



**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.

<b>Tue, Sep 20, 2022</b>	<b>6:00 P.M.</b>	<b>Planning Commission Public Hearing</b>
<b>Tue, Sep 27, 2022</b>	<b>6:00 P.M.</b>	<b>Town Council Public Hearing - 1st Reading</b>
<b>Tue, Oct 11, 2022</b>	<b>6:00 P.M.</b>	<b>Town Council Public Hearing - 2nd Reading &amp; Public Hearing</b>

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](http://www.timnath.org), for more information.

<b>Project:</b>	<b>Oschner Zoning</b>
<b>Location:</b>	<b>West of LCR 3, North of Poudre Ridge Road</b>
<b>Property Size:</b>	<b>6.18</b>
<b>Current Zoning:</b>	<b>Larimer Co - RR2</b>
<b>Proposed Zoning:</b>	<b>R3 (Two-Family &amp; Multi-Family)</b>
<b>Case #</b>	<b>RZ-2022-0002</b>
<b>Property Owner:</b>	<b>Overland Trail Farm LLC</b>
<b>Summary:</b>	<b>Rezoning Application concurrent with annexation application to zone property R3 for future residential development.</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](mailto: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-notice/>

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



# OCHSNER REZONING MAP

LOT 1, OCHSNER M.R.D. S-18-91 (ALSO KNOWN AS "OUT PARCEL", TIMNATH SOUTH SUBDIVISION FIRST FILING), LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

**PROPERTY DESCRIPTION:**

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. 2005010141)  
 Said parcel of land contains 6.811 acres, more or less.

**CERTIFICATE OF OWNERSHIP:**

I, We certify that \_\_\_\_\_ is/are the owners of the property, and all hereby consent to this Rezoning Map and join in the conveyance and dedication of all streets, roads, alleys, easements, public ways, and places hereon.

In witness whereof, we have hereunto set our hands and seals this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNER: \_\_\_\_\_

**NOTARIAL CERTIFICATE:**

STATE OF \_\_\_\_\_ )  
 ) ss.  
 COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_

Notary Public \_\_\_\_\_

**TOWN COUNCIL CERTIFICATE:**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the Town Council, Timnath, Colorado.

By: \_\_\_\_\_  
 Mark J. Sookup, Mayor

By: \_\_\_\_\_  
 Town Clerk

**PLANNING COMMISSION CERTIFICATE:**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the Town Planning Commission, Timnath, Colorado.

By: \_\_\_\_\_  
 Phil Goldstein, Chairperson

**NOTES:**

- 1) Basis of Bearings is the North line of the Southwest Quarter of Section 12, Township 6 North, Range 68 West of the 6th Principal Meridian as bearing South 88° 03' 04" East.
- 2) The lineal unit of measurement for this plat is U.S. Survey Feet.
- 3) This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. The following documents were utilized in preparation of this Rezoning Map: Ochsner M.R.D. S-18-91, recorded July 17, 1991 at Reception No. 91032623 and Timnath Ranch South Subdivision First Filing, recorded at Reception No. 2005010141.
- 4) Zoning information per Timnath South Subdivision Rezoning, recorded at Reception No. 20100021537 and 2020 Official Zoning Map of Timnath, CO.
- 5) The word "certify" or "certification" as shown and used herein is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied.
- 6) This is not a statutory boundary survey, lines shown have not been evaluated for title rights either written or unwritten.

**SURVEYOR'S STATEMENT**

I, Robert C. Tessley, a Registered Land Surveyor in the State of Colorado, do hereby certify that this Rezoning Map, Town of Timnath, County of Larimer, State of Colorado was made under my direct supervision and that the accompanying map and plat accurately and properly shows said annexation.

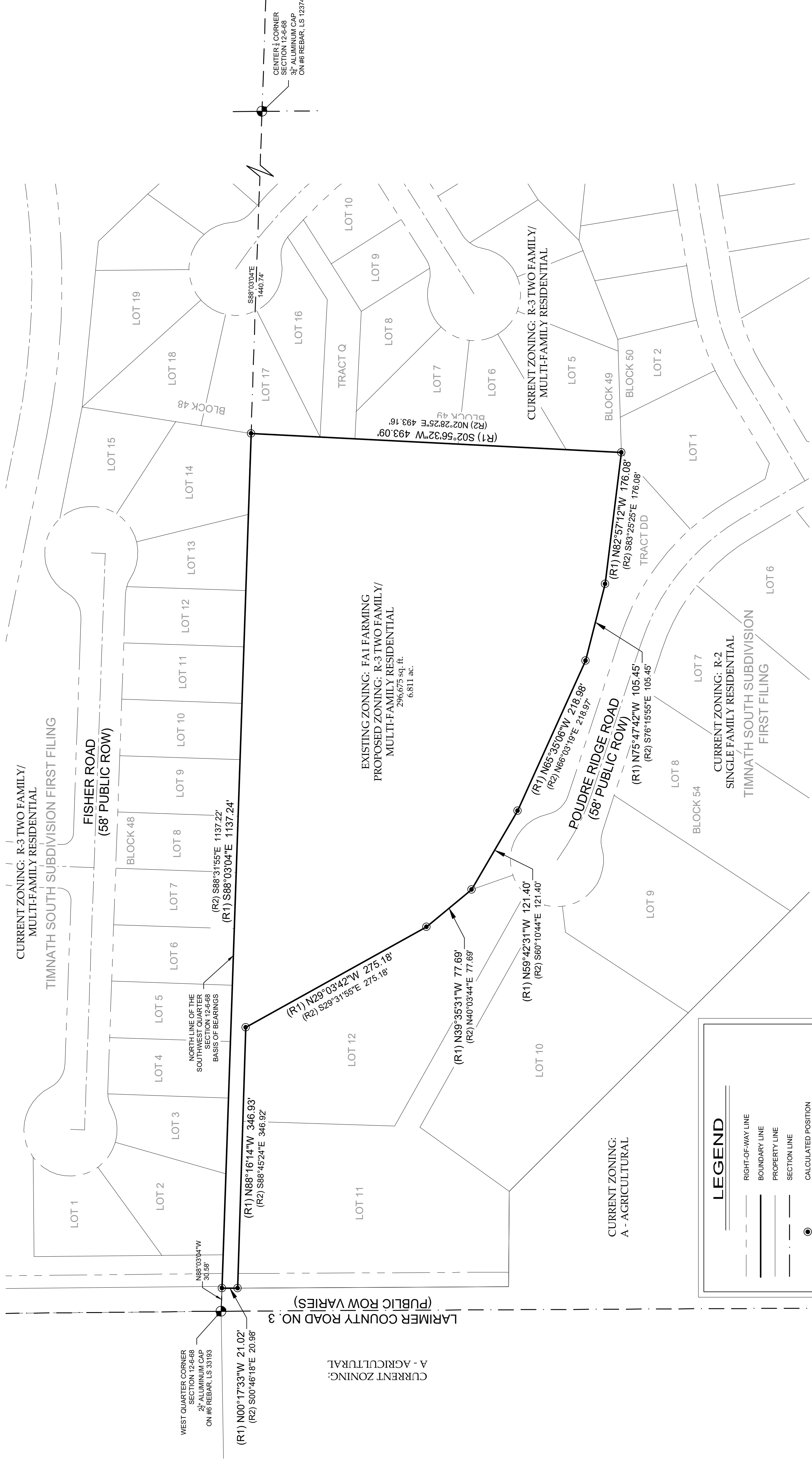
**DRAFT**  
**6-14-22**

**RECOMMENDING PURPOSES OR IMPLEMENTATION**

For and on behalf of Northern Engineering, Robert C. Tessley, Timnath, Colorado Registered Professional Land Surveyor No. 38470

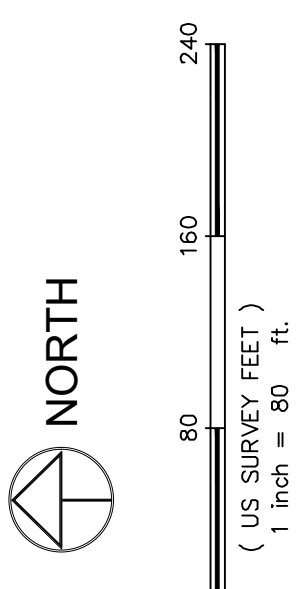


NORTH  
 VICINITY MAP  
 1"=2000'



**LEGEND**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- CALCULATED POSITION
- FOUND SECTION CORNER AS DESCRIBED
- RECORDED BEARINGS/DISTANCES PER TIMNATH SOUTH SUBDIVISION FIRST FILING
- RECORDED BEARINGS/DISTANCES PER OCHSNER M.R.D. S-18-91



**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 hereon.

SECTION: 12  
 TOWNSHIP: 6N  
 RANGE: 68 W of the 6th PM

**NORTHERN ENGINEERING**  
 970 221 4158  
 northernengineering.com

DATE: 6/14/22  
 SCALE: 1"=80'  
 DEVELOPMENT: COMPACT LLC  
 CLIENT: WESTWORLD DEVELOPMENT

**OCHSNER REZONING MAP**  
**TOWN OF TIMNATH**  
**LARIMER COUNTY, COLORADO**

Sheet 1  
 Of 1 Sheet