



**Town of Timnath
Public Hearing Notice
February 24, 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, Mar 07, 2023	6:00 P.M.	Planning Commission Public Hearing
Tue, Mar 28, 2023	6:00 P.M.	Town Council Public Hearing

Both of these meetings will be held at the Timnath Town Center located at 4750 Signal Tree Drive, Timnath, Colorado, 80547

Project:	Timnath Ranch Preliminary Plat 9th Filing
Location:	Located west School House Drive and south of Harmony Road.
Property Size:	108 acres
Current Zoning:	Community Commercial (CC), Multi-Family Residential (R-4), & Single Family Residential (R-3)
Proposed Zoning:	Community Commercial (CC), Multi-Family Residential (R-4), & Single Family Residential (R-3)
Case #	PP-2021-0002
Property Owner:	Timnath Ranch, LLC
Summary:	Application for residential development with 407 proposed lots, two (2) tracts for 507 units and four (4) lots for future commercial development.

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

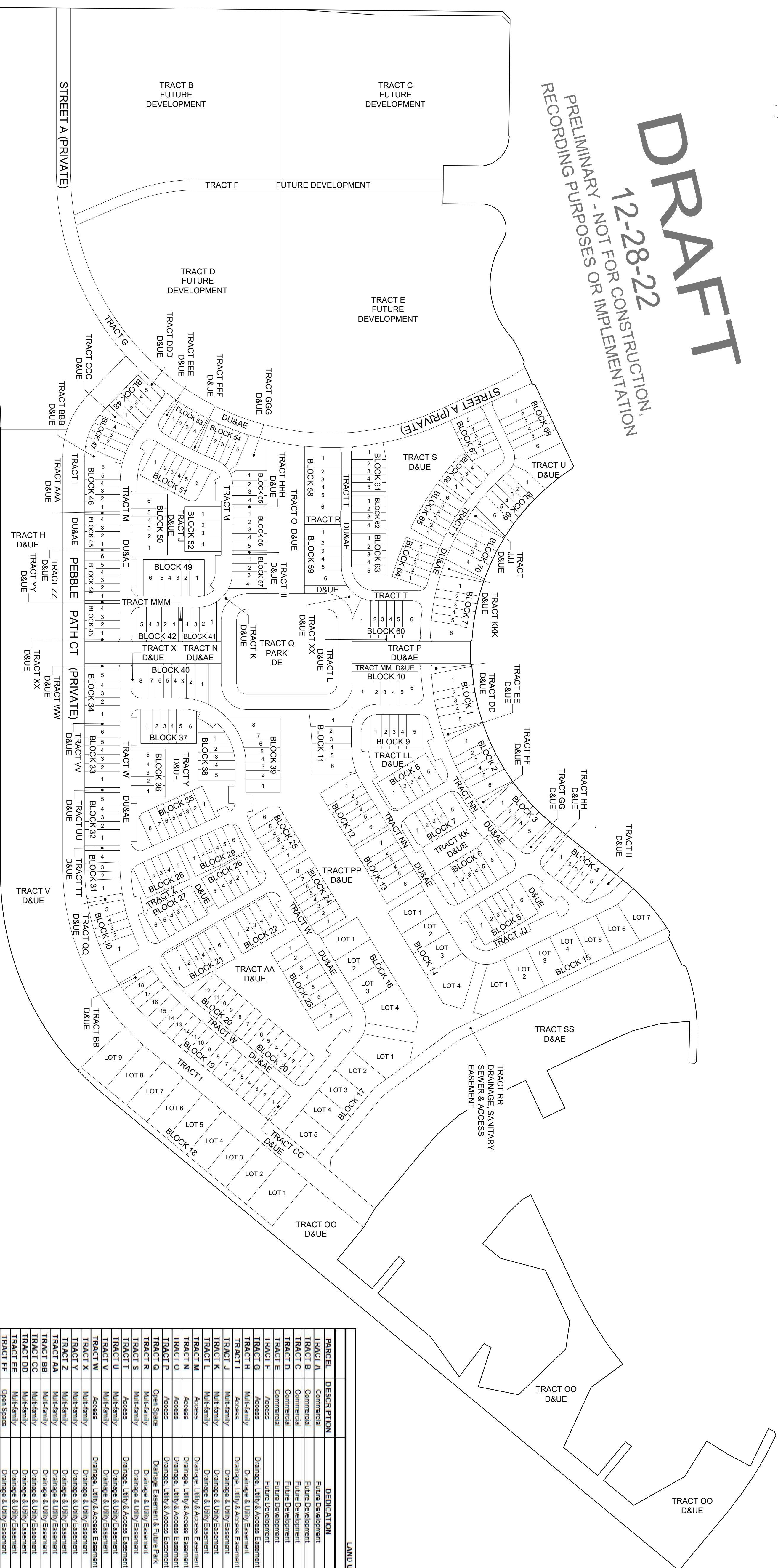
Kevin Koelbel, BSP, APA
Town Planner
Attached:

For a PDF version of this mailing, please go to <https://timnath.org/public-hearings-notice/>

<p>Town of Timnath Phone: (970) 224-3211 Fax: (970) 224-3217 www.timnath.org 4750 Signal Tree Drive, Timnath, CO 80547</p>

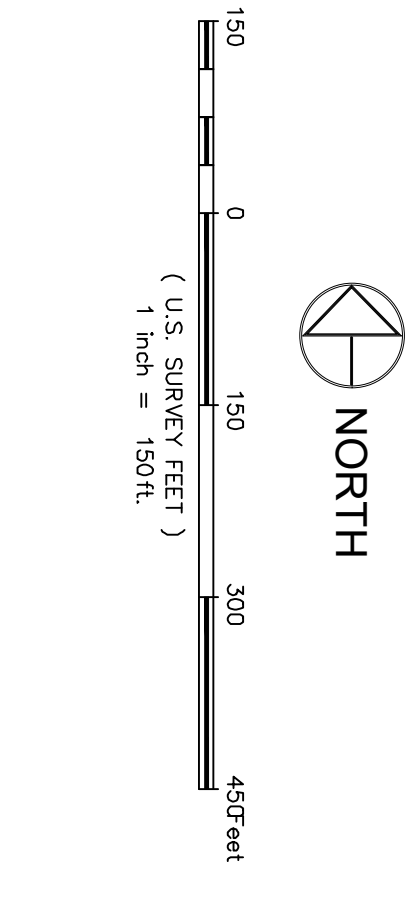
PRELIMINARY PLAT OF TIMNATH RANCH SUBDIVISION - NINTH FILING
A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH,
RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

DRAFT
12-28-22
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION.



THIS IS NOT A STATUTORY LAND SURVEY. SEE LAND SURVEYOR NOTES ON SHEET 1.

PRELIMINARY
For and on behalf of Northern Engineering Services, Inc.
Robert C. Tesselly
Colorado Registered Professional Land Surveyor No. 38179



LOT & BLOCK TABLE with columns: BLOCK, # OF LOTS, BLOCK, # OF LOTS, BLOCK, # OF LOTS, BLOCK, # OF LOTS, BLOCK, # OF LOTS. Includes a TOTAL LOTS row showing 407.

LAND USE TABLE with columns: PARCEL, DESCRIPTION, DEDICATION, AREA, PERCENT, INTENDED OWNERSHIP/MAINTENANCE BY. Lists various parcels with their descriptions and intended uses.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

NORTHERN ENGINEERING logo and contact information: FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

PROJECT: 103-081
DATE: 12/28/22
CLIENT: Hillside Commercial Group
DRAWN BY: L. Smith
REVIEWED BY: R. Tesselly