



**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.

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

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, for more information.

Project:	Whitewing Rezoning
Location:	5536 E County Road 40 Fort Collins, CO 80525
Property Size:	40 Acres
Current Zoning:	Agriculture (Larimer County)
Proposed Zoning:	Estate Residential (RE)
Case #	RZ-2022-0003
Property Owner:	Patricia Blackburn Trust
Summary:	Zoning application concurrent with the annexation of 40 acres, to zone the property RE, Rural Residential.

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.

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**

21-0281 - Whitewing At Timnath Manor

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT, IS THE OWNER OF THE SHOWN PARCEL OF PROPERTY WITHIN THE LINES AS SHOWN ON THIS PLAN, AND ALL HEREBY CONSENT TO THIS PLAN AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREET, ROADS, ALLEYS EASEMENTS, PUBLIC WAYS, AND PLACES SHOWN HEREON.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH, LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 26, FROM WHICH AN ALUMINUM CAP AT THE SOUTH QUARTER-CORNER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST BEARS NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, 264314 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, 1,321,57 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, 1321.57 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 47 SECONDS EAST, 1322.98 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, 1320.58 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 12 SECONDS WEST, 1320.95 FEET, TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINING 1,746,414 SQUARE FEET, OR 40,0922 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

OWNER:

BY: _____

STATE OF COLORADO

COUNTY OF LARIMER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF 2023, A.D. BY _____

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

TOWN COUNCIL

APPROVAL THIS _____ DAY OF _____, 2023, A.D., BY THE TOWN COUNCIL, TIMNATH, COLORADO, THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITIES SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

BY: MARK J. SODKUP, MAYOR _____ TOWN CLERK _____

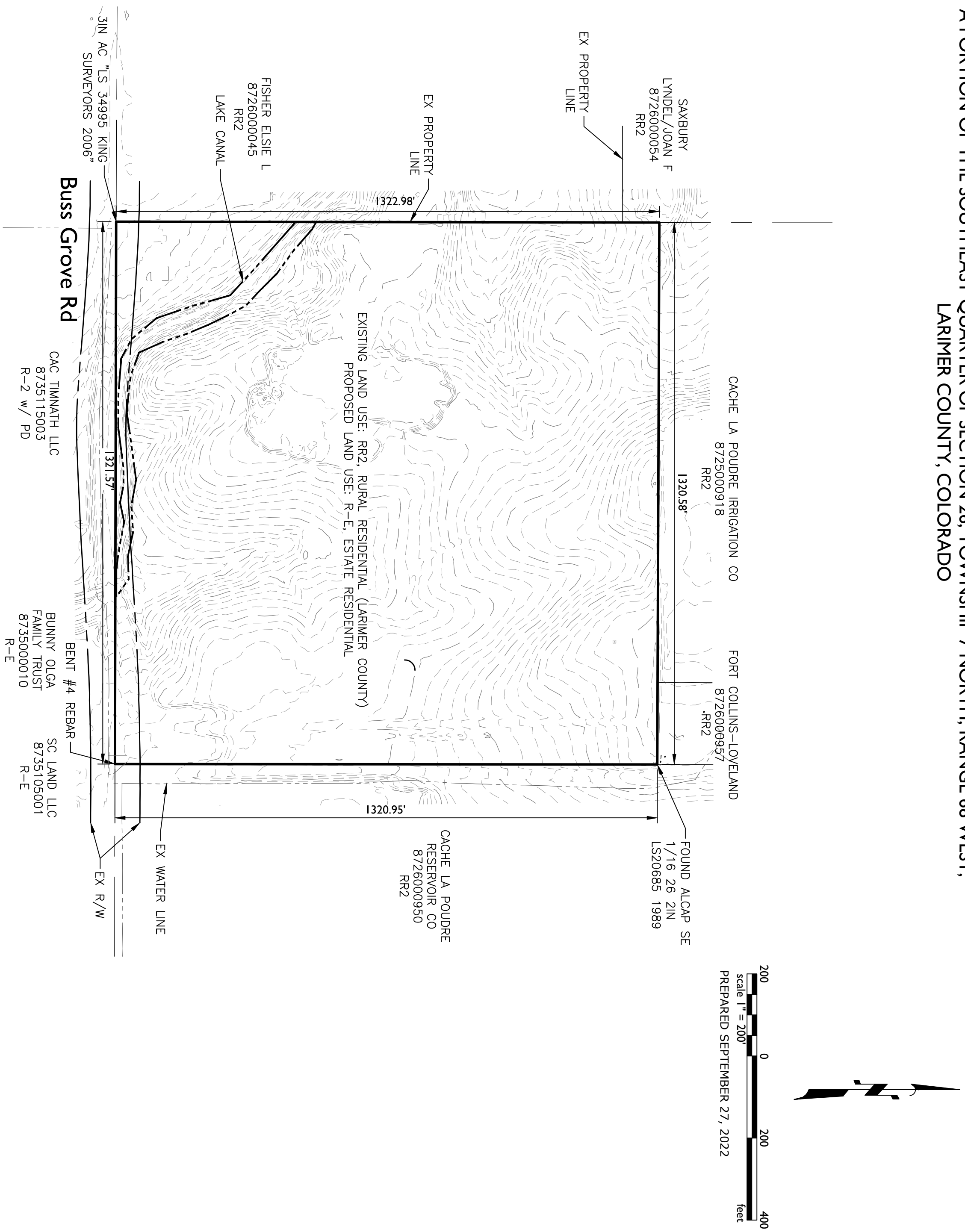
PLANNING COMMISSION CERTIFICATE

APPROVAL THIS _____ DAY OF _____, 2023, A.D., BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO.

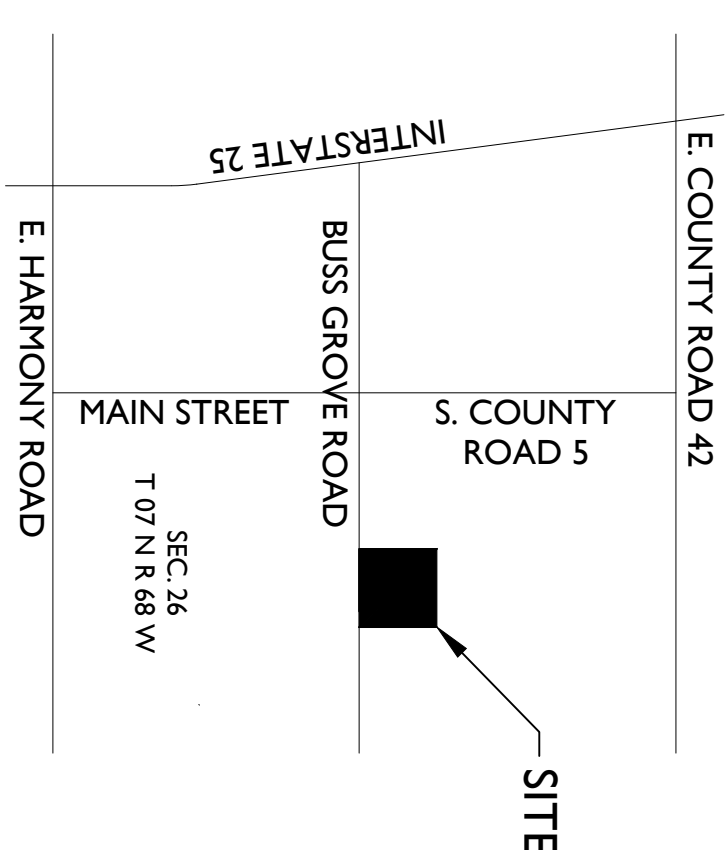
PHIL COLUSTEIN, CHAIRPERSON

WHITEWING AT TIMNATH MANOR ZONING AMENDMENT MAP

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST, LARIMER COUNTY, COLORADO



VICINITY MAP



LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PART CONVEYED IN DEED RECORDED IN BOOK 1711 AT PAGE 95, COUNTY OF LARIMER, STATE OF COLORADO.

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.

EXISTING STREETS

BUSS GROVE ROAD IS THE INTENDED POINT OF ENTRY INTO THE PROPOSED LAND USE. THE DEVELOPMENT WOULD PROVIDE A NEW ALIGNMENT FOR THE ROADWAY.

CERTIFICATION

I, ROBERT A. JOHNSTON, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS MAP OF LAND PROPOSED TO BE ANNEXED TO THE TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO WAS PREPARED FROM A SURVEY UNDER MY AUTHORITY ON NOVEMBER 11, 2021, THAT MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT FOREGOING PLAN IS A RECONSTITUTION HEREOF.

I FURTHER STATE THAT NOT LESS THAN ONE-SIXTH OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.

ROBERT A. JOHNSTON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38049
AN EMPLOYEE FOR AND ON BEHALF OF EPS GROUP INC.
PROJECT NO.: 21-0281

Designer: ZB Drawn By: RMV	Job No.: 21-0281 Sheet No.: ZAO1 of 1
-------------------------------	---

Whitewing At Timnath Manor
Fort Collins, CO

ZONING AMENDMENT MAP

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com