



**Town of Timnath
Public Hearing Notice
November 2, 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, Nov 15, 2022	6:00 P.M.	Planning Commission Public Hearing
Tue, Dec 13, 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:	Drehle Preliminary Plat
Location:	5409 S County Road 3, Fort Collins, CO 80528
Property Size:	35.1 Acres
Current Zoning:	R-2
Proposed Zoning:	R-2
Case #	PP-2022-0001
Property Owner:	Drehle James R Trust
Summary:	Preliminary Plat Application proposing 111 Single-Family Residential homes, including trails, open space and neighborhood amenities.

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

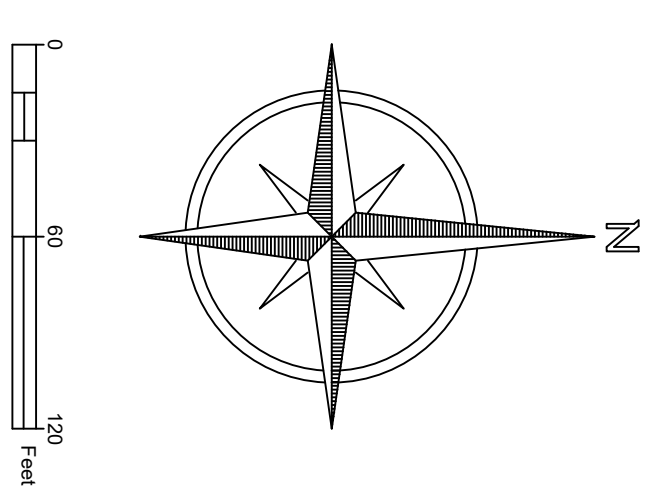
Kevin Koelbel, BSP, APA
Town Planner
Attached:

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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DREHLE SUBDIVISION

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

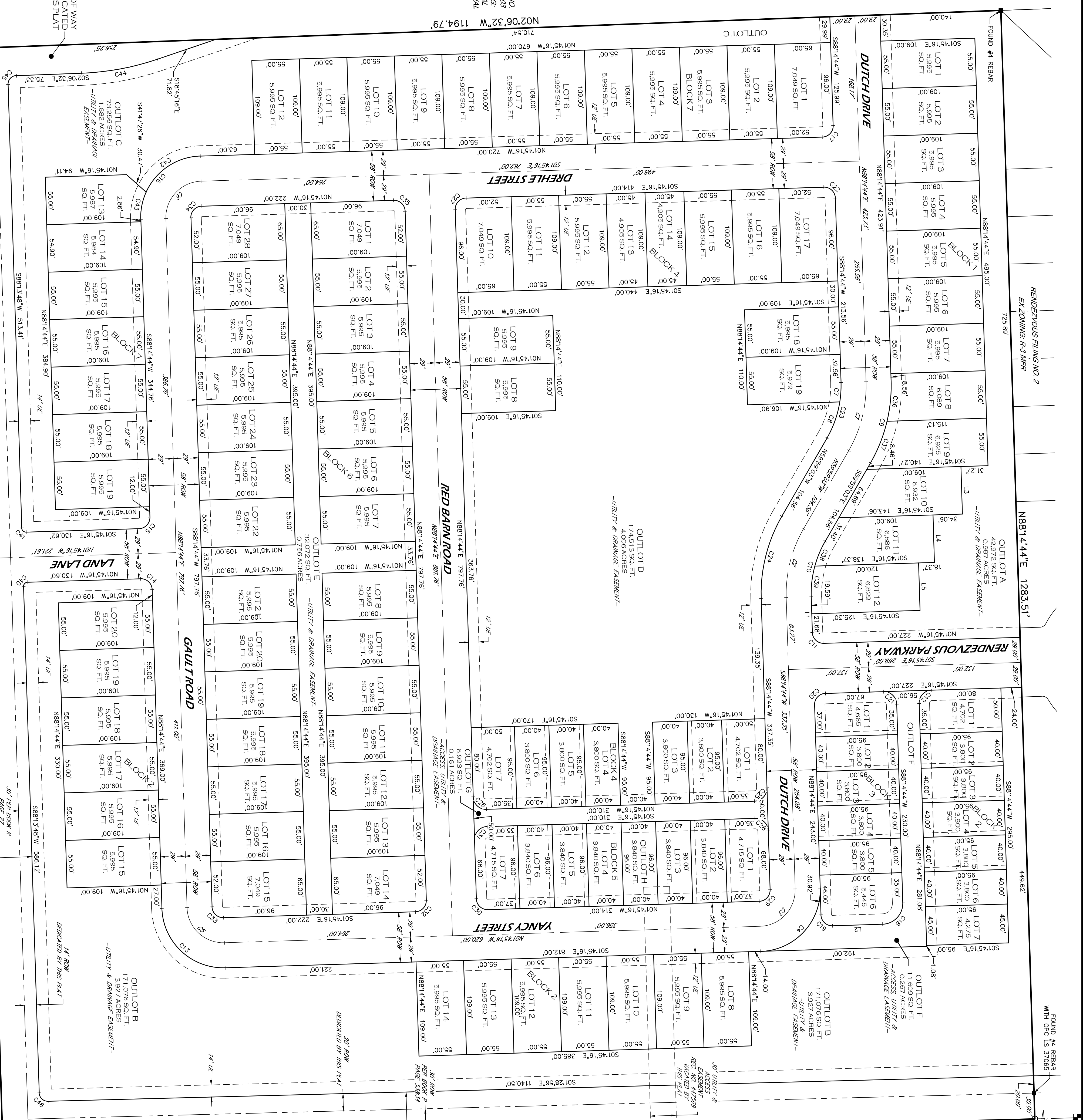
- ▣ ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP (LS 38348)
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE

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. (13-80-105 C.R.S. 2012)

PRELIMINARY

Seven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

PROJECT NO. 2022258	PROJECT NAME: DREHLE	REVISIONS:	DATE:
DATE: 6-17-2022	CLIENT: HARTFORD		
DRAWN BY: SIP	FILE NAME: 2022258		
CHECKED BY: SIP	SCALE: 1" = 60'		
2			
SHEET 2 OF 2			



MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 111 SHAWANO VALLEY DRIVE #104 WINDSOR, CO 80550

PROJECT NO. 2022258
DATE: 6-17-2022
CLIENT: HARTFORD
DRAWN BY: SIP
FILE NAME: 2022258
CHECKED BY: SIP
SCALE: 1" = 60'

WEST 1/4TH CORNER
SECTION 2, T6N, R68W
FOUND #6 REBAR WITH
24" ALUMINUM CAP
LS 37911

FOUND #4 REBAR
WITH OPC LS 37911

RIGHT OF WAY
DEDICATED BY
THIS PLAT