



**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, Sep 27, 2022	6:00 P.M.	Town Council - 1st Reading
Tue, Oct 11, 2022	6:00 P.M.	Town Council - 2nd Reading & 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 1st Fil. Rezoning
Location:	6324 S County Road 3
Property Size:	6.85 acres
Current Zoning:	C-2 (Community Commercial)
Proposed Zoning:	R3 (Two-Family & Multi-Family)
Case #	RZ-2022-0004
Property Owner:	OverlandTrail Farm LLC
Summary:	Application proposing to rezone the Parcel from Commerical Mixed-Use (CMU) designation to R3 (Two-Family & Multi-Family 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/>

<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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TIMNATH SOUTH SUBDIVISION FIRST FILING TRACT A REZONING MAP

TRACT A, TIMNATH SOUTH SUBDIVISION FIRST FILING, LOCATED IN THE NORTHWEST 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 rezoned 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. 20050101411

Said parcel of land contains 6.850 acres, more or less.

CERTIFICATE OF OWNERSHIP:

I/We certify that _____ are all of the mortgagors and holders of liens upon the property, and each 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 _____ day of _____, 20____.

OWNER: Timnath Farm Investments, LLC

Dino DiTullio, Manager

NOTARIAL CERTIFICATE

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by Dino DiTullio as Manager of Timnath Farm Investments, LLC this _____ day of _____, 20____.

My commission expires: _____

Notary Public

LIENHOLDER: Points West Community Bank

NOTARIAL CERTIFICATE

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ as _____ of Points West Community Bank 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. Soukup, Mayor

By: _____

PLANNING COMMISSION CERTIFICATE:

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

By: Phil Goldstein, Chairperson

NOTES:

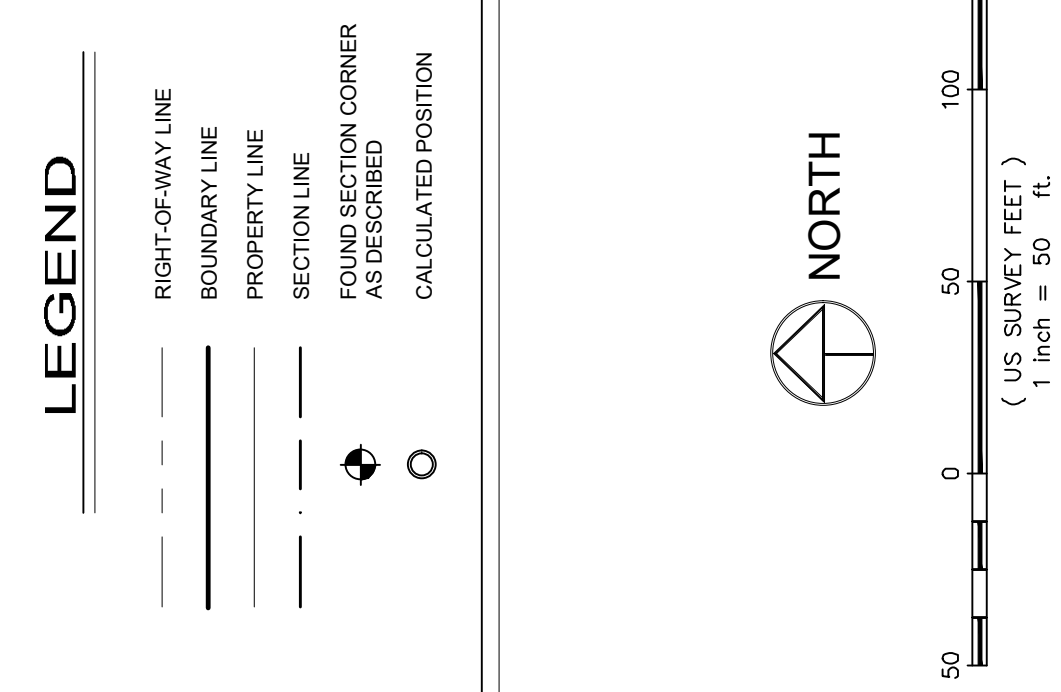
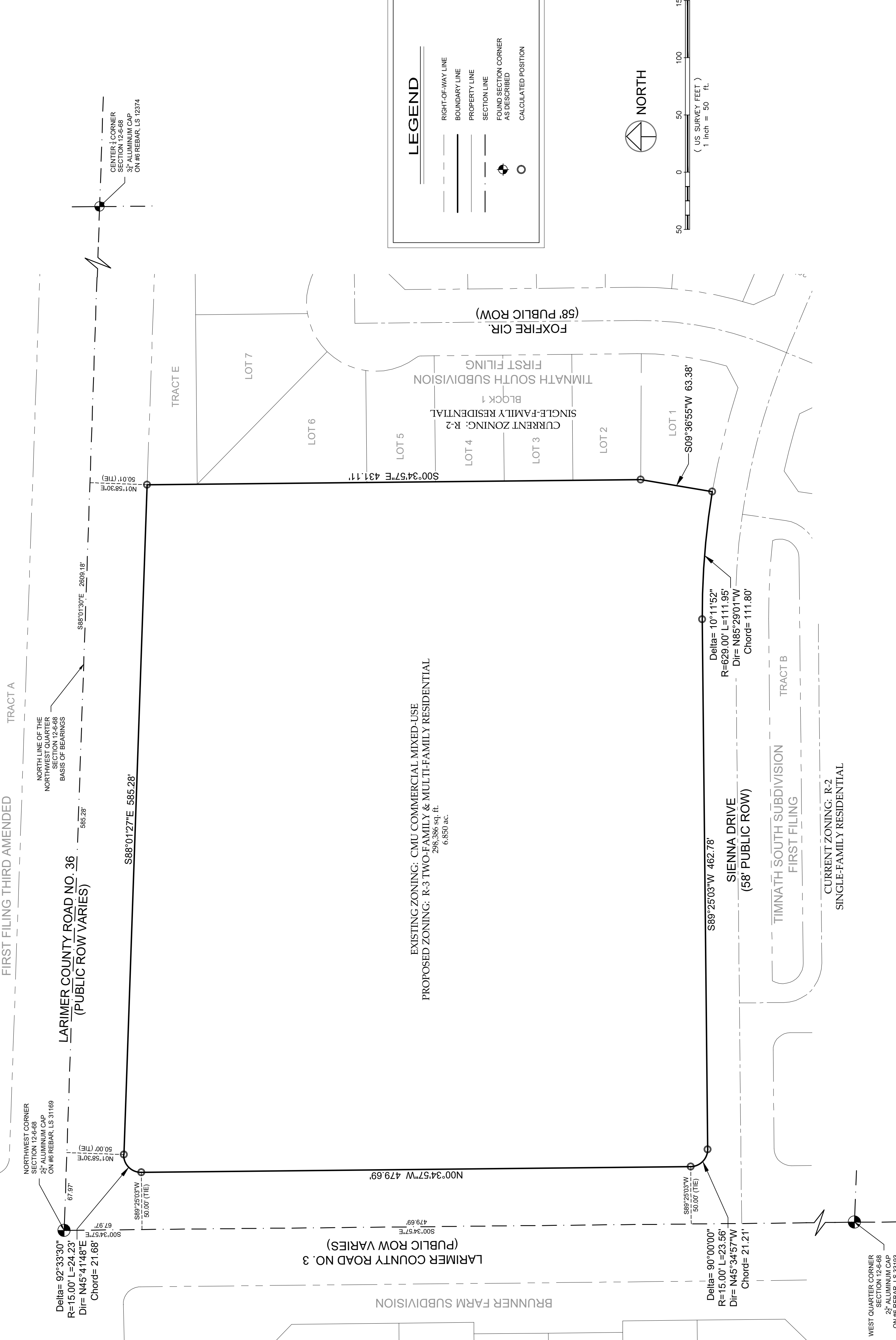
- 1) Basis of Bearings is the North line of the Northwest Quarter of Section 12, Township 6 North, Range 68 West of the 6th Principal Meridian as bearing South 88° 01' 30" East (assumed bearing) with the Northwest corner of Section 12 being a 2 1/4" aluminum cap on #6 rebar, LS 31169 and the Center Quarter corner of Section 12 being a 3 1/4" aluminum cap on #6 rebar, LS 12374.
- 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 assessment of taxes. The following documents were utilized in preparation of this Rezoning Map: Timnath Ranch South Subdivision First Filing, recorded at Reception No. 20050101411.
- 4) Zoning information per 2020 Official Zoning Map of Timnath, CO.
- 5) The word "certify" or "certification" as shown and used hereon 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. Tessey, 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 the accompanying map and plat are true and correctly show said annexation.

DRAFT
7-13-22

For and on behalf of Northern Engineering, Inc., I, Robert C. Tessey, Professional Land Surveyor No. 38470
RECORDING PURPOSES ONLY



<p>NORTHERN ENGINEERING</p> <p>970.221.4158 northerneng.com</p>	<p>PROJECT: 156-032 DATE: 7/13/22 CLIENT: Westward Development, LLC SCALE: 1"=50' REVIEWED BY: R. Tessey DRAWN BY: L. Smith</p>	<p>TIMNATH SOUTH SUBDIVISION FIRST FILING TRACT A REZONING MAP LARAMER COUNTY, COLORADO</p>	<p>Sheet 1 Of 1 Sheet</p>	<p>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.</p>
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