



**Town of Timnath
Public Hearing Notice
December 9, 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, Dec 20, 2022	6:00 P.M.	Planning Commission Public Hearing
Tue, Jan 10, 2023	6:00 P.M.	Town Council - 1st Reading
Tue, Jan 24, 2023	6:00 P.M.	Town Council - 2nd Reading & Public Hearing

Both of these meetings will be held at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado, 80547, as well as live streamed on the Town's website.

Project:	Willis Farm Annexation and Zoning
Location:	West of County Road 5 and north of CR 42E.
Property Size:	79.148 acres
Current Zoning:	FA-1 (County Farming)
Proposed Zoning:	I (Industrial)
Case #	AX-2020-0001
Property Owner:	Willis Estates LLC
Summary:	The proposed 79.148-acre parcel is currently zoned as FA-1 (Farming) in Larimer County. The property owner is requesting annexation to the Town of Timnath with a zoning of I-1 (Industrial). The intended use is office/employment.

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 Please Note that the Town of Timnath has moved. Please use the above mailing address.</p>

WILLIS FARM ANNEXATION

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Northeast Quarter of Section 22, Township 7 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing South 00°20'03" West, being a Grid bearing of the Colorado State Plane, NAD 83 Zone, North American Datum 1983, 2011, a distance of 2640.52 feet and with all other bearings computed thereon relative thereto.

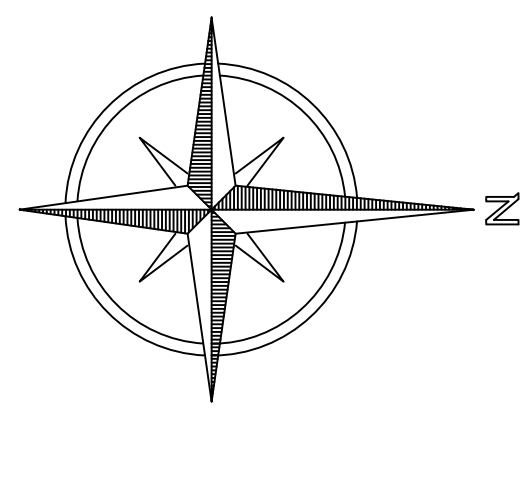
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

NOTICE

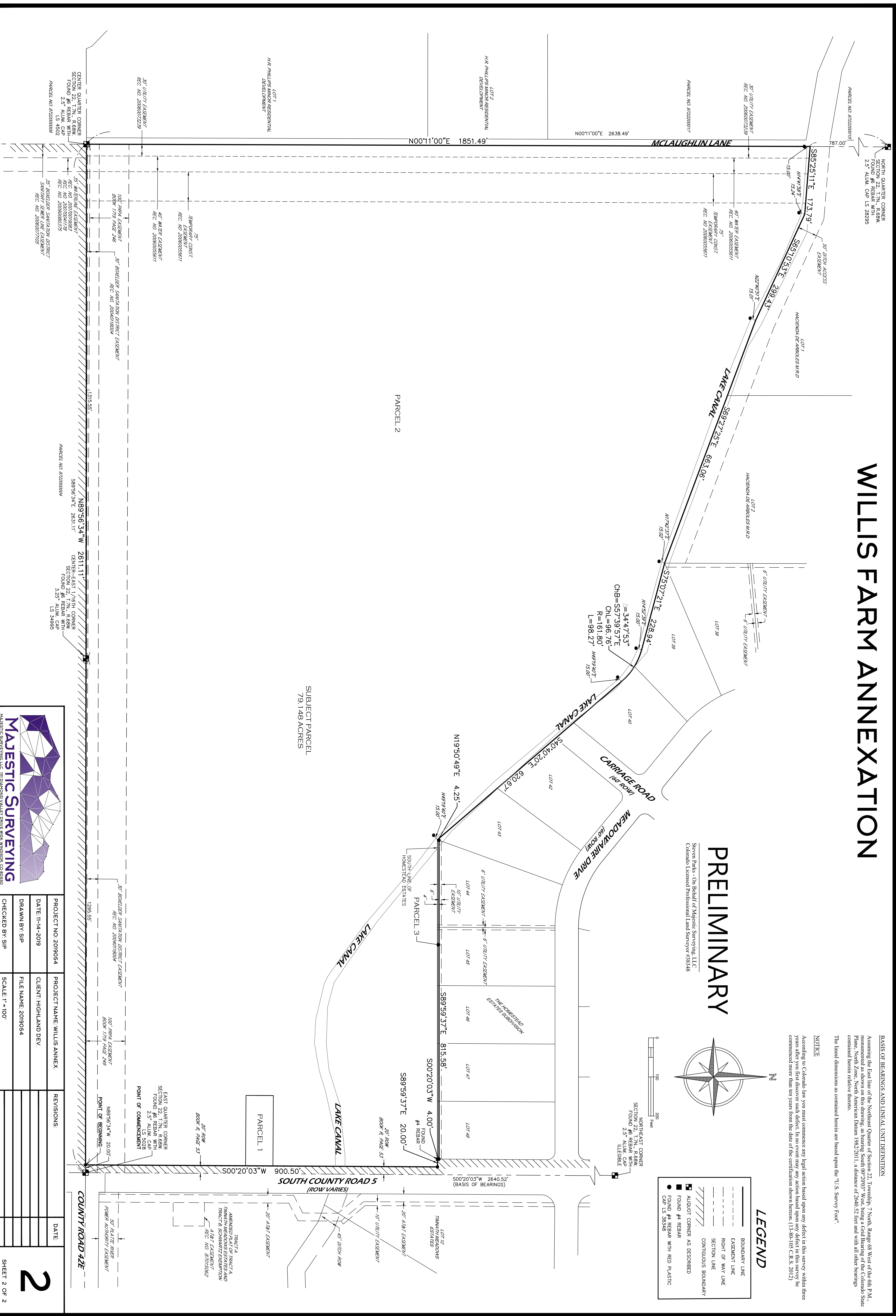
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (C.R.S. 105-105, C.R.S. 2012)

PRELIMINARY

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



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	SECTION LINE
	CONTIGUOUS BOUNDARY
	ALLOT CORNER AS DESCRIBED
	FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348



MAJESTIC SURVEYING	
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE MIDLAND, CO 80550	
PROJECT NO. 2019054	PROJECT NAME: WILLIS ANNEX.
DATE: 11-14-2019	CLIENT: HIGHLAND DEV.
DRAWN BY: SIP	FILE NAME: 2019054
CHECKED BY: SIP	SCALE: 1" = 100'
REVISIONS:	
DATE:	