



**Town of Timnath
Public Hearing Notice
September 9, 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, Sep 20, 2022	6:00 P.M.	Planning Commission Public Hearing
Tue, Oct 11, 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:	Timnath South Comprehensive Plan Amendment
Location:	Parcel Numbers: 8612005701, 8612248001
Property Size:	13.03 Acres
Current Zoning:	CMU (Commercial Mixed Use) & LDR (Low-Density Residential)
Proposed Zoning:	MDR (Medium Density Residential)
Case #	CP-2022-000
Property Owner:	Overland Trail Farm LLC
Summary:	Comprehensive Plan Amendment Application for Timnath South to amend the land-use designation of two existing parcels, in Timnath South. One parcel is from Low-Density Residential to Medium-Density Residential and the second parcel is from Commercial Mixed-Use to Medium-Density Residential.

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/neighborhood-meetings/>

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

Timnath South Amended Comprehensive Plan

Timnath, Colorado

Legal Description:

PARCEL 1
A PARCEL OF LAND BEING ANNEXED INTO THE TOWN OF TIMNATH AND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 1, OCHSNER M.R.D. S-18-91, RECORDED JULY 17, 1991 AT RECEPTION NO. 91032623 (ALSO KNOWN AS "OUT PARCEL", TIMNATH SOUTH SUBDIVISION FIRST FILING, RECORDED AT RECEPTION NO. 20060101411)
SAID PARCEL OF LAND CONTAINS 6.811 ACRES, MORE OR LESS.

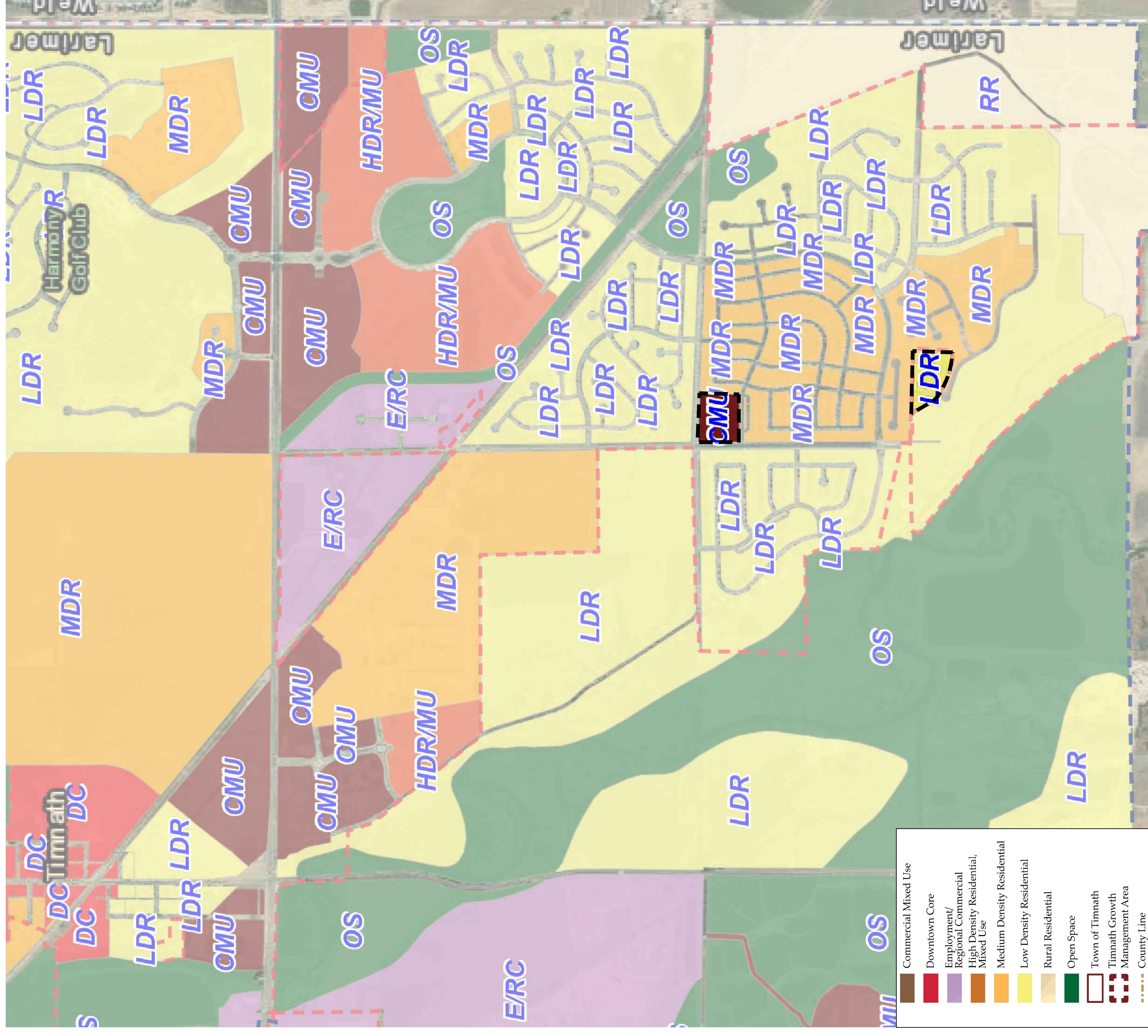
PARCEL 2
A PARCEL OF LAND ANNEXED INTO THE TOWN OF TIMNATH AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT A, TIMNATH SOUTH SUBDIVISION FIRST FILING, RECORDED AT RECEPTION NO. 20060101411
SAID PARCEL OF LAND CONTAINS 6.85 ACRES, MORE OR LESS.

Certificate of Ownership

WE CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY.
OWNER: _____
BY: _____
NOTARIAL CERTIFICATE:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

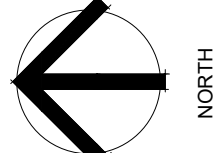
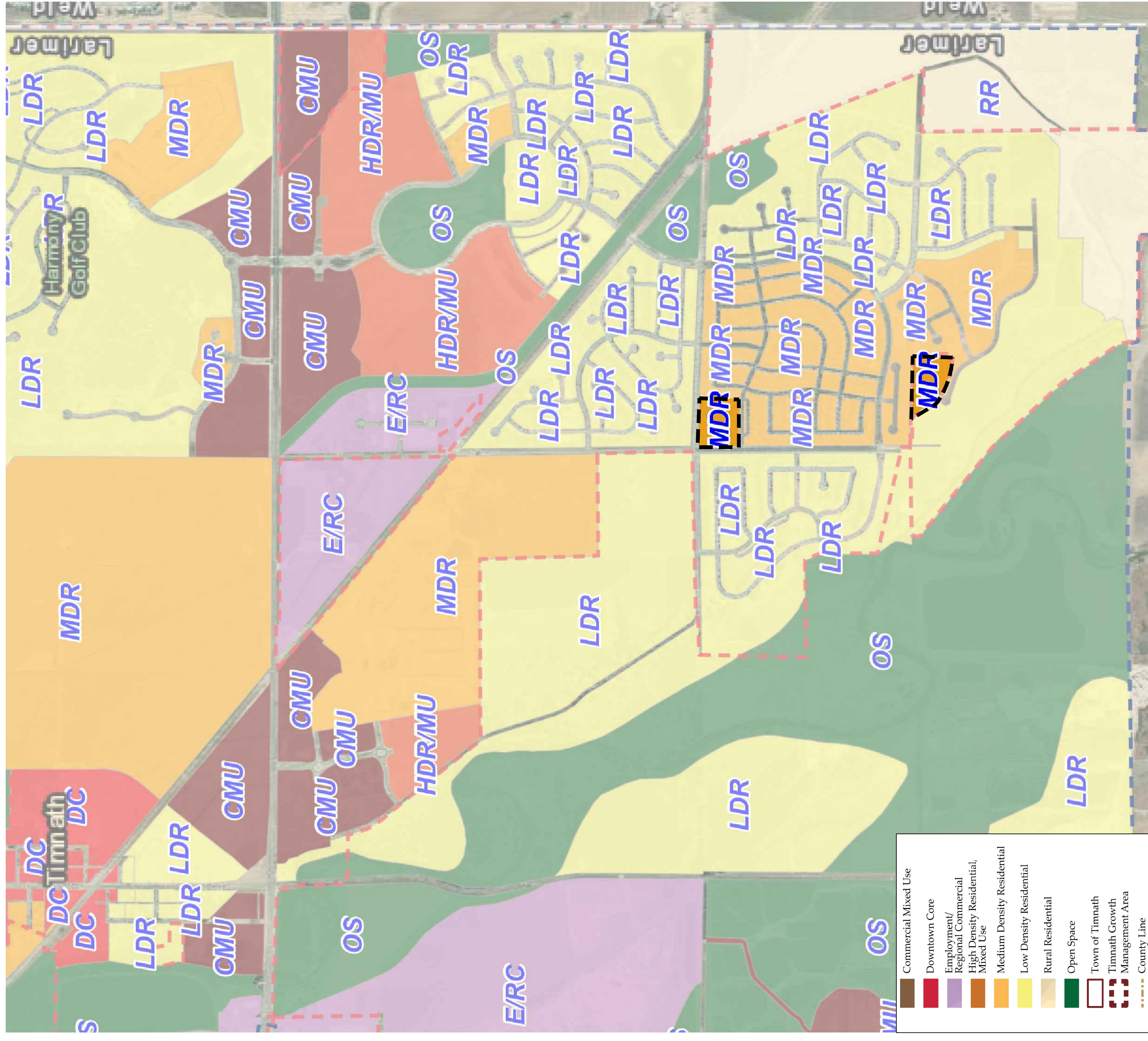
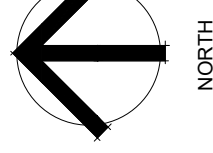
Planning Commission Certificate:

Approved this _____ day of _____, 20____, by the
Town Planning Commission, Timnath, Colorado.
By Chairperson: Phil Goldstein
Town Council Certificate:
Approved this _____ day of _____, 20____, by the
Town Council, Timnath, Colorado.
Timnath Mayor: Mark Soukup
Timnath Town Clerk



Existing Comprehensive Plan

Proposed Comprehensive Plan



REVISIONS	DATE