



**Town of Timnath
Public Hearing Notice
January 6, 2023**

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, Jan 17, 2023 | 6:00 P.M. | Planning Commission Public Hearing |
| Tue, Feb 14, 2023 | 6:00 P.M. | Town Council Public Hearing |

These meetings will be held in a hybrid format, in-person at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado, 80547 and live streamed on our website. Please visit, www.timnath.org, for more information.

| | |
|-------------------------|---|
| Project: | Flockhart Harmony Subdivision Filing No. 1 |
| Location: | Northwest corner of East Harmony Road and Main Street. |
| Property Size: | 30.28 acres |
| Current Zoning: | Community Commercial (C-2) & Old Town Residential (R-1) |
| Proposed Zoning: | Community Commercial (C-2) & Old Town Residential (R-1) |
| Case # | MS-2021-0002 |
| Property Owner: | Bob Flockhart |
| Summary: | Minor Subdivision Plat for three (3) future commercial lots at the Northwest corner of E Harmony Road and Main Street. |

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

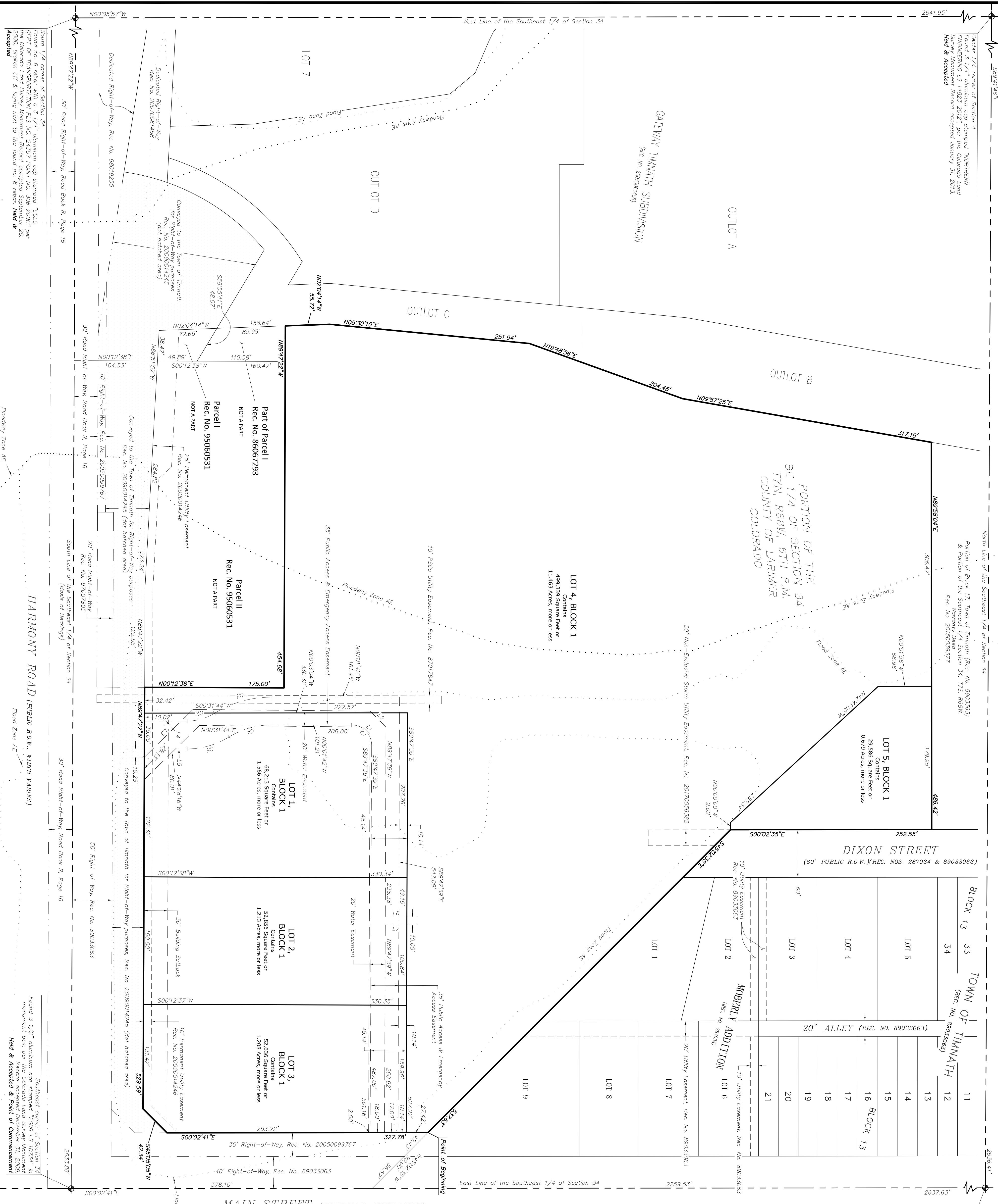
Kevin Koelbel, BSP, APA
Town Planner
Attached:

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

FLOCKHART HARMONY SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



Center 1/4 corner of Section 4
 Found 1 1/2" aluminum cap stamped "NORTHEN
 ENGINEERING LS 14823 2012" per the Colorado Land
 Survey Monument Record accepted January 31, 2013.
Held & Accepted

North line of the Southeast 1/4 of Section 34
 Portion of Block 12, Town of Timnath (Rec. No. 8903363)
 & Portion of the Southeast 1/4 Section 34, T7S, R68W
 Warranty Deed
 Rec. No. 20150039317

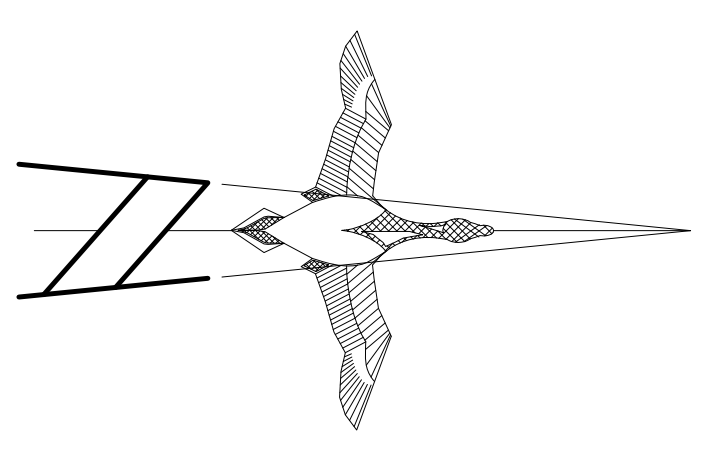
East 1/4 corner of Section 4
 Found 1 1/2" aluminum cap stamped "NORTHEN PLS
 Survey Monument Record accepted August 31, 2016.
Held & Accepted

MISCELLANEOUS NOTES
 [Symbol] = RIGHT-OF-WAY CONVEGENCE TO THE TOWN OF TIMNATH, REC. NO. 20090014245

LINE LEGEND
 [Symbol] = SUBJECT PARCEL BOUNDARY LINES
 [Symbol] = SECTION LINES
 [Symbol] = LOT LINES CREATED BY THIS PLAT
 [Symbol] = ADJOINING PARCEL BOUNDARY LINES
 [Symbol] = EXISTING EASEMENT LINES
 [Symbol] = EASEMENT/SETBACK LINES CREATED BY THIS PLAT
 [Symbol] = RIGHT OF WAY LINES
 [Symbol] = FLOOD PLAN LINES
 [Symbol] = FLOODWAY LINES

MONUMENT NOTES
 ● INDICATES FOUND MONUMENT AS NOTED
 ○ INDICATES SET 1 1/2" ALUMINUM CAP STAMPED "ALURA LAND PLS 38081"
 ✚ INDICATES FOUND SECTION MONUMENT AS NOTED

ABBREVIATION LEGEND
 R.O.W. RIGHT OF WAY
 REC NO RECEPTION NUMBER
 P.S.O. PUBLIC SERVICE OF COLORADO
 L.S. LAND SURVEYOR
 P.L.S. PROFESSIONAL LAND SURVEYOR



LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N45°31'44"E | 11.74' |
| L2 | S45°31'44"W | 28.24' |
| L3 | S44°28'16"E | 85.45' |
| L4 | N00°03'04"W | 53.51' |
| L5 | S00°03'04"E | 53.67' |
| L6 | N00°12'21"E | 27.14' |
| L7 | S00°12'21"W | 27.14' |

CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CH BEARING | CHORD |
|-------|---------|-----------|--------|-------------|--------|
| C1 | 253.00' | 90°14'03" | 39.37' | N45°05'20"E | 35.43' |
| C2 | 65.00' | 31°46'04" | 36.04' | N15°56'06"W | 35.58' |
| C3 | 135.00' | 31°47'31" | 74.91' | N15°55'22"W | 73.95' |
| C4 | 100.00' | 31°47'31" | 55.49' | S15°55'22"E | 54.78' |
| C5 | 100.00' | 31°46'04" | 55.45' | S15°56'06"E | 54.74' |

FINAL PLAT AND NEW EASEMENT/SETBACK DETAIL

| DATE | BY | DESCRIPTION |
|----------|-----|-------------------------------|
| 11/08/20 | K/S | PREPARED |
| 05/11/21 | K/S | 1ST SUBMITTAL REVIEW REVISION |
| 09/03/21 | K/S | 2ND SUBMITTAL REVIEW REVISION |
| 11/18/21 | K/S | 3RD SUBMITTAL REVIEW REVISION |
| 10/10/22 | K/S | 4TH SUBMITTAL REVIEW REVISION |

SHEET 3 OF 3

ALTURA
 LAND CONSULTANTS
 6950 South Tucson Way, Unit C
 Centennial, Colorado 80112
 Phone: (720) 488-1303
JOB NO. 20450