

# Notice of Neighborhood Meeting

08/02/2022

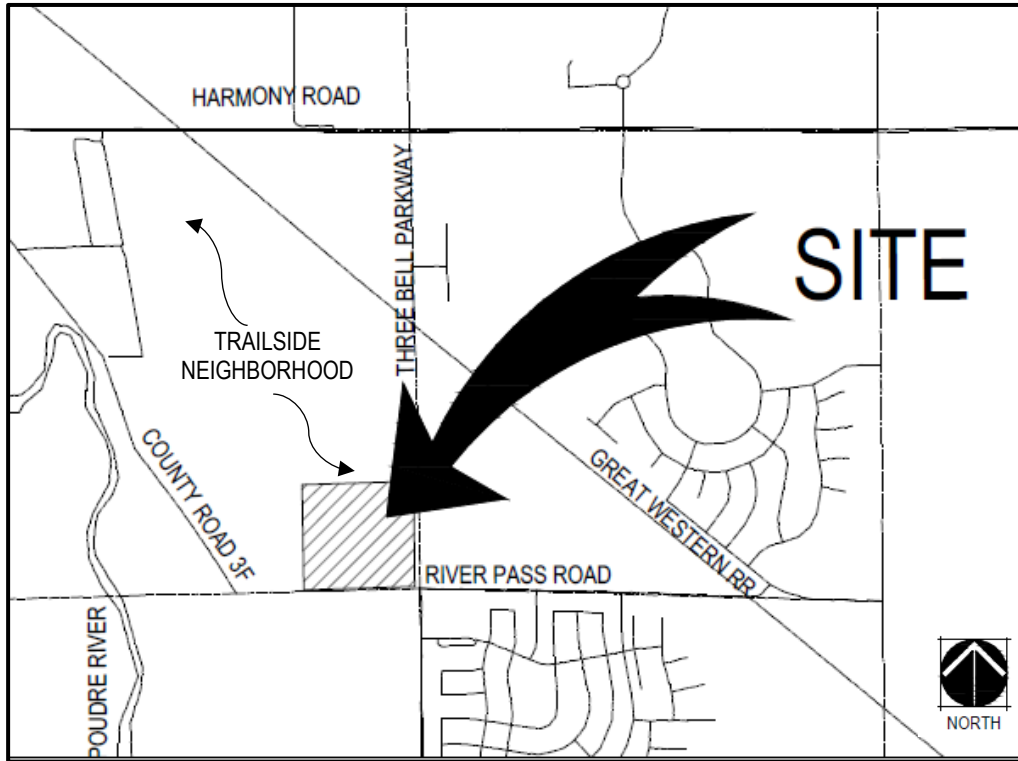
## To Whom It May Concern:

A neighborhood meeting will be held **August 17, 2022**, from **6:00 PM to 8:00 PM** for the **Drehle Preliminary Plat Application**. The meeting will be held at the **South Timnath Community Center & Pool** located at **6000 Summerfields Parkway, Timnath CO 80547**.

<b>Proposal Name</b>	Drehle Preliminary Plat Application Number: PP-2022-0001
<b>Proposal/Description</b>	Proposal for a single-family residential subdivision and associated amenities (including a park and trail network). The current lot layout is shown below and includes 111 single-family detached lots and a +/- 4.3 ac park. The community will be designed to be a lower density extension of the Trailside neighborhood immediately to the north. The intent of the Preliminary Plat application is to provide a proposed lot layout, along with proposed grading and drainage, infrastructure improvements, and proposed landscaping.
<b>Site Address &amp; Location</b>	5409 S. County Road 3, Timnath Located at the northwest corner of Three Bell Parkway and River Pass Road. Current Parcel Numbers: 86020-00-022 & 86020-00-033
<b>Property Owner</b>	James R. Drehle Trust
<b>Applicant</b>	Hartford Acquisitions, LLC
<b>Applicant Contact</b>	Wendi Cudmore, (970)581.8534, <a href="mailto:wcudmore@hartfordco.com">wcudmore@hartfordco.com</a>
<b>Property Size</b>	33.34 acres
<b>Current Zoning</b>	Property was recently annexed into the Town of Timnath and a new zoning designation of R-2, Single Family Residential was established.
<b>Development Process</b>	Preliminary Plat for a residential subdivision: following the Neighborhood Meeting, additional staff review will occur, followed by public hearings with the Planning Commission and Town Council. A Final Plat application will follow the Preliminary Plat decision.

At the neighborhood meeting the applicant will provide an overview of the proposal and required processes. During the meeting, Town staff and the applicant will be available to respond to your comments and questions regarding the proposal and process. If you are unable to attend the meeting, you may reach out to Wendi Cudmore for a copy of the presentation.

Vicinity Map



Current Lotting Plan (Subject to Change)



Maps are not to scale