



**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 Amended Sketch Plan
Location:	Timnath South 1st Fil., east of Three Bell Parkway and south of Summerfield Parkway.
Property Size:	89.36 acres
Current Zoning:	R2 (Single-Family), R3 (Two Family & Multi-Family), A (Agriculture), C-2 (Community Commercial)
Proposed Zoning:	R2 (Single - Family) & R3 (Two Family & Multi-Family)
Case #	SP-2022-0002
Property Owner:	Overland Trail Farm LLC
Summary:	Sketch Plan application proposing amendments to include Townhomes in Timnath South's previously approved Sketch Plan.

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/>

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