

January 23, 2023  
Connell LLC  
7785 Highland Meadows Pkwy, Ste 100  
Fort Collins, CO 80528

**Neighborhood Meeting Notice**

You are invited to attend a neighborhood meeting and make comments during a presentation house of the Ladera Sketch Plan proposal, which has been filed with the Town of Timnath. This property is located south of CostCo, including area on both the west and east side of the new Weitzel Street extension. The southern boundary of the property is north of the current asphalt plant/mining operation.

**This meeting will be held:  
Timnath Town Center  
1<sup>st</sup> Floor Community Room  
4750 Signal Tree Drive  
Timnath, CO 80547  
Thursday February 9<sup>th</sup>, 2023 – 6:00pm to 7:00pm**

**Owner:** Connell LLC

7785 Highland Meadows Pkwy, Ste 100  
Fort Collins, CO 80528

**Property Size:** 64.77 acres

**Current Zoning:** RC including PD Overlay

**Legal Description:** Lot 1, Block 1; Lot 1, Block 2; Lot 1B, Amended Tract A; Tract A, Tract B, Tract C of the Ladera Subdivision

**Application File #:** SP-2023-0001

**Parcel #:** 8603109002, 8603107001, 860319003, 8603108001

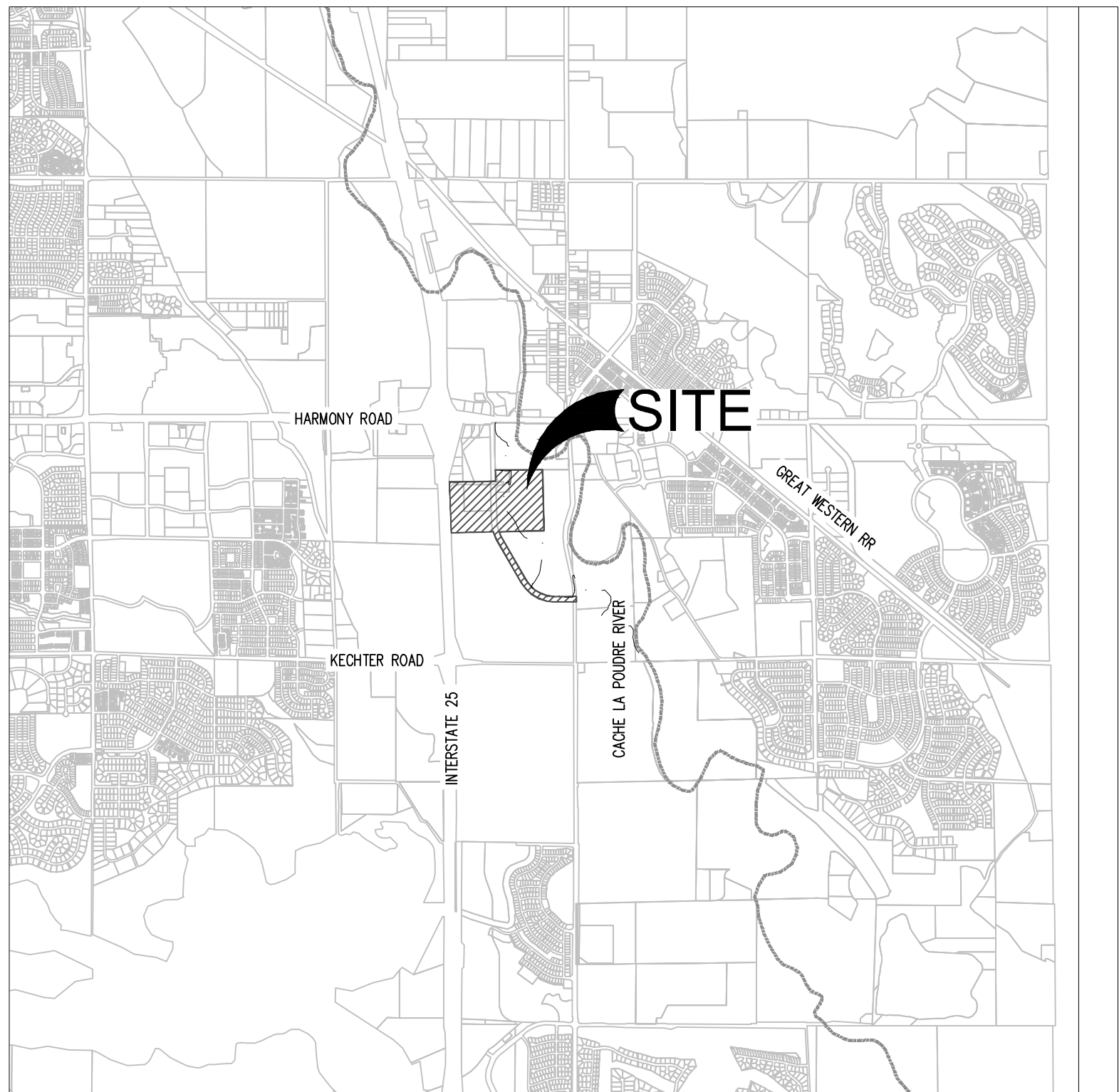
**General Description:** This Sketch Plan proposal is for the initial phase of the Ladera masterplan development. The proposal area was annexed into the Town of Timnath in 2021. The development will incorporate retail, office and commercial uses, including a conditioned indoor storage building across an expected 16 lots. The project area includes ~19 acres of open space on the eastern area of the site, as well as pedestrian soft trails that will connect with the rest of the infrastructure. This proposal sets the framework for both this phase and the remainder of the development, which includes Floor & Décor as the first completed project.

If you are unable to attend the meeting and would like a copy of the presentation, please contact: Steve Wiens [steve@stacklot.com](mailto:steve@stacklot.com). Requests for a copy of the presentation must be made by February 3<sup>rd</sup>, 2023.

# LADERA Sketch Plan

SITUATED IN THE EAST HALF OF SECTION 3, T6N, R68W OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO

## VICINITY MAP



## SHEET INDEX

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2	CONTEXT MAP
3-4	SKETCH PLAN EXHIBIT
5-10	CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 3 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1B, AMENDED PLAT OF TRACT A, JOHN W. SWETS FARM CORP. EXEMPTION PLAT AND CWH PROPERTIES LLC BOUNDARY LINE ADJUSTMENT-FILE #21-LAND4085 RECORDED AT RECEPTION NO. 20210098821 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N89°30'43"E, A DISTANCE OF 1013.10 FEET TO THE WESTERLY LINE OF LADERA SUBDIVISION RECORDED AT RECEPTION NO. 20220009456 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID LADERA SUBDIVISION FOR THE FOLLOWING FOURTEEN (14) COURSES;

1. N01°16'05"W, A DISTANCE OF 247.88 FEET;
2. N89°31'11"E, A DISTANCE OF 1038.31 FEET;
3. S01°16'05"E, A DISTANCE OF 1339.12 FEET;
4. S88°43'55"W, A DISTANCE OF 988.41 FEET TO A NON-TANGENT CURVE;
5. ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 09°41'37", A DISTANCE OF 125.20 FEET, A CHORD BEARING OF S24°59'34"E WITH A CHORD DISTANCE OF 125.05 FEET;
6. S29°50'22"E, A DISTANCE OF 1077.98 FEET;
7. ON A CURVE TO THE LEFT, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 778.08 FEET, A CHORD BEARING OF S59°57'42"E WITH A CHORD DISTANCE OF 742.73 FEET;
8. N89°54'59"E, A DISTANCE OF 465.65 FEET;
9. S00°10'35"W, A DISTANCE OF 120.00 FEET;
10. S89°54'59"W, A DISTANCE OF 465.11 FEET;
11. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 60°14'38", A DISTANCE OF 904.25 FEET, A CHORD BEARING OF N59°57'42"W WITH A CHORD DISTANCE OF 863.17 FEET;
12. N29°50'22"W, A DISTANCE OF 1077.98 FEET;
13. ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 12°24'23", A DISTANCE OF 186.22 FEET, A CHORD BEARING OF N23°38'11"W WITH A CHORD DISTANCE OF 185.85 FEET;
14. S88°43'55"W, A DISTANCE OF 921.34 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE N02°04'13"W, A DISTANCE OF 1119.42 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,820,650 SQUARE FEET OR 64.753 ACRES, MORE OR LESS.

## BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3 BEARS N 2°03'44" W FOR 2051.93', MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 3 BY NO. 6 REBAR WITH 3-1/4"ALUMINUM CAP, STAMPED "LS 25384" AND TO THE SOUTH BY A NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP, STAMPED "LS 31169"AS SHOWN HEREON WITH ALL OTHER BEARINGS RELATIVE THERETO.

## PLANNING COMMISSION CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY  
THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO.

CHAIRPERSON, PHIL GOLDSTEIN

## PLANNING COMMISSION CERTIFICATE

APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., BY THE  
TOWN BOARD, TIMNATH, COLORADO.

MAYOR, MARK J. SOUKUP

TOWN CLERK

**Galloway**

5265 Ronald Reagan Blvd., Suite 210  
Johnstown, CO 80534  
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LADERA  
SKETCH PLAN

TIMNATH, CO

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Project No:	CNL000001
Drawn By:	ALS
Checked By:	JRR
Date:	01.11.2023

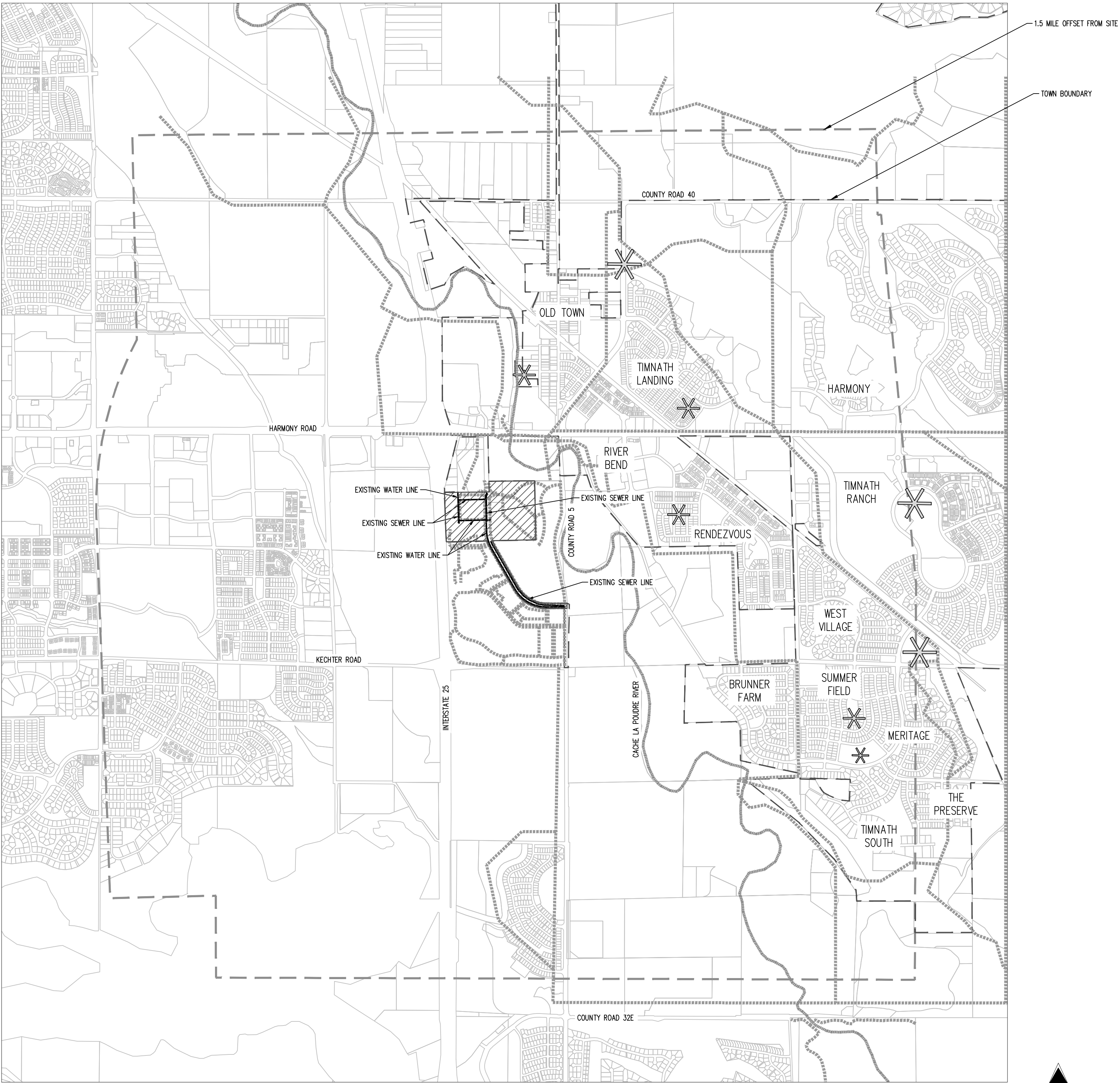
COVER SHEET



# LADERA Sketch Plan

SITUATED IN THE EAST HALF OF SECTION 3, T6N, R68W OF THE 6TH P.M.  
COUNTY OF LARIMER, STATE OF COLORADO

## CONTEXT MAP

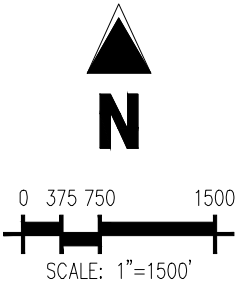


### LEGEND

- LADERA
- REGIONAL TRAIL NETWORK  
(PER COMPREHENSIVE PLAN AND THE TOWN PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN)
- CACHE LA POUDE RIVER
- POCKET PARK  
(PER THE TOWN PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN)
- NEIGHBORHOOD PARK  
(PER THE TOWN PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN)
- COMMUNITY PARK  
(PER THE TOWN PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN)

### NOTES:

- THE EXISTING ZONING FOR THE LADERA SUBDIVISION IS REGIONAL COMMERCIAL (RC). DIRECTLY NORTH OF THE WEST SIDE OF THE PROPERTY IS ZONED REGIONAL COMMERCIAL (RC), WHILE THE REST OF THE SURROUNDING PROPERTIES ARE ZONED RURAL RESIDENTIAL (RR2).
- PROPOSED ZONING WILL REMAIN REGIONAL COMMERCIAL. SEE SHEET 3 FOR PROPOSED PLANNING AREAS.



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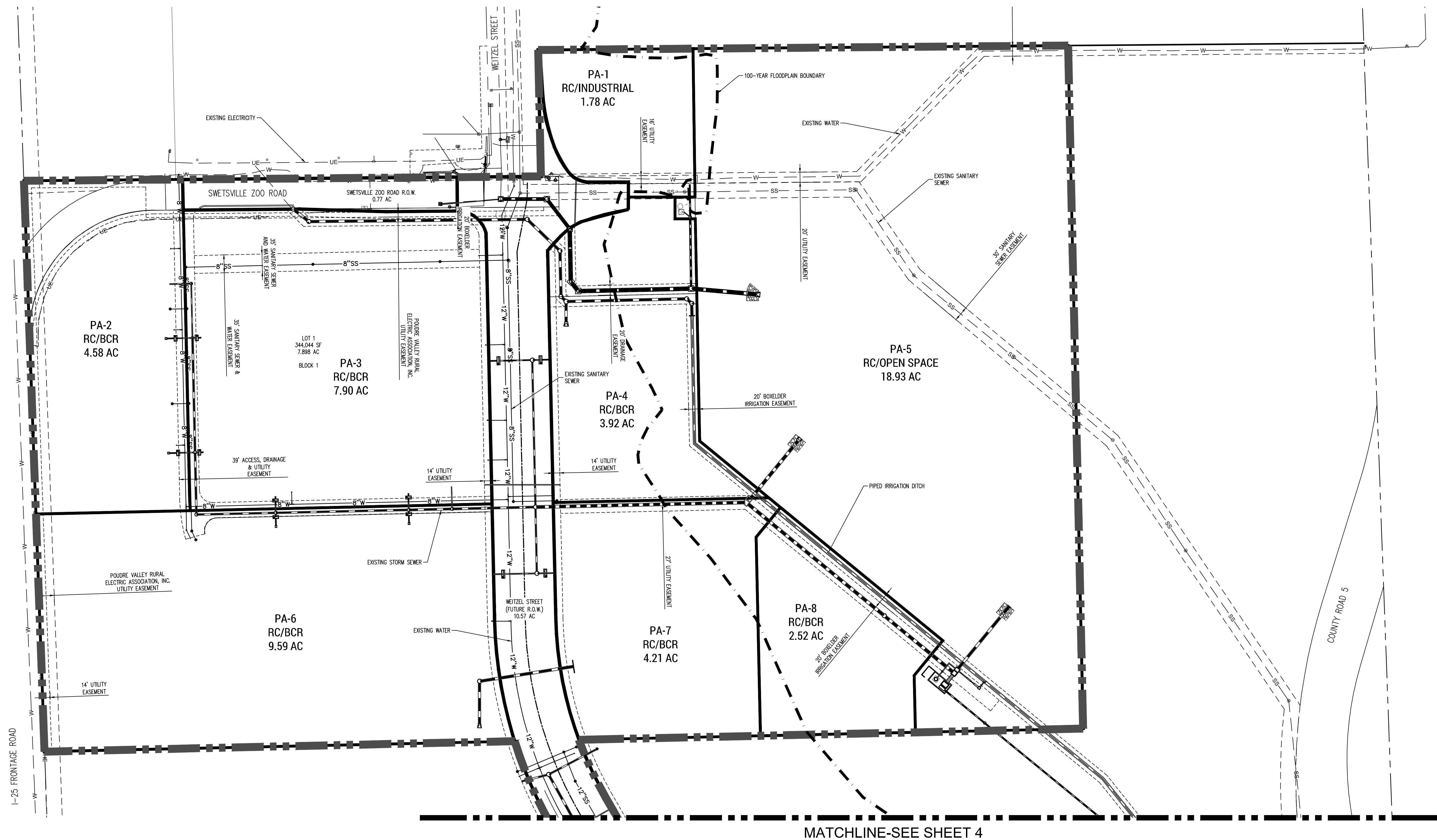
Project No:	CNL000001
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CONTEXT MAP



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SKETCH PLAN EXHIBIT NOTES

1. TOPOGRAPHIC DATA FOR THIS SKETCH PLAN WAS SURVEYED BY SITE ENGINEER IN PLACE OF USGS TOPOGRAPHIC CONTOURS. THERE ARE NO KNOWN HAZARDS PRESENT DUE TO TOPOGRAPHY, GEOLOGY, OR HYDROLOGY, NOR ARE THERE ANY KNOWN ENVIRONMENTAL CONCERNS.
2. BOUNDARY LINES OF PLANNING AREAS ARE REPRESENTATIONS OF ANTICIPATED LAND USE AND ARE SUBJECT TO CHANGE DURING REZONING/PRELIMINARY PLAT.
3. MINIMUM LOT SIZE SHALL BE DETERMINED AT THE TIME OF FINAL PLAT, BASED ON PROPOSED NUMBER OF UNITS. MINIMUM LOT SIZE WILL COMPLY WITH THE LADERA PLANNED UNIT DEVELOPMENT OVERLAY OR CURRENT ZONING.
4. OPEN SPACE WILL COMPLY WITH THE LADERA PLANNED UNIT DEVELOPMENT OVERLAY OR CURRENT ZONING.
5. THE FINAL MAP SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW. A SEWER WILL BE PROVIDED BY THE SOUTH FORT COLLINS SANITATION DISTRICT, AND ELECTRICITY WILL BE PROVIDED BY Poudre VALLEY REA.
6. GENERAL LAND USE INTENT IS CURRENTLY PLANNED.
7. THE EXISTING ZONING FOR THE LADERA SUBDIVISION IS REGIONAL COMMERCIAL (RC). DIRECTLY NORTH OF THE WEST SIDE OF THE PROPERTY IS ZONED REGIONAL COMMERCIAL (RC), WHILE THE REST OF THE SURROUNDING PROPERTIES ARE ZONED RURAL RESIDENTIAL (RR).
8. PROPOSED ZONING WILL REMAIN REGIONAL COMMERCIAL. SEE SHEET 3 FOR PROPOSED PLANNING AREAS.

LAND USE SUMMARY	EXISTING ZONING	PROPOSED ZONING	PRINCIPLE USE	LAND AREA - AC.	PERCENT	FAR
PA-1	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	INDUSTRIAL	1.78	2.75%	1.60
PA-2	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	BUSINESS / COMMERCIAL / RETAIL	4.58	7.07%	0.26
PA-3	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	BUSINESS / COMMERCIAL / RETAIL	7.90	12.20%	0.23
PA-4	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	BUSINESS / COMMERCIAL / RETAIL	3.92	6.05%	0.70
PA-5	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	OPEN SPACE	18.93	29.23%	-
PA-6	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	BUSINESS / COMMERCIAL / RETAIL	9.59	14.81%	0.25
PA-7	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	BUSINESS / COMMERCIAL / RETAIL	4.21	6.50%	0.40
PA-8	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	BUSINESS / COMMERCIAL / RETAIL	2.52	3.89%	0.25
SWETSVILLE ZOO ROAD	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	-	0.77	1.19%	-
WEITZEL STREET	REGIONAL COMMERCIAL	REGIONAL COMMERCIAL	-	10.57	16.32%	-
				64.77	100%	

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LADERA  
SKETCH PLAN

TIMNATH, CO

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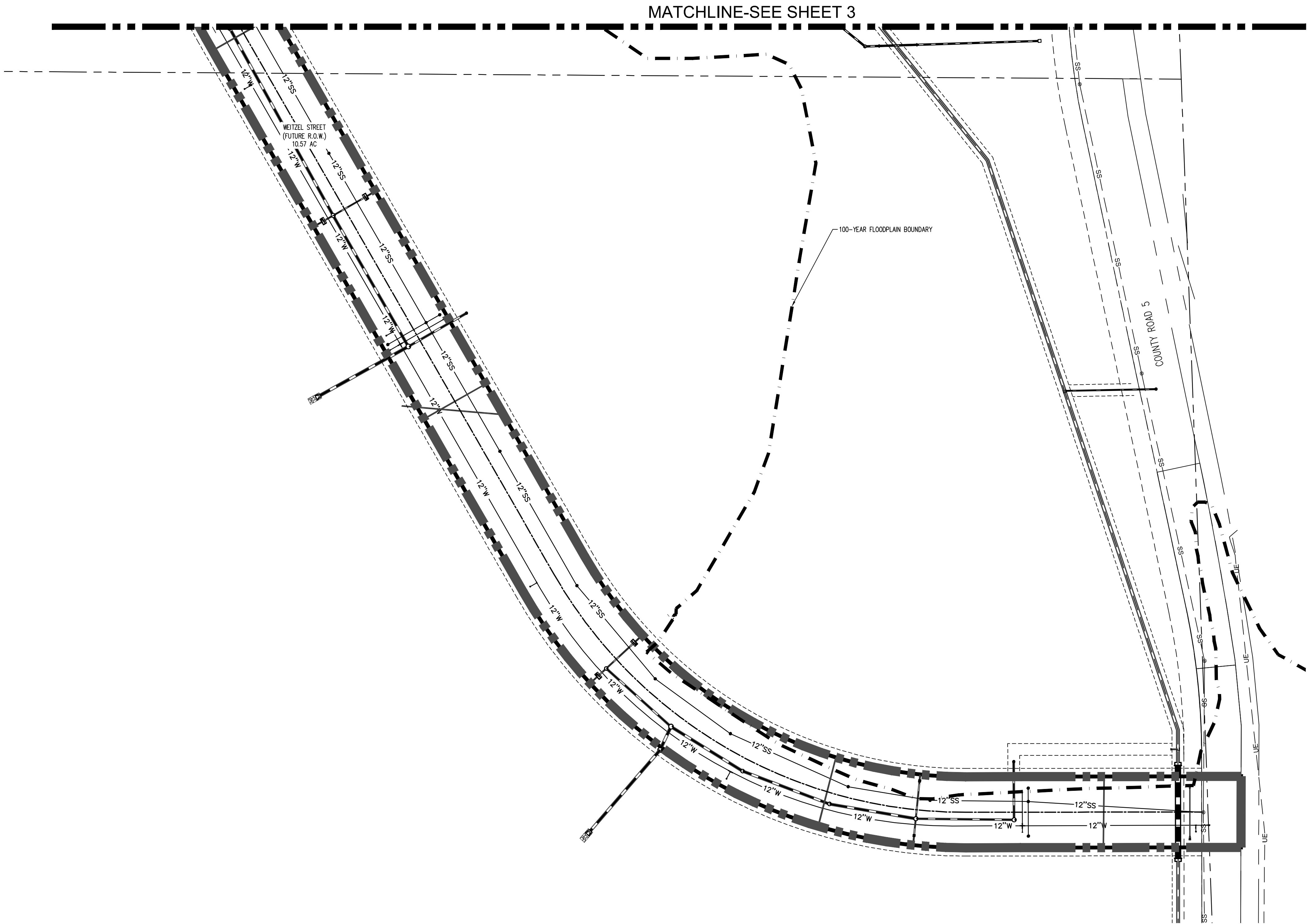
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  5. OPEN SPACE WILL COMPLY WITH THE LADERA PLANNED UNIT DEVELOPMENT OVERLAY OR CURRENT ZONING.
  6. DRINKING WATER WILL BE PROVIDED BY THE FORT COLLINS-LOVELAND WATER DISTRICT, SANITARY SEWER WILL BE PROVIDED BY THE SOUTH FORT COLLINS SANITATION DISTRICT, AND ELECTRICITY WILL BE PROVIDED BY Poudre VALLEY REA.
  7. NO SEWER LIFT STATIONS ARE CURRENTLY PLANNED.
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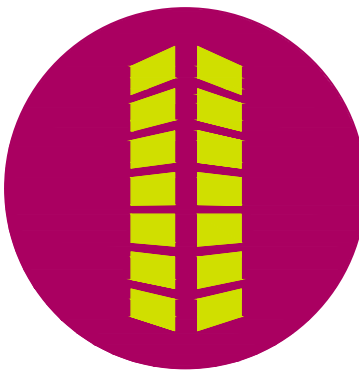
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