



**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:	Red Barn Comp. Plan Amendment
Location:	38434 CR13 Fort Collins, CO 80524
Property Size:	2.56
Current Zoning:	Agriculture (Weld County)
Proposed Zoning:	Commercial Mixed-Use (CMU)
Case #	CP-2022-0001
Property Owner:	Ed Holloway
Summary:	Comprehensive Plan Amendment Application proposing an amendment to the 2020 Comprehensive Plan to change the zoning designation of the parcel from Rural Residential to Commercial Mixed-Use.

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

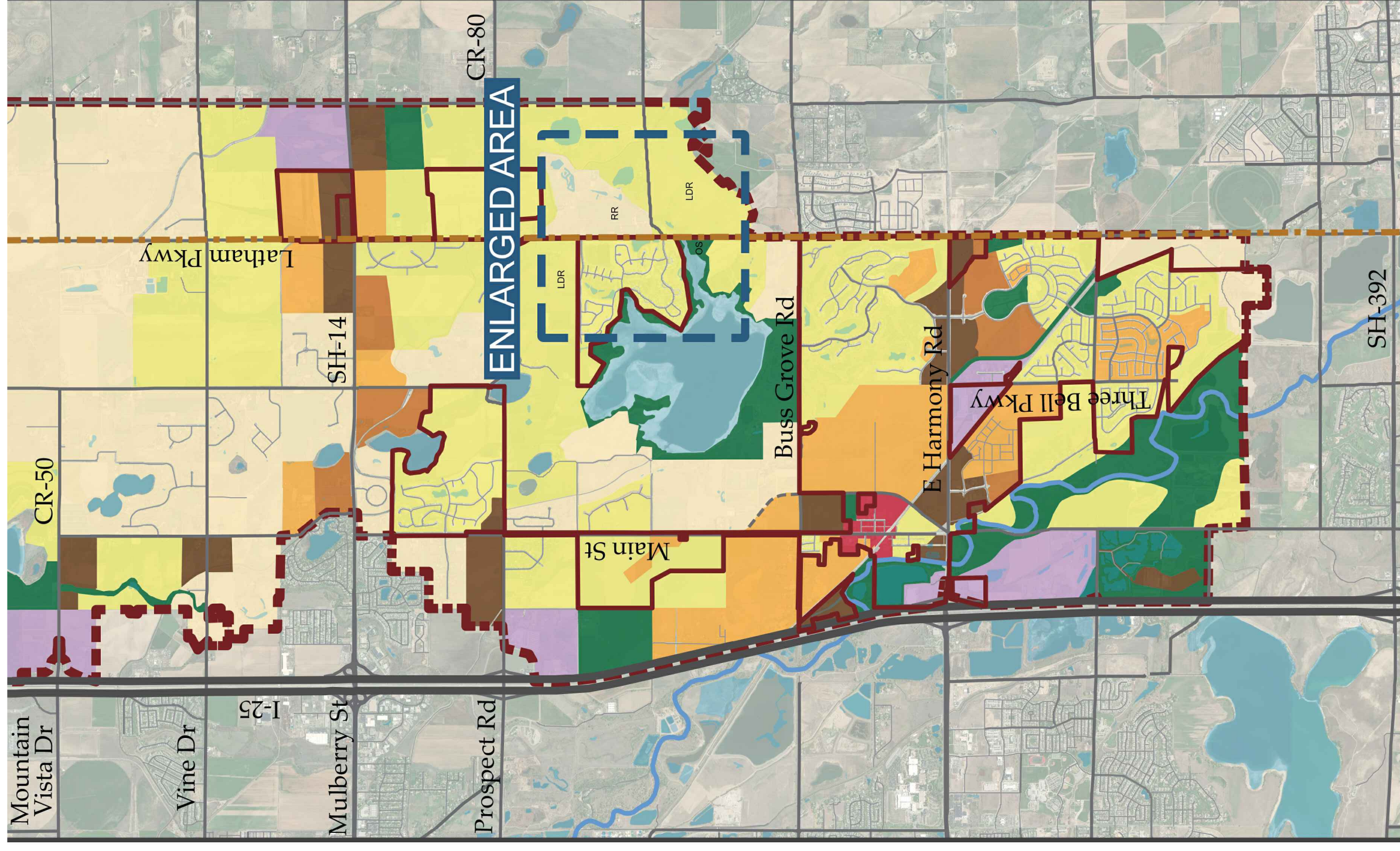
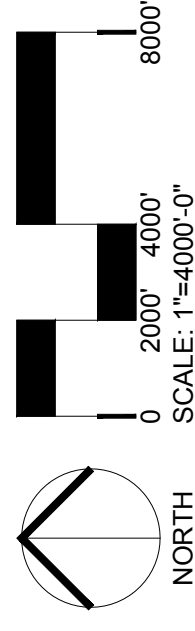
Kevin Koelbel, BSP, APA
Town Planner
Attached:

For a PDF version of this mailing,
please go to
[https://timnath.org/public-hearings-
notices/](https://timnath.org/public-hearings-
notices/)

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

38434 COUNTY RD .13 - COMPREHENSIVE PLAN AMENDMENT

Situate in the Southwest Quarter of Section 19, Township 7 North, Range 67 West of the 6th P.M.



PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP SEVEN NORTH (T.7N.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOTS A AND B OF RECORDED EXEMPTION NO. 0705-19-3 E-4309, RECORDED JUNE 6, 2006 AT RECEPTION NO. 3393932, BEING A PART OF SOUTHWEST 1/4 SECTION 19, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
 SAID PARCEL CONTAINS 435.643 SQUARE FEET OR 10.001 ACRES MORE OR LESS BY THIS SURVEY.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO

PLANNING COMMISSION CHAIRPERSON
 : PHIL GOLDSTEIN

TOWN COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN COUNCIL, TIMNATH, COLORADO.

TIMNATH MAYOR
 : MARK J. SOUKUP

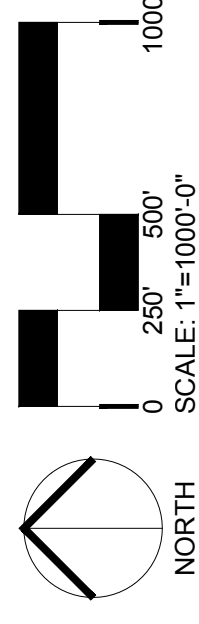
TIMNATH TOWN CLERK



EXISTING LAND USE MAP



PROPOSED LAND USE MAP ENLARGEMENT



CERTIFICATE OF OWNERSHIP

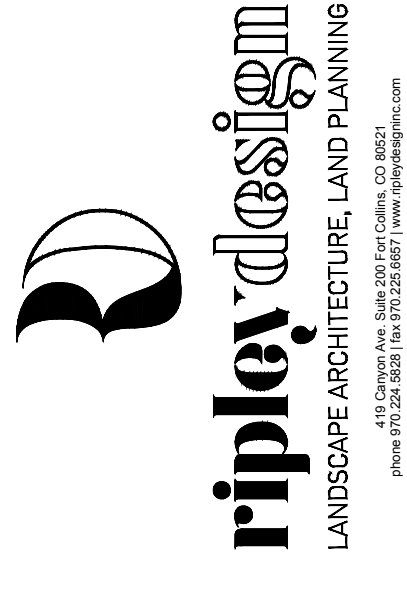
I / WE CERTIFY THAT _____ IS / ARE THE OWNERS OF THE PROPERTY, _____ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN IN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS, AND PLACES SHOWN HERE ON.

OWNER'S SIGNATURE _____

38434 COUNTY RD. 13

COMPREHENSIVE
 PLAN AMMENDMENT

TIMNATH, CO
 PREPARED BY:



LAND PLANNER / LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
 KLARA ROSSOUW
 419 Canyon Ave. Suite 200
 Fort Collins, CO 80521
 P: 970.225.8667
 F: 970.225.8667

APPLICANT

Chris Heflinger
 38434 County Rd. 13
 Fort Collins, CO 80525
 P: 970.302.8013

ORIGINAL SIZE 24X36

NO.	DESCRIPTION	DATE
01	COMP PLAN AMENDMENT	5/8/2022
02	COMP PLAN AMENDMENT	7/20/22
03	COMP PLAN AMENDMENT	8/23/2022

NO.	DESCRIPTION	DATE

COMPREHENSIVE
 PLAN

SEAL:



PROJECT No.:	R21-056
DRAWN BY:	CW
REVIEWED BY:	
DRAWING NUMBER:	