 68
W. OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF
COLORADO

LEGEND

- ANNEXATION BOUNDARY
- ADJACENT PROPERTY LINE
- PLS SECTION LINE
- EXISTING EASEMENT
- REC. NO. RECEPTION NUMBER
- ALIQUOT CORNER (AS DESCRIBED)
- FOUND MONUMENT AS DESCRIBED

ALL LINEAL UNITS ARE US SURVEY FEET



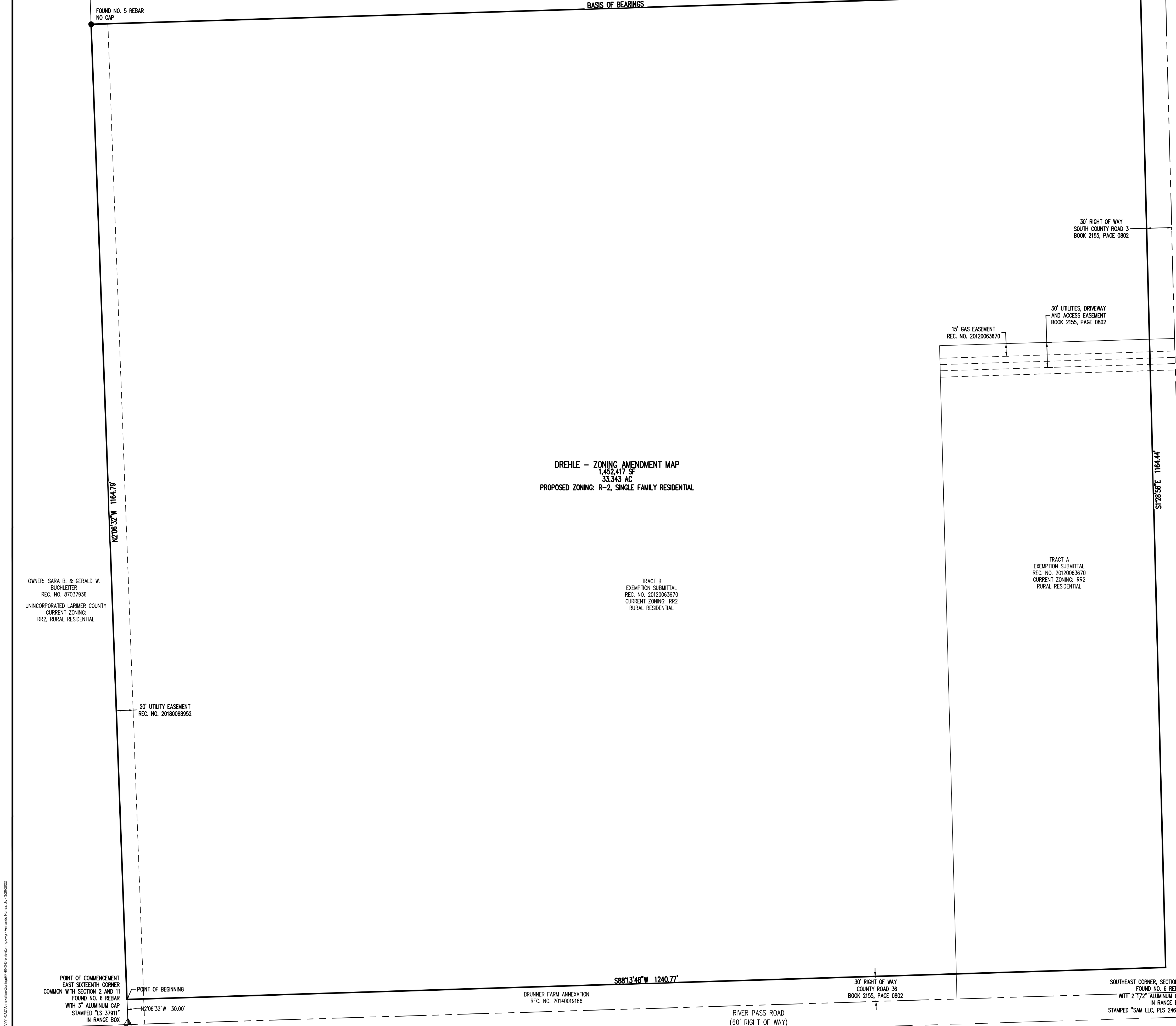
DREHLE - ZONING AMENDMENT MAP
1,452,417 SF
33.343 AC
PROPOSED ZONING: R-2, SINGLE FAMILY RESIDENTIAL

TRACT B
EXEMPTION SUBMITTAL
REC. NO. 20120063670
CURRENT ZONING: RR2
RURAL RESIDENTIAL

TRACT A
EXEMPTION SUBMITTAL
REC. NO. 20120063670
CURRENT ZONING: RR2
RURAL RESIDENTIAL

TIMNATH RANCH 1ST FILING
3RD AMENDMENT FINAL PLAT
REC. NO. 20140059598

TIMNATH RANCH
SIXTH ANNEXATION
REC. NO. 2004-0051889
CURRENT ZONING:
R-2, SINGLE-FAMILY RESIDEN



DRAWN BY: G. W. GALLOWAY

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND REFERENCEMENTS WILL BE ENFORCED AND PROSECUTED.



DREHLE - ZONING AMENDMENT MAP
TO THE TOWN OF TIMNATH, COLORADO
PART OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 2 AND THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 11, ALL IN T.6 N., R. 68 W. OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	11/23/2021	TOWN COMMENTS	AN
2	2/4/2022	TOWN COMMENTS	AN
3	3/30/2022	RESUBMITTAL	AN

Project No: HFH000043.10
Drawn By: AN
Checked By: FAK
Date: 11/12/2021