



**Town of Timnath
Public Hearing Notice
October 7, 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, Oct 18, 2022	6:00 P.M.	Planning Commission Public Hearing
Tue, Oct 25, 2022	6:00 P.M.	Town Council - 1st Reading
Tue, Nov 8, 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:	Ladera Annexation
Location:	Intersectoion of Weitzel Street and County Road 5.
Property Size:	3.861 acres
Current Zoning:	N/A
Proposed Zoning:	N/A
Case #	AX-2021-0003
Property Owner:	Connell LLC C/O Sheri Welch
Summary:	Annexation Application to annex a portion of County Road 5 into the Town of Timnath for future road improvements.

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.

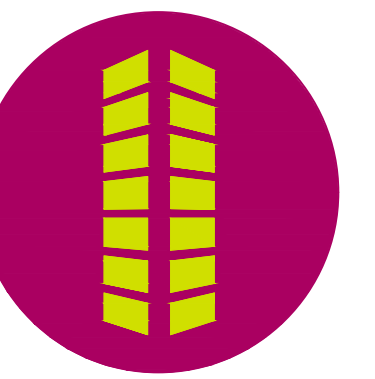
Cordially,
TOWN OF TIMNATH

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/)

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

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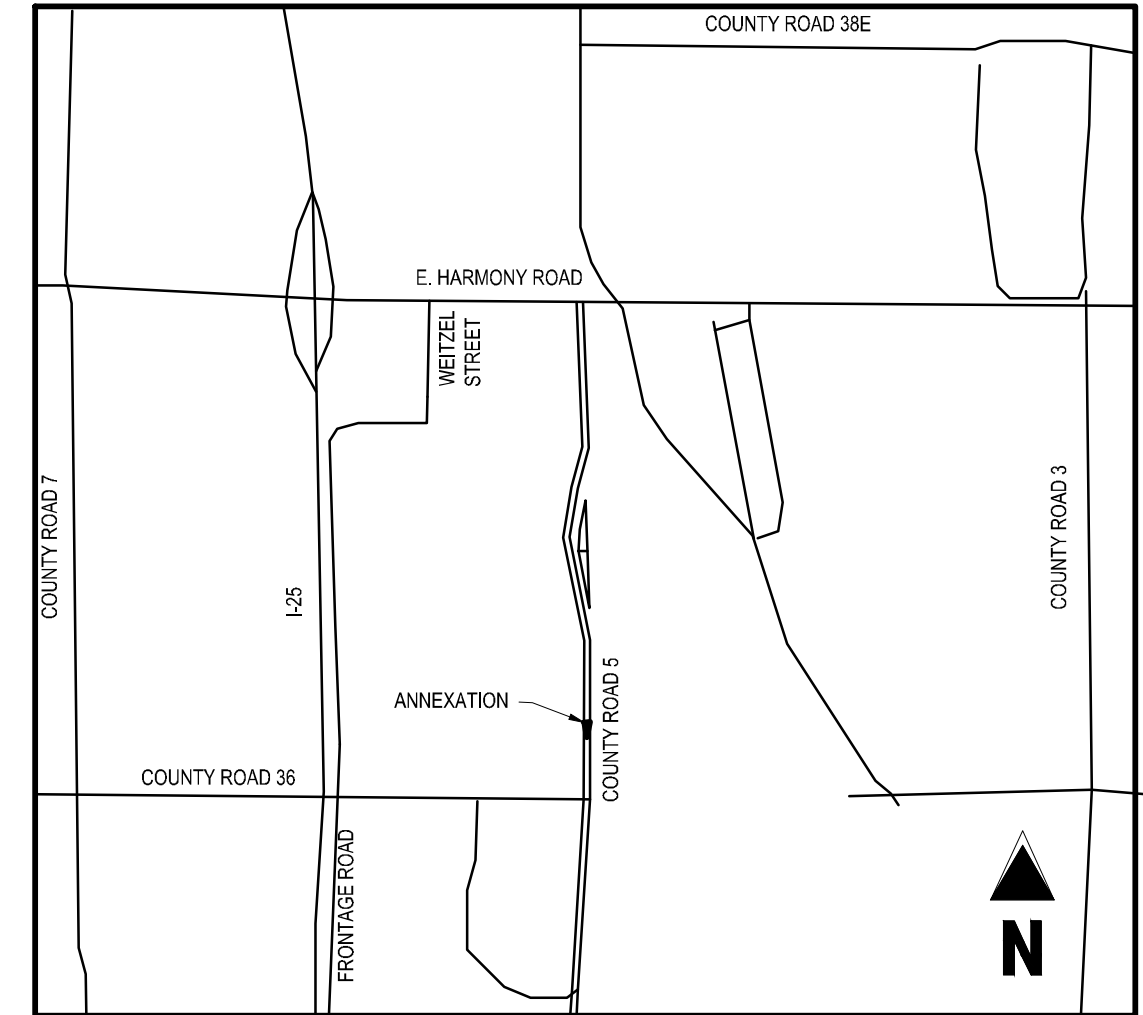
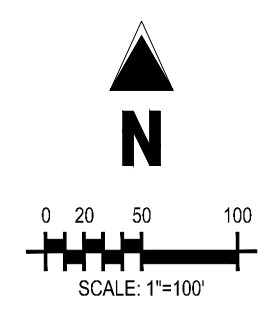
CONNELL LLC ANNEXATION NO. 3
TO THE TOWN OF TIMNATH

A PART OF THE SOUTHEAST QUARTER OF SECTION 3 AND THE SOUTHWEST QUARTER OF SECTION 2
T. 6 N., R. 68 W. OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

CONNELL LLC ANNEXATION NO. 3

TO THE TOWN OF TIMNATH

A PART OF THE SOUTHEAST QUARTER OF SECTION 3 AND THE SOUTHWEST QUARTER OF SECTION 2
T. 6 N., R. 68 W. OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

CONTIGUITY

- TOTAL NUMBER OF LINEAR FEET OF CONTIGUOUS BOUNDARY TO TOWN OF TIMNATH = 63.90'
- TOTAL NUMBER OF LINEAR FEET OF PROPERTY BOUNDARY TO BE ANNEXED = 383.25'
- TOTAL NUMBER OF LINEAR FEET REPRESENTING 1/6 OF TOTAL ANNEXED BOUNDARY PERIMETER = 383.40'

GENERAL NOTES

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
2. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
3. CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS ANNEXATION MAP MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER FOR SAID SECTION 3 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO HAVE AN ASSUMED BEARING OF N 20°5'0" W, MONUMENTED AT THE SOUTHEAST CORNER OF SECTION 3 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED ILLEGIBLE 2-1/2" ALUMINUM CAP AND TO THE EAST QUARTER CORNER BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 25384", AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 5, N00°10'35"W, A DISTANCE OF 854.47 FEET TO THE POINT OF BEGINNING;

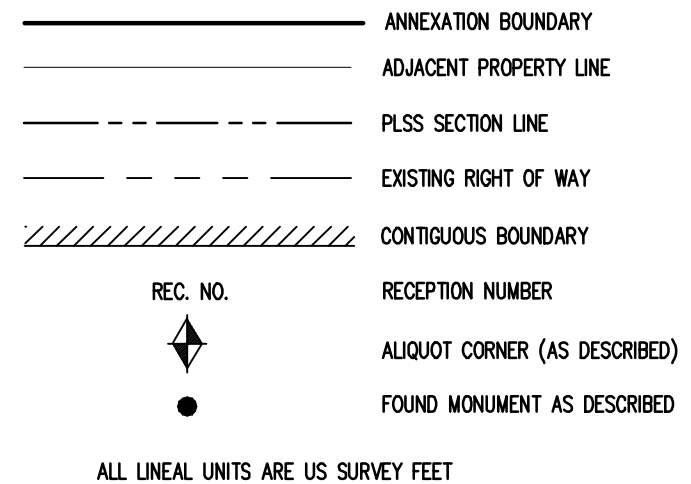
THENCE S10°13'29"W, A DISTANCE OF 158.83 FEET;

THENCE N12°51'01"W, A DISTANCE OF 160.53 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 5;

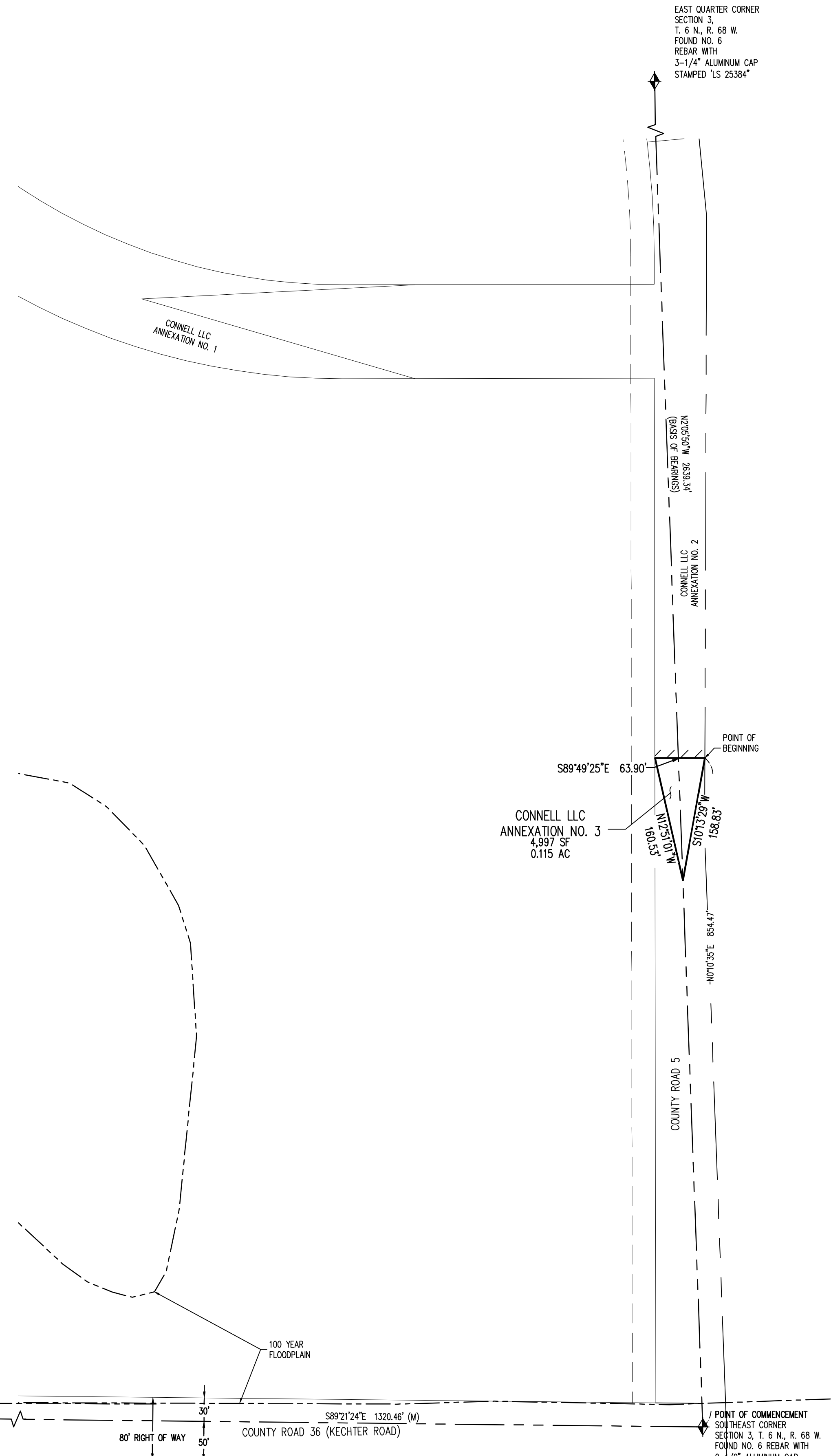
THENCE S89°49'25"E, A DISTANCE OF 63.90 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 5 TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4,997 SQUARE FEET OR 0.115 ACRES, MORE OR LESS.

LEGEND



ALL LINEAL UNITS ARE US SURVEY FEET



OWNER: CONNELL LLC

BY: _____
NAME

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY _____ OF _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL. (SEAL)

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, READE COLIN ROSELLES, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS MAP OF LAND PROPOSED TO BE ANNEXED TO THE TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO WAS PREPARED FROM A SURVEY UNDER MY AUTHORITY, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FOREGOING PLAT IS A REPRESENTATION THEREOF.

I FURTHER STATE THAT NOT LESS THAN ONE-SIXTH OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.

READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
AN EMPLOYEE FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.
PROJECT NO.: CNL0001.10

TIMNATH PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF TIMNATH, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS ANNEXATION AT A MEETING OF SAID COMMISSION HELD ON THE _____ DAY OF _____ 20____.

CHAIRPERSON, PHIL GOLDSTEIN

APPROVAL OF TOWN COUNCIL

THE BOARD OF TRUSTEES OF TIMNATH, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS ANNEXATION PLAT AT A MEETING OF SAID COMMISSION HELD ON THE _____ DAY OF _____ 20____.

TOWN COUNCIL

BY: _____
TIMNATH TOWN MAYOR MARK J. SOUKUP

ATTEST: _____
TIMNATH TOWN CLERK

OWNER/DEVELOPER:
CONNELL LLC
7785 HIGHLAND MEADOWS PKWY.
#100
FORT COLLINS, CO 80528
970-223-3151

ENGINEER:
GALLOWAY AND COMPANY, INC.
5265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534
970-800-3300

SURVEYOR:
GALLOWAY AND COMPANY, INC.
5265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534
970-800-3300

#	Date	Issue / Description	Init.
1	7/19/22	Town Comments	RCR

Project No: CNL0001.10

Drawn By: ANRRCR

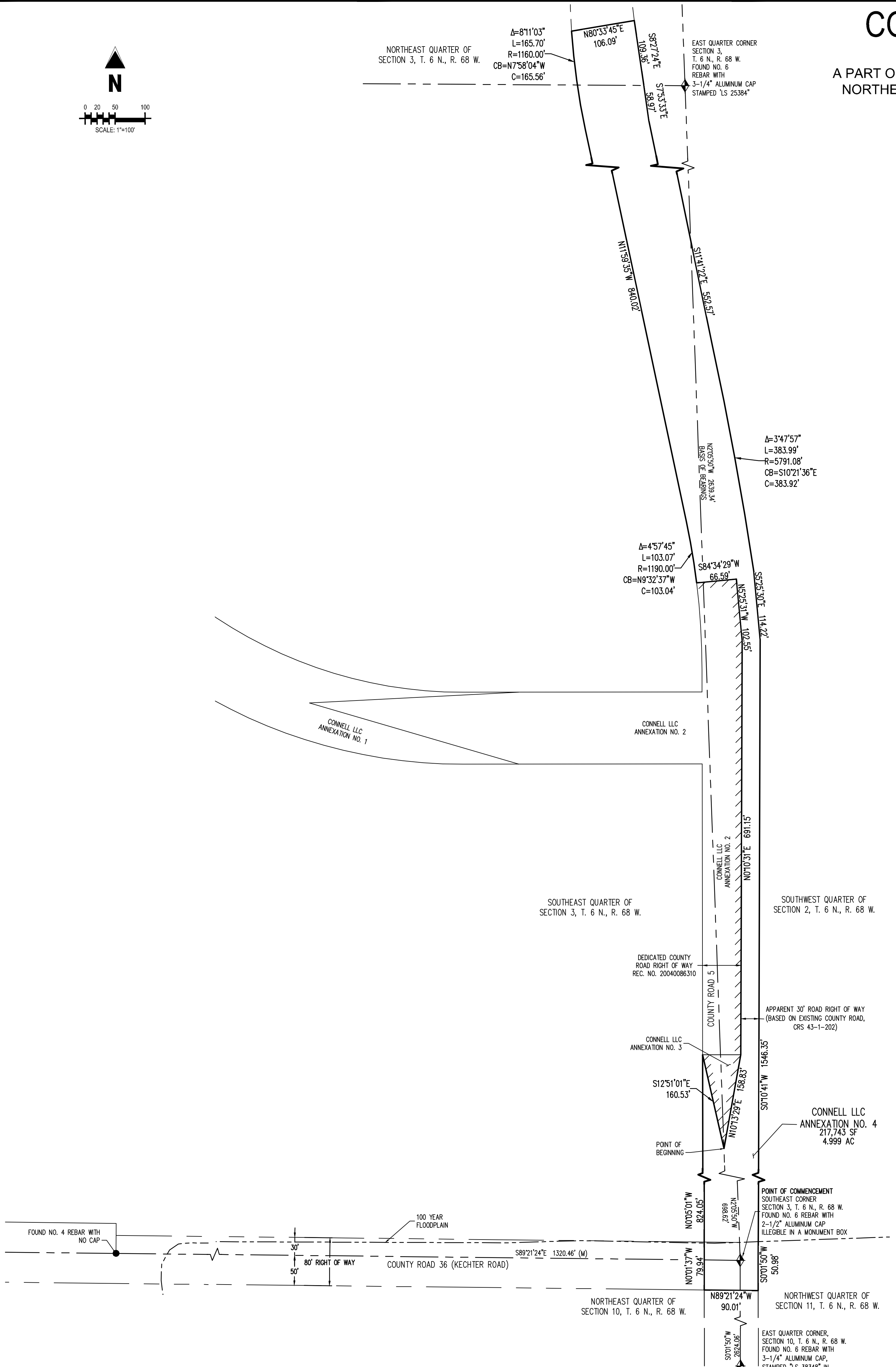
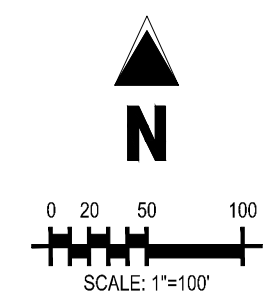
Checked By: RCR

Date: 10/01/2021

CONNELL LLC ANNEXATION NO. 4

TO THE TOWN OF TIMNATH

A PART OF THE EAST HALF OF SECTION 3, SOUTHWEST QUARTER OF SECTION 2, NORTHEAST QUARTER OF SECTION 10, NORTHWEST QUARTER OF SECTION 11 T. 6 N., R. 68 W. OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO



CONTIGUITY

TOTAL NUMBER OF LINEAR FEET OF CONTIGUOUS BOUNDARY TO TOWN OF TIMNATH = 1179.66'

TOTAL NUMBER OF LINEAR FEET OF PROPERTY BOUNDARY TO BE ANNEXED = 6,203.15'

TOTAL NUMBER OF LINEAR FEET REPRESENTING 1/6 OF TOTAL ANNEXED BOUNDARY PERIMETER = 7,077.96'

GENERAL NOTES

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PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 3, SOUTHWEST QUARTER OF SECTION 2, NORTHWEST QUARTER OF SECTION 11 AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO HAVE AN ASSUMED BEARING OF N 2°05'50" W. MONUMENTED AT THE SOUTHEAST CORNER OF SECTION 3 BY NO. 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED ILLEGIBLE 2-1/2" ALUMINUM CAP IN A MONUMENT BOX AND TO THE EAST QUARTER CORNER OF SAID SECTION 3, BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH ATTACHED 3-1/4" ALUMINUM CAP STAMPED "LS 25384", AS SHOWN HEREON AND WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, N02°05'50"W, A DISTANCE OF 698.62 FEET TO THE POINT OF BEGINNING;

THENCE N101°3'29"E, A DISTANCE OF 158.83 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 5 AS RECORDED AT RECEPTION NO. 20040086310 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE;

THENCE N00°10'31"E, A DISTANCE OF 691.15 FEET ON SAID EASTERLY RIGHT OF WAY;

THENCE N05°25'31"W, A DISTANCE OF 102.55 FEET CONTINUING ON SAID EASTERLY RIGHT OF WAY;

THENCE S84°34'29"W, A DISTANCE OF 66.59 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 5 RECORDED AT RECEPTION NO. 20040086310 AND TO A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1190.00 FEET, A CENTRAL ANGLE OF 04°57'45", A DISTANCE OF 103.07 FEET, A CHORD BEARING OF N09°32'37"W WITH A CHORD DISTANCE OF 103.04 FEET;

THENCE CONTINUING ON SAID WESTERLY RIGHT OF WAY LINE, N11°59'35"W, A DISTANCE OF 840.02 FEET TO A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1160.00 FEET, A CENTRAL ANGLE OF 08°11'03", A DISTANCE OF 165.70 FEET, A CHORD BEARING OF N07°58'04"W WITH A CHORD DISTANCE OF 165.56 FEET;

THENCE N80°33'45"E, A DISTANCE OF 106.09 FEET TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 5;

THENCE ON THE SAID EASTERLY RIGHT OF WAY FOR THE FOLLOWING 7 COURSES:

- 1. THENCE S08°27'24"E, A DISTANCE OF 109.36 FEET;
2. THENCE S07°53'33"E, A DISTANCE OF 58.97 FEET;
3. THENCE S11°41'22"E, A DISTANCE OF 552.57 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
4. THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5791.08 FEET, A CENTRAL ANGLE OF 03°47'57", A DISTANCE OF 383.99 FEET, A CHORD BEARING OF S10°21'36"E WITH A CHORD DISTANCE OF 383.92 FEET;
5. S05°25'30"E, A DISTANCE OF 114.22 FEET;
6. S00°10'41"W, A DISTANCE OF 1546.35 FEET;
7. S00°01'50"W, A DISTANCE OF 50.98 FEET;

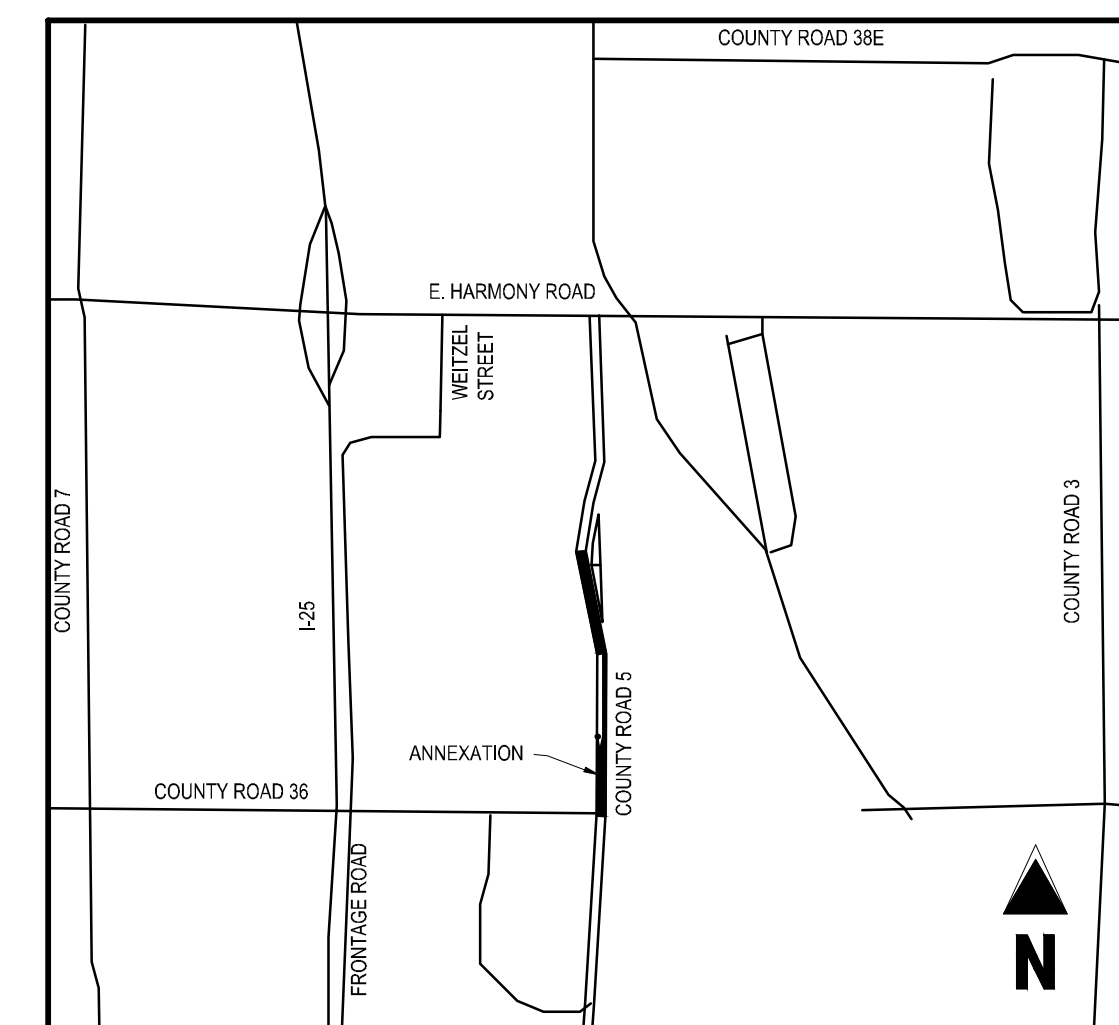
THENCE N89°21'24"W, A DISTANCE OF 90.01 FEET TO A POINT ON THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF SAID COUNTY ROAD 5 AND THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD 36 (KECHTER ROAD);

THENCE N00°10'37"W, A DISTANCE OF 79.94 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 5 RECORDED AT RECEPTION NO. 20040086310;

THENCE N00°05'01"W, A DISTANCE OF 824.05 FEET ON SAID WESTERLY RIGHT OF WAY;

THENCE S12°51'01"E, A DISTANCE OF 160.53 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 217,743 SQUARE FEET OR 4.999 ACRES, MORE OR LESS.



VICINITY MAP NOT TO SCALE

OWNER: CONNELL LLC

BY: NAME

NOTARIAL CERTIFICATE

STATE OF SS. COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th, BY OF DAY OF

MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL. (SEAL)

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, READE COLIN ROSELLES, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS MAP OF LAND PROPOSED TO BE ANNEXED TO THE TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO WAS PREPARED FROM A SURVEY UNDER MY AUTHORITY, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FOREGOING IS A REPRESENTATION THEREOF.

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READE COLIN ROSELLES COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911 AN EMPLOYEE FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC. PROJECT NO.: CNL0001.10

TIMNATH PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF TIMNATH, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS ANNEXATION AT A MEETING OF SAID COMMISSION HELD ON THE DAY OF 20

CHAIRPERSON, PHIL GOLDSTEIN

APPROVAL OF TOWN COUNCIL

THE BOARD OF TRUSTEES OF TIMNATH, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS ANNEXATION PLAT AT A MEETING OF SAID COMMISSION HELD ON THE DAY OF 20

TOWN COUNCIL

BY: TIMNATH TOWN MAYOR MARK J. SOUKUP

ATTEST: TIMNATH TOWN CLERK

LEGEND

- ANNEXATION BOUNDARY
ADJACENT PROPERTY LINE
PLSS SECTION LINE
EXISTING RIGHT OF WAY
CONTIGUOUS BOUNDARY
REC. NO. RECEPTION NUMBER
ALIOQUET CORNER (AS DESCRIBED)
FOUND MONUMENT AS DESCRIBED

OWNER/DEVELOPER: CONNELL LLC 7785 HIGHLAND MEADOWS PKWY. #100 FORT COLLINS, CO 80528 970-223-3151

ENGINEER: GALLOWAY AND COMPANY, INC. 5265 RONALD REAGAN BLVD., SUITE 210 JOHNSTOWN, CO 80534 970-800-3300

SURVEYOR: GALLOWAY AND COMPANY, INC. 5265 RONALD REAGAN BLVD., SUITE 210 JOHNSTOWN, CO 80534 970-800-3300



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CONNELL LLC ANNEXATION NO. 4 TO THE TOWN OF TIMNATH A PART OF THE SOUTHEAST QUARTER OF SECTION 3, SOUTHWEST QUARTER OF SECTION 2, NORTHEAST QUARTER OF SECTION 10, NORTHWEST QUARTER OF SECTION 11 T. 6 N., R. 68 W. OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

Table with columns: #, Date, Issue / Description, Init. (Revision table)

Project No: CNL0001.10
Drawn By: AN
Checked By: RCR
Date: 4/5/2022