



**Town of Timnath  
Public Hearing Notice  
February 23, 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.

<b>Tue, Mar 07, 2023</b>	<b>6:00 P.M.</b>	<b>Planning Commission Public Hearing</b>
<b>Tue, Mar 14, 2023</b>	<b>6:00 P.M.</b>	<b>Town Council - 1st Reading Setting the Public Hearing</b>
<b>Tue, Mar 28, 2023</b>	<b>6:00 P.M.</b>	<b>Town Council Public Hearing</b>

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](http://www.timnath.org), for more information.

<b>Project:</b>	<b>Whitewing Annexation</b>
<b>Location:</b>	<b>5536 E County Road 40 Fort Collins, CO 80525</b>
<b>Property Size:</b>	<b>40 Acres</b>
<b>Current Zoning:</b>	<b>Agriculture (Larimer County)</b>
<b>Proposed Zoning:</b>	<b>Estate Residential (RE)</b>
<b>Case #</b>	<b>AX-2022-0002</b>
<b>Property Owner:</b>	<b>Patricia Blackburn Trust</b>
<b>Summary:</b>	<b>Annexation Application to annex 40 acres into the Town of Timnath for future rural residential development.</b>

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 Chad Kemper, Town Planner, at (970) 224-3211 or contact him by e-mail at [ckemper@timnathgov.com](mailto:ckemper@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

Chad Kemper, BUP, APA  
Town Planner

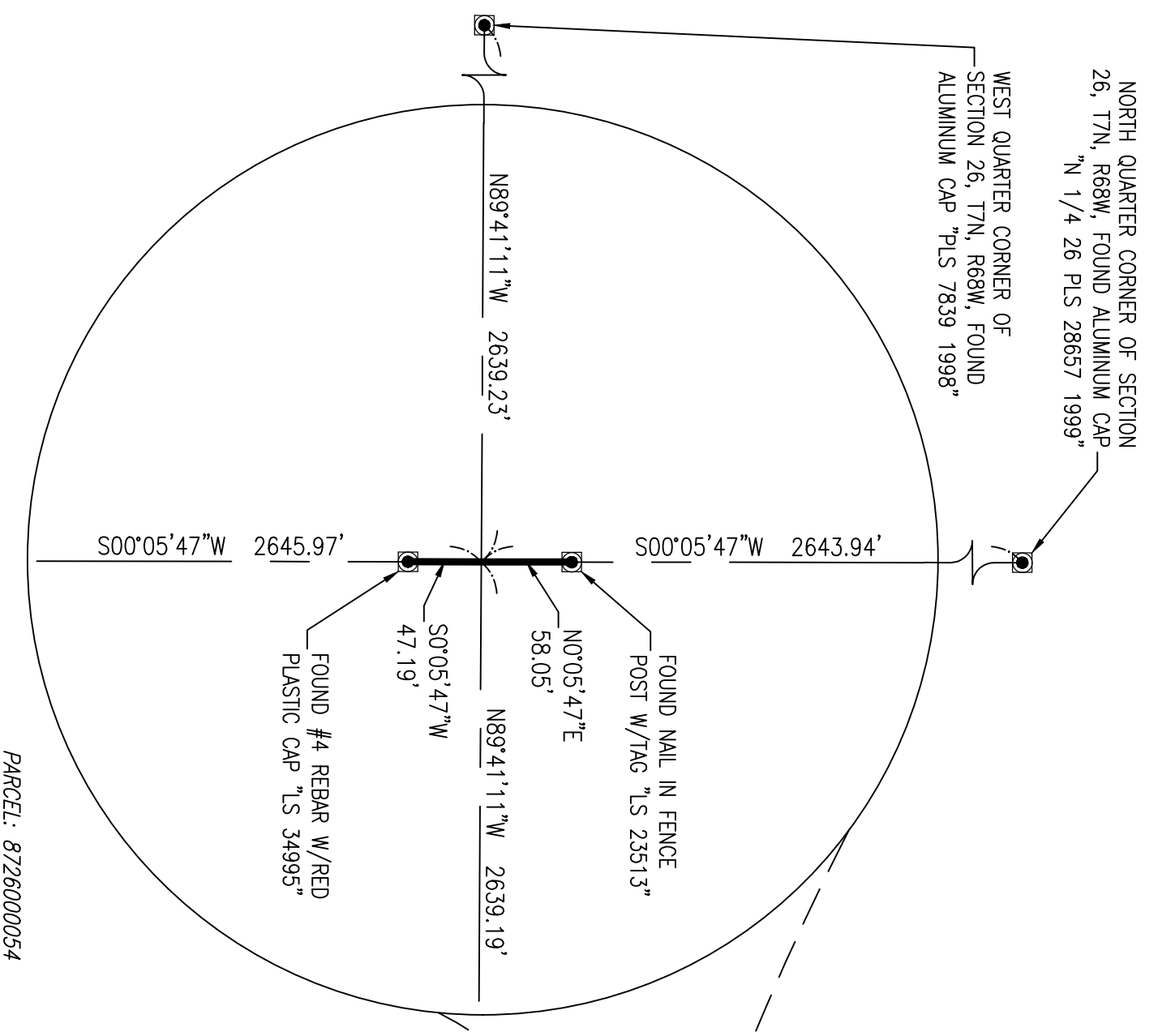
Attached:

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**

# WHITEWING at TIMNATH MANOR ANNEXATION TO THE TOWN OF TIMNATH, COLORADO

A PART OF THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, TOWN OF TIMNATH, COLORADO  
40.0922 ACRES



**PARCEL: 8726000045**  
OWNER: WEST COAST MANAGEMENT TRUST  
SITE ADDRESS: 5522 E County Road 40, FORT COLLINS, CO 80525  
TAX DISTRICT: 1000

**PARCEL: 8726000054**  
OWNER: SARGENT UNDERWOOD F  
SITE ADDRESS: 5526 E County Road 40, FORT COLLINS, CO 80525  
TAX DISTRICT: 1000

**PARCEL: 8725000918**  
OWNER: CACHE LA POUDE IRRIGATION CO  
SITE ADDRESS: 5824 E COUNTY ROAD 40  
TAX DISTRICT: 1001

**PARCEL: 8726000957**  
OWNER: FORT COLLINS-LOWELAND  
SITE ADDRESS: 5800 E COUNTY ROAD 40  
TAX DISTRICT: 1000  
200' X 200' SITE

**PARCEL: 8726000044**  
1,746,414 Square Feet  
40.0922 Acres, more or less

**SOUTHWEST CORNER OF SECTION 26, T7N, R68W. FOUND ALUMINUM CAP "COLORADO DEPT. OF TRANSPORTATION PLS 25384"**

**SOUTH QUARTER CORNER OF SECTION 26, T7N, R68W. FOUND ALUMINUM CAP "LS 34993 RANG SURVEYORS 2006"**

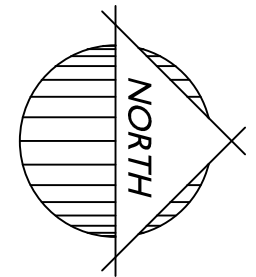
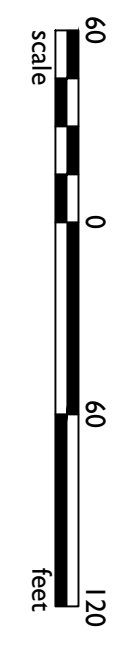
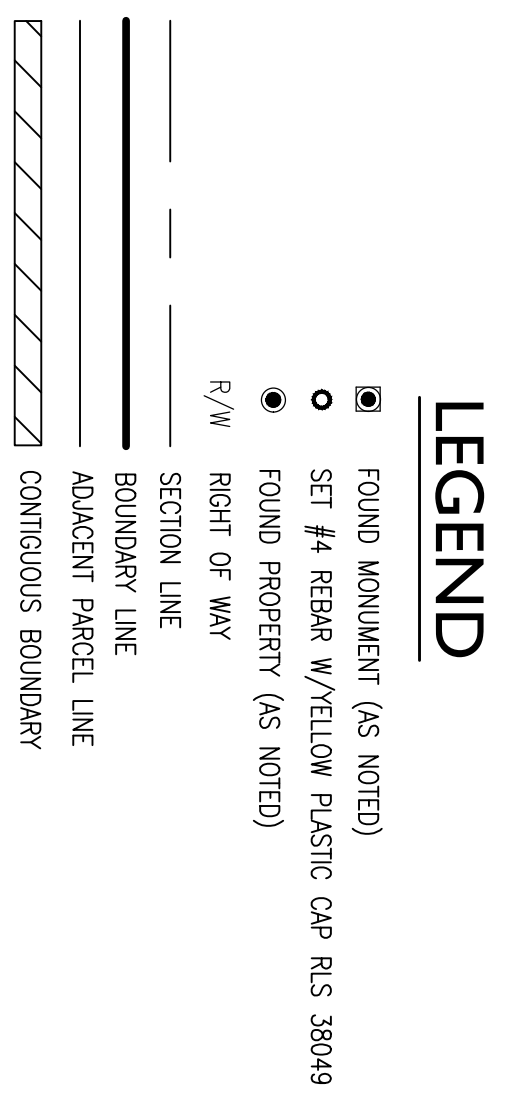
**SOUTH LINE OF THE SE 1/4, SEC. 26, T7N, R68W (BASIS OF BEARINGS)**

**POINT OF BEGINNING**  
FOUND #4 REBAR BENT, REPLACED W/#4 REBAR AND YELLOW PLASTIC CAP "PLS 38049"

**POINT OF COMMENCEMENT**  
SOUTHEAST CORNER OF SECTION 26, T7N, R68W. 12S, R7E. FOUND ALUMINUM CAP "PLS 4502 1997"

60' ROW  
BK 1122, PG 167  
BK 4, PG 182

**EAST LINE OF THE SE 1/4, SEC 26, T7N, R68W**  
N00°00'37"E 2637.82'



	<b>ANNE</b> Sheet No. <b>2</b> of 2	<b>21-0281</b> Job No.	Drawn by: <b>SM</b> Reviewed by: <b>RKJ</b>	<b>COUNTY OF LARIMER</b> STATE OF COLORADO	<b>WHITEWING at TIMNATH MANOR ANNEXATION</b>	1130 N. Alma School Rd, Suite 120 Mesa, AZ 85201 T:480.503.2250   F:480.503.2258 www.epsgrrouponc.com
--	--	---------------------------	--	---	--	--