



**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
Mon, Jan 10, 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:	Harmoy PDO
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 #	RZ-2022-0007
Property Owner:	Paragon Investment Group
Summary:	Planned Development Overlay application to amend the previously approved PDO for Harmony, for the inclusion of new lot numbering, setback and dimensional standards.

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 – PD OVERLAY EXCEPTIONS

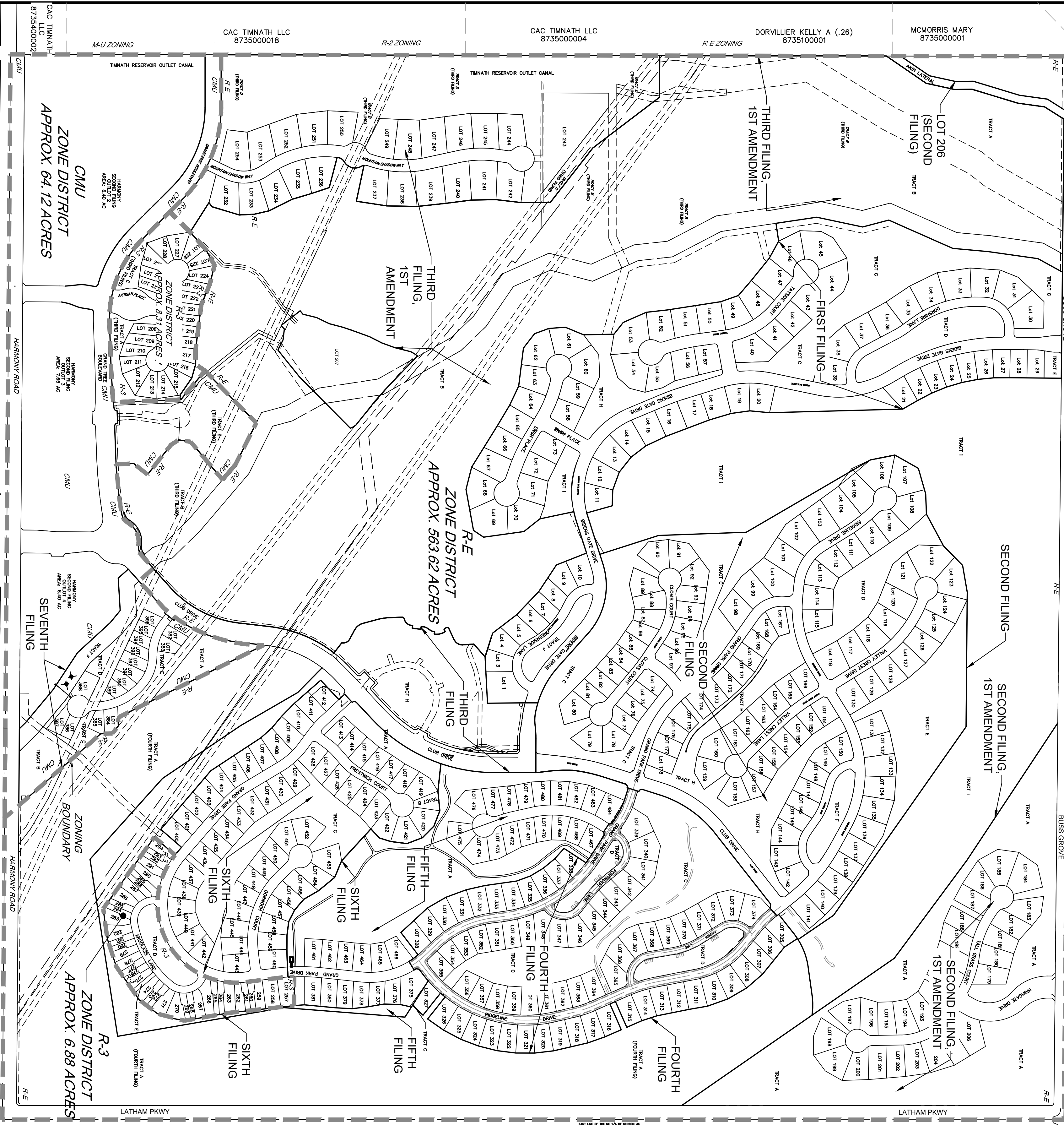
A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF LARIMER, STATE OF COLORADO

CACHE LA POUDE
RESERVOIR CO
8735000034 UNINCORPORATED
LARIMER COUNTY

MIZPAH BEACH
PROPERTIES LP
8735405702

COPIE KENNETH S
8725405701

EVANS GREGORY
C/HERSHEE
8725000036



ADDITIONAL PERMITTED CMU USES

- MULTIPLE FAMILY DWELLINGS
- SENIOR HOUSING
- SINGLE FAMILY DETACHED ON SMALL LOTS
- SINGLE FAMILY DETACHED ON SMALL LOTS
- TWO FAMILY DWELLINGS
- COMMUNITY FACILITIES
- MEMBERSHIP CLUBS
- MIXED USE DWELLINGS
- SMALL GROCERY STORES
- TOURIST FACILITY
- VETERINARY FACILITY, SMALL ANIMALS

ADDITIONAL CONDITIONAL CMU USES

- GOLF COURSE
- PUBLIC FACILITIES WITH BUSINESS OFFICES, REPAIR, AND STORAGE
- FAMILY CHILD CARE HOMES
- CHILD CARE CENTER
- ENTERTAINMENT FACILITIES AND THEATRES
- LIMITED INDOOR RECREATION FACILITY
- LIMITED OUTDOOR RECREATION FACILITY
- PLANT NURSERIES AND GREENHOUSES

LEGAL DESCRIPTION

ALL OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST, 6TH P.M.
 SAID DESCRIBED TRACT CONTAINS 642,931 ACRES (28,005,993 SQUARE FEET), MORE OR LESS AND IS BEING SUBDIVIDED INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON RECORD OR ENGLISH.
GENERAL NOTE
 THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE HEREON REGARDING THE RESPONSIBILITY OF PROFESSIONAL PERSON DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

HARMONY SUBDIVISION PD OVERLAY DEVELOPMENT STANDARDS TABLE									
Filing No.	Lot No.	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Corner/Side Yard Setback Which abut ROW.	Minimum Distance Between Buildings	Minimum Lot Area From Dwelling	Minimum Lot Width	Minimum Impervious Coverage (%)
Current Standard Per R-E (Estate) Zoning District	Lot No. 1-10 (Liberty/Lots)	15*	20*	20*	30*	40*	1.800 sf	20'	75%
	Lot No. 11-20 (Liberty/Lots)	25*	25*	15*	14'	14'	21 Acres	60'	60%
	Lot No. 21-30 (Liberty/Lots)	25*	25*	15*	14'	14'	21 Acres	60'	60%
	Lot No. 31-40 (Liberty/Lots)	25*	25*	15*	14'	14'	21 Acres	60'	60%
	Lot No. 41-50 (Liberty/Lots)	25*	25*	15*	14'	14'	21 Acres	60'	60%
	Lot No. 51-60 (Liberty/Lots)	25*	25*	15*	14'	14'	21 Acres	60'	60%
Current Standard Per CMU Zoning District	Lot No. 1-10 (Liberty/Lots)	15*	20*	20*	30*	40*	1.800 sf	20'	75%
	Lot No. 11-20 (Liberty/Lots)	25*	25*	15*	14'	14'	21 Acres	60'	60%
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BLOCK DIVERSITY, GARAGE ORIENTATION, AND DRIVEWAY ACCESS STANDARDS

- ALL SINGLE-FAMILY ESTATE LOTS AND URBAN LOTS WITHIN ALL FILINGS OF THE HARMONY SUBDIVISION SHALL BE EXEMPT FROM THE LAND USE CODE REQUIREMENTS IN SECTION 4.4.1.1-E FOR GARAGE ORIENTATION AND PLACEMENT STANDARDS.
- ALL SINGLE-FAMILY ESTATE LOTS AND URBAN LOTS WITHIN ALL FILINGS OF THE HARMONY SUBDIVISION SHALL BE EXEMPT FROM THE LAND USE CODE REQUIREMENTS IN SECTION 5.3.1.2-B WHICH REQUIRES THE GARAGE TO BE SETBACK FROM THE FRONT YARD BY THE HARMONY DISTRICT FROM TO SUBMISSION OF THE DESIGN AND CONSTRUCTION OF THE BUILDING. THESE COVENANTS SHALL BE NO GREATER THAN 30 FEET AND A STEEPLAND FOR EACH LOT SHALL BE DEVELOPED AND APPROVED BY THE TOWN OF HARMONY.
- HARMONY HAS STRICT ARCHITECTURAL CONTROL AND DESIGN COVENANTS DEVELOPED TO MAINTAIN THE INTENT AND DESIGN OF THE COMMUNITY. THESE COVENANTS DICTATE ARCHITECTURAL CONTROL, WHILE PROVIDING THE MOST FLEXIBILITY TO THE HOMEOWNER. HOMES WITHIN HARMONY SHALL INCLUDE A VARIETY OF DESIGN ELEMENTS INCLUDING THE USE OF BUILDING PROJECTIONS, EXTERIOR BUILDING MATERIALS, GARAGE INTERIOR AND ORIENTATION, WALL ARTICULATION, RECESSES, TIERED BUILDING MASSING, AS WELL AS THE USE OF COLUMNS AND POSTS, DECKS, PATIOS, AND TERRACES.
- DESIGN REVIEW AND APPROVAL: ALL DESIGN SUBMISSIONS SHALL BE REVIEWED BY THE HARMONY DESIGN REVIEW COMMITTEE (DR) AND APPROVED BY THE HARMONY DESIGN REVIEW COMMITTEE (DR) BEFORE ANY CONSTRUCTION OF THE PROPOSED HOUSE. PLANS AND SUBMITTAL DOCUMENTS PRIOR TO THE SUBMISSION OF A BUILDING PERMIT APPLICATION TO THE TOWN OF HARMONY. ANY EXCEPTIONS TO THIS MUST BE GRANTED IN WRITING FROM THE 660 FOOT STREET CONTINUITY MAXIMUM STANDARD. THE PD ZONING EXCEPTION FOR ALL FILINGS SHALL BE 1200 FEET.
- THE SINGLE-FAMILY ESTATE LOTS & URBAN LOTS WITHIN ALL FILINGS SHALL BE EXEMPT FROM THE HARMONY SUBDIVISION DATED DECEMBER 12TH 2011, SHALL BE IN ADDITION TO THE COMMON LAND VESTED RIGHTS WHICH AREBENEFITING FROM THIS AGREEMENT SHALL BE CONTRIBUTED TO LIMIT THE BENEFITS AVAILABLE TO THE TOWN TO ENFORCE THIS AGREEMENT OR THE TOWN CODE. NOTWITHSTANDING THE FOREGOING, THE PARTIES HERETO ACKNOWLEDGE THAT THERE ARE VARIOUS IRREGULARITIES AND NON-CONFORMING RESIDENTIAL IMPROVEMENTS NOW EXISTING ON THE PROPERTY SUCH AS, BUT NOT LIMITED TO, FRONT COURTYARDS WITH COURTYARD WALLS, LOT COVERAGE PERCENTAGES, SIDE YARD SETBACKS, FRONT LOADING GARAGES, LARGE AGE/ESTATE LOTS, AND THE LIKE. THE IRREGULARITIES AND NONCONFORMING RESIDENTIAL IMPROVEMENTS WITHIN THE PROPERTY IN EXISTENCE AT THE TIME OF RECORDING THIS AGREEMENT SHALL BE REVIEWED BY THE DESIGN REVIEW COMMITTEE (DR) BEFORE ANY CONSTRUCTION OF THE PROPOSED HOUSE. THE DESIGN REVIEW COMMITTEE (DR) SHALL REVIEW AND APPROVE ALL PROPOSED HOUSE PLANS AND SUBMITTAL DOCUMENTS PRIOR TO THE SUBMISSION OF A BUILDING PERMIT APPLICATION TO THE TOWN OF HARMONY. ANY EXCEPTIONS TO THIS MUST BE GRANTED IN WRITING FROM THE 660 FOOT STREET CONTINUITY MAXIMUM STANDARD. THE PD ZONING EXCEPTION FOR ALL FILINGS SHALL BE 1200 FEET.
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TOWN MANAGER APPROVAL

APPROVED THIS _____ DAY OF _____, 2018 BY THE TOWN MANAGER, TOWN OF HARMONY, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

TOWN MANAGER _____

TOWN COUNCIL CERTIFICATE

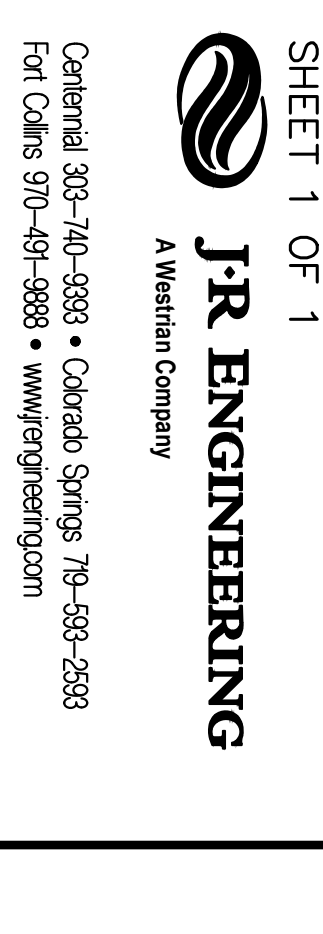
APPROVED THIS _____ DAY OF _____, 2018 BY THE TOWN COUNCIL, TOWN OF HARMONY, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

TOWN COUNCIL _____

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TOWN MANAGER _____



Central 303-740-8888 • Colorado Springs 719-595-2888
 Fort Collins 970-491-8888 • www.jrengineering.com