



**Town of Timnath
Public Hearing Notice
November 4, 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, Jan 10, 2023	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:	Harmony No. 7 Preliminary Plat
Location:	Harmony Subdivision south of 6th Filing, and east of Club Drive.
Property Size:	64.12 acres
Current Zoning:	RE/CMU
Proposed Zoning:	CMU
Case #	PP-2022-0002
Property Owner:	Paragon Investment Group
Summary:	Preliminary Plat application for Harmony 7th Fil. proposing to replat the property into 14 Duplex Lots and 1 Single-Family Detached Lots, ranging in size from approximately 5,400 square feet up to 11,200 square feet.

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/>

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

HARMONY SUBDIVISION - SEVENTH FILING

A TRACT OF LAND BEING A PORTION OF OUTLOT 4, HARMONY SUBDIVISION - SECOND FILING AND A PORTION OF TRACT A, HARMONY SUBDIVISION FOURTH FILING, LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

LINE	BEARING	DISTANCE
L1	N69°48'03"W	6.91'
L2	S42°44'22"E	6.91'
L3	S51°16'13"E	39.34'
L4	N51°16'13"W	18.10'
L5	S51°16'13"E	29.01'

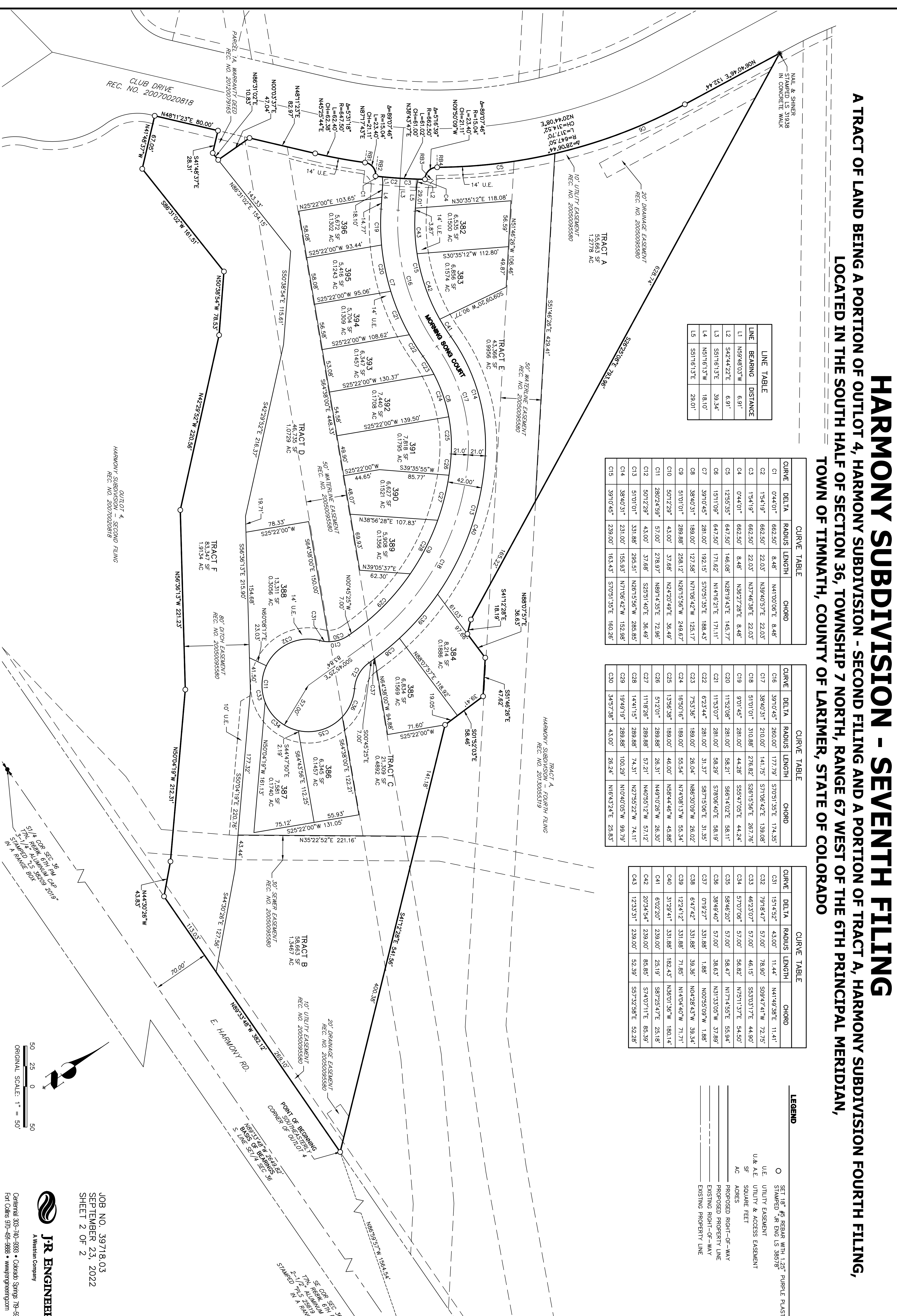
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	0°44'01"	662.50'	8.48'	N41°00'06"E 8.48'
C2	1°54'19"	662.50'	22.03'	N39°40'57"E 22.03'
C3	1°54'19"	662.50'	22.03'	N37°46'38"E 22.03'
C4	0°44'01"	662.50'	8.48'	N36°27'28"E 8.48'
C5	1°25'53"	647.50'	146.08'	N28°19'43"E 145.77'
C6	1°51'09"	647.50'	146.08'	N4°16'21"E 171.11'
C7	39°10'45"	281.00'	192.15'	S70°51'35"E 188.43'
C8	38°40'31"	189.00'	127.58'	N7°06'42"W 123.17'
C9	51°01'01"	289.88'	281.12'	N25°15'56"W 249.67'
C10	50°12'29"	43.00'	37.68'	N24°20'49"E 36.49'
C11	280°24'59"	57.00'	278.97'	N89°14'35"E 72.96'
C12	50°12'29"	43.00'	37.68'	S25°51'40"E 36.49'
C13	51°01'01"	331.88'	295.51'	N25°15'56"W 285.85'
C14	38°40'31"	231.00'	155.93'	N71°06'42"W 152.98'
C15	39°10'45"	239.00'	163.43'	S70°51'35"E 160.26'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C16	39°10'45"	266.00'	177.79'	S70°51'35"E 174.25'
C17	38°40'31"	210.00'	141.75'	S70°51'35"E 139.08'
C18	51°01'01"	310.88'	276.82'	S26°15'56"E 267.76'
C19	90°14'5"	281.00'	44.28'	S55°47'05"E 44.24'
C20	11°52'08"	281.00'	58.21'	S66°14'02"E 58.11'
C21	1°53'07"	281.00'	58.29'	S78°06'40"E 58.19'
C22	62°34'4"	281.00'	31.37'	S87°15'06"E 31.35'
C23	7°53'36"	189.00'	26.04'	N66°30'09"W 26.02'
C24	16°50'16"	189.00'	55.54'	N74°08'13"W 55.34'
C25	1°35'58"	189.00'	46.00'	N58°44'46"W 45.88'
C26	51°21'01"	289.88'	26.31'	N49°10'26"W 26.30'
C27	11°18'26"	289.88'	57.21'	N40°55'12"W 57.12'
C28	14°41'15"	289.88'	74.31'	N27°55'22"W 74.11'
C29	19°49'19"	289.88'	100.29'	N10°40'05"W 99.79'
C30	34°57'38"	43.00'	26.24'	N16°43'24"E 25.83'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C31	15°14'52"	43.00'	11.44'	N41°49'38"E 11.41'
C32	7°18'47"	57.00'	78.90'	S09°47'41"W 72.75'
C33	46°23'07"	57.00'	46.15'	S53°03'17"E 44.90'
C34	57°07'08"	57.00'	56.82'	N75°11'37"E 54.50'
C35	58°46'20"	57.00'	58.47'	N17°45'52"E 55.94'
C36	38°49'40"	57.00'	38.63'	N31°33'05"W 37.89'
C37	0°19'27"	331.88'	1.88'	N00°55'09"W 1.88'
C38	6°47'42"	331.88'	39.36'	N04°28'43"W 39.34'
C39	1°24'12"	331.88'	71.85'	N14°04'40"W 71.71'
C40	31°29'41"	331.88'	182.43'	N36°01'36"W 180.14'
C41	6°02'20"	239.00'	25.19'	S87°25'47"E 25.18'
C42	20°34'54"	239.00'	85.85'	S74°07'11"E 85.39'
C43	12°33'31"	239.00'	52.39'	S57°32'58"E 52.28'

LEGEND

- SET 18" #5 REBAR WITH 1.25" PURPLE PLASTIC CAP
- STAMPED "JR ENG LS 38578"
- U.E. UTILITY EASEMENT
- U & A.E. UTILITY & ACROSS EASEMENT
- SF SQUARE FEET
- AC ACRES
- PROPOSED RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE



JOB NO. 39718.03
 SEPTEMBER 23, 2022
 SHEET 2 OF 2