



**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 21, 2022	6:00 P.M.	Town Council Public Hearing

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 Sketch Plan
Location:	5409 S County Road 3, Fort Collins, CO 80528
Property Size:	35.1
Current Zoning:	Rural Residential
Proposed Zoning:	R-2
Case #	SP-2022-0001
Property Owner:	Drehle James R Trust
Summary:	Application for a Sketch Plan for the Drehle Property, 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

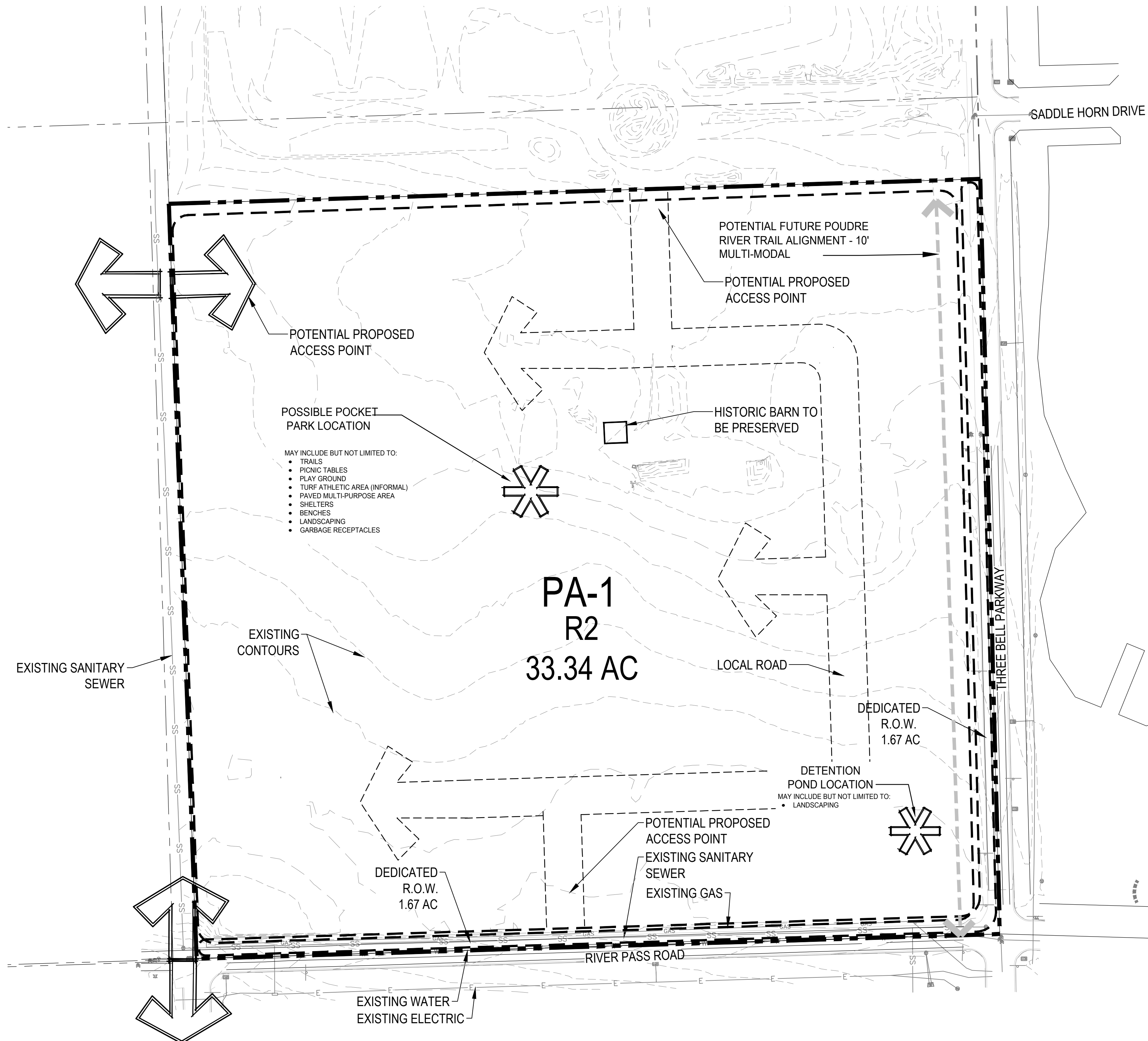
Chad Kemper BUP, APA
Town Planner
Attached:

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 Sketch Plan

SITUATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 2, T6N, R68W OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO



CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN NOTES:

- BOUNDARY LINES OF PLANNING AREAS, AS WELL AS THE LOCATIONS OF PARKS AND TRAILS, ARE REPRESENTATIONS OF ANTICIPATED LAND USE AND ARE SUBJECT TO CHANGE DURING REZONING / PRELIMINARY PLAT. FINAL PARKS AND OPEN SPACE SIZE AND LOCATIONS WILL BE DETERMINED DURING THE PLATTING PROCESS.
- TOWN CODE RELATED TO PLANT HEIGHT AND VARIETY WILL BE FOLLOWED IN SIGHT TRIANGLES.
- LOW WATER AND/OR NATIVE PLANTS MAY BE USED WHEN FEASIBLE.
- THE LOCATION, NUMBER, AND SIZE OF ACCESS POINTS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING THE PLATTING PROCESS.
- THE VISION FOR DREHLE'S PARKS, OPEN SPACE, AND TRAILS IS TO CREATE AN INTERCONNECTED NETWORK OF RECREATION OPPORTUNITIES. TRAILS AND WALKS WILL PROVIDE PEDESTRIANS AND CYCLISTS WITH SOME ALTERNATIVES TO THE ROAD NETWORK, WHILE FORMAL PARKS WILL PROVIDE CENTRAL GATHERING PLACES. PARKS WILL BE DESIGNED TO SERVE ALL USERS, COMPLYING WITH ADA REGULATIONS. FINAL CONFIGURATION OF OPEN SPACE AND NATURAL LAND USES WILL BE DETERMINED DURING THE PLATTING PROCESS, GENERALLY BREAKING UP THE DEVELOPED PORTION OF THE SITE AND PROTECTING VIEW CORRIDORS.
- TREE LAWNS WILL BE LOCATED THROUGHOUT THE SITE AND WILL INCLUDE LANDSCAPING.
- DESIGN OF ALL TRAILS WILL BE FINALIZED AT THE TIME OF FINAL PLAT.

DREHLE
SKETCH PLAN
TIMNATH, CO

OWNER:
HARTFORD INVESTMENTS, LLC
4801 GOODMAN ROAD
TIMNATH, CO 80547
(970) 674-1109

NOT FOR
CONSTRUCTION

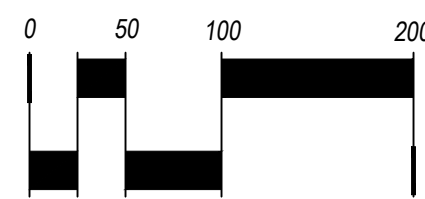
DATE:
01/26/22 SUBMITTAL
04/06/22 2ND SUB
05/20/22 3RD SUB

DRAFT

SHEET TITLE:
CONCEPTUAL
LANDSCAPE AND
OPEN SPACE PLAN



NORTH



SCALE: 1" = 100'