



**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, Dec 13, 2022	6:00 P.M.	Town Council - 1st Reading
Tue, Jan 10, 2023	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:	Harmony Rezoning
Location:	Harmony Subdivision south of 6th Filing, and east of Club Drive.
Property Size:	0.043 acres
Current Zoning:	Residential Estate (RE)/Commercial Mixed Use (CMU)
Proposed Zoning:	Commercial Mixed Use (CMU)
Case #	RZ-2022-0006
Property Owner:	Paragon Investment Group
Summary:	Rezoning application to rezone 0.043 acres designated RE (Estate Residential) to CMU (Commercial Mixed Use).

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

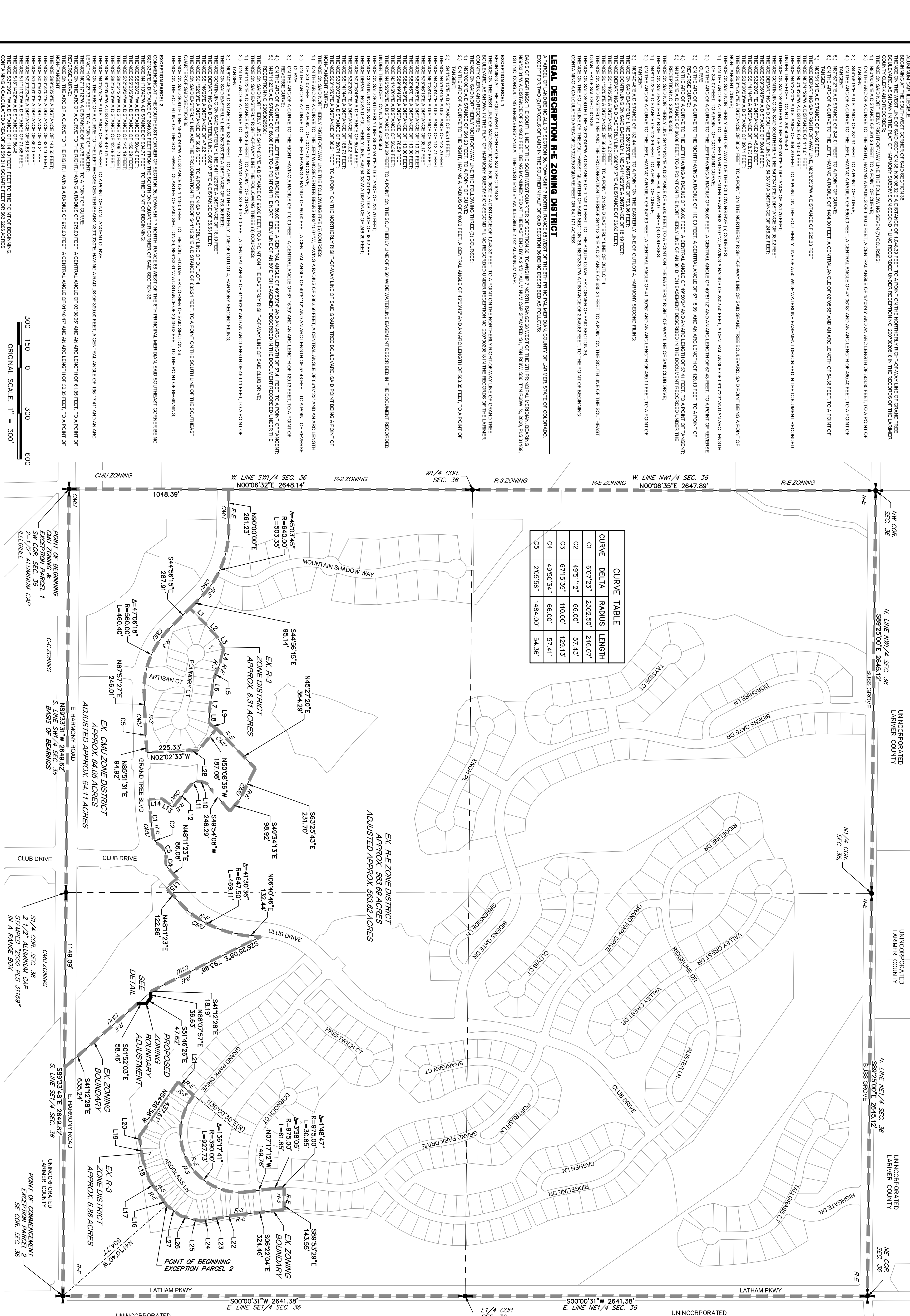
Kevin Koelbel, BSP, APA
Town Planner
Attached:

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

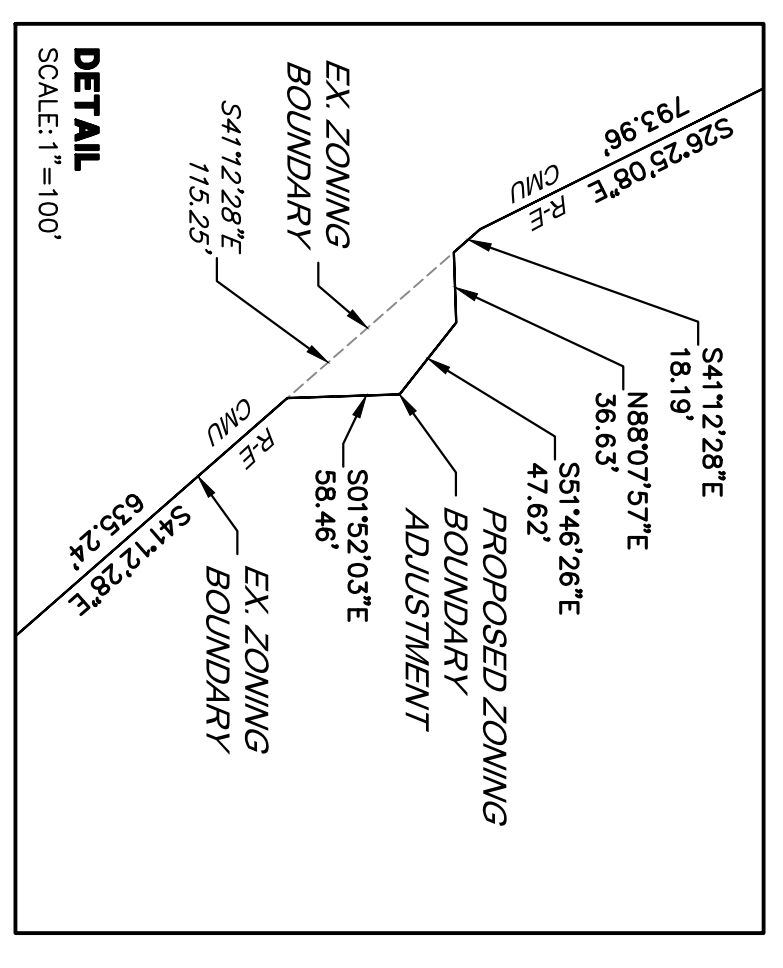
HARMONY SUBDIVISION - ZONING MAP

A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
COUNTY OF LARIMER, STATE OF COLORADO



CURVE	DELTA	RADIUS	LENGTH
C1	6°07'23"	2302.50'	246.07'
C2	4°51'12"	66.00'	57.43'
C3	6°15'39"	110.00'	129.13'
C4	4°55'03.4"	66.00'	57.41'
C5	2°05'56"	1484.00'	54.36'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N45°03'45"E	142.70'	L15	S41°48'37"E	95.00'
L2	N47°39'47"E	112.71'	L16	S55°28'31"W	50.40'
L3	N60°38'40"E	93.37'	L17	S55°23'20"W	150.39'
L4	S75°46'13"E	98.17'	L18	S72°00'34"W	145.19'
L5	S87°04'55"E	110.92'	L19	S82°04'25"W	108.70'
L6	S82°45'01"E	110.00'	L20	S89°31'36"W	42.79'
L7	S82°44'59"E	110.00'	L21	N4°05'15.7"E	135.84'
L8	S89°49'46"E	76.59'	L22	S09°50'33"E	81.21'
L9	N34°45'01"E	56.39'	L23	S10°09'00"E	85.00'
L10	S09°06'46"W	60.44'	L24	S09°32'34"E	61.53'
L11	S32°20'21"E	45.02'	L25	S11°00'00"W	71.65'
L12	S51°41'44"E	188.73'	L26	S16°44'22"W	66.48'
L13	S38°20'33"W	89.71'	L27	S37°09'21"W	114.40'
L14	S03°15'07"E	86.21'	L28	N02°41'29"W	111.61'



SURVEYOR'S STATEMENT

I, DEREK LEE VAGAS, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY, AND WITHIN MY KNOWLEDGE AND BELIEF, THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH, BUT AN ENGINEERING SURVEY TO DETERMINE OWNERSHIP OF THIS TRACT, REFERRED TO AS HARMONY SUBDIVISION, VARYING FROM THE COMPATIBILITY EASEMENTS OF RECORD.

PRELIMINARY DRAFT

DEREK LEE VAGAS,
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38879
FOR AND ON BEHALF OF R ENGINEERING, LLC

GENERAL NOTES

- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THIS SURVEYOR'S CERTIFICATE HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, EXPRESSED OR IMPLIED.
- PER C.S.A. 13-60-101, YOU MUST COMPLETE ANY LEGAL ACTION BASED UPON ANY DISCOVERY SUCH AS DEFECT IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE DEFERRED TO THE DATE OF ANY FUTURE SURVEY OR CERTIFICATION SHOWING THE DATE OF THE CERTIFICATION SHOWING HEREON.

LEGEND

- SOLID LINE: EXISTING ZONING BOUNDARY TO REMAIN UNCHANGED
- DASHED LINE: PROPOSED ZONING BOUNDARY AFTER REZONING

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN PLANNING AND ZONING COMMISSION, TIMNAH, COLORADO.

TOWN COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN COUNCIL, TIMNAH, COLORADO.

PLANNING COMMISSION CHAIRPERSON _____
MAYOR _____
TOWN CLERK _____

HARMONY SUBDIVISION ZONING MAP

JOB NO. 39718.18

SEPTEMBER 23, 2022

SHEET 1 OF 1

J.R. ENGINEERING
A Westland Company

Central: 303-760-8888 • Colorado Springs: 719-598-2888
Fax: (303) 710-6988 • www.jrengineering.com

LEGAL DESCRIPTION CMU ZONING DISTRICT

A PARCEL OF LAND BEING ALL OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING N89°33'11"W A DISTANCE OF 2449.82 FEET, BEING MONUMENTED AT THE EAST END BY A 2 1/2" ALUMINUM CAP STAMPED 2000 P.S. 31189" AND AT THE WEST END BY A 2 1/2" ALUMINUM CAP, THE EAST END BEING MONUMENTED AT THE EAST END BY A 2 1/2" ALUMINUM CAP STAMPED 2000 P.S. 31189" AND AT THE WEST END BY A 2 1/2" ALUMINUM CAP, THE WEST LINE OF SECTION 36, NORTH 93°22'E A DISTANCE OF 1048.39 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND TREE BOULEVARD, AS SHOWN IN THE PLAT OF HARMONY SUBDIVISION SECOND PLUNG RECORDED UNDER RECEPTION NO. 200200818 IN THE RECORDS OF THE LARIMER COUNTY CLERK, THE EAST LINE OF SECTION 36, NORTH 0°00'00"E A DISTANCE OF 1048.39 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND TREE BOULEVARD, AS SHOWN IN THE PLAT OF HARMONY SUBDIVISION SECOND PLUNG RECORDED UNDER RECEPTION NO. 200200818 IN THE RECORDS OF THE LARIMER COUNTY CLERK, THE SOUTHERLY RIGHT-OF-WAY LINE OF GRAND TREE BOULEVARD, AS SHOWN IN THE PLAT OF HARMONY SUBDIVISION SECOND PLUNG RECORDED UNDER RECEPTION NO. 200200818 IN THE RECORDS OF THE LARIMER COUNTY CLERK, AND REVERSE CURVE.

LEGAL DESCRIPTION R-E ZONING DISTRICT

A PARCEL OF LAND BEING ALL OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING N89°33'11"W A DISTANCE OF 2449.82 FEET, BEING MONUMENTED AT THE EAST END BY A 2 1/2" ALUMINUM CAP STAMPED 2000 P.S. 31189" AND AT THE WEST END BY AN INTELLIBLE 7 1/2" ALUMINUM CAP, THE SOUTH LINE OF SECTION 36, NORTH 93°22'E A DISTANCE OF 1048.39 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND TREE BOULEVARD, AS SHOWN IN THE PLAT OF HARMONY SUBDIVISION SECOND PLUNG RECORDED UNDER RECEPTION NO. 200200818 IN THE RECORDS OF THE LARIMER COUNTY CLERK, THE EAST LINE OF SECTION 36, NORTH 0°00'00"E A DISTANCE OF 1048.39 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND TREE BOULEVARD, AS SHOWN IN THE PLAT OF HARMONY SUBDIVISION SECOND PLUNG RECORDED UNDER RECEPTION NO. 200200818 IN THE RECORDS OF THE LARIMER COUNTY CLERK, AND REVERSE CURVE.

